

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2014-594**

**SEPTEMBER 18, 2014**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ord. 2014-594.

***Location:*** The eastern terminus of Angel Lake Drive; north of V.C. Johnson Road

***Real Estate Number(s):*** 019446 1745

***Current Zoning District:*** Planned Unit Development (PUD 2005-1105)

***Proposed Zoning District:*** Residential Rural-Acre (RR-Acre)

***Current Land Use Category:*** Rural Residential (RR)

***Planning District:*** North, District 6

***City Council District:*** The Honorable E. Denise Lee, District 8

***Applicant/Agent:*** Daniel McCranie  
McCranie and Associates, Inc.  
212 B Centre Street  
Fernandina Beach, Florida 32034

***Owners:*** Angel Lakes Gated, Inc.  
Ken Greene  
54221 Evergreen Trail  
Callahan, Florida 32011

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning 2014-594 seeks to rezone approximately 102± acres of vacant land from the Planned Unit Development (PUD) to Residential Rural-Acre (RR-Acre) Zoning District. The subject property is located at the eastern terminus of Angel Lake Drive; north of V.C. Johnson Road. The current PUD (Ordinance 2005-1105-E) rezoned the property from RR-Acre to allow for up to 200 single-family homes with a maximum density of 2 units per acre and

RLD-90 Zoning District lot standards. The owner has stated that they feel the housing market in the area has changed over the years and would like to develop a lower density project.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

***1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Rural Residential (RR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The RR Future Land Use Category in the Suburban Area (SA) is intended to provide rural estate residential opportunities in the Suburban and Rural Areas of the City. Comp Plan amendment requests for new RR designations are preferred in locations which are supplied with full urban services. Principal uses are single family dwellings with secondary uses such as Borrow pits; Animals other than household pets; Foster care homes; and Drive through facilities in conjunction with a permitted use may also be permitted. The maximum gross density in the Suburban Area and Rural Area shall be 2 units/acre when both centralized potable water and wastewater are available to the site; and the maximum gross density shall be 1 unit/acre when served with on-site potable water and wastewater; and there shall be no minimum density.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 *Comprehensive planning for future development* of the Ordinance Code.

***2. Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed amendment is consistent with the following policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Objective 3.4 Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The request is reclassifying the property from PUD to its original RR-Acre zoning district. The request ensures compatibility between the property and the adjacent RR-Acre single-family uses to the west, and existing uses in the surrounding area. The Planning and Development Department concludes that the proposed rezoning to RR-Acre will further the aforementioned policies of the 2030 Comprehensive Plan.

3. ***Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The subject property meets the requirements for RR-Acre zoned property as required by Section 656.306 of the Zoning Code. The subject site is accessed from Angel Lake Drive.

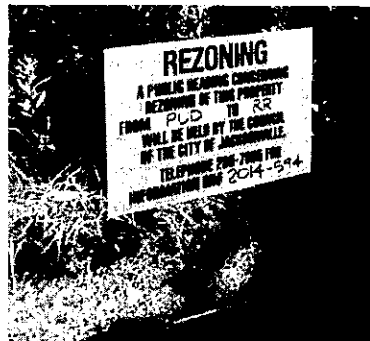
**SURROUNDING LAND USE AND ZONING**

The area surrounding the subject site is characterized by a mix of large residential properties. The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	MU	PUD (2008-792-E)	Undeveloped (approved for warehouse uses)
East	LDR	PUD (2013-648-E)	Undeveloped buffer lands
South	LDR	PUD (2013-648-E)	Undeveloped buffer lands
West	RR	RR-Acre	Single-family homes

The proposed rezoning will allow for a pattern of compatible residential land uses that will facilitate the stability and viability of existing residential development.

Upon visual inspection of the subject property on the required Notice of Public Hearing sign was posted on September 4, 2014

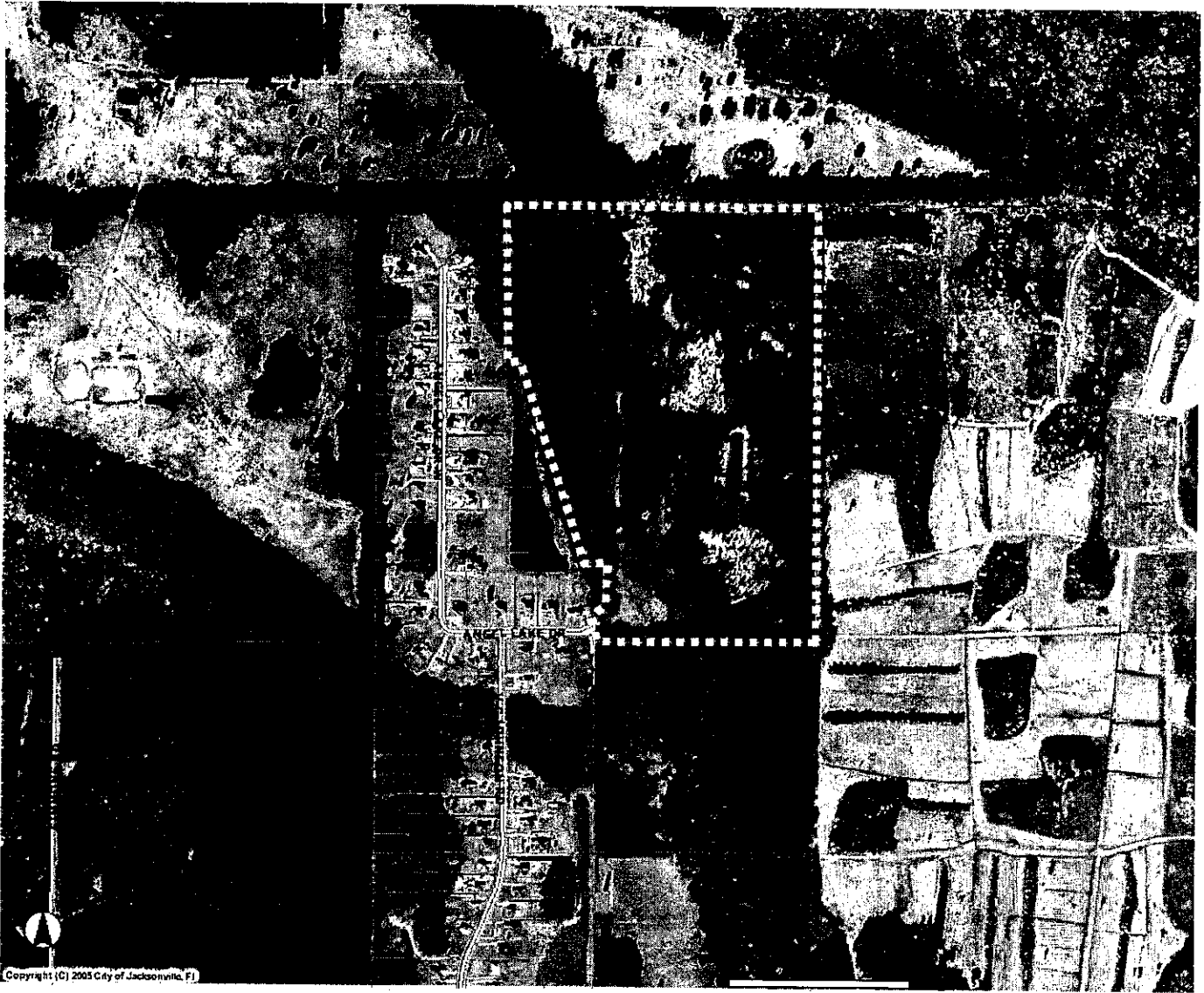


**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-594 be **APPROVED**.



Aerial view of the subject site



Aerial view of the subject site



Facing east into the subject site



Facing east into the subject property from Angel Lake Drive

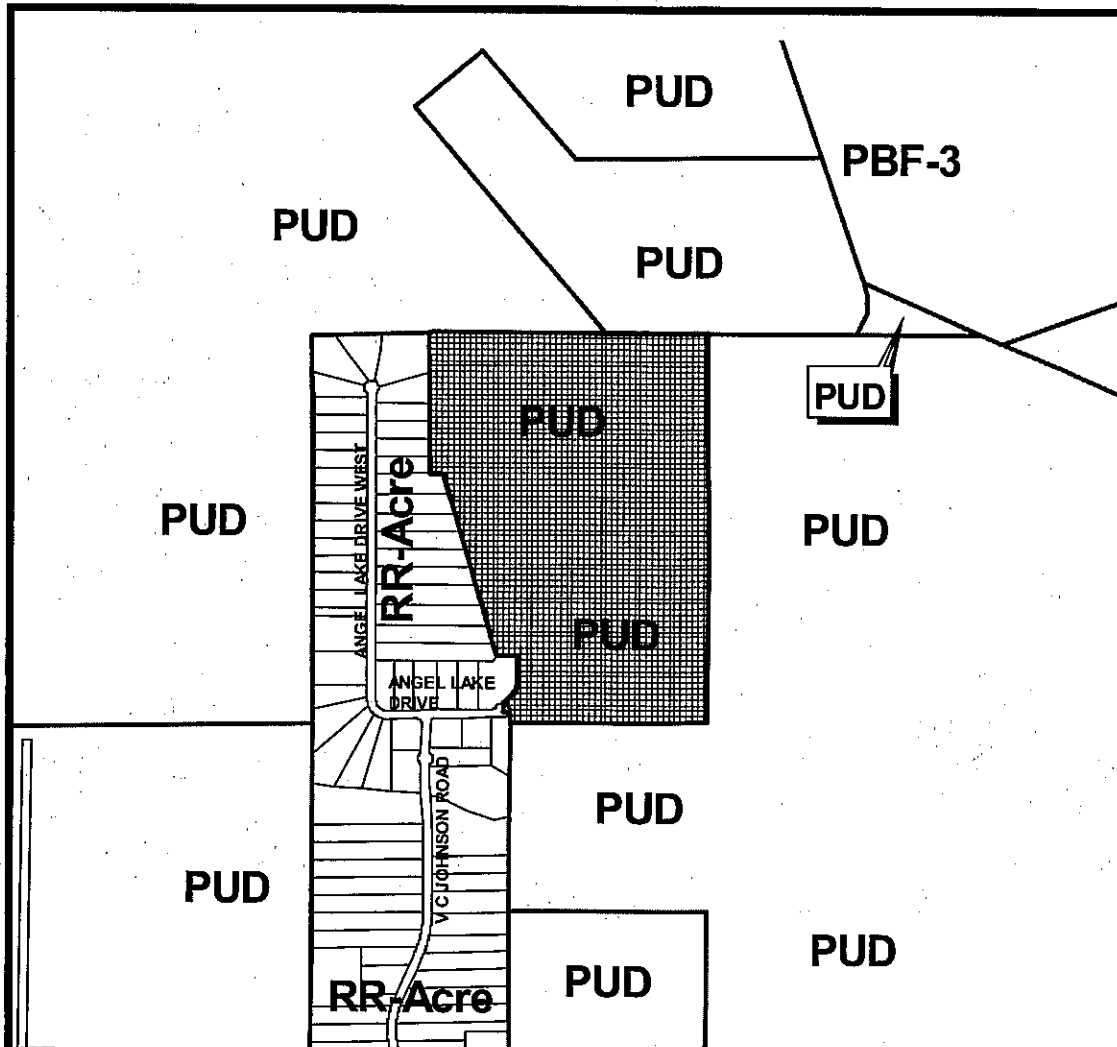


Facing west along Angel Lake Drive





Facing north along the western property line from Angel Lake Drive



REQUEST SOUGHT:		
FROM: PUD		600 Feet 
TO: RR-Acre	ORDINANCE_2014_0594	COUNCIL DISTRICT: 8
		FILE COPY

### Application For Rezoning To Conventional Zoning District



#### Planning and Development Department Info

Ordinance # 2014-0594 Staff Sign-Off/Date AH / 07/18/2014  
Filing Date 08/26/2014 Number of Signs to Post 4

#### Hearing Dates:

1st City Council 09/23/2014 Planning Commission 09/18/2014  
Land Use & Zoning 10/07/2014 2nd City Council N/A

Neighborhood Association EDEN GROUP, INC.  
Neighborhood Action Plan/Corridor Study

#### Application Info

Tracking # 671 Application Status PENDING  
Date Started 07/12/2014 Date Submitted 07/12/2014

#### General Information On Applicant

Last Name	First Name	Middle Name
MCCRANIE	DANIEL	I

Company Name  
MCCRANIE & ASSOCIATES INC

Mailing Address  
212 B CENTRE STREET

City	State	Zip Code
FERNANDINA BEACH	FL	32034

Phone	Fax	Email
904		DAN@MCCRANIE-ENGINEERS.COM

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
GREENE	KEN	

Company/Trust Name  
ANGEL LAKES GATED, INC

Mailing Address  
54221 EVERGREN TRAIL

City	State	Zip Code
CALLAHAN	FL	32011

Phone	Fax	Email

#### Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2005-1105

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District

Map	019446 1745	8	6	PUD	RR-Acre
-----	-------------	---	---	-----	---------

Ensure that RE# is a 10 digit number with a space (##### #####)

**Existing Land Use Category**

RR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 101.59

**Justification For Rezoning Application**

THE HOUSING MARKET HAS CHANGED OVER THE LAST 8 YEARS. A LOWER DENSITY PROJECT IS BEING REQUESTED.

**Location Of Property**

**General Location**

NW DUVAL COUNTY, N OF DUNN AVE., AT THE END OF ANGEL LAKE DRIVE

House #	Street Name, Type and Direction	Zip Code
0	ANGEL LAKE DR	32218

**Between Streets**

and

**Required Attachments For Formal, Complete application**

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A**  Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

- One copy of the Deeds to indicate proof of property ownership.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public

hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

### Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

### Filing Fee Information

- 1) **Rezoning Application's General Base Fee:** \$2,000.00
- 2) **Plus Cost Per Acre or Portion Thereof**  
101.59 Acres @ \$10.00 /acre: \$1,020.00
- 3) **Plus Notification Costs Per Addressee**  
26 Notifications @ \$7.00 /each: \$182.00
- 4) **Total Rezoning Application Cost:** \$3,202.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

A PORTION OF LOT 74, ACCORDING TO THE PLAT OF ANGEL LAKES PHASE II, AS RECORDED IN PLAT BOOK 53, PAGE 87, 87A AND 87 B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A PORTION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST, THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID ANGEL LAKES PHASE II; THENCE EASTERLY, ALONG THE NORTH LINE OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST, N. 88°28'26" E., 556.21 FEET TO THE NORTHEAST CORNER OF SAID SECTION 31, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST; THENCE CONTINUE EASTERLY, ALONG THE NORTH LINE OF SAID SECTION 32, N. 88°48'58" E., 1347.46 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, AND THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32, S. 00°07'58" W., 2644.33 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE WESTERLY, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32, S. 88°42'16" W., 1340.30 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32 AND THE EASTERLY LINE OF SAID ANGEL LAKES PHASE II; THENCE NORTHERLY ALONG LAST SAID EASTERLY LINE, N. 00°01'26" W., 60.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 74, ANGEL LAKES PHASE II; THENCE WESTERLY AND NORTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 74 THE FOLLOWING (2) CALLS, (1) S. 88° 56' 58" W., 1.71 FEET TO THE RIGHT OF WAY LINE OF ANGEL LAKE DRIVE, SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET; (2) THENCE AROUND SAID CURVE AN ARC DISTANCE OF 64.35 FEET, ALONG A CHORD BEARING OF N. 49°37'35" W., 60.00 FEET; THENCE NORTHEASTERLY, DEPARTING FROM THE SOUTHERLY LINE OF SAID LOT 74 AND THE RIGHT OF WAY LINE OF ANGEL LAKES DRIVE, N. 43°08'43" E., 139.87 FEET TO THE AFOREMENTIONED EASTERLY LINE OF ANGEL LAKES PHASE II; THENCE NORTHERLY AND WESTERLY ALONG LAST SAID EASTERLY LINE THE FOLLOWING (5) CALLS, (1) N. 00° 01'26" W., 224.00 FEET; (2) S. 89°58'34" W., 133.95 FEET; (3) N. 16°58'57" W., 1298.87 FEET; (4) S. 89°49'31" W., 88.95 FEET; (5) N. 00°10'29" W., 965.18 FEET TO THE POINT OF BEGINNING.

6/25/2014

CONTAINING 101.59 ACRES MORE OR LESS.

**EXHIBIT A**

**Property Ownership Affidavit**

Date: 6/25/14

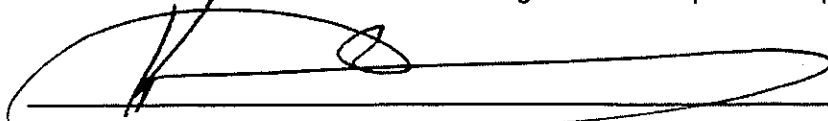
**City of Jacksonville**

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

Re: Ownership Certification

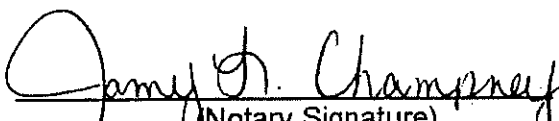
Gentleman:

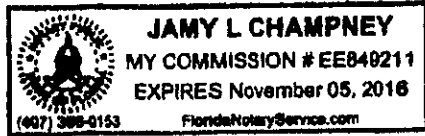
I, Kenneth L. Greene <sup>m/m or</sup> President hereby certify that I am the  
Owner of the property described in the attached legal description, **Exhibit 1** in connection with  
filing application(s) for Angel Lakes Gated, LLC INC  
submitted to the Jacksonville Planning and Development Department.

  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 26<sup>th</sup> day of  
June (month), 2014 (year) by Kenneth L. Greene  
who is personally known to me or has produced Personally Known  
as identification.

  
(Notary Signature)



# EXHIBIT B

## Agent Authorization

Date: 6/25/14

### City of Jacksonville

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

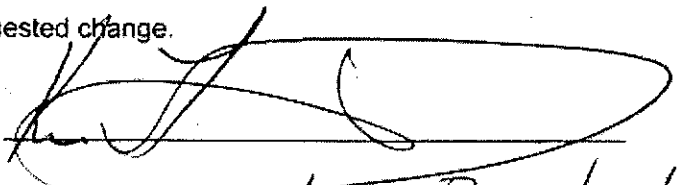
Re: Agent Authorization for the following site location:

0 Angel Lake Drive

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 Daniel I. McCranie to act as agent to file application(s) for Angel Lakes Gated, LLC INC 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.

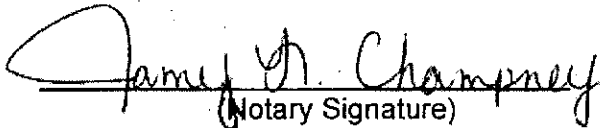
(Owner's Signature)

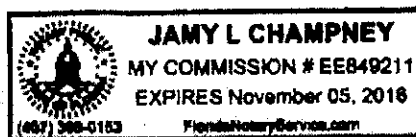


*M/M or President.*

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 26<sup>th</sup> day of June (month), 2014 (year) by Kenneth L. Greene, who is personally known to me or has produced Personally Known as identification.

  
(Notary Signature)





THIS INSTRUMENT PREPARED BY:  
Lewis & Bernard, P.A.  
Lawrence J. Bernard  
1403-20 Dunn Avenue  
Jacksonville, FL 32218

RECORD AND RETURN TO:  
GRANTEE

RE PARCEL ID #: 019442-0000

## WARRANTY DEED

**THIS WARRANTY DEED** made this 29th day of April, 2005 by ADR Investments, Ltd., a Florida Limited Partnership, hereinafter referred to as Grantor, whether one or more, and whose address is P.O. Box 26427, Jacksonville, FL 32226, to Angel Lakes Gated, Inc., a Florida corporation, hereinafter referred to as Grantee, whether one or more, and whose address is 540435 US Highway 1, Callahan, FL 32011

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

### WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Duval, State of Florida to wit:

See Exhibit "A" attached hereto and by this reference is incorporated herein and made a part hereof.

**SUBJECT TO** taxes accruing subsequent to December 31, 2004.

**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

Witness HARRIET H. SIMMONS

ADR Investments, Ltd., a Florida Limited Partnership

By: American Dream REalty of Jax., Inc., a Florida corporation as General Partner

By: [Signature]  
Mark A. Drury, President

[Signature]  
LAWRENCE J. BERNARD

Witness

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 29th day of April, 2005 by Mark A. Drury, President of American Dream Realty of Jax., Inc., a Florida corporation as General Partner of ADR Investments, Ltd., a Florida Limited Partnership. He/She/They have produced [Signature] as identification.

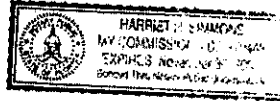
[Signature]

Notary Public, County and State Aforesaid

HARRIET H. SIMMONS

Notary Printed Signature

My commission expires: \_\_\_\_\_



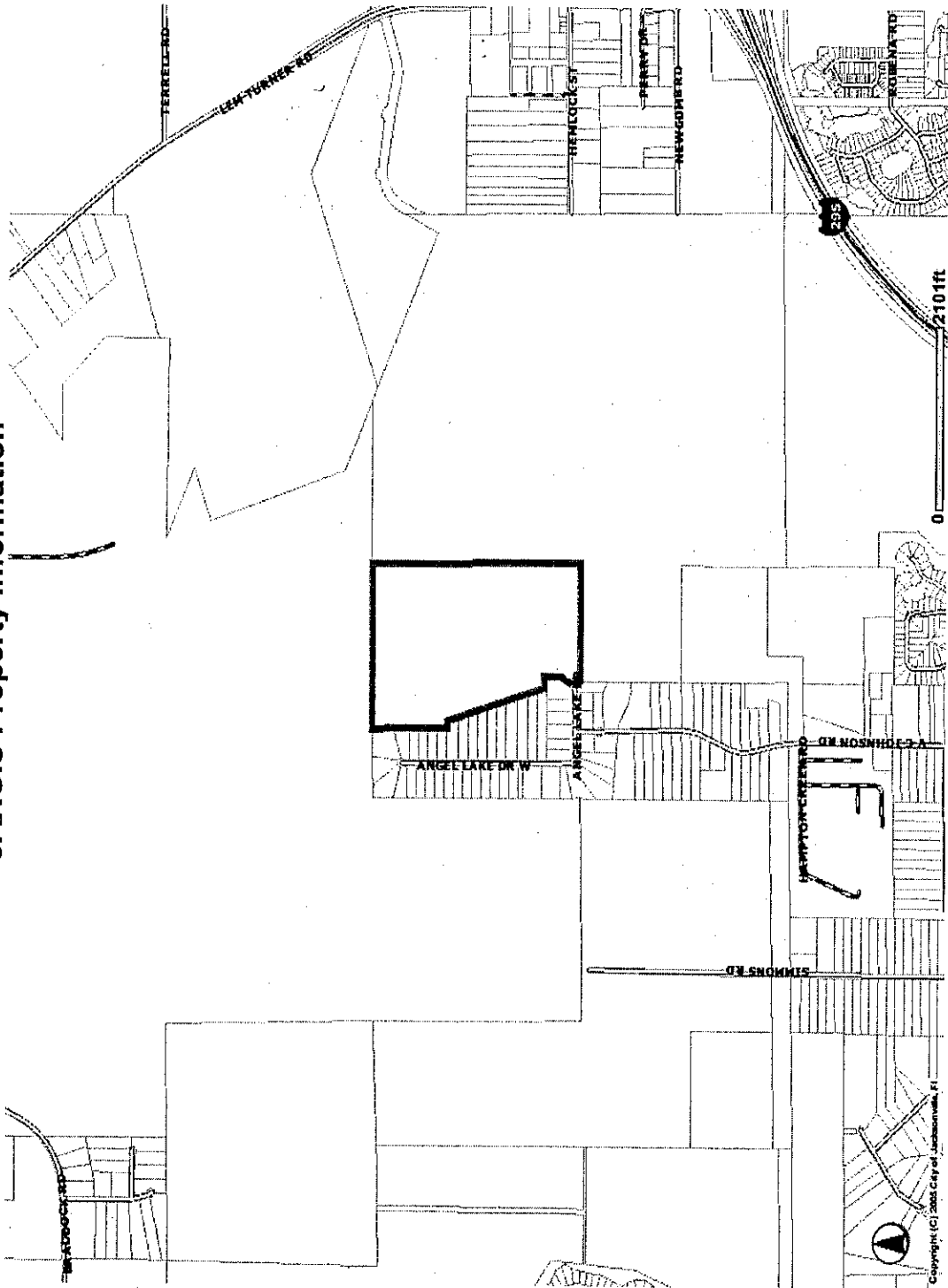
Agent File No: 05-1195

## EXHIBIT 'A'

A PORTION OF LOT 74, ACCORDING TO THE PLAT OF ANGEL LAKES PHASE II, AS RECORDED IN PLAT BOOK 55, PAGES 5,5A AND 5B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST, THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST AND THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 1 NORTH RANGE 26 EAST ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID ANGEL LAKES PHASE II, THENCE EASTERLY, ALONG THE NORTH LINE OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST, N. 88° 28' 26" E., 556.21 FEET TO THE NORTHEAST CORNER OF SAID SECTION 31, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 26 EAST; THENCE CONTINUE EASTERLY, ALONG THE NORTH LINE OF SAID SECTION 32, N. 88° 48' 58" E., 1347.46 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 32; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID NORTHWEST ¼ OF NORTHWEST ¼ OF SECTION 32, AND THE EASTERLY LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 32, S. 00° 07' 58" W., 2644.33 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 32; THENCE WESTERLY, ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 32, S. 88° 42' 16" W., 1340.30 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 32 AND THE EASTERLY LINE OF SAID ANGEL LAKES PHASE II; THENCE NORTHERLY ALONG LAST SAID EASTERLY LINE, N. 00° 01' 26" W., 60.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 74, ANGEL LAKES PHASE II; THENCE WESTERLY AND NORTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 74 THE FOLLOWING (2) CALLS, (1) S. 88° 56' 58" W., 1.71 FEET TO THE RIGHT OF WAY LINE OF ANGEL LAKE DRIVE, SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET; (2) THENCE AROUND SAID CURVE AN ARC DISTANCE OF 64.35 FEET, ALONG A CHORD BEARING OF N. 49° 37' 35" W., 60.00 FEET; THENCE NORTHEASTERLY, DEPARTING FROM THE SOUTHERLY LINE OF SAID LOT 74 AND THE RIGHT OF WAY OF ANGEL LAKES DRIVE, N. 43° 08' 43" E., 139.87 FEET TO THE AFOREMENTIONED EASTERLY LINE OF ANGEL LAKES PHASE II; THENCE NORTHERLY AND WESTERLY ALONG LAST SAID EASTERLY LINE THE FOLLOWING (5) CALLS, (1) N. 00° 01' 26" W., 224.00 FEET; (2) S. 89° 58' 34" W., 133.95 FEET; (3) N. 16° 58' 57" W., 1298.87 FEET; (4) S. 89° 49' 31" W., 88.95 FEET; (5) N. 00° 10' 29" W., 965.18 FEET TO THE POINT OF BEGINNING.

**JAXGIS Property Information**



# JAXGIS Property Information

