

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE
ORDINANCE 2015-0418 (WRF-15-07)

AUGUST 4, 2015

Location: 14971 Yellow Bluff Road between Yellow Bluff
and Starratt Roads

Real Estate Number: 106166-0300

Waiver Sought: Reduce the required minimum road frontage from
80 feet to 0 feet for a single family dwelling

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

Current Land Use Category: Rural Residential (RR)

Planning District: North – 6

Planning Commissioner: Lisa King

City Council Representative: The Honorable Al Ferraro, District 2

Owner: Robert and Ila Creech
3014 Sunset Landing Drive
Jacksonville, Florida 32226

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2015-0418** (WRF-15-07) seeks to reduce the required minimum road frontage in the RR-Acre zoning district from 80 feet to 0 feet for a proposed single-family dwelling to be located on the property. The subject property contains approximately 5.99 acres. There was another Waiver of Road Frontage (WRF-01-14) that was approved adjacent to the south of the subject property.

DEFINITION

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

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application meets all of the following criteria:

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

Yes. The subject property is 5.99 acres in size meets the minimum required land area of 1 acre to accommodate the existing single-family dwelling. Furthermore, the owner is not able to acquire any of the surrounding properties to gain access to Yellow Bluff without incurring a serious economic burden.

If approved, the request will result in development of a property that is consistent with the size, uses and essential character of the surrounding area. The building permit process will ensure that existing single-family dwelling will comply with all applicable provisions of the Florida Building Code for public health, safety and welfare.

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

No. The request does not have the effect of reducing the cost of development, and it does not circumvent the requirements of Chapter 654. It is presumed that the proposed single-family dwelling will result in net costs and expenditures to the owner rather than a net savings. The property has more than enough land area for the RR-Acre zoning district criteria to accommodate a single-family structure. Grant of the request would allow for the utilization of a 5.99 acre lot to be developed for one home that meets all other development standards of the RR-Acre zoning district other than road frontage.

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

No. The area is semi-rural with a couple other large lots accessed by narrow driveways. This method of development has long been established along Yellow Bluff Road and the nearby areas. The grant of the waiver will allow the proposed single-family to be consistent with the established and existing character of the area.

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

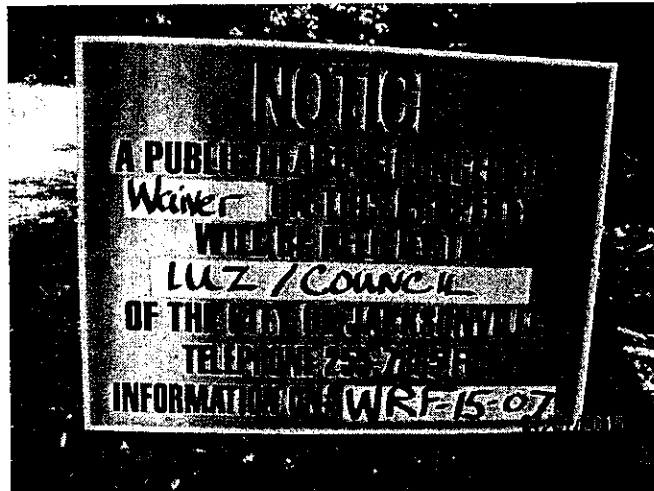
Yes. The applicant has stated that they own a shared easement with four other adjoining property owners off Yellow Bluff Road. The proposed single-family dwelling will utilize that shared easement to access the lot. The property's frontage and shared easement is sufficient to permit access to the site by fire/rescue, service and utility vehicles.

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

No. The proposed waiver will not be detrimental to the public health, safety, or welfare. The site can be accessed via the developed roadway and easement. The easement ensures that future owners of the property will have unimpeded access; therefore the long term utility and marketability of the property is ensured regardless of ownership of the adjoining properties. The property is addressed in sequence with neighboring properties.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on July 7, 2015 by the Planning and Development Department, the required Notice of Public Hearing sign was properly posted:



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage Ordinance 2015-0418 (WRF-15-07) be APPROVED.



Shared easement off Yellow Bluff Road

*Source: City of Jacksonville Planning and Development Department
Date: July 7, 2015*



View looking northwest off subject property's right-of-way

*Source: City of Jacksonville Planning and Development Department
Date: July 7, 2015*



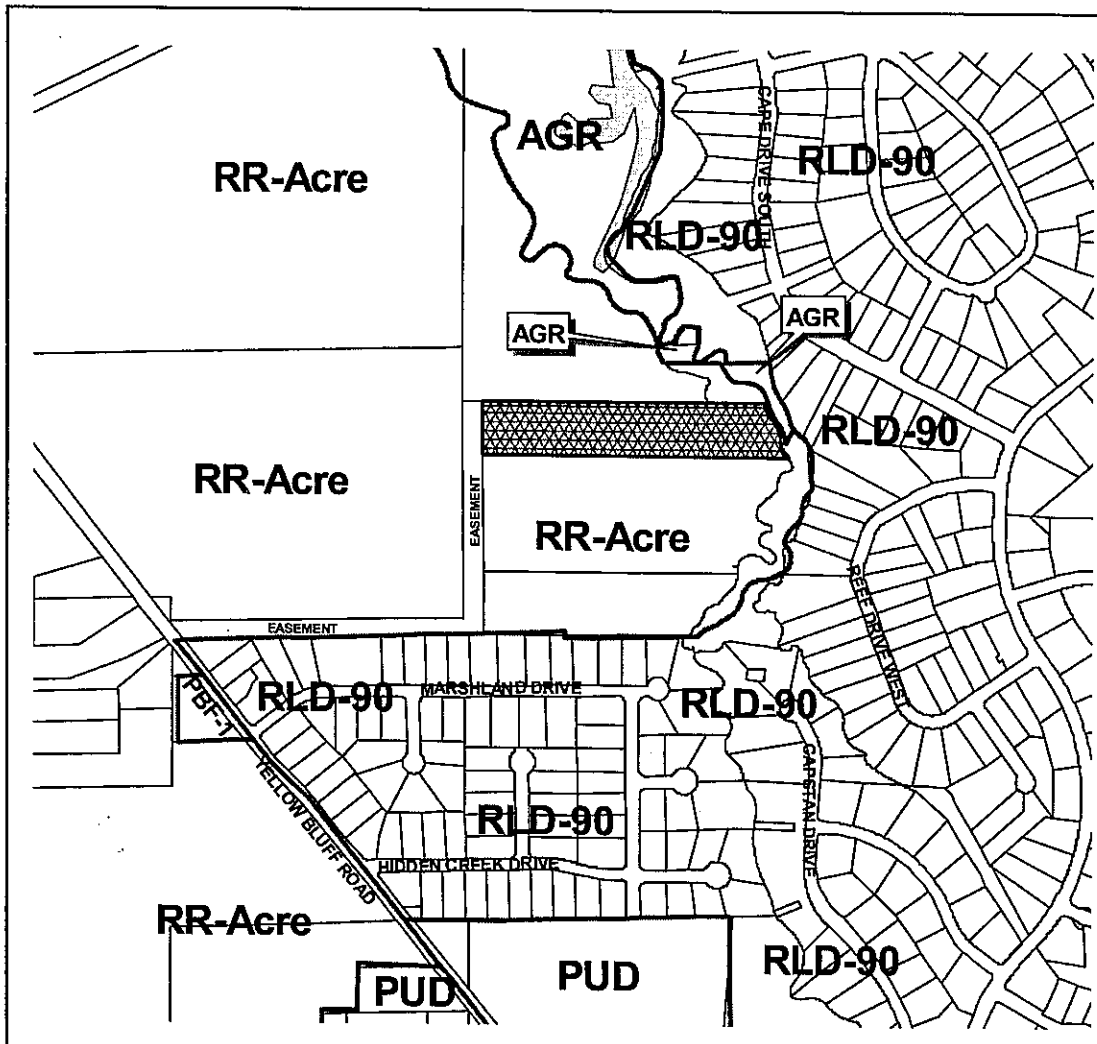
View looking southeast off subject property's right-of-way



Source: City of Jacksonville Planning and Development Department
Date: May 22, 2015



Single-family located south of subject site

Source: City of Jacksonville Planning and Development Department
Date: May 22, 2015



<p>REQUEST SOUGHT:</p> <p>REDUCE ROAD FRONTAGE FROM 80 FT. TO 0 FT.</p>		<p style="text-align: center;">N W  E S</p> <hr/> <p>1000100 Feet </p> <hr/> <p>COUNCIL DISTRICT: 11</p> <hr/> <p>APPLICATION NUMBER: WRF-2015-0007</p>
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APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

2015-418

Application No. WRF- 15-07
Set for Public Hearing on:
Notice of Violation: <u>NO</u>

WRF-01-14

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

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

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

For Official Use Only				
1. Date Submitted: <u>5-11-15</u>	2. Date Filed: <u>5/26/15</u>	3. Current Zoning District(s): <u>RR</u>	4. Future Land Use Map Category (FLUMs) <u>RR</u>	5. Applicable Section of Ordinance Code: <u>656.304</u> <u>656.407</u>
6. LUZ Public Hearing Date: <u>8/4/15</u>		7. City Council Public Hearing Date: <u>7/28/15</u>		
8. Neighborhood Association: <u>EDEN GROUP INC</u>				
9. Number of Signs to be Posted: <u>1 / #1097.</u>				

TO BE COMPLETED BY APPLICANT

10. Complete Property Address: <u>14971 YELLOW BLUFF RD, JAX. 32226</u> 11. Real Estate Number: <u>106166-0300</u> 12. Date lot was recorded: <u>10/5/1992</u>	13. Between Streets: <u>YELLOW BLUFF RD</u> and <u>STARRATT RD.</u> <u>MARSHLAND DR. & MAHOU DR.</u>
14. Waiver Sought: Reduce Required Minimum Road Frontage from <u>30'</u> feet to <u>0'</u> feet.	
15. In whose name will the exception be granted? <u>ILA JEAN CREECH & ROBERT J. CREECH</u>	
16. Land Area (1/100 Acres): <u>5.99 ACRES</u>	
17. Utility Services Provider Well: <u>X</u> Septic: <u>X</u> City Water: _____ City Sewer: _____	

* * * NOTICE TO OWNER/AGENT * * *

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

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

- (i) There are practical or economic difficulties in carrying out the strict letter of the regulation;
APPLICANT OWNS SHARED EASEMENT WITH FOUR OTHER ADJOINING PROPERTY OWNERS. THE EASEMENT HAS 91.76 FT. ON YELLOW BLUFF RD FOR ENTIRE 42.8 ACRE PARCEL WITH FOUR OWNERS. NO OTHER ROAD FRONTAGE IS AVAILABLE FOR APPLICANT TO PURCHASE.
- (ii) The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations); A SUBDIVISION, KNOWN AS HIDDEN CREEK, EXISTS TO THE SOUTH OF APPLICANT'S EASEMENT MAKING IT IMPOSSIBLE FOR APPLICANT TO PURCHASE ADDITIONAL LAND TO THE SOUTH. PROPERTY TO NORTH IS PART OF THE TREDENICK ESTATE AND OWNERS ARE NOT LIKELY TO SELL ADDITIONAL ROAD FRONTAGE.
- (iii) The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver; APPLICANTS SEEKS WAIVER IN ORDER TO PROVIDE ACCESS TO THE PROPOSED SINGLE FAMILY RESIDENCE FOR APPLICANTS TO OCCUPY AS THEIR HOMESTEAD ON 5.99 ACRES. THIS PROPOSED USE CONFORMS TO THE EXISTING ZONING DISTRICT RR WHICH ALLOW 1 RESIDENCE PER 1 ACRE.
- (iv) There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street; SAID EASEMENT IS RECORDED IN O.R.BK. 5748 PG 557, R.E. # 106160-0000 AND IS OWNED BY THE FOUR PROPERTY OWNERS FOR ACCESS TO THEIR PROPERTY IN ALL 42.8 ACRES THE EASEMENT HAS 91.76 FT. ON YELLOW BLUFF RD, A PUBLIC STREET AND MORE THAN ADEQUATE FOR SAID PROPERTY OWNERS.
- (v) The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law. THE EASEMENT IS APPROXIMATELY ONE HALF MILE FROM COS FIRE AND RESCUE FIRE STATION ON YELLOW BLUFF RD THE EASEMENT IS MAINTAINED BY THE PROPERTY OWNERS AND WILL BE SAFE AND ADEQUATE FOR PUBLIC VEHICULAR ACCESS BY FIRETRUCKS, RESCUE VEHICLES, ETC. AS WELL AS OWNER'S VEHICLES OR DELIVERY VEHICLES.

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

- Survey (as required by the Current Planning Section)
- Site Plan as required per instructions. (2 copies on 8 1/2 x 11 and 2 copies on 11 x 17 or larger)
- Letter of Authorization for Agent/Applicant is required if application is made by any person other than the property owner.
- Legal description, may be either lot and block or metes and bounds, including real estate assessment number(s) of the subject property
- Proof of valid and effective easement for access to the property.

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

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

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

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

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

FILING FEES	985.00	NOTIFICATION COSTS:	
RESIDENTIAL DISTRICTS.....	\$500.00	\$7.00 PER ADDRESSEE	
	427.00		
NON-RESIDENTIAL DISTRICTS.....	\$700.00	ADVERTISING COSTS:	
	\$1009.00	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: ROBERT J. & ILLA J. CREECH

Address: 3014 SUNSET LANDING DR

City: JACKSONVILLE

State: FL Zip: 32226

Email: jeanniecreech@gmail.com

Daytime Telephone: 904-251-3131

Name and address of Authorized Agent(s)

Name: N/A

Address: _____

City: _____

State: _____ Zip: _____

Email: _____

Daytime Telephone: _____

SIGNATURE OF OWNER(S)

[Handwritten Signature]

SIGNATURE OF OWNER(S)

SIGNATURE OF AUTHORIZED AGENT(S)

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

INSTRUCTIONS FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

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

Items 1 thru 9

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

Item 10 - Complete Property Address

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

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

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

Item 13 - Intersecting Streets

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

Item 14 - Waiver Sought

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

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

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

Item 16 - Land Area (acres)

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

Item 17 - Utility Services Provider.

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

Item 18 - Criteria

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

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

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

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

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

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

Agent Authorization

Date: _____

**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:

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit I** attached hereto. Said owner hereby authorizes and empowers

to act as agent to file application(s) for

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

Owner's Signature

**STATE OF FLORIDA
COUNTY OF DUVAL**

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

_____ (month), _____ (year) by

_____, who is personally known to me or has

produced _____ as identification.

(Notary Signature)

Legal Description

SEE SURVEY AND SITE PLAN

THIS INSTRUMENT PREPARED BY:
WATSON & OSBORNE
WATSON & OSBORNE TITLE SERVICES, INC.
2500 Monument Road, Suite 201
Jacksonville, Florida 32225

RECORD AND RETURN TO:
WATSON & OSBORNE TITLE SERVICES, INC.
2500 Monument Road, Suite 201
Jacksonville, Florida 32225

RE PARCEL ID # 104164-0300
BUYER'S TIN:

Book 12167 Page 197

Doc# 2004377214
Book: 12167
Pages: 197 - 199
Filed & Recorded
11/29/2004 09:13:46 AM
JIM FULLER
CLERK - CIRCUIT COURT
DUVAL COUNTY
RECORDING
RECORDING FEE \$ 13.00
FRONT FILING \$ 2.00
DEED DOC STAMP \$ 0.70
REC ADDITIONAL \$ 12.00

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED made this 3rd day of November, 2004 by HAROLD ALEXANDER, JR., A MARRIED MAN, hereinafter called Grantor, and whose address is 10151 PERSIMMON ROAD, MACCLENNEY, FL 32063 to ROBERT J. CREECH AND ILA JEAN CREECH, HUSBAND AND WIFE, hereinafter called Grantee and whose address is 10620 PALMETTO AVENUE, JACKSONVILLE, FL 32226.

(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, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in DUVAL County, Florida, viz:

SEE ATTACHED LEGAL DESCRIPTION

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

Subject to a mortgage to M.J. SIMON AND STEWART B. STEEG dated July 1, 2002 and filed on July 8, 2002 in O. R. Volume 10561 page(s) 1927, current public records of DUVAL County, in the sum of \$15,000.00, which sum ROBERT J. CREECH AND ILA JEAN CREECH, HUSBAND AND WIFE expressly assume and agree to pay; and also hereby assume the obligations of under the terms of instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1901, et seq., U.S.C.A., and the regulations promulgated thereto. This mortgage has an existing principal balance of \$11,500.00.

THIS CORRECTIVE WARRANTY DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 11781, PAGES 1647, 1648 AND 1649, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TO WHICH DEED STAMPS WERE PROPERLY AFFIXED. THEREFORE, MINIMUM STAMPS ARE AFFIXED HERETO.

SUBJECT TO taxes accruing subsequent to December 31, 2003.

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

Page 2

Form Software by American Real Estate Systems, Inc. 1-800-338-1225

04/19/04

7.00
.70

A PART OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 15, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE NORTH 88°21'06" EAST ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 15, 1295.37 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE NORTH 89°48'38" EAST ALONG THE SOUTH LINE OF THE NORTH ¼ OF SAID GOVERNMENT LOT 1, SECTION 14, 90.54 FEET; THENCE NORTH 00°17'15" WEST, 812.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°17'15" WEST, 245.00 FEET; THENCE NORTH 89°42'45" EAST, 947 FEET MORE OR LESS TO THE WATERS OF SAMPLES CREEK; THENCE SOUTHERLY ALONG SAID WATERS OF SAMPLES CREEK, 326 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE BEARING NORTH 89°42'45" EAST AND PASSING THROUGH THE POINT OF BEGINNING; THENCE SOUTH 89°42'45" WEST ALONG SAID LINE, 1056 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT OVER THE FOLLOWING:

A PART OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, AND A PART OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 15, WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 37°54'30" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 91.76 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 15, THENCE NORTH 00°03'12" EAST ALONG SAID WEST LINE, 15.63 TO THE NORTH LINE OF THE SOUTH 90.00 FEET OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 15 AS RECORDED IN OFFICIAL RECORDS BOOK 3748, PAGE 557 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 88°21'08" EAST, ALONG LAST SAID LINE, 1351.85 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE NORTH 00°17'15" WEST ALONG LAST SAID LINE, 977.71 FEET; THENCE NORTH 89°42'45" EAST, 90.00 FEET; THENCE SOUTH 00°17'15" EAST, 1067.50 FEET TO THE NORTH LINE OF THE SOUTH ¼ OF SAID GOVERNMENT LOT 1, SECTION 14; THENCE SOUTH 89°48'38" WEST ALONG SAID SOUTH LINE OF SECTION 14, 90.54 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE SOUTH 88°21'06" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 15, 1295.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE GRANTOR'S UNDIVIDED 1/6 INTEREST IN:

A PART OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, AND A PART OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 15, WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60-FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 37°54'30" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 91.76 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 15, THENCE NORTH 00°03'12" EAST ALONG SAID WEST LINE, 15.63 TO THE NORTH LINE OF THE SOUTH 90.00 FEET OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 15 AS RECORDED IN OFFICIAL RECORDS BOOK 3748, PAGE 557 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 88°21'08" EAST, ALONG LAST SAID LINE, 1351.85 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE NORTH 00°17'15" WEST ALONG LAST SAID LINE, 977.71 FEET; THENCE NORTH 89°42'45" EAST, 90.00 FEET; THENCE SOUTH 00°17'15" EAST, 1067.50 FEET TO THE NORTH LINE OF THE SOUTH ¼ OF SAID GOVERNMENT LOT 1, SECTION 14; THENCE SOUTH 89°48'38" WEST ALONG SAID SOUTH LINE OF SECTION 14, 90.54 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE SOUTH 88°21'06" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 15, 1295.37 FEET TO THE POINT OF BEGINNING.

Signed, sealed and delivered in our presence:

Virginia A. Pilla
Witness Signature

Harold E. Alexander, Jr.
HAROLD ALEXANDER, JR.

VIRGINIA A. PILLA
Witness Printed Signature

Carlita Semegon
Witness Signature

CARLITA SEMEGON
Witness Printed Signature

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3RD day of November 2004 by HAROLD ALEXANDER, JR., A MARRIED MAN. He/She is personally known to me or has produced DRIVERS LICENSE as identification.

Notary Public, State and County Aforesaid

Carlita Semegon
Notary Signature

(Title or Rank)

CARLITA SEMEGON
Notary Printed Signature

(Serial No., if any)



MAP SHOWING BOUNDARY SURVEY AND SITE PLAN OF

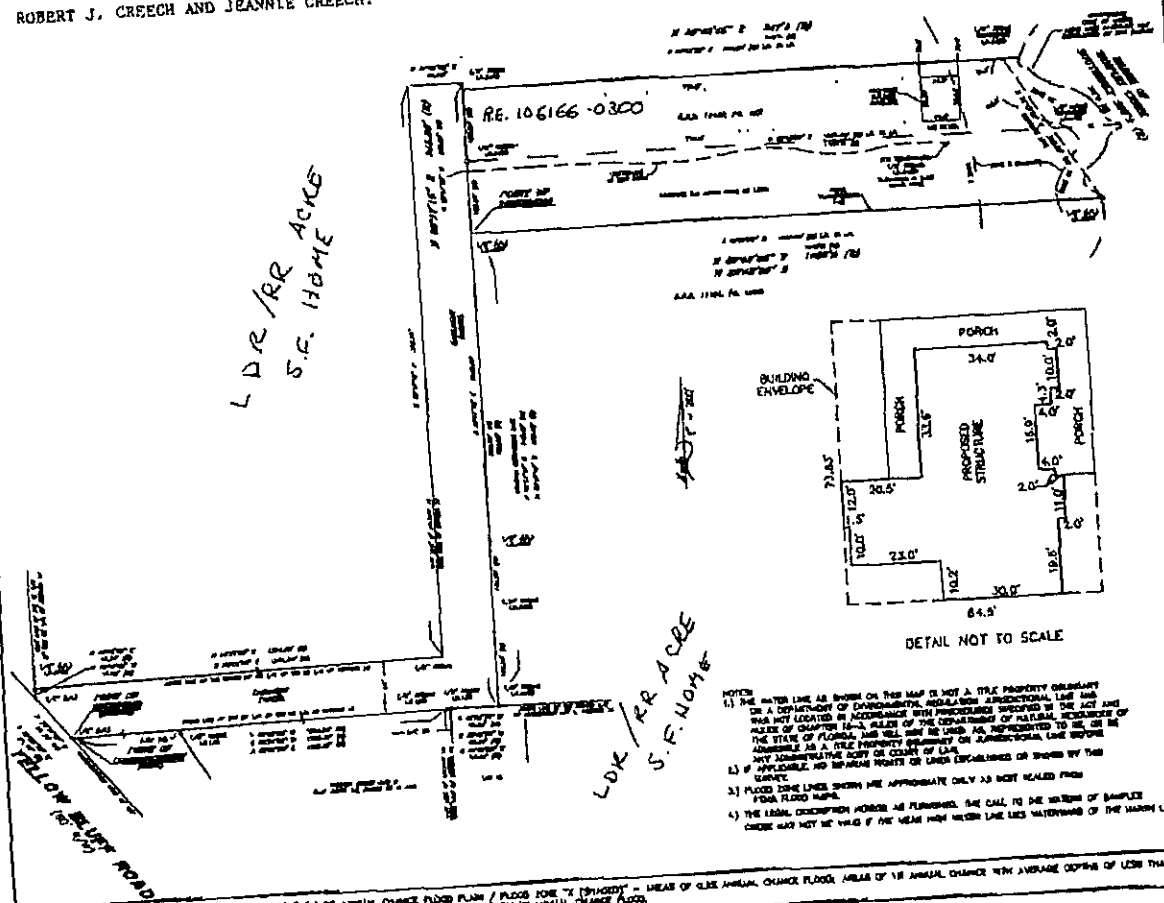
PARCEL
 A PART OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
 COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE NORTH 88 DEGREES 21 MINUTES 08 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14, 1288.37 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE NORTH 88 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID GOVERNMENT LOT 1, SECTION 14, 90.54 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 13 SECONDS WEST, 812.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 17 MINUTES 13 SECONDS WEST, 246 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 43 SECONDS EAST, 847 FEET, MORE OR LESS, TO THE WATERS OF SAMPLER CREEK; THENCE SOUTHWEST ALONG SAID WATERS OF SAMPLER CREEK, 308 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 88 DEGREES 42 MINUTES 43 SECONDS EAST AND PASSING THROUGH THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 42 MINUTES 43 SECONDS WEST, ALONG SAID LINE, 1038 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EASEMENT
 A PART OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST AND PART OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGON AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14, WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 37 DEGREES 34 MINUTES 30 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 81.78 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE NORTH 00 DEGREES 03 MINUTES 13 SECONDS EAST, ALONG SAID WEST LINE, 15.83 FEET TO THE WEST LINE OF THE SOUTH 30.00 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE NORTH 00 DEGREES 03 MINUTES 13 SECONDS EAST, ALONG SAID WEST LINE, 15.83 FEET TO THE NORTH LINE OF THE SOUTH 30.00 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE NORTH 00 DEGREES 03 MINUTES 13 SECONDS EAST, ALONG SAID WEST LINE, 15.83 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE NORTH 00 DEGREES 17 MINUTES 13 SECONDS WEST, ALONG SAID WEST LINE, 877.71 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 43 SECONDS EAST, 90.00 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 43 SECONDS WEST, 1087.50 FEET TO THE NORTH LINE OF THE NORTH 1/2 OF SAID GOVERNMENT LOT 1, SECTION 14; THENCE SOUTH 88 DEGREES 42 MINUTES 43 SECONDS WEST, ALONG SAID SOUTH LINE OF SECTION 14, 90.54 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE SOUTH 88 DEGREES 42 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 14, 1288.37 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
 ROBERT J. CREECH AND JEANNIE CREECH.

LDR/RR ACRE
 S.F. HOME



- NOTES**
- 1) THE WATER LINE AS SHOWN ON THIS MAP IS NOT A TRUE PROPERTY BOUNDARY OR A DEPARTMENT OF ENVIRONMENTAL REGULATION APPROVED LINE AND THIS IS NOT LOCATED IN ACCORDANCE WITH PROVISIONS PROVIDED IN THE ACT AND RULES OF CHAPTER 16A, RULES OF THE GOVERNMENT OF FLORIDA, IN THE CITY OF JACKSONVILLE, FLORIDA, AND WILL BE USED AS REPRESENTED TO BE, OR BE ADJUSTED AS A TRUE PROPERTY BOUNDARY OR A DEPARTMENT OF ENVIRONMENTAL REGULATION APPROVED LINE.
 - 2) IF APPLICABLE, NO BEARING HEIGHTS OR LINES CONSIDERED OR SHOWN BY THIS SURVEY.
 - 3) FLOOD LINE LINES SHOWN ARE APPROXIMATE ONLY AS NOTED FROM FEMA FLOOD MAPS.
 - 4) THE LOCAL DESCRIPTION NUMBER AS FURNISHED, SEE CALL TO THE SURVEYOR OF SAMPLER CREEK MAY NOT BE VALID IF THE SAME WERE BEING LINE LIES WATERWAYS OF THE MARINE LANE.

ASSOCIATED SURVEYORS INC.
 LAND & ENGINEERING SURVEYS
 3848 BLANDING BOULEVARD
 JACKSONVILLE, FLORIDA 32210
 904-771-8468

CERTIFICATE OF AUTHORIZATION NO LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 17-17.650 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 172, F.S.

Charles B. Hatcher

BY: CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771
 CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4379
 RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 5132

JOB NO. 84199 DATE 04/24/2015
 SCALE: 1" = 200' DRAFTER R.J.S.

GENERAL NOTES
 0428 11/27/18 10:37

1. NUMBERS ARE BASED ON 0.628 11/27/18 10:37
2. PROPOSED STRUCTURE 3087.50 FEET LESS WITH FLOOD ZONE 1A (ANNUAL CHANCE FLOOD) BEING DETERMINED FROM FEMA FLOOD MAPS AND LOCALITY.
3. THIS IS A SURVEY MAP AND SHALL BE THE BASIS OF UNDERSTANDING PURPOSE, PAPER AND PLANES, IF ANY, ARE DETERMINED.
4. UNLESS OTHERWISE SPECIFICALLY NOTED, ALL POINTS, NOT LOCATED BY THIS SURVEY, ARE AS SHOWN ON PREVIOUS SURVEYS.
5. THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS FURNISHED, THE PUBLIC RECORDS HAVE NOT BEEN RECORDED BY THIS SURVEYOR FOR CLARIFICATION, TITLE COMMITTEE, BELL'S INSTRUMENTS, CLARIFICATION, PURPOSE OR DRAINAGE, ETC.
6. UNLESS OTHERWISE STATED ALL LINE BEARS TO THE CORNER AND NOT TO THE CENTERLINE.

LEGEND/ABBREVIATIONS

AL	ALR CONSTRUCTION	ASL	PROFESSIONAL LAND SURVEYOR
BL	BUILDING RESTRICTION LINE	PS	PROFESSIONAL SURVEYOR & MAPPER
BT	BUILDING TIE	AS	ADJUTANT SURVEYOR
WH	WATERS	CS	CORNER
CR	CORNER & RESTRICTION	SL	SETTLED LAND SURVEYOR
OR	OWNER	RV	RIGHT OF WAY
CO	CORNER		
DN	DRAWN		
OP	OWNER'S PLAT		
CC	CONCRETE		
SD	SUBDIVISION		
LA	LOCALITY		
ED	ELECTRIC		
EA	EXISTING ELECTRIC AUTHORITY		
LN	LEAVE		
LS	LEGAL		
LR	LAND RECORDS		
SP	SPRING		
PR	POINT OF BEGINNING		
PC	POINT OF CONSTRUCTION		
PL	POINT OF INTERSECTION		
PI	POINT OF INTERSECTION		
PR	POINT OF INTERSECTION		
PT	POINT OF INTERSECTION		

