

ORD-2014-0616 (SW-14-007)
PMD

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-14-007

OCTOBER 21, 2014

Location: 7403 Merrill Road
Between Lansdowne Drive and Wycombe Drive
West

Real Estate Number: 119664-0000

Waiver Sought: Allow for internal illumination

Current Zoning: Commercial Office (CO)

Current Land Use Category: Residential-Professional-Institutional (RPI)

Planning District: Greater Arlington/Beaches, District 2

City Council Representative: The Honorable Clay Yarborough, District 1

Owner: Tony Hassert
7403 Merrill Road
Jacksonville, Florida 32277

Agent: Claudia Knight
1001 Washington Avenue
Green Cove Springs, Florida 32043

Staff Recommendation: **DENY**

GENERAL INFORMATION

Application for Sign Waiver Ordinance 2014-0616 (SW-14-007) seeks to allow for internal illumination on a new sign. A diagram of the sign is included in the application. The site is within a CO zoning district and the RPI functional land use classification as defined by the Future Land Use Map Series (FLUMs) contained within the Future Land Use Element (FLUE) as adopted by the 2030 Comprehensive Plan.



NOTICE TO OWNER / AGENT

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as "a painting, structure, projected image, or device which is placed, erected, or constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction..."

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.1310(a) and Section 656.133(c), Ordinance Code, an Application for Sign Waiver shall be evaluated in relation to the spirit and intent of the Zoning Code, considering the following criteria as applicable:

- 1. The effect of the sign waiver is compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area;*

No. The subject property is in the Commercial Office (CO) Zoning District and is on a major thoroughfare. All of the CO zoned properties along this road are former single family residences that have been converted to business offices but retain their original character that is residential. The proposed sign replaces an existing sign that is larger and is more visually objectionable than the new one. However, this would be the only internally illuminated sign in the CO zoning district along Merrill Road and is not in character.

- 2. The result will not detract from the specific intent of the Zoning Code by promoting the continued existence of nonconforming signs that exist in the vicinity;*

To the contrary, approval of this request would provide a precedent that the City would be obliged to follow. The cumulative effect of similar requests on all of the properties would result in a transformation of the visual character of the CO properties from residential to more intensive commercial.

- 3. The effect of the proposed waiver will not diminish property values in, or negatively alter the aesthetic 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 same;*

Yes. The cumulative effect of similar requests would impact the visual effect of the CO zoned properties and could impact adjoining residential properties by peripheral illumination of adjoining residential uses.

4. *The waiver will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity;*

Yes. The cumulative impact of similar signs could create objectionable or excessive light or glare to adjoining residential properties and would negatively impact the visual character of the corridor.

5. *The proposed waiver will not be detrimental to the public health, safety or welfare, and will not result in additional public expense, creation of nuisances, or cause conflict with any other applicable law;*

Yes. Staff has reviewed the request and the proposed sign type in relationship to the development of the site and surrounding area. Due to the layout of the site and character of the area, staff has determined that the requested internal illumination could detract from the specific intent of the zoning ordinance as it relates to compatibility, or health, safety and welfare.

6. *The subject property exhibits specific physical limitations or characteristics, which are unique to the site, and would make imposition of the strict letter of the regulation unduly burdensome;*

No. The sign may be located without internal illumination.

7. *The request is not based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message.*

No. The request does not decrease the costs associated with compliance.

8. *If the request is the result of a violation that has existed for a considerable length of time without receiving a citation, whether the violation that exists a result of construction that occurred prior to the applicant's acquisition of the property, and not being a direct result of the actions of the current owner.*

No. The request is not a result of an existing violation. This is for a replacement sign on an already developed site.

9. *The request accomplishes a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees...*

No. There is no compelling public interest or benefit. The internal illumination benefits only the business establishment.

10. *Strict compliance with the regulation will create a substantial financial burden when considering the cost of compliance.*

Not applicable.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 15, 2014 by the Planning and Development Department the required Notice of Public Hearing sign was posted.

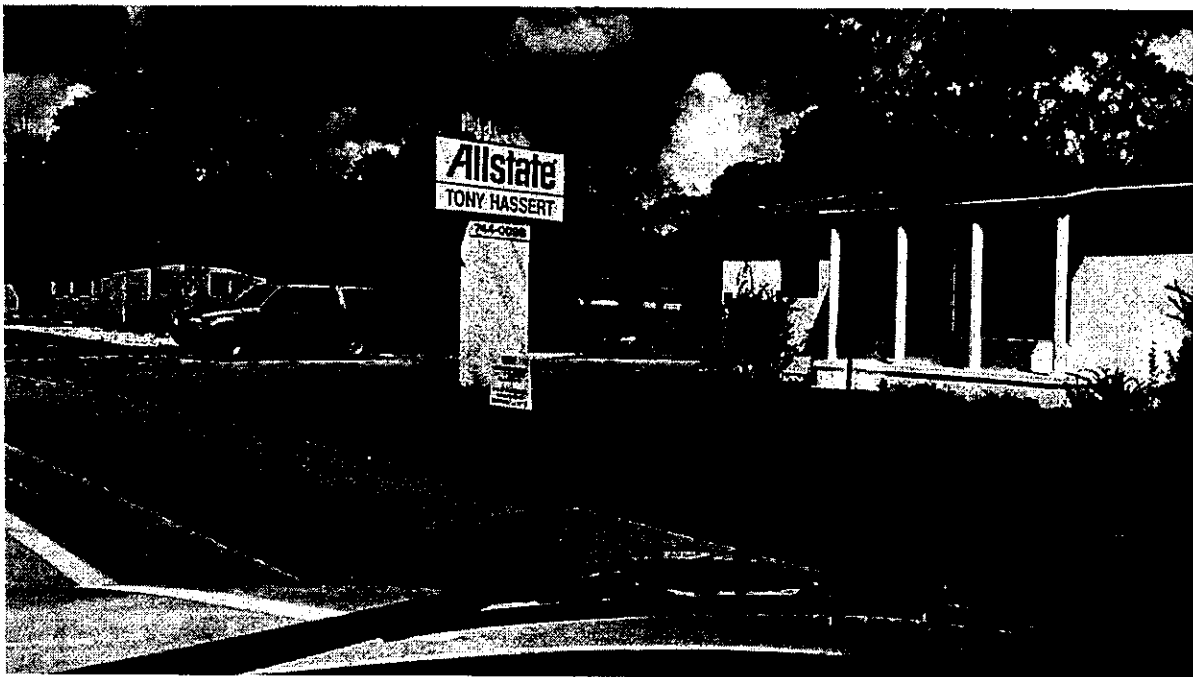
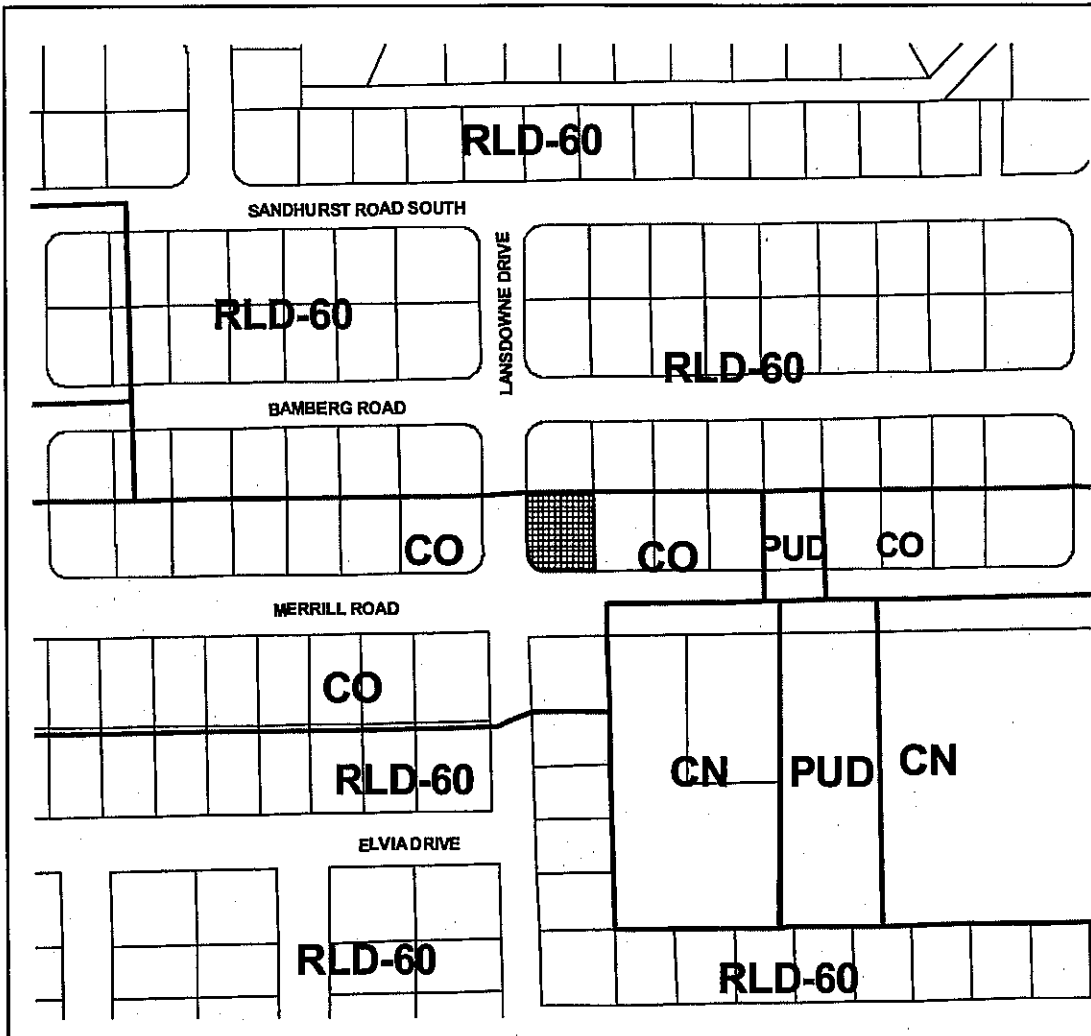


Figure 1. Subject property viewed looking northwest from Merrill Road showing existing non-illuminated sign at location of proposed sign and notice sign is posted.

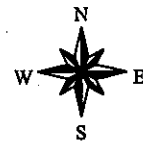
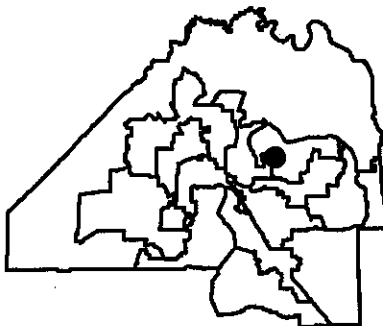
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-14-007 is **DENIED**.



REQUEST SOUGHT:

ALLOW FOR INTERNAL
 ILLUMINATION LIGHTING



0 100 Feet

COUNCIL DISTRICT:

1

APPLICATION NUMBER:

SW-2014-0007

APPLICATION FOR SIGN WAIVER

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

| |
|---------------------------------------|
| Ordinance Number: |
| Application Number: SW- 14 - 7 |
| Notice of Violation: |

801
PD 2

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) 255-7865.
TO BE COMPLETED BY PLANNING AND DEVELOPMENT DEPARTMENT ONLY

| | | | | |
|--|--------------------------------------|---|---|--|
| 1. Date Submitted: 7-21-14 | 2. Date Filed: 8-21-14 | 3. Current Zoning District(s): CO | 4. Future Land Use Ma Category (FLUMs): RPI | 5. Applicable Section of Ordinance Code: 656.313 (e)(1)(i) |
|--|--------------------------------------|---|---|--|

| | |
|--|--|
| 6. LUZ Public Hearing Date: 10 / 7 / 14 | 7. City Council Public Hearing Date: _____ / _____ / _____ |
| 8. Neighborhood Association (If Applicable): _____ | |
| 9. Number of Signs To Be Posted: 2 | |

TO BE COMPLETED BY APPLICANT

| | |
|---|---|
| 10. Complete Property Address: 7403 Merrill Rd Jacksonville Fl. 32277 | 13. Between Streets: Lansdowne (Corner) and Merrill Rd |
| 11. Real Estate Number: 119664-0000 | |
| 12. Date lot was recorded: 1/23/1985 | |
| 14. Application being sought: | |
| ____ Increase maximum height of sign from ____ to ____ ft. (Not to Exceed 20% or 5 ft. in height, whichever is less.). | |
| ____ Increase maximum size of sign from ____ SF to ____ SF (Maximum request 25% or 10 Sq. Ft., whichever is less). | |
| ____ Increase number of signs from ____ to ____ (Not to exceed maximum square feet allowed). | |
| <input checked="" type="checkbox"/> Allow for illumination or change from ____ external to <input checked="" type="checkbox"/> internal lighting: | |
| ____ Reduce minimum set back from ____ ft. to ____ ft. (Less than 1 ft. may be granted administratively). | |

15. In whose name will the waiver be granted? Tony Hassert

Is transferability being requested? Yes: ☒ No: ☐

16. Land Area(1/100 Acres):

.23

17. Utility Services Provider

Well: N/A City Water: Jacksonville
Septic Tank: N/A City Sewer: Jacksonville

***** NOTICE TO OWNER/AGENT/APPLICANT *****

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as "a painting, structure or device which is placed, erected, constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of displaying, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."

Section 656.1310(a)(i) through (x), Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

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 waiver and to meet the criteria set forth below may result in a denial).

1. Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?

YES

2. Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?

NO

3. Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same.

NO

4. Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?

NO

5. Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?

No

6. Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?

No

7. Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?

No

8. Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?

No

9. Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?

10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?

No

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

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

☐ Letter of Authorization for Agent is required if any person other than the property owner makes the application.

☐ Legal description may be either lot and block, including book and page numbers, or metes and bounds descriptions; and either shall include real estate assessment number(s) of the subject property.

☐ Photographs of sign structure showing nonconforming nature and physical impediments to compliance

If waiver is based on economic hardship, applicant must submit the following:

- Two estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
- Any other information the applicant wished to have considered in connection to the waiver request.

 Proof of Ownership

(Note: the Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.)

***** 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 City Council. You (or your agent) must be present at the public hearing.

Required signs received at the time of payment 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. An advertising fee will be charged by the Daily Record and a separate bill must be paid by the applicant or agent. Proof of notice of publication must be submitted to City Council Legislative Services, 117 West Duval Street, Suite 430, Jacksonville, Florida 32202, (904) 630-1404, 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

**RESIDENTIAL
DISTRICTS.....\$985.00**

**NON-RESIDENTIAL
DISTRICTS..... \$927.00**

**NOTIFICATION COSTS:
\$7.00 PER ADDRESSEE**

**ADVERTISING COSTS:
BILLED TO OWNER /AGENT**

***** 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: Tony Hassert

Address: 7403 Merrill Rd

City: Jacksonville

State: Florida Zip: 32277

Email: thassert@gmail.com

Daytime Telephone: 904-234-6560

Name and address of Authorized Agent(s)

Name: Chuck Knight

Address: 1001 Worthington Ave

City: Glen Cove Springs

State: FL Zip: 32043

Email: chuck@heritagesignsfl.com

Daytime Telephone: 904-527-7446

Tony Hassert
Anthony M. Hassert
SIGNATURE OF OWNER(S)

Chuck
SIGNATURE OF AUTHORIZED AGENT(S)
The Agent's letter of authorization must be attached if application is not signed by the owner of record

EXHIBIT A

Property Ownership Affidavit

Date: May 22, 2014

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: Ownership Certification

Gentleman:

I, Tony Hassert 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 SIGN WAIVER
_____, submitted to the Jacksonville Planning and

Development Department.

Tony Hassert
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 22 day of

May (month). 2014 (year) by

Anthony Hassert who is personally known to me or has
produced FLDL as identification.

[Signature]
(Notary Signature)

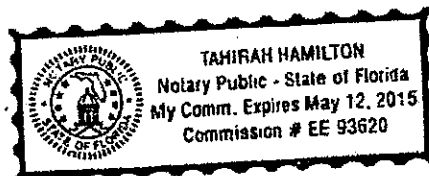


EXHIBIT B
Agent Authorization

Date: May 22, 2014

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:

7403 Merrill Rd - SHOE 32277 RE 14664-0000

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

Chuck Knight of Heritage Signs to act as

agent to file application(s) for SIGN WAIVER

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.

Anthony Hasser
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 22 day of

May (month), 2014 (year) by Anthony Hasser,

who is personally known to me or has produced FLDL as
identification.

[Signature]
(Notary Signature)



Borrower(s) Initials: _____

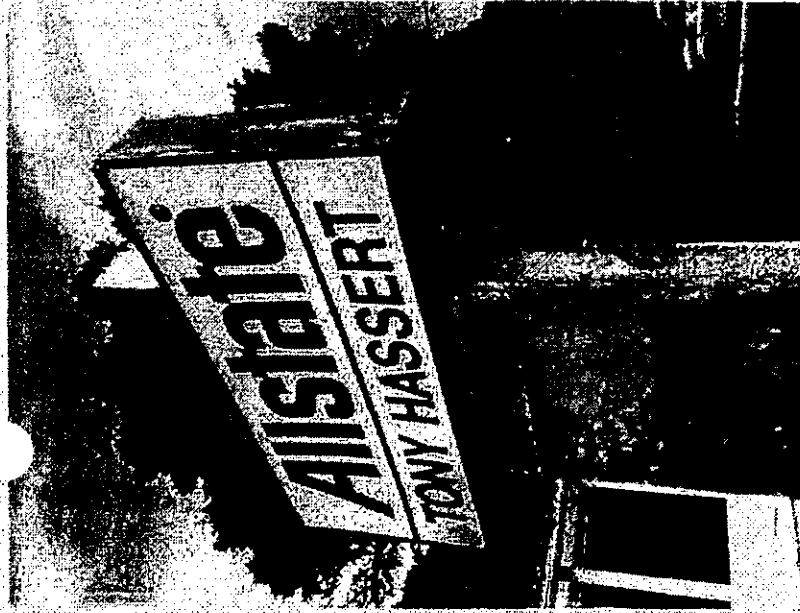
Legal Description

Reference Number: 0805195927

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF JACKSONVILLE IN THE COUNTY OF DUVAL AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED DATED 09/16/2004 AND RECORDED 12/15/2004 IN BOOK 12185 PAGE 826 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: LOT 2, SUBDIVISION OLDFIELD CREEK ESTATES, PLAT BOOK 56, PLAT PAGE 56, RECORDED DATE 12/10/2003. PARCEL ID NUMBER: 158913 2115

SW

7403 MERRILL RD.



ALLSTATE TONY HASSERT - 7403 MERRILL ROAD 119664-0000 EXISTING SIGN CONDITIONS

VOL 7871 P80440

FOR RECORDER

OFFICIAL RECORDS

THIS INSTRUMENT PREPARED BY:
 Les Osborne
 Walton & Osborne, P.A.
 6329 Lillian Road
 Jacksonville, Florida 32211

RECORD AND RETURN TO:
 Anthony M. Hassert
 7403 Merrill Road
 Jacksonville, Florida 32211

RE PARCEL ID #: 119664-12-3
 BUYER'S TIN

WARRANTY DEED

THIS WARRANTY DEED made this 31st day of May, 1994 by Jane A. Platt, formerly known as Jane A. Robertson, a married woman, hereinafter called Grantor, and whose address is 7730 La Avenida Drive, Dallas, Texas 75248 to Anthony M. Hassert, a married man, hereinafter called Grantee and whose address is 7403 Merrill Road, Jacksonville, Florida 32211.

(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 the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, viz:

Lot 10, Block 5, ARLINGTON HILLS, UNIT EIGHT, according to plat thereof as recorded in Plat Book 29, pages 4, 4A and 4B of the current public records of Duval County, Florida.

THE ABOVE DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR HEREIN AT THE TIME OF EXECUTION HEREOF.

Documentary Tax 7d-F.S. 201.02 \$ 595.00
 Documentary Tax 7d-F.S. 201.03 \$ _____
 L. & S. Tax 7d-F.S. 179 7005248
 Honey W. Leger, Clerk of Circuit Court Duval County
 By: K. W. Leger Deputy Clerk

SUBJECT TO taxes accruing subsequent to December 31, 1993.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereunto 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 is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby 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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Denise Cooke
 Witness Signature

Denise Cooke
 Witness Printed Signature

Donna Young
 Witness Signature

DONNA YOUNG
 Witness Printed Signature

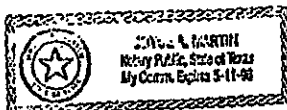
STATE OF Texas
 COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 31 day of May, 1994 by Jane A. Platt, formerly known as Jane A. Robertson, a married woman who produced proper drivers license as identification and who did not take an oath.

Notary Public, State and County Aforesaid

Joyce A. Martin
 Notary Signature

JOYCE A. MARTIN
 Notary Printed Signature



94-0084821

94 JUN 10 AM 10:42

FILED AND RECORDED
 IN PUBLIC RECORDS
 OF DUVAL COUNTY FLA.

RECORD VERIFIED

Theresa R.
 CLERK OF CIRCUIT COURT

(Title or Rank)

(Serial No., if any)

SQUARE FOOTAGE: 18.0



www.primetips.org

JOB NUMBER

Monument (OSTD)

**7403 MORTH ROAD
JACKSONVILLE, FL**

05/27/2017

DRAWN BY:
JTR

Number: _____ Date: _____ By: _____

DWYO NUMBER

B55267

ENGINEER SEAL:

**MAX DESIGN WIND SPEED
EXPOSURE C**

CONDUCTED BY PBOB, IT IS SUBMITTED FOR YOUR REVIEW. THE INFORMATION WITH A PRODUCT BEING PLACED FOR YOU BY PBOB, IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION AND IS TO BE USED, COPIED, REPRODUCED, OR EXCLUDED IN ANY MANNER.

MATCH PLATE DETAIL
SCALE: 3" = 1'-0"



2" Open Aluminum Hinge Plug
Welded To Face & Screwed To
Ceiling w/10-3/4" Tok Screws

Inset Of Logo Graphics To Be

3630-157 Applied 1st Surface
To .118" Thick (Makrolon) Where
SL #7328 (B59) Polycarbonate.

Aluminum Face, Rounded Corner
To Be Epoxied, Paint MP2136
Blau (Satin Finish), All Copy To Be
Rounded Out

Routed Out Area Backed Up With
116" Thick (Makroon) White SL
#7326 (B59) Polycarbonate. Attached
To Back Of Face With Double Back
Tape And Slicone

1/2" Thick x 6" x 10" Steel Match Plate

3/16" Thk x 4" x 4" Steel Column

Pharmacokinetics - Absorption

2" x 4" Handrail

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3.4. DNA ENCODING

2'-0" Dia x 4'-8"

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THE 1980S

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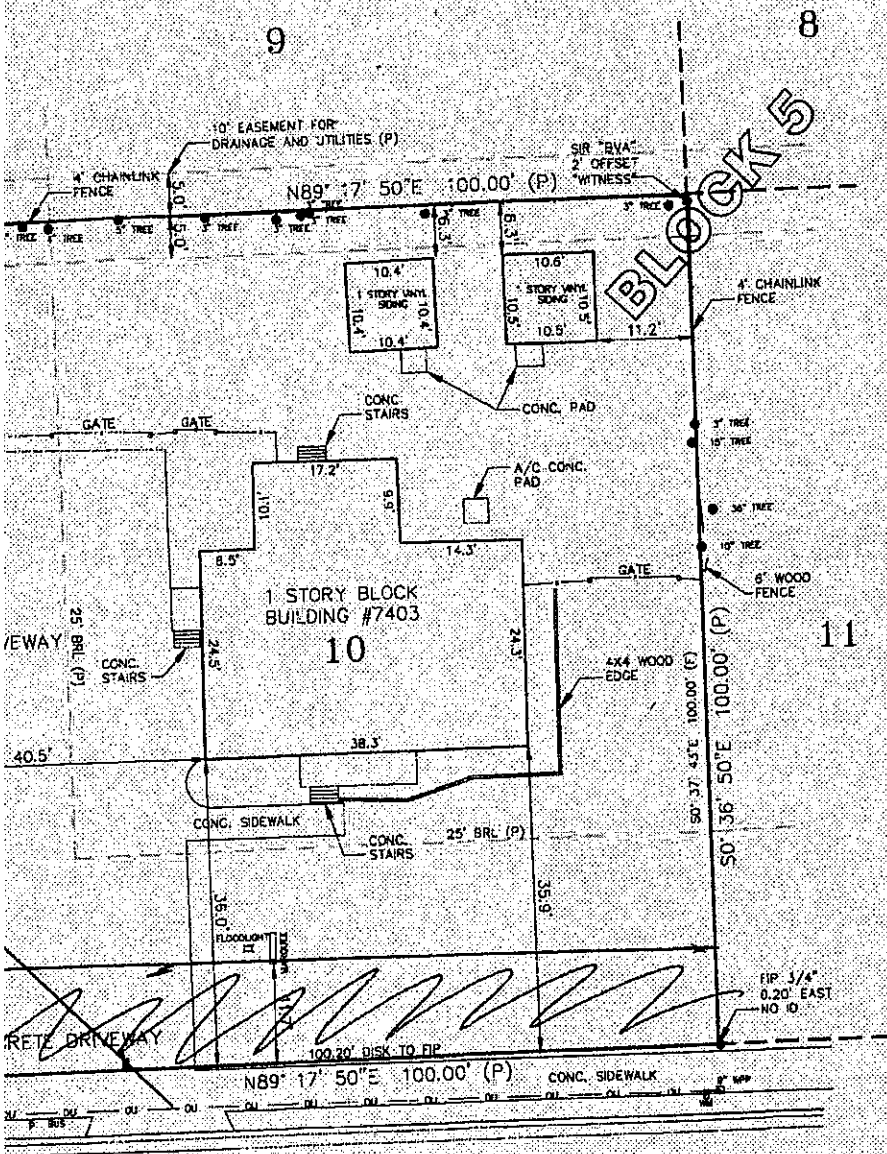
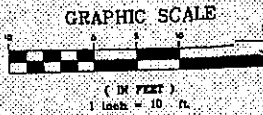
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ARY SURVE
HT ACCORDING TO THE PLAT
E 4 OF THE CURRENT PUBLIC
Y, FLORIDA.



MERRILL ROAD
(80' R/W BY PLAT)

- GENERAL NOTES:
1. THIS MAP REPRESENTS A BOUNDARY SURVEY.
 2. BEARINGS ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD (AN 80 FOOT RIGHT OF WAY) AS RECORDED ON SAID PLAN OF ARLINGTON HILLS UNIT EIGHT.
 3. SUB-GRADE IMPROVEMENTS, IF ANY NOT SHOWN ON THIS SURVEY.
 4. THIS SURVEY PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE POLICY AND ADDITIONAL EASEMENTS AND/OR RESTRICTIONS MAY EXIST, THAT ARE NOT SHOWN HEREON.

NOTE: NO REPRODUCTIONS OF THIS SURVEY MAP PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE UNDERSIGNED.

ROBERT N. MARKLAND, P.L.S., FL. Reg. # 3862
THIS SURVEY NOT VALID UNLESS SIGNED AND EMBOSSED
WITH THE SURVEYOR'S SEAL.

B.V. & Associates, Inc.
Engineers • Surveyors • Planners

Engineers • Surveyors • Planners

6501 Arlington Expressway, Suite B 102 • Jacksonville, Florida
(904) 725-6362 • Fax (904) 723-1455 survey@hondasociates.com
LB #7060 EB #8305

PROJECT NO.: 5740200
OFFICE CAD BY: JHM
DATE OF SURVEY: 08/11/2014
SURVEYED BY: A.V.
CHECKED BY: R.M.M.
FIELD BOOK: 151-2017 F2P
MAP No:

TONY HASSERT-ALLSTATE INSURANCE
7403 MERRILL ROAD
DUVAL COUNTY, FLORIDA

SHEET No.

1
OF 1

LOT 10, BLOCK 5, ARLINGTON HILLS U
THEREOF RECORDED IN PLAT BOOK ;
RECORDS OF DUVAL,

High set back 10' property line

CAUTION: UNDERGROUND GAS LINE

LANSDOWNE DRIVE
(86' R/W BY PLAT)

CONCRETE

FD 3"x3" DISK "R/W"
0.2' IN SIDEWALK

N0° 36' 50"W 100.00' (P)
N0° 37' 43"W (F)
100.20' DISK TO PP

6" WOOD FENCE

FIP-0.20'
NO ID

6" W/F
SLS Δ

6" W/F

9'

| | |
|-------|----------------------|
| A/C | AIR CONDITIONING |
| BRL | BUILDING RESTORATION |
| CONC. | CONCRETE |
| FM | FIRE HYDRANT |
| FIH | FOUND IRON PIN |
| (F) | FIELD |
| CA | GY ANCHOR |
| GLM | GAS LINE MARKER |
| NO ID | NO IDENTIFICATION |
| OU | OVERHEAD UTILITY |
| (P) | PLAT |
| R/W | RIGHT OF WAY |
| SIR | SET IRON ROD |
| SLS | SPEED LIMIT SIGN |
| WLP | WOOD LIGHT POLE |
| WM | WATER METER |
| WPP | WOOD POWER POLE |
| WV | WATER VALVE |

100-5547403 MONTAGUE, THOMAS J. JR. 7/14/1916 - 05 46 512 L.I.

