

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE
ORDINANCE 2014-0277 (WRF-14-06)

JUNE 3, 2014

Location: 5866 La Moya Avenue, Between Jen Stuart Lane
and Fishing Creek Lane.

Real Estate Number: 097568-0000

Waiver Sought: Reduce minimum required road frontage from 384
feet to 269.33 feet.

Present Zoning District: Residential Low Density 60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Planning District 4

City Council Representative: The Honorable Doyle Carter, District 12

Agent: Richard Howard
5880 La Moya #4
Jacksonville, FL 32210

Owner: Ross W. & Elizabeth S. McGowan
P.O. Box 161
Bangor, CA 95914

Staff Recommendation: DENY

GENERAL INFORMATION

This application for a Waiver of Roadway Frontage is for 1.59 acres of property located at 5866 La Moya Avenue. The property is currently zoned RLD-60, and has 8 dwelling units on site. The site is divided into three lots, on two parcels, all under one ownership. The dwellings are currently on well and septic service. The dwellings are a mix of older site built homes, older and newer manufactured homes. The site has two driveways that allow access to the dwellings from La Moya Avenue. The request is based on the standard calculation of required minimum road-frontage for each dwelling, based on the RLD-60 zoning district, which would be 80% of the

minimum lot width of 60 feet, or 48 feet of road frontage. For this property, with eight dwelling units, that would mean a minimum of 384 feet of frontage. The property has 269.33 feet by survey.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term waiver means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are authorized to be granted by the City Council pursuant to the criteria set forth in Section 656.133(b) of the Zoning Code.

STANDARDS, CRITERIA AND FINDINGS

- (i) *Are there practical or economic difficulties in carrying out the strict letter of the regulation?*

No. The site is currently occupied by 8 structures and has a limited amount of road frontage, it would be impossible to create individual driveways for each structure, or subdivide the property to meet the minimum frontage for RLD-60, however, the number of residences could be reduced to comply with the available road frontage.

- (ii) *Is the request based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations)?*

No, the situation is an existing non-conformity and the request was prompted by the applicant allowing one of the rental mobile homes to stand vacant for over one year. After one year, the home lost its nonconforming status. If the Waiver isn't granted, the home will remain vacant.

- (iii) *Will the proposed waiver substantially diminish property values in, or alter the essential character of the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?*

FLUE Policy 3.1.2 The City shall eliminate incompatible land uses or blighting influences from potentially stable, viable residential neighborhoods through active code enforcement and other regulatory measures.

While it is difficult to quantify the impact of non-conformity on surrounding property values, this site, with multiple residences on a single property, is out of character with the surrounding area. The area is predominantly single family site built homes on individual lots, which all access the public street though the required minimum road frontage. The site is also adjacent to J.E.B. Stuart Middle School. The clustering of a large number of

rental homes on one small property is not in keeping with the established character and development patterns of the area.

- (iv) *Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?*

The site has 269.33 feet of road frontage and does not need an easement.

- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, and result in additional expense, the creation of nuisances or conflict with any other applicable law?*

Yes. The proposed waiver was requested to re-legitimize a nonconformity, one of multiple single family dwellings on a single property with an RLD-60 designation. The Future Land Use Element of the 2030 Comprehensive Plan indicates that for property in Low Density Residential Future Land Use Category, each dwelling unit requires one half of an acre when sanitary sewer and potable water services are not available. Although these parcels are approximately 1.59 acres in total, there are also a total of 8 dwelling units on site including the one in question related to this request, which would mean each dwelling would only be allocated at total of .2 acres. **This request is not consistent with the LDR Functional Land Use Category based on its lack of centralized city water and sewer.**

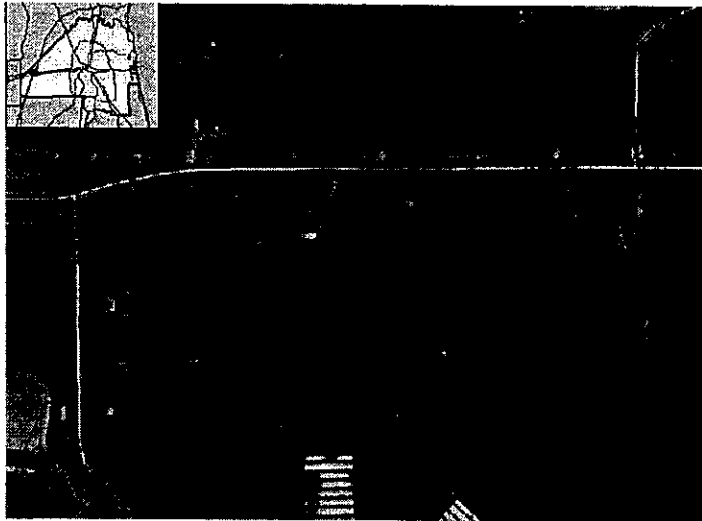
SUPPLEMENTAL INFORMATION

Staff reviewed the subject property on April 5, 2014 and observed that the required notice signs were posted; the applicant has had a significant issue with stolen signage, and has replaced the signage on more than two occasions. .



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage Ordinance 2014-277 (WRF-14-06) be **DENIED**

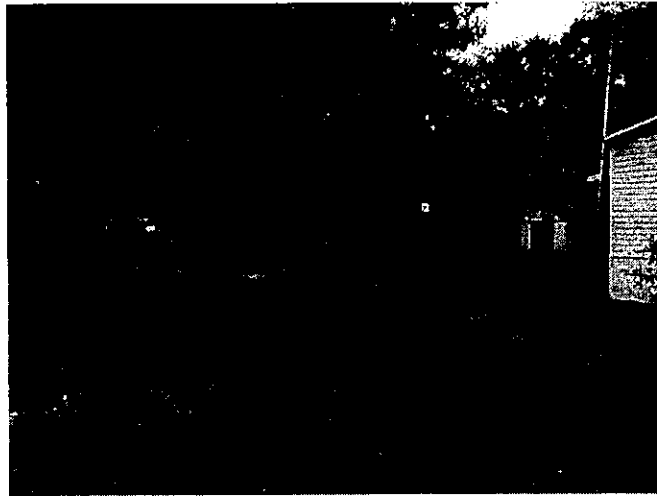


Aerial Map



Subject property, first driveway, as viewed from La Moya, looking south.

*Source: Planning and Development Department
Date: April 30, 2014*



Subject property, second driveway, as viewed from La Moya, looking south.

*Source: Planning and Development Department
Date: April 30, 2014*



Subject property interior, looking south.

*Source: Planning and Development Department
Date: April 30, 2014*



J.E.B. Middle School, as viewed from interior of subject property, looking south.

Source: Planning and Development Department
Date: April 30, 2014



Single family home, directly across La Moya, looking north.

Source: Planning and Development Department
Date: April 30, 2014

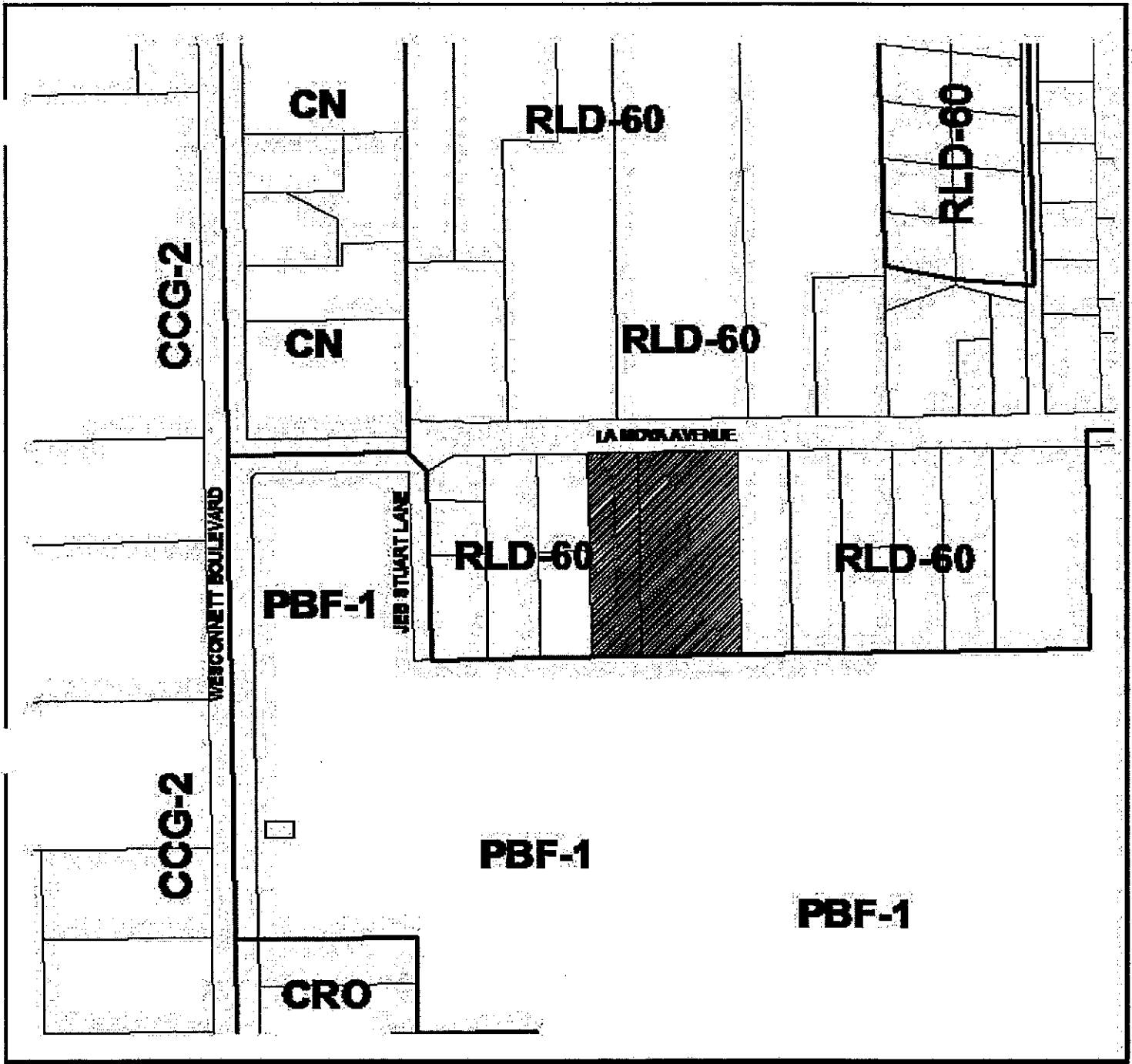


Single family home, adjacent to subject property on the west, looking south.

Source: Planning and Development Department

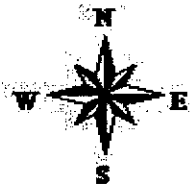
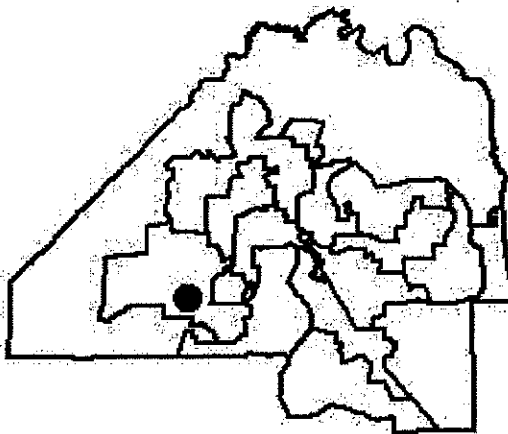
Date: April 30, 2014





REQUEST SOUGHT:

**REDUCE ROAD FRONTAGE
FROM 384 FT. TO 269.33 FT.**



0 100 Feet

COUNCIL DISTRICT:

12

APPLICATION NUMBER:

WRF_2014_0006

\$1083.00

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

Application No. WRF-14-06
Set for Public Hearing on:
Notice of Violation:

CD-12

This application must be typed or printed in black ink and submitted in person with three (3) other copies, for a total of four (4) copies.

Planning and Development Department
Zoning Section
Ed Ball Building
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202

FOR INFORMATION REGARDING THIS FORM, CALL: (904) 255-8300.

For Official Use Only				
1. Date Submitted: 1-21-14	2. Date Filed: 3-27-14	3. Current Zoning District(s): RLO60	4. Future Land Use Map Category (FLUMs): LDR	5. Applicable Section of Ordinance Code: 656.407
6. LUZ Public Hearing Date: ___/___/___		7. City Council Public Hearing Date: ___/___/___		
8. Neighborhood Association: <u>CONFEDERATE PARK CIVIC ASSOC</u>				
9. Number of Signs to be Posted: <u>2</u>				

TO BE COMPLETED BY APPLICANT

10. Complete Property Address: 5866 LaMoya Ave 32210	13. Between Streets: Wesconnett Blvd and Rosie Road
11. Real Estate Number: 0975680000R <u>(RH)</u>	
12. Date lot was recorded: 1931 097567-0000	
14. Waiver Sought: Reduce Required Minimum Road Frontage from <u>384'</u> feet to <u>269.33</u> feet.	
15. In whose name will the exception be granted? <u>Ross W. & Elizabeth S. McGowan</u>	
16. Land Area (1/100 Acres): <u>1.59</u>	
17. Utility Services Provider Well: <u>X</u> Septic: <u>X</u> City Water: _____ City Sewer: _____	

WRF-14-06

Prepared by:
Glenn A. Taylor
GLENN A. TAYLOR, P.A.
462 Kingsley Avenue, Suite 103
Orange Park, Florida 32073
File Number: 12-145

Doc # 201209036 L.R.E. 1593 Page 023
Number Pages 2
Recorded: 03/01/2014 09:30 AM
FILED IN CLERK'S OFFICE DUVAL COUNTY
RECORDING SERVICE
RECORDED BY 101652

SALES PRICE: **\$305,000.00**

WARRANTY DEED

THIS INDENTURE is made this March 30, 2012 A.D. By

Della Imogene McHaney, (a/k/a Della I. McHaney), unmarried widow of Jack McHaney, deceased,
whose address is: 7163 Electra Drive, S., Jacksonville, FL 32210,
hereinafter called the grantor, to

Ross W. McGowan and Elizabeth S. McGowan, husband and wife,
whose post office address is: P.O. Box 161, 95 Gibson Rd., Bangor CA 95914-1272
hereinafter called the grantee:

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel ID Number: **097568-0000 and 097567-0000**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey the property and Grantor hereby warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Glenn A. Taylor
1st Witness
Printed Name
Glenn A. Taylor

Della Imogene Mc Haney (Seal)
Della Imogene McHaney

Tammy K. Marple
2nd Witness
Printed Name
Tammy K. Marple

(Seal)

State of **FLORIDA**
County of **CLAY**

The foregoing instrument was acknowledged before me this March 30, 2012, by Della Imogene McHaney, (a/k/a Della I. McHaney), unmarried, () who is/are personally known to me or (✓) who has produced _____ as identification.

Glenn A. Taylor
Notary Public
Print Name:
My Commission Expires: _____



2

Exhibit "A"

Lot 6, 7 and 8, Block 1, Spiers Subdivision, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 47, of the Public Records of Duval County, Florida.

Together with those certain mobile homes as described below, being permanently affixed to and situated on the above land, and being considered as "real property", and are considered a part of this conveyance, to-wit: (a) 1983 DEST, VIN #2600A and 2600B, Florida Title #20608709 and #20608712 (b) 1985 SEVI, VIN #FDGA6QU5844 and #FDGA6QX5844, Florida Title #41505014 and #41590387 (c) 1969 BRONZ, VIN #B60LRI22818, Florida Title #3424845 (d) 1981 WING, VIN #GAFL1AB25054075, Florida Title #22126471 (e) 1974 COUN, VIN #09917, Florida Title #11621703, and (f) 1972 CRAFT, VIN #3588G, Florida Title #5470204

1983 DEST - VIN #2600A & 2600B
1985 SEVI - VIN #FDGA6QU5844 & #FDGA6QX5844
1969 BRONZ - VIN #B60LRI22818
1981 WING - VIN #GAFL1AB25054075
1974 COUN - VIN #09917
1972 CRAFT - VIN #3588G

\$1083.⁰⁰

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

Application No. WRF- 14-06

Set for Public Hearing on:

Notice of Violation:

CD-12

This application must be typed or printed in black ink and submitted in person with three (3) other copies, for a total of four (4) copies.

Planning and Development Department
Zoning Section
Ed Ball Building
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202

FOR INFORMATION REGARDING THIS FORM, CALL: (904) 255-8300.

For Official Use Only				
1. Date Submitted: 1-21-14	2. Date Filed: 3-27-14	3. Current Zoning— District(s): RLO60	4. Future Land Use Map Category (FLUMs) LDR	5. Applicable Section of Ordinance Code: 656.407
6. LUZ Public Hearing Date: ___/___/___		7. City Council Public Hearing Date: ___/___/___		
8. Neighborhood Association: CONFEDERATE PARK CIVIC ASSOC				
9. Number of Signs to be Posted: 2				

TO BE COMPLETED BY APPLICANT

10. Complete Property Address: 5866 LaMoya Ave 32210	13. Between Streets: Wesconnett Blvd and Rosie Road
11. Real Estate Number: 0975680000R	
12. Date lot was recorded: 1931	
14. Waiver Sought: Reduce Required Minimum Road Frontage from 384' feet to 269.33 feet.	
15. In whose name will the exception be granted? Ross W. & Elizabeth S. McGowan	
16. Land Area (1/100 Acres): 1.59	
17. Utility Services Provider	
Well: X	Septic: X
City Water: _____	City Sewer: _____

*** NOTICE TO OWNER / AGENT ***

Please review your application. All spaces noted as "TO BE COMPLETED BY APPLICANT" must be filled in for the application to be accepted.

No application will be accepted as "Complete and filed" until all the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. You (or your agent) must be present at the public hearing.

The required signs must be posted on the property within five (5) working days after the filing of this application. The sign(s) must remain posted and maintained until a final determination has been made on the application. Proof of notice publication must be submitted to the Current Planning Division, Planning and Development Department, Ed Ball Building, 214 North Hogan Street Suite 300, Jacksonville, Florida 32202, (904) 255-7800 PRIOR TO THE HEARING.

Also, an agent's letter of authorization must be attached if the application is not signed by the owner of record and also if someone attends the meeting on the applicant's behalf without prior authorization.

FILING FEES	925.00	NOTIFICATION COSTS:	\$7.00 PER ADDRESSEE
RESIDENTIAL DISTRICTS.....	500.00	ADVERTISING COSTS:	BILLED TO OWNER /AGENT
NON-RESIDENTIAL DISTRICTS.....	500.00		

*** Applications filed to correct existing zoning violations are subject to a double fee. ***

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

PLEASE PRINT:

Name and address of Owner(s)

Name: Ross W. & Elizabeth S. McGowan

Address: P.O. Box 161

City: Bangor

State: CA Zip: 95914

Email: bangross@aol.com

Daytime Telephone: 530-679-1201

Ross W. McGowan
SIGNATURE OF OWNER(S)

Elizabeth S. McGowan
SIGNATURE OF OWNER(S)

Name and address of Authorized Agent(s)

Name: Richard Howard

Address: 5880 #4 LaMoya Ave

City: Jacksonville

State: FL Zip: 32210

Email: richard6808@att.net

Daytime Telephone: 904-790-1079

Richard Howard
SIGNATURE OF AUTHORIZED AGENT(S)

Letter of Authorization for Agent is required if application is made by any person other than the property owner. Also, a larger scale drawing may be required for commercially zoned property with an existing structure or otherwise as required by the Planning and Development Department's Zoning Section.

Agent Authorization

Date: 12-24-2013

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / Ed Ball Building,
214 North Hogan Street, Suite 300, Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

5866 LaMoya Ave 32210

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in

Exhibit 1 attached hereto. Said owner hereby authorizes and empowers

Richard Howard

to act as agent to file application(s) for

Waiver of Road Frontage

for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

[Handwritten Signature]

Owner's Signature

STATE OF FLORIDA *Col. Poerin R.J.*
COUNTY OF DUVAL *Butte R.J.*

The foregoing affidavit was sworn and subscribed before me this 27th day of

December (month), 2013 (year) by

Ross W. McGowan, who is personally known to me or has

produced CA Drivers Lic. as identification.

(Notary Signature)

[Handwritten Signature]

Application for Waiver of Road Frontage 101029



JURAT

State of California

County of Butte

Subscribed and sworn to (or affirmed) before me on

this 27th day of December, 2013

by Ross W. McGowan

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *Richard Feuerstein*



(Seal)

Legal Description

EXHIBIT 1

Lot 7 & 8 of Spiers Sub Division as per plat thereof recorded in plat book 9 Page 47 of the Public Records of Duval County Florida.

07-35-26E

Spiers S/O Pt Lot 3

Lots 7,8 BIK 1

5866 LaMoya Ave

Attachment:

I bought this property approx. 1.5 years ago with retirement savings. 3 lots with 2 houses and 6 mobiles. I hired a property manager who was keeping the places rented and collecting rents and making himself money. For some reason he said he couldn't find a tenant for 5866 - 3 La Moya and turned off electric service for over a year. Well I finally dismissed him and rented the mobil in 2 weeks. JEA said I needed a permit and electrical contractor to certify that electrical is ok! This was done and now they tell me there are zoning problems. I'm sure there was a permit issued for this mobil in the past because it has power coming from a transformer next to it. There has been so much maintenance and repair to do. I have never made enough to cover the 1st mortgage. If I don't get this approved I am seriously thinking about letting it go to foreclosure because it has been a money pit so far & will never be anything else.

* * * NOTICE TO OWNER/AGENT * * *

Section 656.101(i), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage requirements, pursuant to Section 656.407, Ordinance Code, Section 656.133 (b) 1 through 5, Ordinance Code, provides that with respect to action upon applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:

18. Provide answers to the following questions pertaining to the standards and criteria. You may attach a separate sheet if necessary. (Please note that failure by the applicant to adequately substantiate the need for the exception and to meet the criteria set forth below may result in a denial).

(i) There are practical or economic difficulties in carrying out the strict letter of the regulation;

See Attached

(ii) The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);

The site is already developed

(iii) The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;

All property values will not change

(iv) There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;

Driveway into property 30' wide

(v) The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.

No change

19. Attachments - One of each of the following should be included in each copy of the application, providing for four (4) complete copies. All copies, with the exception of the 2 required large site plans, should be on 8 1/2" x 11" paper.

Survey (as required by the Current Planning Section)

Site Plan as required per instructions. (2 copies on 8 1/2 x 11 and 2 copies on 11 x 17 or larger)

Letter of Authorization for Agent/Applicant is required if application is made by any person other than the property owner.

Legal description, may be either lot and block or metes and bounds, including real estate assessment number(s) of the subject property

Proof of valid and effective easement for access to the property.

INSTRUCTIONS FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

An Application for Waiver of Minimum Required Road Frontage is filed with Planning and Development Department, Zoning Section, Ed Ball Building, 214 North Hogan Street, 2nd Floor, Jacksonville, Florida 32202, (904) 255-8300. All applications must be complete when filed. The following is a step by step guide to help persons interested in applying for the Waiver.

Items 1 thru 9

These blocks are for official use only and will be completed by the Zoning Section Staff.

Item 10 - Complete Property Address

Enter the physical address of the property. If the property has not been addresses, please inform the Current Planning Section.

Items 11 and 12 -- Real Estate Number / Date lot was recorded

The real estate number(s), and the date that the lot was officially recorded as shown on the original deed for the parcel. Real estate numbers can best be obtained through the Property Appraiser's Office in the Claude Yates Building on 231 E. Forsyth Street, Room 270.

Item 13 - Intersecting Streets

Provide the names of the two streets closest to the property, not including the street on which ingress and egress will occur. Normally, these streets intersect the street on which the proposed development is located.

Item 14 -- Waiver Sought

If unsure, please verify the requested reduction in road frontage corresponds with the requirements of the Zoning Code.

Item 15 -- Name to whom the waiver will be granted.

The applicant must provide the name of the person for whom the waiver is to be granted. All waivers for reduction of the minimum required road frontage are automatically transferable unless otherwise ordered by the City Council.

Item 16 -- Land Area (acres)

Total land area of the proposed site within 1/100 of an acre (i.e. 1.01 acres)

Item 17 -- Utility Services Provider.

Identify type of services (i.e. well, septic, etc.)

Item 18 -- Criteria

There are five (5) criteria used by the City Council to either approve, approve with condition or deny and Application for Waiver of Minimum Required Road Frontage. The owner / agent / applicant must provide answers and be prepared to explain how the specific request meets all applicable criteria, thereby providing substantial competent evidence to approve the proposed waiver.

Item 19 - Attachments An Application for Waiver of Minimum Required road Frontage must consist of four (4) complete sets of the application and all required attachments. All required attachments should be provided on 8 ½" x 11" paper, with the exception of two of the four application sets, which will include site plans at 11" x 17" or larger.

- Survey-(signed and sealed by a licensed surveyor within the last five (5) years or as required by the Current Planning Division.) The same shall show all improvements existing on the property as of the date this application is filed.
- Legal Description-(either lot and block or metes and bounds). The legal description for the property is to be provided on Exhibit 1 to the application. **The legal description must be typed and legible.**
- Site Plan
- Letter of Authorization for Agent / Applicant **is required** if application is made by **any person other than the property owner**. This must be included on the prescribed Exhibit B template included with the application.
- Proof of Ownership: (i.e. deed), Exhibit A – Ownership Affidavit must be included with the application.

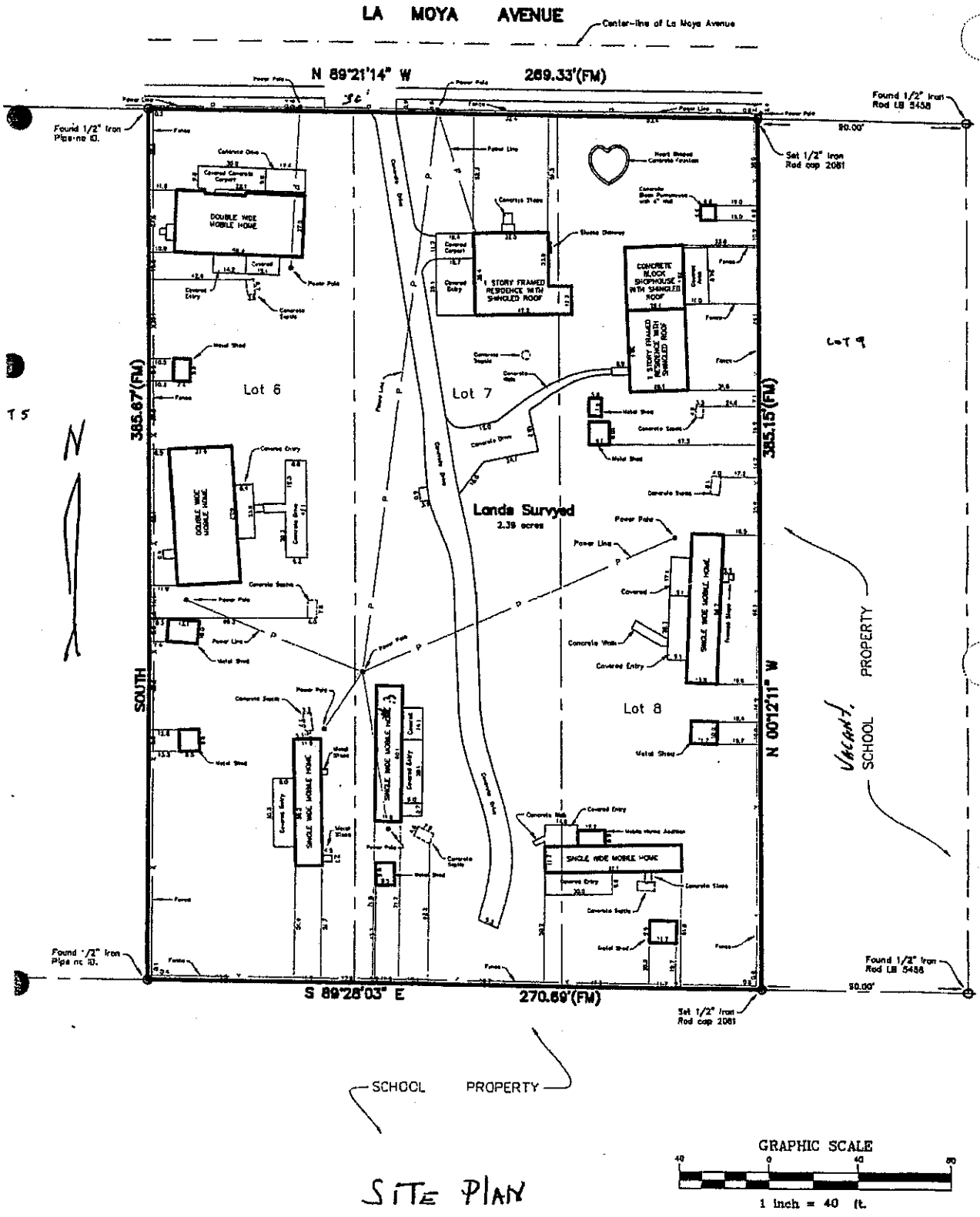
The following information **must be shown** on the site plan:

- A. Property dimensions and total land area
- B. Buildings (*including dimensions and total lot coverage area*)
- C. Parking spaces and dimensions (*including handicap*) **Commercial Only**
- D. Loading and unloading area, if applicable, with turn around area and dimensions **Commercial Only**
- E. Landscape areas and dimensions **Commercial Only**
- F. Ingress and egress (*driveways, alleys and easements*)
- G. Adjacent streets and right-of-way
- H. North arrow, map scale, and date of drawing
- I. Signage (*if any*)
- J. Building setbacks per Zoning Code
- K. Adjacent zoning districts and property uses

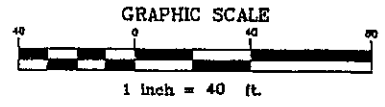
All drawings must be drawn to scale. Failure to have a "to-scale" drawing with each of the items above shown could result in your application being deferred or denied by the Planning Commission.

Unit	Tenant
Units With No Transaction Activity	
#71 5874 Lamoya Ave	Keith & Sondra Richard
#73 5880-3 Lamoya Ave	Vacant
Units With Transaction Activity	
#70 5900 Lamoya Ave	James & Robert Dennison
#72 5880-2 Lamoya Ave	Jack Smith & Britani Scot
#74 5880-4 Lamoya Ave	Ricky & Susie Howard
#75 5880-6 Lamoya Ave	Langston Beach
#76 5866-1 Lamoya Ave	Greg & Jo Ann Riley
#77 5880-1 Lamoya Ave	Patricia Wieda

Unit	Tenant
Units With No Transaction Activity	
#71 5874 Lamoya Ave	Keith & Sondra Richard
#73 5880-3 Lamoya Ave	Vacant
Units With Transaction Activity	
#70 5900 Lamoya Ave	James & Robert Dennison
#72 5880-2 Lamoya Ave	Jack Smith & Britani Scot
#74 5880-4 Lamoya Ave	Ricky & Susie Howard
#75 5880-6 Lamoya Ave	Langston Beach
#76 5866-1 Lamoya Ave	Greg & Jo Ann Riley
#77 5880-1 Lamoya Ave	Patricia Wieda



SITE PLAN



Gowan & Elizabeth S. McGowan
 National Title Insurance Company
 McHaney
 Taylor, P. A.

presentation of a survey made under my standards set forth by the Florida Board of Administrative Code Pursuant to Section

SURVEYOR'S NOTES:

1. Unless this map bears the Signature and the Original Raised Seal of a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is NOT VALID.
2. Unless noted no Underground Installations or Improvements were located on this survey.

Denotes Iron
 Denotes Conc
 Denotes Powe
 Denotes Fenc
 Denotes Cent

Prepared by:
Glenn A. Taylor
GLENN A. TAYLOR, P.A.
462 Kingsley Avenue, Suite 103
Orange Park, Florida 32073
File Number: 12-145

ENCLOSURE
Number Pages: 2
Recorded on 04/11/12 10:41 AM
FILED 04/11/12 10:41 AM
COUNTY OF DUVAL
TAMPA, FLORIDA
DEED BOOK 12-145

SALES PRICE: **\$305,000.00**

WARRANTY DEED

THIS INDENTURE is made this March 30, 2012 A.D. By

Della Imogene McHaney, (a/k/a Della I. McHaney), unremarried widow of Jack McHaney, deceased, whose address is: 7163 Electra Drive, S., Jacksonville, FL 32210, hereinafter called the grantor, to

Ross W. McGowan and Elizabeth S. McGowan, husband and wife, whose post office address is: P.O. Box 161, 95 Gibson Rd., Bangor CA 95914-1272 hereinafter called the grantee:

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10 00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel ID Number: **097568-0000 and 097567-0000**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey the property and Grantor hereby warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Glenn A. Taylor
1st Witness
Printed Name **Glenn A. Taylor**

Della Imogene Mc Haney (Seal)
Della Imogene McHaney

Tammy K. Marple
2nd Witness
Printed Name **Tammy K. Marple**

_____ (Seal)

State of **FLORIDA**
County of **CLAY**

The foregoing instrument was acknowledged before me this March 30, 2012 by Della Imogene McHaney, (a/k/a Della I. McHaney), unmarried, () who is/are personally known to me or (✓) who has produced _____ as identification.

Glenn A. Taylor
Notary Public
Print Name: _____
My Commission Expires: _____

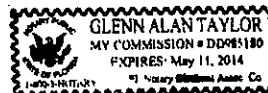


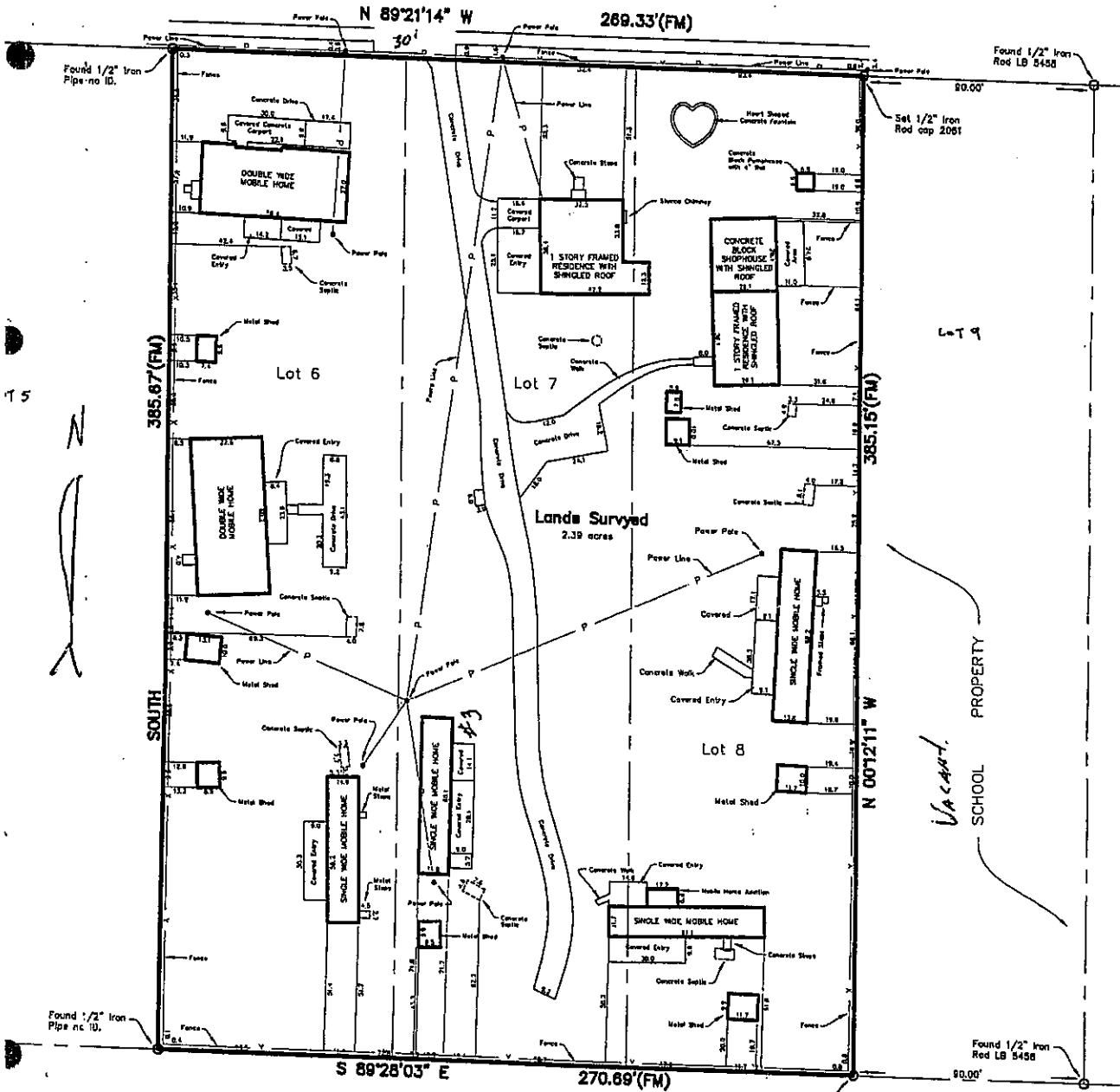
Exhibit "A"

Lot 6, 7 and 8, Block 1, Spiers Subdivision, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 47, of the Public Records of Duval County, Florida.

Together with those certain mobile homes as described below, being permanently affixed to and situated on the above land, and being considered as "real property", and are considered a part of this conveyance, to-wit: (a) 1983 DEST, VIN #2600A and 2600B, Florida Title #20608709 and #20608712 (b) 1985 SEVI, VIN #FDGA6QU5844 and #FDGA6QX5844, Florida Title #41505014 and #41590387 (c) 1969 BRONZ, VIN #B60LR122818, Florida Title #3424845 (d) 1981 WING, VIN #GAFL1AB25054075, Florida Title #22126471 (e) 1974 COUN, VIN #09917, Florida Title #11621703, and (f) 1972 CRAFT, VIN #3588G, Florida Title #5470204

LA MOYA AVENUE

Center-line of La Moya Avenue



S 89°28'03" E 270.89'(FM)

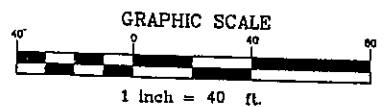
385.67'(FM) SOUTH

385.15'(FM) N 007°11' W

SCHOOL PROPERTY

SCHOOL PROPERTY

SITE PLAN



Gowan & Elizabeth S. McGowan
 National Title Insurance Company
 McRaney
 Taylor, P. A.

SURVEYOR'S NOTES:

presentation of a survey made under my standards set forth by the Florida Board of Administrative Code Pursuant to Section

1. Unless this map bears the Signature and the Original Raised Seal of a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is NOT VALID.
 2. Unless noted no Underground Installations or Improvements were located on this survey.

Denotes Iron Corner
 Denotes Concrete
 Denotes Power Line
 Denotes Fence Line
 Denotes Centerline

