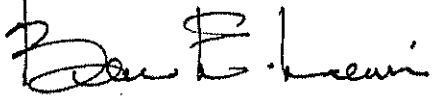


Nicole Padgett

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis, City Planner Supervisor
Current Planning Division

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-0293

MAY 19, 2016

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 **2016-0293**.

Location: 6545 Normandy Boulevard
between Lane Avenue South and Granville Road

Real Estate Numbers: 007569-0000

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

Proposed Zoning District: Commercial Community General – 1 (CCG-1)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Community / General Commercial (CGC)

Planning District: Northwest, District 5

Planning Commissioner: Ben Davis

City Council District: The Honorable Reginald L. Brown, District 10

Applicant/Agent: Mark Shelton
Kimley-Horn and Associates, Inc.
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, FL 32258

Owner: Nareig-Hang Yin
Happy Coast, LLC
400 108th Avenue North East, Suite 608
Bellevue, WA, 98004

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2016-0293** seeks to rezone 2.46 acres from Residential Low Density – 60 (RLD-60) to Community / Commercial General – 1 (CCG-1). The property is currently located in the Low Density Residential Future Land Use Category, and was originally built as a bank in 1970. The subject parcel was split into two Zoning Districts, in conjunction with the Future Land Use designation, as part of the adoption of the Comprehensive Plan. Roughly half was left in the CGC land use category, and the remained was converted to LDR with the previously mentioned corresponding zoning districts. Unfortunately, the way the land use and zoning split the property, it left the bank structure and most of it's parking in the LDR land use and RLD-60 Zoning District. This left the bank, which has been continuously occupied, as a non-conforming use in the residential zone. There is a proposed companion land use amendment (2016-0292) which would change the Future Land Use designation from its current LDR category, to CGC. If approved, both proposed changes would allow the bank to continue operation, while removing any complications with a nonconforming designation.

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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that, with the approval of **2016-0292**, the subject property will be located in the CGC functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The CGC is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. The area designated for the proposed rezoning is 2.46 acres, and is currently occupied by Wells Fargo bank.

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 objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Objective 3.2: *“Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.”* As previously mentioned, this parcel was originally zoned for commercial uses, and was changed during the creation and adoption of the 2010 Comprehensive Plan

Policy 3.2.7: *“The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands”* This area is a mix of commercial and residential uses, with the intersection of Lane and Normandy predominated by commercial uses. The bank was built in 1970, and has served this community since its development. This intersection is an appropriate location for a bank, and it has existed in its current state without complications for over 40 years. Although the site is adjacent to residential homes, the site is buffered by many mature trees and a 6 foot wooden fence.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property will be restored to its previous commercial status by placing it in the CCG-1 zoning district as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located on the north side of Normandy Boulevard. The surrounding uses, land use category and zoning are as follows:

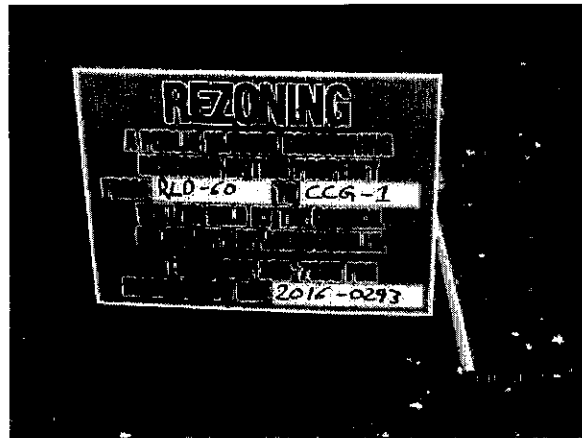
Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	PBF / LDR	PBF-1 / RLD-60	JEA facility / Single Family
East	CGC	CCG-2	Car Wash
South	CGC	CCG-2	Retail / Restaurant
West	LDR	RLD-60	Single Family

The property is a split parcel with a portion in the CGC land use and in the CCG-2 Zoning District, the remainder, the portion with the bank structure on it, is in the LDR land use and

RLD-60 Zoning District. The proposed rezoning, in conjunction with the proposed land use change, would place the bank in the CCG-1 Zoning district, which is of a lesser intensity than the eastern portion, which is CCG-2

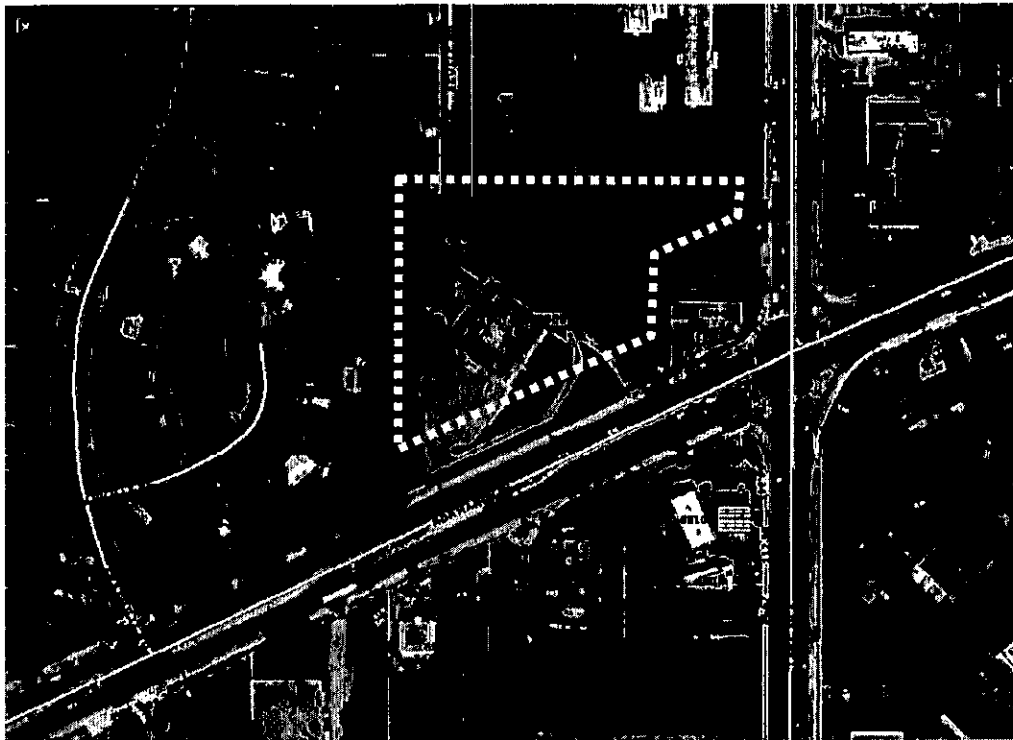
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 2, 2016, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

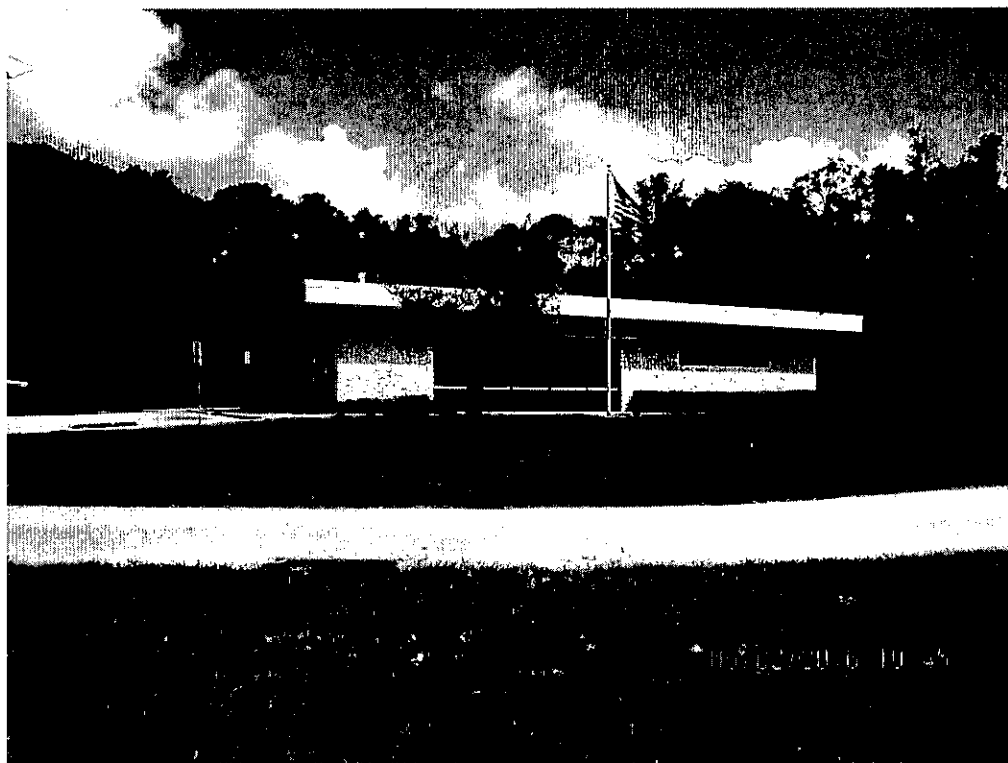
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2016-0293 be APPROVED.



Aerial

Source: Staff, Planning and Development Department

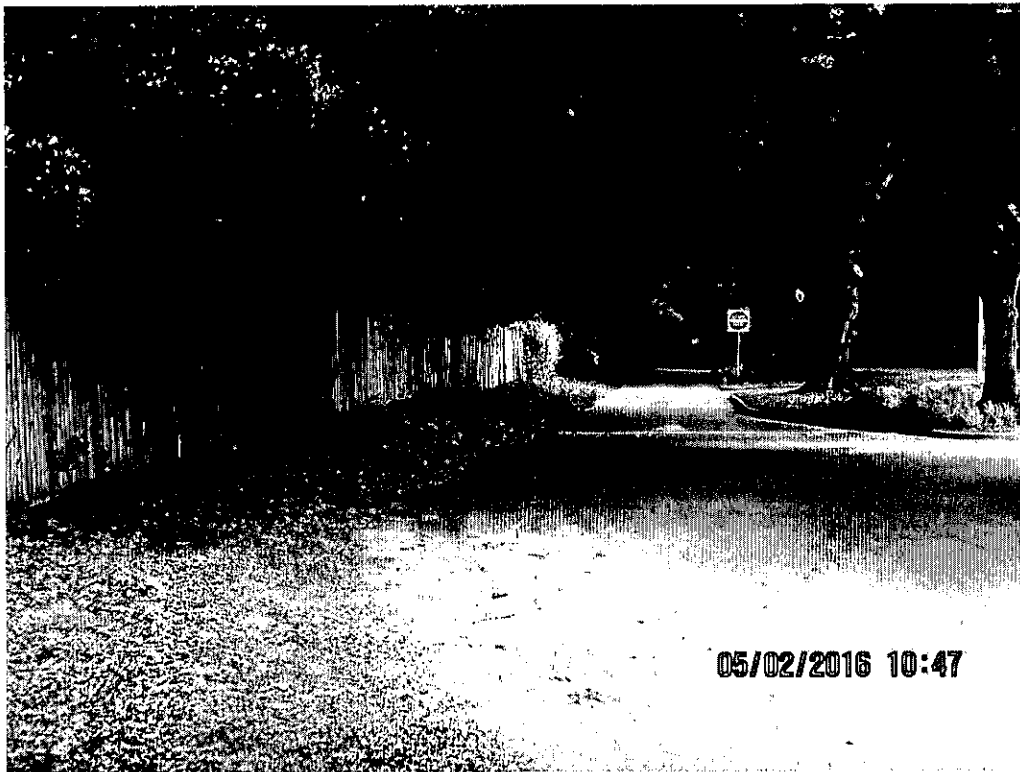
Date: May 2, 2016



Subject property

Source: Staff, Planning and Development Department

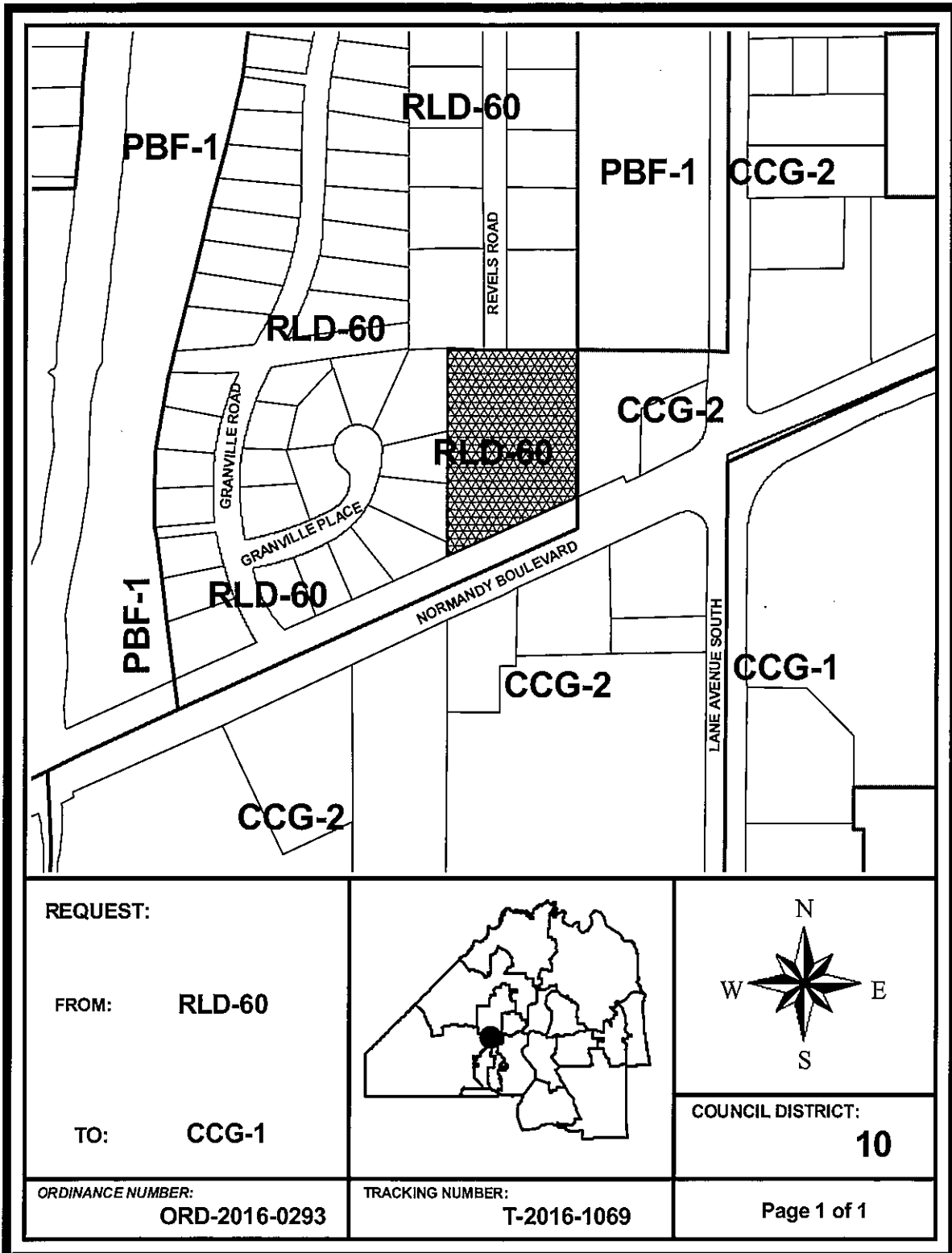
Date: May 2, 2016



Existing fence and trees between subject site and single family to the west

Source: Staff, Planning and Development Department

Date: May 2, 2016



Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2016-0293 Staff Sign-Off/Date CAP / 04/04/2016

Filing Date 04/20/2016 Number of Signs to Post 5

Hearing Dates:

1st City Council 05/24/2016 Planning Commission 05/19/2016

Land Use & Zoning 06/07/2016 2nd City Council 06/14/2016

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 1069

Application Status PAID

Date Started 03/02/2016

Date Submitted 03/02/2016

General Information On Applicant

Last Name	First Name	Middle Name
SHELTON	MARK	W

Company Name
KIMLEY-HORN AND ASSOCIATES, INC.

Mailing Address
12740 GRAN BAY PARKWAY WEST, SUITE 2350

City	State	Zip Code
JACKSONVILLE	FL	32258

Phone	Fax	Email
9048283933	9043671692	MARK.SHELTON@KIMLEY-HORN.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
YIN	NAREIG-HANG	

Company/Trust Name
HAPPY COAST, LLC.

Mailing Address
400 108TH AVE NE, STE 608

City	State	Zip Code
BELLEVUE	WA	98004

Phone	Fax	Email

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	007569 0000	10	5	RLD-60	CCG-1

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 #

5191

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

2.46

Justification For Rezoning Application

THE SUBJECT PROPERTY WAS DEVELOPED FOR A 6,800 SQUARE-FOOT BANK WITH ATTACHED DRIVE-THRU LANES IN 1969. AT THAT TIME, THE PROPERTY WAS ZONED CI (COMMERCIAL INTENSIVE), WHICH IS EQUIVALENT TO THE CURRENT CCG-2 ZONING DISTRICT, WHICH PERMITTED BANKS WITH DRIVE-THRU'S BY RIGHT. HOWEVER, DURING THE LAND USE DESIGNATION AND ZONING RECLASSIFICATION OF ALL PARCELS IN 1991 DUE TO THE CITY OF JACKSONVILLE'S INITIAL COMPREHENSIVE PLAN, THE WESTERN 2.46 ACRES OF THE SUBJECT PARCEL WAS DESIGNATED LOW DENSIT

Location Of Property

General Location

NORTHWEST QUADRANT OF THE INTERSECTION OF LANE AVE AND NORMANDY BLVD.

House #	Street Name, Type and Direction	Zip Code
6545	NORMANDY BV	32205

Between Streets

LANE AVE and GRANVILLE RD

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**
2.46 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee**
40 Notifications @ \$7.00 /each: \$280.00
- 4) Total Rezoning Application Cost:** \$2,310.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

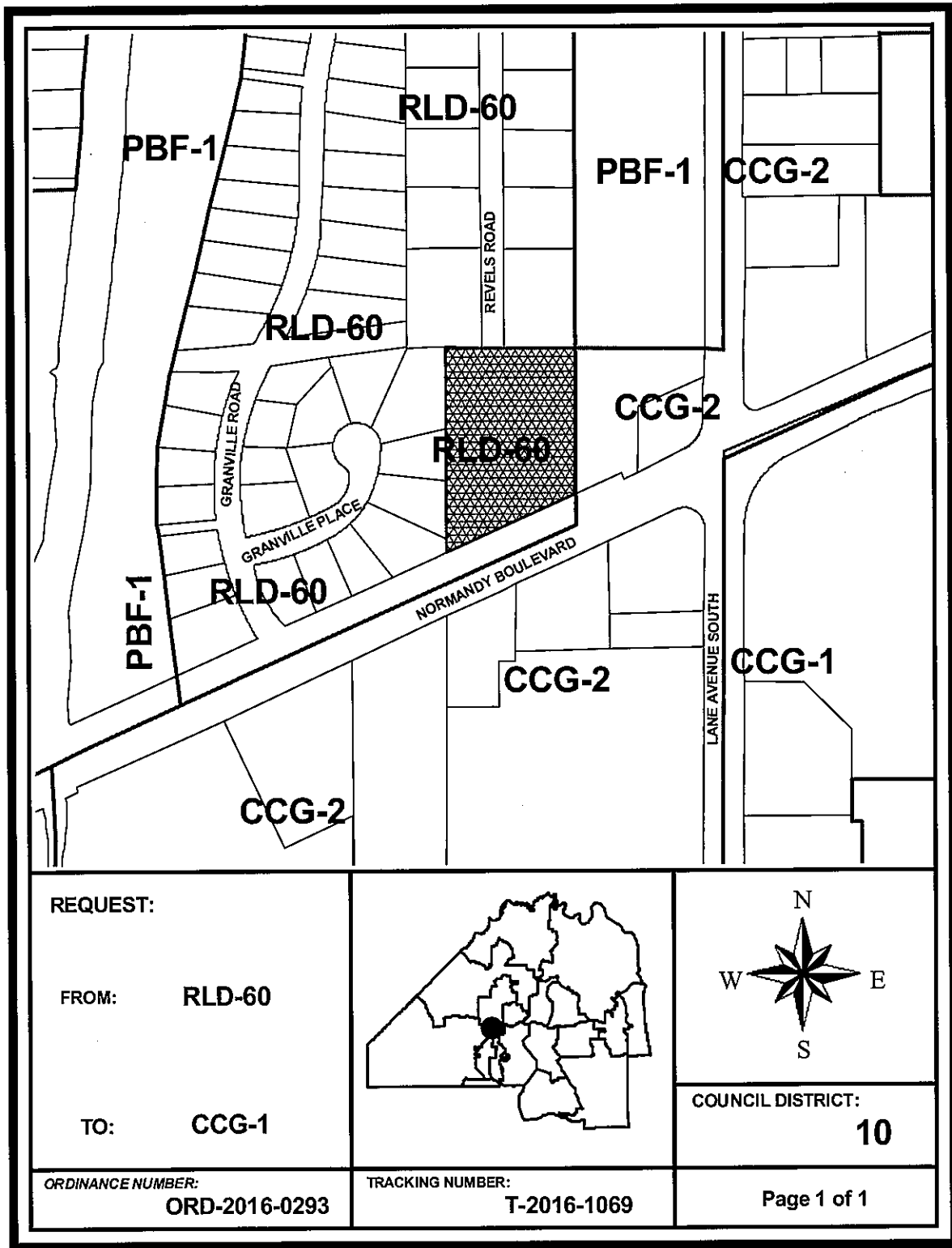
ORDINANCE _____

Legal Description

A PART OF LOT 2, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17263, PAGE 949, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK 1, ACCORDING TO THE PLAT OF NORMANDY UNIT ONE, AS RECORDED IN PLAT BOOK 26, PAGE 25, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 00° 10' 12" WEST, ALONG THE EASTERLY LINE OF SAID PLAT OF NORMANDY UNIT ONE, A DISTANCE OF 438.21 FEET TO THE NORTHEASTERLY CORNER OF LOT 7, BLOCK 1, OF SAID NORMANDY UNIT ONE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 89° 51' 48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 25, ALSO BEING THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 17263, PAGE 949, A DISTANCE OF 289.37 FEET; THENCE SOUTH 00° 07' 02" EAST, A DISTANCE OF 304.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID NORMANDY BOULEVARD; THENCE SOUTH 65° 03' 10" WEST, ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 318.40 FEET TO THE POINT OF BEGINNING.

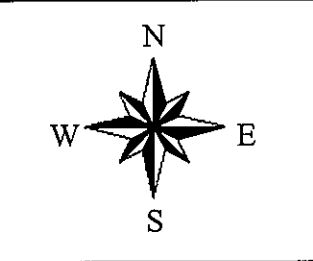
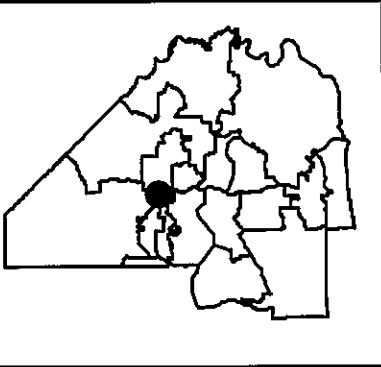
CONTAINING 2.46 ACRES, MORE OR LESS.



REQUEST:

FROM: RLD-60

TO: CCG-1



COUNCIL DISTRICT:
10

ORDINANCE NUMBER:
ORD-2016-0293

TRACKING NUMBER:
T-2016-1069

Page 1 of 1

EXHIBIT A - Property Ownership Affidavit

Date: 2-1-2016

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:
6545 Normandy Blvd., Jacksonville, Fl. (RE# 007569-0000)

To Whom It May Concern:

I Lingjing Zhang hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Small Scale Land Use Change and Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

By _____
Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:
Happy Coast, LLC
By Lingjing Zhang
Print Name: Lingjing Zhang
Its: Manager

*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 Washington
COUNTY OF ~~DUVAL~~ King

Sworn to and subscribed and acknowledged before me this 1st day of Feb, 2016 ~~2014~~, by Lingjing Zhang, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Irene Shao
(Printed name of NOTARY PUBLIC)

State of Florida at Large Washington
My commission expires: Nov 5, 2018

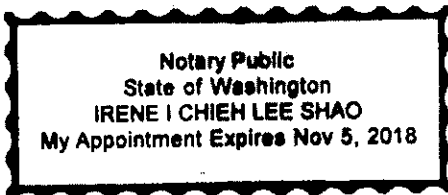


EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: March 7, 2016

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

Re: Agent Authorization for the following site location: 6545 Normandy Blvd., Jacksonville (RE# 007569-0000)

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 Kimley-Horn and Associates (Mark W. Shelton, AICP) to act as agent to file application(s) for Land Use Change and 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: _____

Happy Coast LLC.

By: Lingjing Zhang

Print Name: _____

Print Name: Lingjing Zhang

Its: manager

*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 California
COUNTY OF DUVAL Ventura

Sworn to and subscribed and acknowledged before me this 10 day of February 2016, by Lingjing Zhang, who is personally known to me or who has produced China Passport. as identification and who took an oath.

SGT Abup

(Signature of NOTARY PUBLIC)

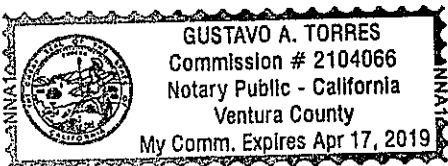
Gustavo A. Torres.

(Printed name of NOTARY PUBLIC)

California

State of Florida at Large.

My commission expires: April 17, 2019



PREPARED OUTSIDE THE STATE OF FLORIDA BY:

JL Tracy
221 Pine St, 4th Floor
San Francisco CA 94104

RETURN TO

HAPPY COAST LLC, a California limited liability company
c/o: NAREIG - Hang Yin
400 108th Ave NE Suite 608
Bellevue, WA 98004

6545 Normandy Blvd, Jacksonville, Duval County, Florida
Tax Identification No.: 007569-0000

Consideration \$1,680,000

STATE OF FLORIDA
COUNTY OF DUVAL

Please return to:
First American Title Insurance Company
1201 Walnut, Suite 700
Kansas City, MO 64106
Attention: Karen Keebler
File No. 659873 FL9

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of March 5, 2015 (the "Effective Date"), from **FIRST STATES INVESTORS 4000C, LLC**, a Delaware limited liability company, the address of which is 1345 Avenue of the Americas, Floor 46, New York, NY 10105 ("Grantor"), to **HAPPY COAST LLC**, a California limited liability company, having its principal place of business c/o: NAREIG - Hang Yin, 400 108th Ave NE Suite 608, Bellevue, WA 98004 ("Grantee").

WITNESSETH that Grantor, for and in consideration of the sum or Ten and 00/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, remise, forever quitclaim, and conveys to Grantee, (a) all that certain parcel or parcels of land situate, lying, and being in the County of Broward, State of Florida, more particularly described in **EXHIBIT A** attached hereto and incorporated herein by reference, (b) all right, title and interest of Grantor, if any, in and to all streets and roads abutting the said parcel or parcels, and (c) all easements, privileges, tenements, hereditaments, and appurtenances belonging unto said parcel or parcels or in anywise appertaining thereto (individually, and collectively, the "Premises"); together with all of the interest of Grantor as the fee simple owner of, in, and to all buildings and improvements now located on the Premises, whether below or above grade level, and all easements, privileges, tenements, hereditaments, and appurtenances belonging unto said buildings and improvements or in anywise appertaining thereto (all such buildings and improvements being individually, and collectively referred to as the "Improvements"; the Premises, together with the Improvements, shall herein after, individually and collectively, be referred to as the "Real Property"); all of which are intended to be and remain Real Property and to become and remain the sole and exclusive property of Grantee and its successors and assigns.

SUBJECT TO only those matters affecting title as set forth on **EXHIBIT B** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Real Property with all privileges and appurtenances thereto belonging, unto Grantee and its successors and assigns; and Grantor covenants with Grantee that Grantor is seized of the Real Property, has the right to convey the same, that title thereto is marketable, and Grantor does hereby specifically warrant the title to the Real Property and will defend the same against the lawful claims of all person claiming by, through or under Grantor, and no other.

IT BEING THE INTENT OF GRANTOR TO CONVEY TO GRANTEE all of Grantor's interest in the Real Property received by those certain deeds recorded in Official Records **Book 11038, Page 1403**; Official Records **Book 11038, Page 1410** and Official Records **Book 11038, Page 1415**, of the Public Records of Broward County, Florida.

The designations Grantor and Grantee as used herein shall include said parties, their heirs, administrators, executors, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

{REMAINDER OF PAGE LEFT INTENTIONALLY BLANK - SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE}

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer, as of the date in the acknowledgment below, to become effective as of the date first noted above.

GRANTOR:

FIRST STATES INVESTORS 4000C, LLC, a
Delaware limited liability company

BY: Joshua Pack
ITS: Vice President

SIGNED AND SEALED IN THE PRESENCE
OF:

Sign: [Signature]
Print Name: Justine Harris

Sign: [Signature]
Print Name: Laura Natim

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. CA Civ. Code Sec.: 1189(a)(3)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On February 23, 2015 before me, **Francesca Pascucci**, Notary Public, personally appeared **Joshua Pack**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Francesca Pascucci
Francesca Pascucci
My Commission Expires: 9.5.2015



(Seal)

**EXHIBIT A
LEGAL DESCRIPTION**

The land referred to is situated in the County of Duval, State of Florida, and is described as follows:

A PART OF LOT 2, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 25 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF WESTERN R/W LINE OF STATE ROAD 27 (LANE AVE.) AND THE NORTHERN R/W LINE OF STATE ROAD 228 (NORMANDY BLVD.). THENCE, S65-09-48W FOR 152.0 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. FROM SAID POINT OF BEGINNING, S65-09-48W, 31.99 FEET TO A PK NAIL; THENCE N24-50-47W, 14.99 FEET TO A PK NAIL; THENCE S65-19-16W, 423.95 FEET TO A CONCAVE MONUMENT; THENCE LEAVING SAID R/W AND FOLLOWING THE PROPERTY LINE OF NORMANDY UNIT ONE, NO-IRON PIN AT THE WESTERLY RIGHT OF WAY LINE OF LANE AVE. (STATE ROAD 27). THENCE, S2-06-14W, 59.92 FEET TO AN IRON PIN AT THE NORTHERLY LINE OF LANDS CONVEYED TO THE HUMBEL OIL AND REFINING COMPANY BY DEED RECORDED IN O.R. VOLUME 1587, PAGE 27; THENCE, S66-21-58W, 152.05 FEET TO AN IRON PIN. THENCE S1-09-09W, 141.55 FEET TO THE POINT OF BEGINNING.

For information purposes only:
6545 Normandy Blvd, Jacksonville, Duval County, Florida
Tax Identification No.: 007569-0000

EXHIBIT B

- 1) The lien of current taxes and assessments
- 2) Provisions of applicable zoning ordinances, but only to the extent valid and enforceable
- 3) All easements, restrictions, and other matters of record, but only to the extent valid and enforceable
- 4) Those matters shown on an accurate Survey depicting the property conveyed herein

