

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-414

JULY 23, 2015

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 **Ordinance 2015-414**.

Locations: 14236 Mt. Pleasant Road, between Gately Road & Girvin Road

Real Estate Numbers: 160904-0000 & 160903-0010

Current Zoning District: Rural Residential Acre (RR-Acre)

Proposed Zoning District: Residential Low Density – 60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Arlington/Beaches, District 2

Planning Commissioner: Tony Robbins, AICP

City Council District: The Honorable Al Ferraro, District 2

Applicant/Agent: Curtis Hart/Hart Resources LLC
8051 Tara Lane
Jacksonville, FL 32216

Owner: Helen Anderson
14236 Mt. Pleasant Road
Jacksonville, FL 32235

Staff Recommendation: **APPROVE subject to the amendment to RLD-70**

GENERAL INFORMATION

Application for Rezoning Ordinance **2015-414** seeks to rezone 12.84 acres from Rural Residential Acre (RR-Acre) to Residential Low Density 60 (RLD-60). The proposed use would be for single family homes, on 60 foot wide lots. The site is within the LDR functional land use category as defined by the Future Land Use Map series (FLUMs) contained in the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The property has frontage on Mt. Pleasant Road, part of the Wonderwood Corridor, an Arterial Street as classified by the Functional Highway Classification Map of the 2030 Comprehensive Plan, and on Gately

Road, a locally designated road. The project area surrounds a large Department of Transportation retention pond and borders Mt. Pleasant Creek on the east. The site currently has one single family structure located near the water.

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 will be located in a Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The LDR land use category is generally defined as a category that provides for low density residential development. Single-family detached housing should be the predominate development typology in this category. Density, location and mix of uses shall be pursuant to the Development Areas as set forth in the 2030 Comprehensive Plan. The RLD-70 category, as recommended by the staff as an alternative to the RLD-60 category requested, would be for single family detached dwellings, and would be consistent with the surrounding zoning districts that are all contained within the LDR Land Use designation, and allow for up to 7 units per acre maxim 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 3.1.17 “*The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major*

arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of plan, public facilities, and services, and transportation corridors.” The proposed rezoning would be located adjacent to Mt. Pleasant road, part of the Wonderwood Corridor. Mt. Pleasant Road is classified as an Arterial I road, as noted on the Functional Highway Classification Map of the 2030 Comprehensive Plan. The property currently has one driveway located on Mt. Pleasant Road, and also has frontage on Gately Road. The RLD-70 Zoning District, as a proposed alternative to the requested RLD-60, would allow for a better transition of lot sizes, from the established RLD-90 lots adjacent, to the south, while also implementing the above referenced objective of the comprehensive plan, that of locating higher density projects adjacent to major roads, to allow for a more efficient use of land, and reduce the effects of further sprawling influences along this corridor. This echoes Objective 2.1.6 of the Greater Arlington /Beaches Vision Plan: “*Land use patterns shall be consistent with the intensity and density of the affected area, while respecting the hierarchy of traffic patterns and roadways.*” Further, it states, “*Land use patterns should be closely tied to the functional classification of roadways through the provision of location criteria. More specifically, land use categories may have varying degrees of density or other development allowances depending on their proximity to roadways.*”

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. This application for rezoning will allow for the existence of a single-family development, thereby strengthening the viability of the residential area.

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

No. The proposed change in Zoning District is consistent with the Low Density Residential future land use category as defined in the Future Land Use Element of the 2030 Comprehensive Plan. The LDR category allows for densities of up to 7 units per acre, with full urban services, as this site will be able to utilize. The recommended zoning designation of RLD-70 would provide a consistent density with the LDR land use category, while allowing for a transition from Mt. Pleasant Road. The proposed rezoning does not appear to be in conflict with any portion of the City's land use regulations. The recommended lot size of 70 feet in width is generally compatible with surrounding 90 feet wide parcels. The aforementioned lot sizes represent large lot single-family development and provide a greater variety of housing product types within the area.

SURROUNDING LAND USE AND ZONING

The subject property is located on Mt. Pleasant Road and Gately Road. The surrounding uses, land use category and zoning are as follows:

<u>Adjacent Properties</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use</u>
North	LDR/AGR-IV	RLD-90/AGR	Mt. Pleasant Road
East	AGR-IV	RR-Acre	Marsh/Mt. Pleasant Creek
South	LDR/AGR-IV	RLD-90/RR-Acre	Single-family
West	LDR	RLD-90	Single-family

The requested Residential Low Density Zoning District would be consistent with the recommendation of the Wonderwood Connector Corridor Land Use and Zoning Study. The Study indicates that the existing area that the Wonderwood Connector was built through is an established, predominantly residential neighborhood. The study strongly recommends that the residential character of the area be a priority when reviewing changes to the Land Use designation or the Zoning District. The study strongly recommends against introducing any new commercial zoning, but rather encourages a continuation of the existing residential land uses. Single family uses are recommended, as they would retain the established residential nature of the area. Staff does note that the lot size and the total amount of lots is an increase from the surrounding neighborhood, and would recommend that the applicant agree to a change in their request from RLD-60, to RLD-70. This would allow for a more gradual transition from 70 foot wide lots along Mt. Pleasant Road, down to the current 90 foot wide parcels of the existing neighborhood, and provide for a more efficient use of available infill lands. Also, this would better realize Objective 2.1.6 of the Greater Arlington/Beaches Vision plan: “By intensifying development along major corridors and nodes, and reducing development intensity as it approaches lower density neighborhoods and local roadways, the District can create a more sustainable land use pattern which ensures compatibility through a series of transitional zones.”

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing sign was posted on July 2, 2015.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2015-414 be **APPROVED**, provided the applicant is willing to change their requested Zoning District designation to Residential Low Density 70 (RLD-70).



Aerial

*Source: City of Jacksonville Planning and Development Department
Date: July 2, 2015*



Subject Property showing frontage along Gately Road

*Source: City of Jacksonville Planning and Development Department
Date: July 2, 2015*



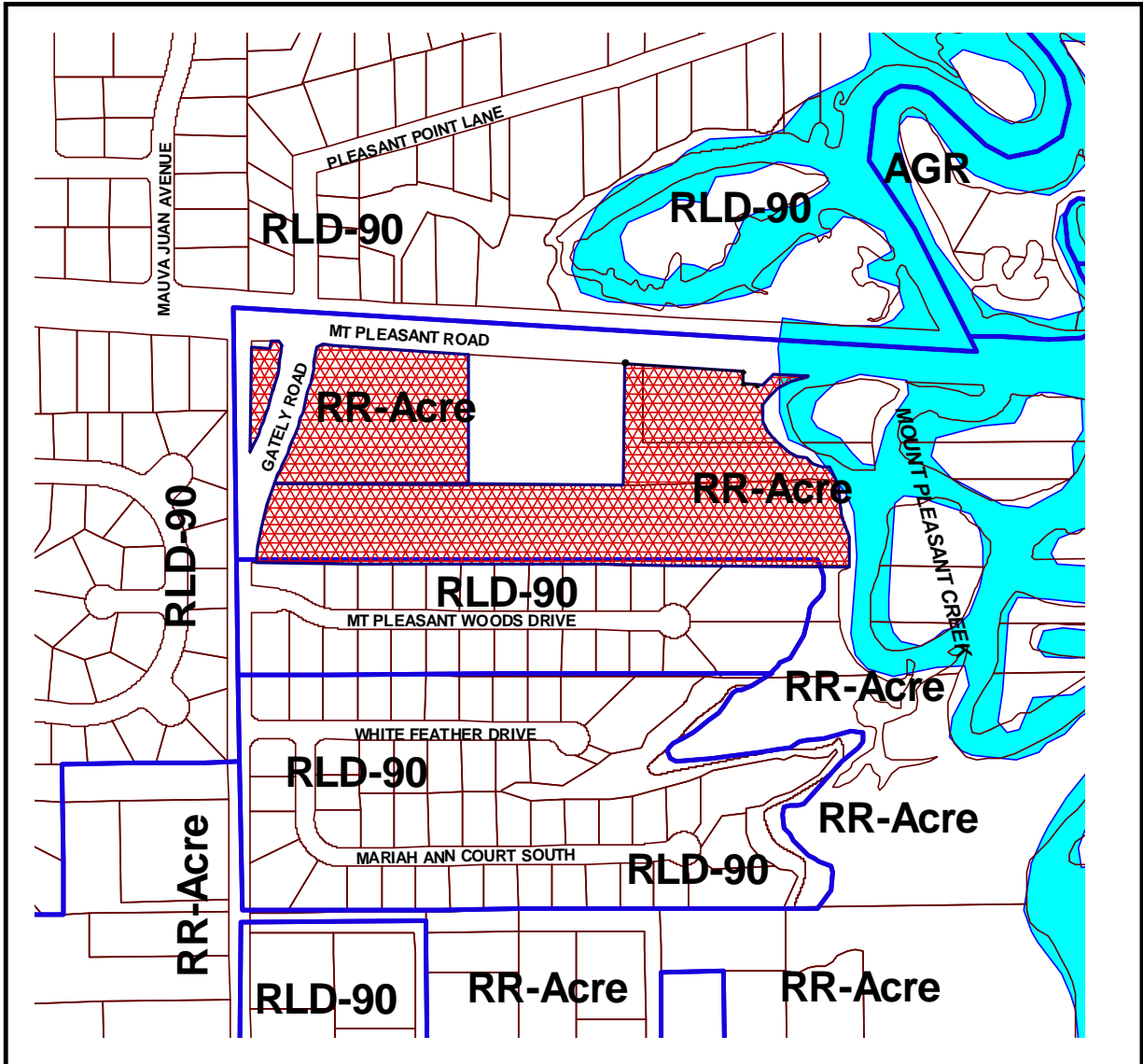
Existing curb cut along Mt. Pleasant Road

*Source: City of Jacksonville Planning and Development Department
Date: July 2, 2015*



Adjacent residential homes across Gately Road

*Source: City of Jacksonville Planning and Development Department
Date: July 2, 2015*



<p>REQUEST SOUGHT:</p> <p>FROM: RR-Acre</p> <p>TO: RLD-60</p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT:</p> <p>2</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2015-0414</p>	<p>TRACKING NUMBER:</p> <p>T-2015-0820</p>	<p>Exhibit 2</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2015-0414 **Staff Sign-Off/Date** CAP / 04/29/2015
Filing Date 06/03/2015 **Number of Signs to Post** 7

Hearing Dates:

1st City Council 07/28/2015 **Planning Commission** 07/23/2015
Land Use & Zoning 08/04/2015 **2nd City Council** N/A

Neighborhood Association COMMUNITIES OF EAST ARLINGTON / GREATER ARLINGTON CIVIC COUNCIL

Neighborhood Action Plan/Corridor Study WONDERWOOD CORRIDOR STUDY

Application Info

Tracking # 820 **Application Status** FILED COMPLETE
Date Started 04/02/2015 **Date Submitted** 04/02/2015

General Information On Applicant

Last Name	First Name	Middle Name
HART	CURTIS	L

Company Name

HART RESOURCES LLC

Mailing Address

8051 TARA LANE

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email
9049935008		CURTISHART1972@ATT.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
ANDERSON	HELEN	ANNE

Company/Trust Name

Mailing Address

14236 MT PLEASANT ROAD

City	State	Zip Code
JACKSONVILLE	FL	32235

Phone	Fax	Email
9049935008		CURTISHART1972@ATT.NET

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

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

Map	160904 0000	2	2	RR-ACRE	RLD-60
Map	160903 0010	2	2	RR-ACRE	RLD-60

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 12.84

Justification For Rezoning Application

THE PROPERTY TO THE SOUTH IS ZONED RLD-90, THIS PROPERTY RLD-60 IS A GOOD TRANSITIONAL ZONING SINCE THERE IS AN EXPRESSWAY TO THE NORTH AND A RIVER TO THE EAST. THE DENSITY FALLS WITHIN LDR LAND USE WITH LESS THAN 7 UNITS PER ACRE. THIS APPLICATION INCLUDES RE# 160903-000, YOUR WEB SITE WILL NOT RECOGNIZE THIS NUMBER.

Location Of Property

General Location

WEST OF GIRVIN ROAD AND EAST OF GATELY ROAD

House #	Street Name, Type and Direction	Zip Code
14236	MT PLEASANT RD	32235

Between Streets

GATELY ROAD and GIRVIN ROAD

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**
12.84 Acres @ \$10.00 /acre: \$130.00
- 3) Plus Notification Costs Per Addressee**
77 Notifications @ \$7.00 /each: \$539.00
- 4) Total Rezoning Application Cost:** \$2,669.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

IN SUPPORT OF 2015-414
TIERA CHASE

1. If the property were developed at RLD 90 and all trees were removed, we would be able to get a density of approximately 53 lots.
2. By developing with RLD 60 zoning, the density will drop well below 50 units total in order to save many magnificent oak trees on the site.
3. North and abutting this property is Mt. Pleasant Road which is the Wonderwood Expressway, a four lane major highway, used to relieve traffic out of the Mayport area including Mayport Naval Air Station. This development will be a great transition between the Expressway and Mt. Pleasant Woods Drive to the South.
4. Immediately to the East is a creek and abutting the creek are two subdivisions one zone RLD 60 and the other is zoned PUD and contains 60 foot lots.
5. Immediately to the West is Gately Road and a parcel of land contained within this zoning that will be developed into a dog park which will provide a buffer between the development and the abutting development across Gately.
6. The property to the South contains thirteen 90 foot lots that range in current value (according to Zillow) from \$233,000 to \$318,000 along Mt. Pleasant Woods Drive.
7. There will be no more than 15 lots on our property that abut the 13 lots and the houses will sell starting in the high two hundred and eighty thousand to an average of \$350,000. These houses will be very similar to the houses contained in Egrets Landing which is

the neighborhood located to the East across the creek from our project.

8. This development becomes a transition zoning between a very well-travelled expressway and very nice subdivision to the South. By allowing us to develop 60 foot lots and save many oak trees on this property, we create a visual as well as a sound buffer development between Mt. Pleasant Woods Drive and Mt. Pleasant/Wonderwood Expressway.
9. Since the new home values in Tiera Chase will exceed the abutting property values, Tiera Chase will in fact increase the adjoining property values.

Checklist / Baseline Review

Application Name

Print Form

Agent / Owner

Intake Planner

<p>Pre-application meeting <input type="text"/></p> <p>Application submitted <input type="text" value="Apr 2, 2015"/></p> <p>Application reviewed <input type="text" value="Apr 29, 2015"/></p> <p>Date sufficient / insufficient <input type="text" value="Apr 23, 2015"/></p> <p>Planning District <input type="text" value="2 - Arlington / Beaches"/></p> <p>Council District <input type="text" value="2 - Al Ferraro"/></p> <p>Council District <input type="text"/></p>	<p>New information received <input type="text" value="Jun 1, 2015"/></p> <p>Sent to OGC <input type="text" value="May 1, 2015"/></p> <p>OGC approved <input type="text" value="Jun 3, 2015"/></p> <p>Date paid <input type="text" value="Apr 29, 2015"/></p> <p>Existing Land Use <input type="text" value="LDR"/></p> <p>Development Area <input type="text" value="Suburban Area (SA)"/></p> <p>Existing Zoning <input type="text" value="RR-Acre"/></p>
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Neighborhood Association(s)

NAP / Town Center / Corridor Study

Downtown Overlay <input type="text" value="NA"/>	Aquatic Preserve <input type="text" value="No"/>	Civilian Notice Zone <input type="text" value="No"/>
DRI <input type="text" value="N/A"/>	Septic Tank Failure Area <input type="text" value="No"/>	Civilian School Zone <input type="text" value="No"/>
Springfield Historic District <input type="text" value="No"/>	Boat Facility Siting Zone <input type="text" value="Yes"/>	Civilian Height Zone <input type="text" value="No"/>
Riverside Historic District <input type="text" value="No"/>	Coastal High Hazard Zone <input type="text" value="Yes"/>	Military Notice Zone <input type="text" value="Yes"/>
Riverside Overlay <input type="text" value="No"/>	Wellhead Protection Zone <input type="text" value="No"/>	Military School Zone <input type="text" value="Yes"/>
Lake Marco Overlay <input type="text" value="No"/>	State Road <input type="text" value="No"/>	Military Height Zone <input type="text" value="150 ft"/>
San Marco Overlay <input type="text" value="No"/>	Outside Suburban Boundry <input type="text" value="No"/>	Noise Contour Zone <input type="text" value="No"/>
Mandarin Height Overlay <input type="text" value="No"/>	Industrial Sanctuary <input type="text" value="No"/>	NAS Jax APZ <input type="text" value="No"/>
Mandarin Road Overlay <input type="text" value="No"/>	Industrial Compatibility <input type="text" value="No"/>	Whitehouse OLF APZ <input type="text" value="No"/>
Mayport <input type="text" value="No"/>	Listed Species Report > 50 acres <input type="text" value="No"/>	Whitehouse OLF Light Restriction Zone <input type="text" value="No"/>

Planner's Comments

The costal high hazard zone is only the portion of the property that borders the water, and does not extend into the property. Military height restriction and notice requirements should not affect single family construction. Boat facility siting is allowed with conditions.

DESCRIPTION AS FURNISHED: 6-2-15

PARCEL 1

THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PART OF GOVERNMENT LOTS 2 AND 3, SECTION 2, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND A PART OF THE UNSURVEYED PORTION OF SAID SECTION 2 LYING BETWEEN SAID GOVERNMENT LOTS 2 AND 3 GOVERNMENT LOT 4 OF SAID SECTION 2, TOWNSHIP 2 SOUTH, RANGE 28 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 2, SECTION 2 WITH THE SOUTHERLY RIGHT OF WAY LINE OF MT. PLEASANT ROAD, SOMETIMES KNOWN AS GIRVIN ROAD (AN 80 FOOT RIGHT OF WAY); THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF MT. PLEASANT ROAD TO THE CENTER OF THE RUN OF MT. PLEASANT CREEK; THENCE SOUTHERLY ALONG THE MEANDERINGS OF THE CENTER OF THE RUN OF MT. PLEASANT CREEK TO WHERE THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID GOVERNMENT LOT 2 WOULD INTERSECT SAID RUN; THENCE EASTERLY ALONG SAID EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF GOVERNMENT LOT 2, THE SAME BEING THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3, TO THE WESTERLY LINE OF ENGLEHARDT'S GREENFIELD SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 1, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID ENGLEHARDT'S GREENFIELD SUBDIVISION, 400 FEET MORE OR LESS TO A POINT WHERE THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF DEED BOOK 1509, PAGE 194 OF SAID PUBLIC RECORDS WOULD INTERSECT SAME; THENCE WESTERLY ALONG SAID EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED IN DEED BOOK 1509, PAGE 194 AND ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS, TO THE SOUTHWEST CORNER THEREOF, THE SAME BEING A POINT IN THE WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 3; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID GOVERNMENT LOTS 3 AND 2, 676 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 1601, PAGE 503 AND THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 426, PAGE 786, EXCEPT PART RECORDED IN OFFICIAL RECORDS VOLUME 5703, PAGE 459, OFFICIAL RECORDS VOLUME 5768, PAGE 1637 AND RIGHT OF WAY RECORDED IN OFFICIAL RECORDS VOLUME 11068, PAGE 2241 AND EXCEPT ANY PART IN ROAD RIGHT OF WAY, PUBLIC OR PRIVATE.

PARCEL 2

SOUTHERLY 150 FEET OF THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF A TRACT OF TEN ACRES, DEEDED BY ELEANOR WRIGHT AND HUSBAND TO CAPTAIN SAMUEL PRINCE, AUGUST 23RD, 1882 AND RECORDED IN BOOK "AJ", PAGE 691, OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, RUNNING THENCE DUE WEST AT 2 DEGREES, 55 MINUTES, VARYING, ALONG SAID PRINCES'S NORTH LINE, AS SURVEYED, TO PRINCES' NORTHWEST CORNER, TO SECTION LINE, 22.7 CHAINS, MORE OR LESS; THENCE NORTH ALONG SECTION LINE 6.06 CHAINS TO THE NORTHWEST CORNER OF LOT THREE (3); THENCE EAST ALONG THE NORTH LINE OF SAID LOT THREE (3), 11.12 CHAINS TO THE LINE OF AN OLD FENCE; THENCE NORTH, 12 DEGREES EAST, ALONG THE LINE OF SAID OLD FENCE TO MT. PLEASANT CREEK 4.40 CHAINS; THENCE ALONG SAID CREEK, EASTERLY AND SOUTHERLY TO A POINT IN THE MARSH OPPOSITE TO POINT OF BEGINNING; THENCE TO POINT OF BEGINNING; CONTAINING SIXTEEN (16) ACRES, MORE OR LESS, THE SAME BEING A PART OF LOTS TWO (2), AND THREE (3) IN SECTION TWO (2), TOWNSHIP TWO (2) SOUTH, RANGE

TWENTY-EIGHT (28), EAST, ALL AS SHOWN ON PLAT RECORDED IN DEED BOOK 1509, PAGE 191, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART OF BOOK 11068 PAGE 2241 AND IN ROAD RIGHT OF WAY, PUBLIC OR PRIVATE.

PARCEL 3

PART OF UNSURVEYED AND PART OF GOVERNMENT LOT 2, SECTION 2, TOWNSHIP 2 SOUTH, RANGE 28 EAST, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, RUNNING THENCE SOUTH ALONG THE WEST LINE OF SECTION 2, 200 FEET FOR THE POINT OF BEGINNING:

THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 2, TO THE WEST LINE OF REPLAT RECORDED IN PLAT BOOK 26, PAGE 83, THENCE SOUTH ALONG THE WESTERLY LINE OF PLAT RECORDED IN PLAT BOOK 26, PAGE 83, TO THE NORTH LINE OF PROPERTY DESCRIBED IN DEED BOOK 1601 PAGE 508, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH LINE OF SAID PROPERTY TO THE WEST LINE OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 28 EAST, THENCE NORTH ALONG THE WEST LINE OF SECTION 2, 50 FEET, MORE OR LESS TO THE POINT OF BEGINNING. (BEING THE PROPERTY DESCRIBED IN BOOK 426 PAGE 386)

LESS AND EXCEPT ANY PART IN BOOK 11068 PAGE 241 AND ROAD RIGHT OF WAY, PUBLIC OR PRIVATE.

"100' PARCEL"

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL, STATE OF FLORIDA, TO-WIT:

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 2, AND A PART OF UNSURVEYED SECTION 2, TOWNSHIP 2 SOUTH, RANGE 20 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE MT. PLEASANT ROAD (AN 80 FOOT RIGHT-OF-WAY) WITH THE WEST LINE OF SAID SECTION 2, THE SAME BEING IN THE CENTER OF GATELY ROAD; THENCE SOUTH 0 DEGREES 27 MINUTES WEST ALONG THE WEST LINE OF SAID SECTION 2, 435.04 FEET THENCE SOUTH 89 DEGREES 41 MINUTES EAST, 1065.7 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 27 MINUTES EAST, 100 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES EAST, 1175 EAST, MORE OR LESS TO THE WATERS OF MT. PLEASANT CREEK; THENCE SOUTHWESTERLY ALONG SAID WATERS FOLLOWING THE MEANDERINGS THERE OF, 110 FEET, MORE OR LESS TO A POINT WHICH BEARS SOUTH 89 DEGREES 41 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 41 MINUTES WEST, 1125 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSE, SAID EASEMENT BEING 50 FEET IN WIDTH, LYING 25 FEET AS MEASURED AT RIGHT ANGLES TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SAID EASEMENT BEING A PART OF GOVERNMENT LOTS 2 AND 3, SECTION 2, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MT. PLEASANT ROAD (AN 80 FOOT RIGHT-OF-WAY) WITH THE WEST LINE OF SAID SECTION 2, THE SAME BEING IN THE CENTER OF GATELY ROAD; THENCE SOUTH 0 DEGREES 27 MINUTES WEST, ALONG THE WEST LINE OF SAID SECTION 2, 435.04 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES EAST 1040.7 FEET TO A POINT FOR THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE NORTH 0 DEGREES 27 MINUTES EAST, 385 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MT. PLEASANT ROAD AND THE TERMINUS OF SAID CENTERLINE.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 2 AND 3, SECTION 2, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 2, THENCE N00°26'19"E, ALONG THE WESTERLY LINE OF SAID SECTION 2 AND ALONG THE CENTERLINE OF GATELY ROAD (A 60' RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 1208.29 FEET TO A POINT ON SAID CENTERLINE; THENCE S89°33'41"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID GATELY ROAD AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE N00°26'19"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 276.93 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOUNT PLEASANT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID MOUNT PLEASANT ROAD THE FOLLOWING 4 COURSES; (1) S86°21'14"E, A DISTANCE OF 50.00 FEET; (2) N03°38'46"E, A DISTANCE OF 20.00 FEET; (3) S86°21'14"E, A DISTANCE OF 23.64 FEET; (4) S41°21'03"E, A DISTANCE OF 12.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1023.26 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°36'28", A DISTANCE OF 296.60 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S16°41'08"W, 295.56 FEET.

CONTAINING 0.31 ACRES MORE OR LESS.

PARCEL "B"

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 2 AND 3, SECTION 2, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 2, THENCE N00°26'19"E, ALONG THE WESTERLY LINE OF SAID SECTION 2 AND ALONG THE CENTERLINE OF GATELY ROAD (A 60' RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 926.21 FEET TO A POINT ON SAID CENTERLINE; THENCE S89°33'41"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GATELY ROAD (A 60' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE S89°41'41"E, A DISTANCE OF 18.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 775.74 FEET AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°03'38", A DISTANCE OF 258.06 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1113.49 FEET; THE AFOREMENTIONED CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N15°14'41"E, 256.88 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°46'39", A DISTANCE OF 326.06 FEET TO A POINT OF NON-TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOUNT PLEASANT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N16°23'11"E, 324.89

FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID MOUNT PLEASANT ROAD THE FOLLOWING 9 COURSES; (1) N66°44'08"E, A DISTANCE OF 18.89 FEET; (2) S86°21'12"E, A DISTANCE OF 25.51 FEET; (3) S86°06'14"E, A DISTANCE OF 360.81 FEET; (4) S00°26'19"W, A DISTANCE OF 343.84 FEET; (5) S89°41'41"E, A DISTANCE OF 409.72 FEET; (6) N00°26'19"E, A DISTANCE OF 321.06 FEET; (7) S86°38'43"E, A DISTANCE OF 315.76 FEET; (8) S03°21'17"W, A DISTANCE OF 32.81 FEET; (9) S86°38'34"E, A DISTANCE OF 36 FEET MORE OR LESS TO A POINT ON THE MEAN HIGH WATER LINE OF MOUNT PLEASANT CREEK; THENCE SOUTHERLY ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 600 FEET MORE OR LESS TO A POINT THAT BEARS S89°47'30"E FROM THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY BOUNDARY LINE OF MT. PLEASANT WOODS AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGES 18-18C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE N89°47'30"W, ALONG SAID NORTHERLY BOUNDARY LINE OF MT. PLEASANT WOODS, A DISTANCE OF 1473 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 12.84 ACRES MORE OR LESS.

Dated 4-16.15

LESS AND EXCEPTING: 37-2S-28E 17.130, JOHN MCQUEEN GRANT, PT RECD O/R 8163-1080

DESCRIPTION AS FURNISHED:

PARCEL "A"

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 2 AND 3, SECTION 2, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 0.31 ACRES MORE OR LESS.

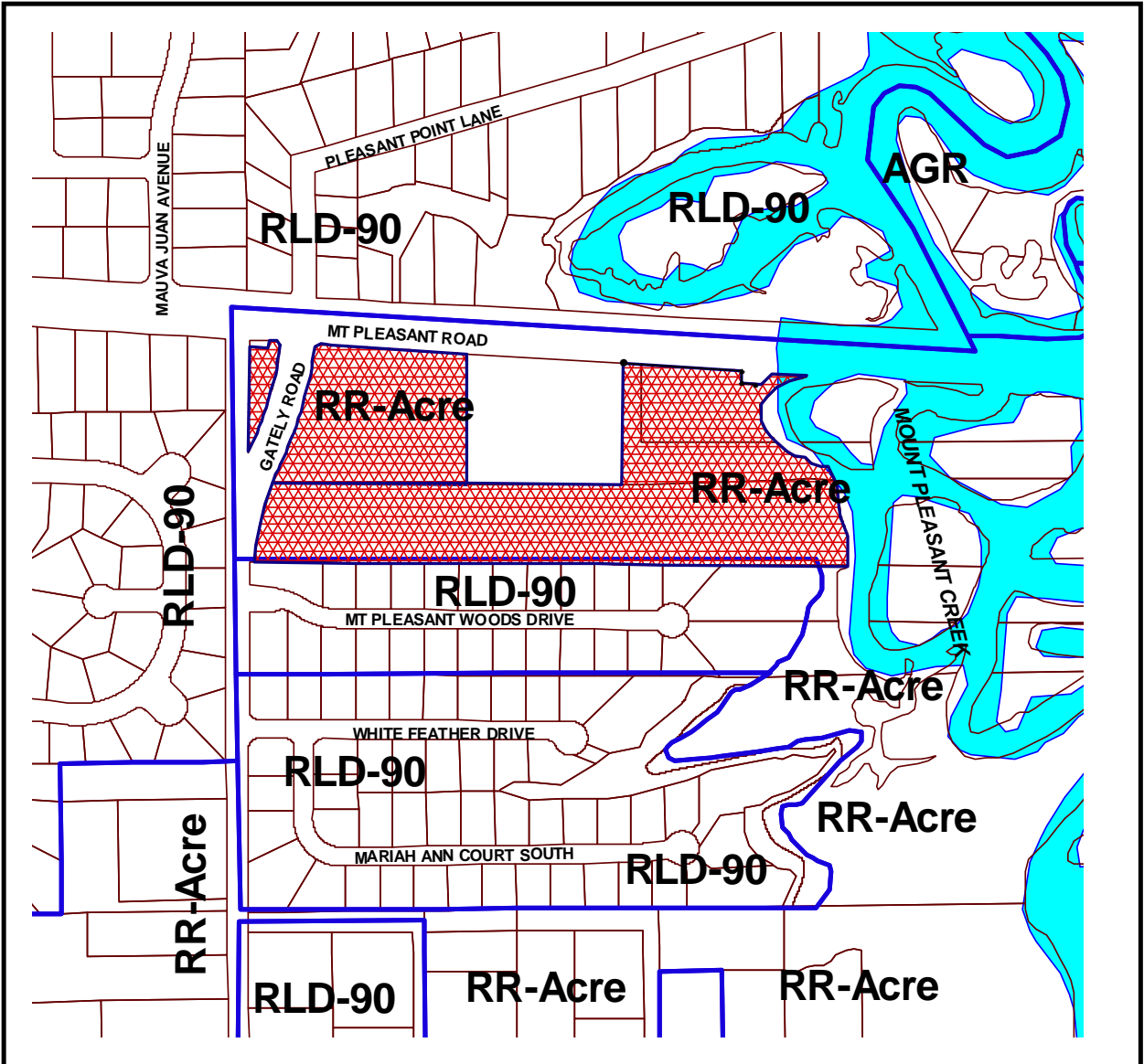
PARCEL "B"

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 2 AND 3, SECTION 2, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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N00°26'19"E, A DISTANCE OF 321.06 FEET; (7) S86°38'43"E, A DISTANCE OF 315.76 FEET; (8) S03°21'17"W, A DISTANCE OF 32.81 FEET; (9) S86°38'34"E, A DISTANCE OF 36 FEET MORE OR LESS TO A POINT ON THE MEAN HIGH WATER LINE OF MOUNT PLEASANT CREEK; THENCE SOUTHERLY ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 600 FEET MORE OR LESS TO A POINT THAT BEARS S89°47'30"E FROM THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY BOUNDARY LINE OF MT. PLEASANT WOODS AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGES 18-18C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE N89°47'30"W, ALONG SAID NORTHERLY BOUNDARY LINE OF MT. PLEASANT WOODS, A DISTANCE OF 1473 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 12.84 ACRES MORE OR LESS.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-Acre</p> <p>TO: RLD-60</p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT:</p> <p style="text-align: center;">2</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2015-0414</p>	<p>TRACKING NUMBER:</p> <p>T-2015-0820</p>	<p style="text-align: center;">Exhibit 2</p>

EXHIBIT A - Property Ownership Affidavit

Date: 3/24/15

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:
14236 & 14254 Mt. Pleasant Rd., Jacksonville, FL 32225

To Whom it May Concern:

I Helen Anne Anderson hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Helen A. Anderson

By _____

Print Name: Helen Anne Anderson

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 24th day of MARCH 2015 by HELEN A. ANDERSON, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____

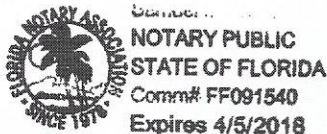


EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 3/24/15

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: 14236 & 14254 Mt. Pleasant Rd., Jacksonville, FL 32225

To Whom it May Concern:

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 Hart Resources, LLC (Curtis L. Hart) and/or KB Home Jacksonville LLC to act as agent to file application(s) for rezoning _____ 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.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Helen A. Anderson

By _____

Print Name: Helen Anne Anderson

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 24th day of March 2015, by HELEN A. ANDERSON, who is personally known to me or who has produced _____ as identification and who took an oath.

(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____



Samuel L. LePrell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF091540
Expires 4/5/2018

STATUTORY WARRANTY DEED - 120

VOL 5703 PG 459

FINANCIAL... THIS INSTRUMENT WAS PREPARED BY... MARY T. ANDERSON... WILL CALL 586960

OFFICIAL RECORDS SPECIAL

Warranty Deed

THIS INDENTURE, Made this 26th day of September A.D. 19 83 BETWEEN JAMES P. YOUNG, JR. and MARY ANNE YOUNG, his wife,

of the County of Duval, State of Florida, parties of the first part, and HELEN ANNE ANDERSON, whose post office address is 355 Monument Road 18F

of the County of Duval, State of Florida, party of the second part, WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Dollars, LOVE AND AFFECTION

to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said party of the second part, her heirs and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

A parcel of land in Government Lot 3, Section 2, and a parcel of unsurveyed Section 2, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as commencing at the intersection of the southerly right-of-way line of Mt. Pleasant Road (an 80 foot right-of-way) with the West line of said Section 2, the same being in the center of Gately Road; thence South 0°27' West along the West line of said Section 2, 435.04 feet; thence South 89°41' East, 1065.7 feet to the point of beginning; thence North 0°27' East, 100 feet; thence South 89°41' East, 1175 feet more or less to the waters of Mt. Pleasant Creek; thence Southwesterly along said water following the meanderings thereof, 110 feet more or less to a point which bears South 89°41' East from the point of beginning; thence North 89°41' West, 1125 feet more or less to the point of beginning. Containing 2.6 acres more or less.

TOGETHER WITH an easement for ingress, egress and utilities purposes, said easement being 50 feet in width, lying 25 feet as measured at right angles to each side of the following described centerline, said easement being a part of Government Lots 2 and 3, Section 2, Township 2 South, Range 28 East, Duval County, Florida and being more particularly described as commencing at the intersection of the southerly right-of-way line of Mt. Pleasant Road (An 80 foot right-of-way) with the West line of said Section 2, the same being in the center of Gately Road; thence South 0°27' West, along the West line of said Section 435.04 feet; thence South 89°41' East, 1040.7 feet to a point for the point of beginning of said centerline; thence North 0°27' East, 385 feet more or less to the Southerly right-of-way line of said Mt. Pleasant Road and the terminus of said centerline.

And the said party of the first part, for themselves and for their heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, her heirs and assigns, that the said party of the first part, at the time of the sealing and delivery of these presents, is lawfully seized of and in all and singular the above granted, bargained and described premises, with the appurtenances, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seal this day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Signatures of James P. Young, Jr. (SEAL), Mary Anne Young (SEAL), Barbara J. Chancey, and another witness.

STATE OF FLORIDA COUNTY OF DUVAL

Before me personally appeared JAMES P. YOUNG, JR. and MARY ANNE YOUNG, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 26th day of September 1983 at Jacksonville, County and State aforesaid.

83-77187 Sep 27 12 24 PM '83

Notary Public in and for the County and State aforesaid. My commission expires...

Handwritten notes: W P T. Anderson Will call 586960

Vol 5768-1637
OFFICIAL RECORDS

QUIT CLAIM DEED

THIS INDENTURE, Made this 5th day of March, 1984, between
JAMES P. YOUNG, JR. & MARY ANNE YOUNG, his wife
of the County of Duval, State of Florida, parties of the first part, and
HELEN ANNE ANDERSON
whose mailing address is: 14236 NT. PLEASANT ROAD, Jacksonville 32225
of the County of Duval, State of Florida, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN AND OTHER VALUABLE CONSIDERATION (\$10.00) DOLLARS, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, their heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval State of Florida, to-wit:

THAT PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

SUBJECT to covenants, restrictions, easements and reservations of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have caused this instrument to be executed in their names, the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

[Signature] (SEAL)
James P. Young, Jr.
[Signature] (SEAL)
Mary Anne Young
[Signature]
Witnesses

STATE OF FLORIDA)
COUNTY OF DUVAL) ss.

The foregoing instrument was acknowledged before me this date by JAMES P. YOUNG, JR. & MARY ANNE YOUNG, his wife, known by me to be the persons described in and who executed said instrument.

DATED this 5th day of March, 1984.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: _____
Notary Public - State of Florida - At Large
My Commission Expires 03/24/1987

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
00.45

net - Helen Anderson
P.O. Box 17294
9c

VOL. 5768 Pt. 1638
OFFICIAL RECORDS

being 50 feet in width, lying 25 feet as measured at right angles to each side of the following described centerline, said easement being a part of Government Lots 2 and 3, Section 2, Township 2 South, Range 28 East, Duval County, Florida and being more particularly described as commencing at the intersection of the Southerly right-of-way line of Mt. Pleasant Road (an 80 foot right-of-way) with the West line of said Section 2, the same being in the center of Gately Road; thence South 0° 27' West, along the West line of said Section 435.04 feet; thence South 89° 41' East, 1040.7 feet to a point for the point of beginning of said centerline; thence North 0° 27' East, 385 feet more or less to the Southerly right-of-way line of said Mt. Pleasant Road and the terminus of said centerline.

84- 21415

MAR 7 2 24 PM '84

RECORDED & INDEXED
MAR 7 1984
DUVAL COUNTY, FLORIDA
REC'D BY: [Signature]
1100 N. GUY W. ROAD

VOL 6227 PG 797
OFFICIAL RECORDS

Quit-Claim Deed

Made this 4th day of November A. D. 1986 BETWEEN

EPP THORNTON ANDERSON and HELEN ANNE ANDERSON, his Wife
of the County of Duval, State of Florida, parties of the first part, and

Helen Anne Anderson whose address is 14236 Mt. Pleasant Dr., Jax, FL
of the County of Duval, State of Florida, party of the second part,

WITNESSETH: that the said parties of the first part, for and in consideration of the sum of
Ten Dollars and 00/100 (10.00) Dollars,
in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have
remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto
the said party of the second part, and her heirs, successors and assigns forever, the following de-
scribed land, situate, lying and being in the County of Duval, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"



Prepared and Return to: Ned P. Price, Esquire
203 Washington Street
Jacksonville, FL 32202

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belong-
ing or to anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of
the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the
said party of the second part, her heirs, successors and assigns forever.
In Witness Whereof, the said parties of the first part have hereunto set their hands and
seals the day and year first above written.
Signed and Sealed in Our Presence:

Sandra P. Ruda
Quarre N. Roberts

EPP THORNTON ANDERSON SEAL
Epp T. Anderson SEAL
HELEN ANNE ANDERSON SEAL
Helen Anne Anderson SEAL

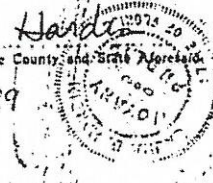
STATE OF FLORIDA
COUNTY OF DUVAL

Before me personally appeared EPP THORNTON ANDERSON

known to me well known
and known to me to be the individual described in and who executed the foregoing instrument, and acknowl-
edged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 4th day of November, 1986
of Duval County and State aforesaid

Laura D. Hardin
Notary Public in and for the County and State aforesaid
My Commission expires 7-28-89





STATE OF FLORIDA
COUNTY OF DUVAL

Before me personally appeared Helen Anne Anderson, to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 10th day of October 1986, at Jacksonville, Duval County, Florida.

Susan E. Adams
Notary Public in and the State of Florida
My Commission expires:

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Mar. 23, 1987

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OFFICIAL RECORDS

EXHIBIT "A"

A parcel of land in Government Lot 3, Section 3 and a part of unsurveyed Section 5, Township 8 South, Range 18 East, Duval County, Florida, being more particularly described as commencing at the intersection of the southerly right-of-way line of Mt. Pleasant Road (an 80 foot right-of-way) with the West line of said Section 3, the same being in the center of Gately Road; thence South 0°27' West along the West line of said Section 3, 435.84 feet; thence South 89°41' East, 1049.7 feet to a point for the point of beginning; thence North 0°27' East, 100 feet; thence South 89°41' East, (175 feet more or less to the waters of Mt. Pleasant Creek; thence Southwesterly along said waters following the meanderings thereof, 110 feet more or less to a point which bears South 89°41' East from the point of beginning; thence North 89°41' West, 1125 feet more or less to the point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities purposes said easement being 50 feet in width, lying 25 feet as measured at right angles to each side of the following described centerline, said easement being a part of Government Lots 2 and 3, Section 3, Township 8 South, Range 18 East, Duval County, Florida and being more particularly described as commencing at the intersection of the southerly right-of-way line of Mt. Pleasant Road (an 80 foot right-of-way) with the West line of said Section 3, the same being in the center of (Gately Road; thence South 0°27' West, along the West line of said Section 3, 435.84 feet; thence South 89°41' East, 1049.7 feet to a point for the point of beginning of said centerline; thence North 0°27' East, 388 feet more or less to the southerly right-of-way line of said Mt. Pleasant Road and the terminus of said centerline.

86-121349
Nov 13 12 21 PM '85

DUVAL COUNTY PUBLIC
RECORDS DEPARTMENT
DUVAL COUNTY, FLA.

1

vol 2424 1089

WARRANTY DEED
DREW'S FORM 01 (REV.)

OFFICIAL RECORDS

Manufactured and for sale by The H. & W. B. Drew Company
Jacksonville, Florida

This Warranty Deed Made the 22nd day of July A. D. 19 60 by
J. P. YOUNG & ELLA I. YOUNG, his wife,

hereinafter called the grantor, to

JAMES P. YOUNG, JR., and MARY ANNE YOUNG, his wife,

whose postoffice address is 10000 Atlantic Boulevard, Jacksonville, Florida,
hereinafter called the grantees:

(Wherever used herein the terms "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 \$ 10,00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in County, Florida, viz:

That certain tract or parcel of land, being a part of Government Lots 2 and 3, Section 2, Township 2 South, Range 28 East, Duval County, Florida, and a part of the unsurveyed portion of said Section 2 lying between said Government Lots 2 and 3 and Government Lot 4 of said Section 2, Township 2 South, Range 28 East, and being more particularly described as beginning at the intersection of the westerly boundary of said Government Lot 2, Section 2 with the southerly right of way line of Mt. Pleasant Road, sometimes known as Girvin Road (an 80 foot right of way); thence easterly along said southerly right of way line of Mt. Pleasant Road to the center of the run of Mt. Pleasant Creek; thence southerly along the meanderings of the center of the run of Mt. Pleasant Creek to where the easterly prolongation of the south line of said Government Lot 2 would intersect said run; thence easterly along said easterly prolongation of the southerly boundary of Government Lot 2, the same being the northerly boundary of said Government Lot 3, to the easterly line of Englehardt's Greenfield Subdivision as recorded in Plat Book 20, page 3 of the current public records of said County; thence southerly along the westerly line of said Englehardt's Greenfield Subdivision, 400 feet more or less to a point where the easterly prolongation of the southerly boundary of Deed Book 1509, page 134 of said Public Records would intersect same; thence westerly along said easterly prolongation of the southerly boundary of the lands described in Deed Book 1509, page 134 and along the southerly boundary of said lands, to the southwest corner thereof, the same being a point in the westerly boundary of said Government Lot 3; thence northerly along the westerly boundary of said Government Lots 3 and 2, 636 feet more or less to the point of beginning. Excepting therefrom the lands described in Deed recorded in Deed Book 1601, page 508 and the lands described in Official Records Volume 426, page 386.

Vol 2424#1089

WARRANTY DEED
DEED'S FORM OF 1927.)

OFFICIAL RECORDS

Manufactured and for sale by The H. & W. B. Drew Company
Jacksonville, Florida

This Warranty Deed Made the 22nd day of July A. D. 19 60 by
J. P. YOUNG & ELLA D. YOUNG, his wife,

hereinafter called the grantor, to

JAMES P. YOUNG, JR., and MARY ANNE YOUNG, his wife,

whose postoffice address is 10000 Atlantic Boulevard, Jacksonville, Florida,
hereinafter called the grantees:

(Wherever used herein the terms "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 \$ 10,00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
mises, releases, conveys and confirms unto the grantees, all that certain land situate in
County, Florida, vtz:

That certain tract or parcel of land, being a part of Government Lots
2 and 3, Section 2, Township 2 South, Range 28 East, Duval County, Florida,
and a part of the unsurveyed portion of said Section 2 lying between said
Government Lots 2 and 3 and Government Lot 4 of said Section 2, Township
2 South, Range 28 East, and being more particularly described as beginning
at the intersection of the Westerly boundary of said Government Lot 2, Section
2 with the Southerly right of way line of Mt. Pleasant Road, sometimes known
as Girvin Road (an 80 foot right of way); thence Easterly along said Southerly
right of way line of Mt. Pleasant Road to the center of the run of Mt. Pleasant
Creek; thence Southerly along the meanderings of the center of the run of Mt.
Pleasant Creek to where the Easterly prolongation of the South line of said
Government Lot 2 would intersect said run; thence Easterly along said Easterly
prolongation of the Southerly boundary of Government Lot 2, the same being the
Northerly boundary of said Government Lot 3, to the Westerly line of Englehardt's
Greenfield Subdivision as recorded in Plat Book 20, page 1 of the current public
records of said County; thence Southerly along the Westerly line of said Engle-
hardt's Greenfield Subdivision, 400 feet more or less to a point where the East-
erly prolongation of the Southerly boundary of Deed Book 1509, page 194 of said
Public Records would intersect same; thence Westerly along said Easterly pro-
longation of the Southerly boundary of the lands described in Deed Book 1509,
page 194 and along the Southerly boundary of said lands, to the Southwest corner
thereof, the same being a point in the Westerly boundary of said Government Lot
3; thence Northerly along the Westerly boundary of said Government Lots 2 and 3,
638 feet more or less to the point of beginning. Excepting therefrom the lands
described in Deed recorded in Deed Book 1501, page 508 and the lands described
in Official Records Volume 426, page 286.

Vol. 2424 #1090
OFFICIAL RECORDS

DUVAL
COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
LPR2-65
COMPTROLLER
PB.190112
1000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

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

And the grantor hereby covenants with said grantees 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 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, except taxes accruing subsequent to December 31, 19 60

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:

J. P. Young

Ella D. Young

J. P. Young

Ella D. Young

STATE OF Florida
COUNTY OF Duval

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

J. P. YOUNG & ELLA D. YOUNG, his wife

the persons described in and who executed the
they acknowledged before me that they
head and official seal in the County and
this 22nd day of
A. D. 19 60

J. P. Young
PUBLIC STATE OF FLORIDA AT LARGE
COMMISSION EXPIRES: *Oct. 20, 1963*

SPACE BELOW FOR RECORDS USE
65-19494
Apr 2 10 50 AM '65
FILED AND RECORDED IN PUBLIC
RECORDS OF DUVAL COUNTY, FLA.
L. M. ...
CLERK OF COUNTY

VOL 426 PAGE 386
OFFICIAL RECORDS

Warranty Deed

3

THIS INSTRUMENT, Made this 27th day of September, A.D. 1957 BETWEEN

J. P. YOUNG and ELLA F. YOUNG, his wife,
of the County of Duval, State of Florida, part les of the first part, and
JAMES P. YOUNG, Jr., and MARY ANN YOUNG, his wife, part les of the second part.

of the County of Duval, State of Florida, part les of the second part.

WITNESSETH: That the said part les of the first part for and in consideration of the sum of
TEN (\$10.00) DOLLARS and other good and valuable considerations - - - - Dollars.

to them in hand paid by the said part les of the second part, the receipt whereof is hereby acknow-
ledged, have granted, bargained and sold to the said part les of the second part,

their heirs and assigns forever, the following described land, situate, lying and being in the
County of Duval, State of Florida, to wit:

Part Unsurveyed and part of Government Lot 2, Section 4, Town 12 S, Range 18 East, more particularly described as Beginning at the Southwest corner of Government Lot 2, running thence South along the West line of Section 2, 100 feet for point of beginning; thence West parallel to the South line of Lot 2, to the West line of Record recorded in Plat Book 10, page 27, thence South along the West line of said record in Plat Book 10, page 27 to the North line of property described in Deed Book 1001, page 507, current public records of Duval County, Florida; thence East along the North line of said property to the East line of Section 2, Township 12 South, Range 18 East, thence North along the East line of Section 2, 50 feet, more or less, to the point of beginning.



Together with all riparian rights thereunto belonging to herein described property or in anywise appertaining also to the property heretofore conveyed by said Grantors to herein described Grantee by Deed recorded in Deed Book 1001, at page 507, of the current public records of Duval County, Florida.



And the said part les of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons who may soever.

In Witness Whereof, the said part les of the first part have hereunto set their hand and seal of the day and year first above written.

Signed and Sealed in Our Presence:

John R. Walsh
J. P. Young
SEAL
SEAL
SEAL
SEAL

STATE OF FLORIDA
COUNTY OF DUVAL

Before me personally appeared J. P. YOUNG and ELLA F. YOUNG, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 27th day of September 1957, at Jacksonville, County and State aforesaid.

206-772-B
1955 JAN 15 12:33

John R. Walsh
Notary Public in and for the County and State Aforesaid.
My commission expires: Sept. 15, 1959

Notary Seal for Florida

DEED 1509 PAGE 194
Quit-Claim Deed

This Deed, Executed this 19th day of June, A. D. 19 51, by Marian Jacobs, erroneously listed in that certain Warranty Deed, dated May 1, 1943 as Marian Jacobs Raulins, the wife of Donald Edward Raulins, of the County of Ulster, and State of New York,

party of the first part, and J. P. Young and Ella D. Young, his wife, whose postoffice address is Route 1, Box 178-B, Jacksonville, of the County of Duval and State of Florida

part les of the second part,

Witnesseth, That the said part y of the first part, for and in consideration of the sum of Fifteen Hundred (\$1500.00) Dollars,

in hand paid by the said part les of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said parties of the second part, and their heirs, successors and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Duval, State of Florida, to-wit:

All that part of the following described Real Estate, lying and being West of the right of way of the County Road:-
Commencing at the Northeast Corner of a tract of ten acres, deeded by Eleanor Wright and Husband to Captain Samuel Prince, August 23rd, 1882 and recorded in Book "AJ", Page 691, of the Former Public Records of said Duval County, Running thence due West at 2 degrees, 55 minutes, varying, along said Prince's North line, as surveyed, to Prince's Northwest corner, to Section line, 22.7 Chains, more or less; Thence North along Section line 6.06 Chains to the Northwest corner of Lot Three (3) 11.12 Chains to the line of an old fence; Thence North, 12 degrees East, along the line of said old fence to Mt. Pleasant Creek 4.40 chains; Thence along said Creek, Easterly and Southerly to a point in the Marsh opposite to point of beginning; containing sixteen (16) acres, more or less; the same being a part of Lots Two (2) and Three (3) in Section Two (2), Township Two (2) South, Range Twenty-eight, East.
Together with all riparian rights thereunto belonging or in anywise appertaining. Being all of that same property described in deed recorded in Deed Book 679 page 1, C.P.R. Duval County, Fla.



to have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part les of the second part, their heirs, successors and assigns forever.

In Witness Whereof, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

Mary H. Callahan
Mary H. Callahan

erroneously listed in that certain Warranty Deed, dated May 1, 1943 as Marian Jacobs Raulins, the wife of Donald, Edward Raulins,

State of FLORIDA
County of DUVAL

I Hereby Certify, That on this day before me, an officer duly authorized to take acknowledgments, personally appeared Marian Jacobs, erroneously listed in that certain Warranty Deed, dated May 1, 1943, as Marian Jacobs Raulins, the wife of Donald Edward Raulins, to me well known to be the individual described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

And I Further Certify, That the said

~~Woman to me to be the wife of the said~~
~~on a separate and private examination, taken and made by and before me, separately and apart~~
~~from her said husband, did acknowledge that she executed said instrument freely and voluntarily~~
~~and without any compulsion, constraint, apprehension or fear of or from her said husband.~~

Witness my hand and official seal at Jacksonville,
County of Duval and State of Florida

this 19th day of June

A. D. 1951.

Mary W. Callahan

Notary Public, State of Florida or Lewis
My commission expires Oct 21, 1953.
Bonded by American Surety Co. of N. Y.

Quit-Claim Deed

From

To

Dated _____ 19__

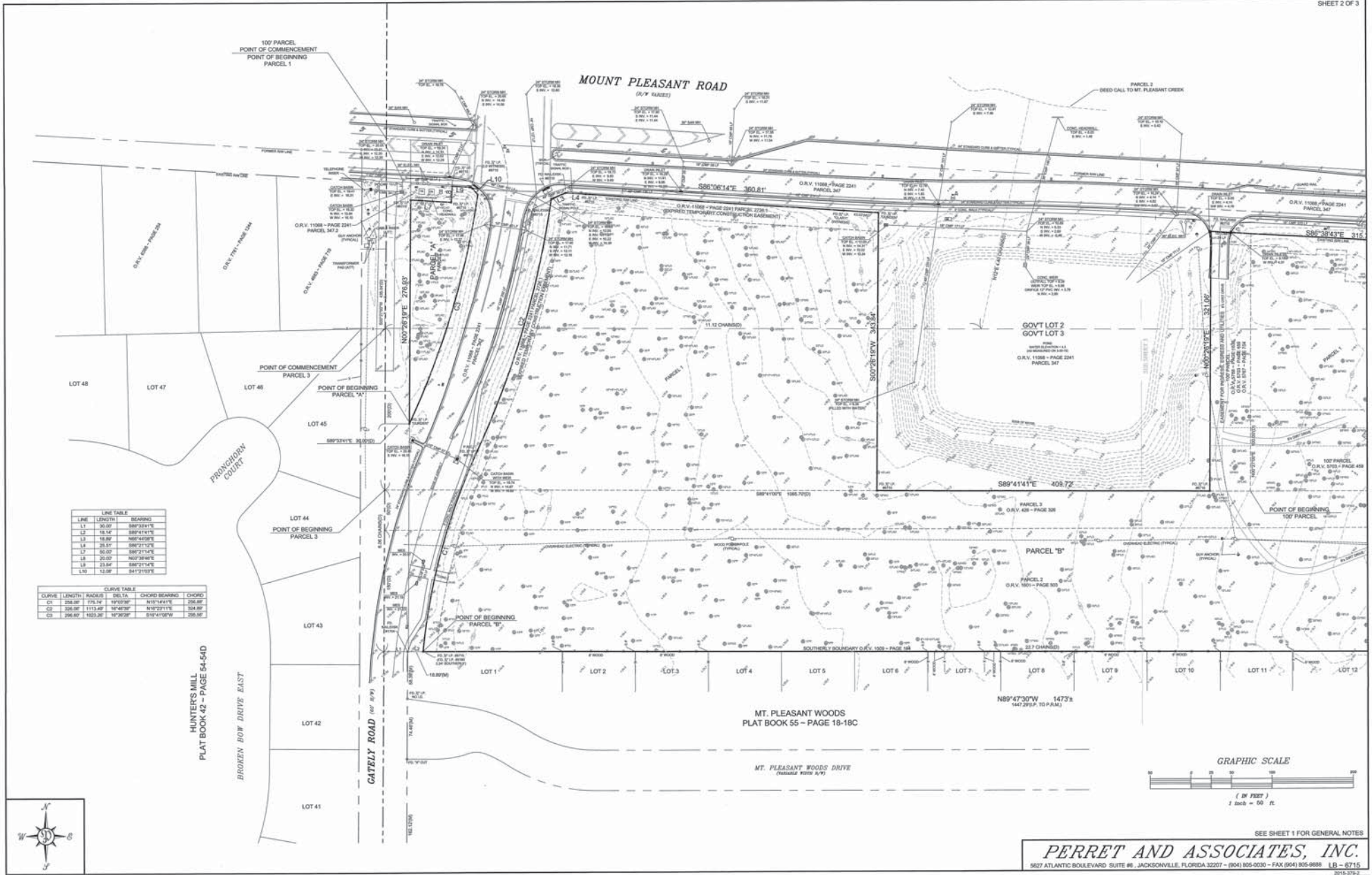
State of Florida,
County of _____

On this _____ day of _____ A. D. 19__ at _____ o'clock _____ m. this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages _____ of Book _____ in the public records of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit of said State, in and for said County.

Clerk

824-620 A

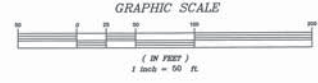


LINE TABLE

LINE	LENGTH	BEARING
L1	30.00	S88°21'41\"E
L2	18.14	S88°14'15\"E
L3	18.89	N82°48'05\"E
L4	28.57	S87°21'15\"E
L5	50.00	S87°21'15\"E
L6	23.84	S87°21'15\"E
L7	13.59	S47°21'15\"E

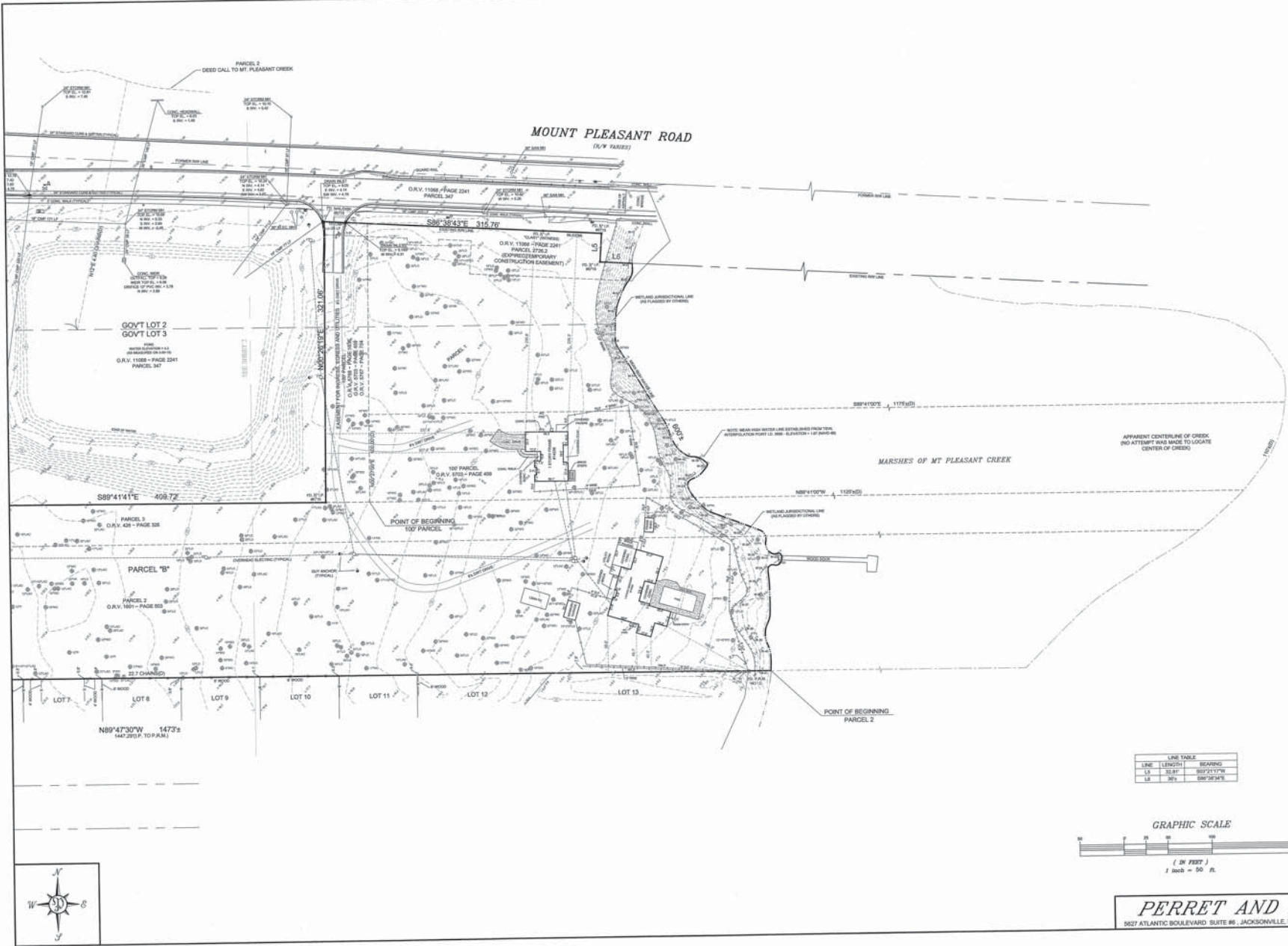
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	258.00	1717.74	19°29'59\"	N10°14'41\"E	258.00
C2	326.00	1113.49	18°46'57\"	N10°21'15\"E	326.00
C3	298.67	1023.28	18°29'28\"	S49°41'30\"W	298.67



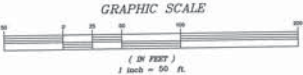
SEE SHEET 1 FOR GENERAL NOTES

PERRET AND ASSOCIATES, INC.
 5827 ATLANTIC BOULEVARD SUITE #6 JACKSONVILLE, FLORIDA 32207 - (904) 905-0030 - FAX (904) 905-8888 LB - 6715
 904-905-3323



POINT	NORTHING	EASTING
W1	218024.8415	80071.1815
W2	218044.8200	80099.7900
W3	218038.4775	80084.2961
W4	218007.7875	80063.5240
W5	218049.8800	80033.7730
W6	218047.6200	80034.5070
W7	218045.8400	80034.7770
W8	218045.4800	80045.8170
W9	218042.8000	80050.6230
W10	218041.5900	80050.7600
W11	218039.7700	80071.8770
W12	218036.8110	80050.7450
W13	218037.1000	80034.8990
W14	218034.4700	80031.8600
W15	218034.8770	80045.8990
W16	218034.5200	80045.8100
W17	218033.4900	80047.3970
W18	218033.2600	80045.2690
W19	218033.9270	80043.2730
W20	218034.3630	80040.3000
W21	218034.7980	80041.8170
W22	218034.7100	80047.6000
W23	218037.1700	80045.6900
W24	218037.7700	80047.8870
W25	218037.8700	80048.9900
W26	218036.7700	80042.4770
W27	218035.4700	80047.2200
W28	218033.1070	80049.4480
W29	218035.7200	80049.3740
W30	218035.8970	80051.6000
W31	218031.0540	80078.1700
W32	218031.0540	80078.1700
W33	218031.0540	80078.1700
W34	218031.0540	80078.1700
W35	218031.0540	80078.1700
W36	218031.0540	80078.1700
W37	218031.0540	80078.1700
W38	218031.0540	80078.1700
W39	218031.0540	80078.1700
W40	218031.0540	80078.1700
W41	218031.0540	80078.1700

LINE	LENGTH	BEARING
LS	32.81'	S89°17'17\"/>



SEE SHEET 1 FOR GENERAL NOTES
PERRET AND ASSOCIATES, INC.
 9627 ATLANTIC BOULEVARD SUITE 86 JACKSONVILLE, FLORIDA 32207 - (904) 805-0000 - FAX (904) 805-8888 LB - 6715