

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2016-398 (WRF-16-03)

AUGUST 2, 2016

Location: 9119 Merrill Road
Between Southside Connector and Wompi Drive

Real Estate Number: 120611 0000

Waiver Sought: Reduce minimum required road frontage from 35 feet to 0 feet to enable subdivision of the parcel

Present Zoning District: Planned Unit Development (PUD 2006-653-E)

Current Land Use Category: Commercial General Community (CGC)

Planning District: Greater Arlington and the Beaches, District 2

City Council Representative: The Honorable Al Ferraro, District 2

Agent: Gordon Valentine Jr.
200 Wingo Way, Suite 100
Mt. Pleasant, South Carolina 29464

Owner: Bluewater Storage LP
200 Wingo Way, Suite 100
Mt. Pleasant, South Carolina 29464

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance-2016-398 (WRF-16-03)** seeks to reduce the minimum required road frontage from 35 feet to 0 feet to permit the subdivision for ownership purposes of an already developed site. The property is currently developed with a 190,000 +/- shopping center with anchor tenant space, and zoned PUD (2006-653-E). The site totals approximately 10.38 acres and is developed with an off-street commercial parking lot, driveway aisles, and a big box commercial building divided into several tenant units. The proposed subdivision would separate the portion of the property currently developed with BlueWater Self Storage and corresponding parking area in front, from the remainder of the shopping center, which is occupied by various commercial retail tenants. The property is accessed from both Merrill Road and Wompi Drive.

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 authorized to be granted by the City Council pursuant to the criteria set forth in Section 656.133(b) 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 applicant seeks to separate the ownership of the current use from the rest of the multi-tenant commercial structure. Due to the nature of the lot split, the subject property technically has no road frontage. In practice, the property accesses Wompi Road and Merrill Road through shared driveways.

- (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; rather, it will allow the applicant to access the property through recorded easement. The property meets all other development standards within the approved PUD zoning district.

- (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 waiver will allow for the property to be split off and sold to a different owner. The waiver will not diminish property values, alter the area, or injure the rights of other property owners. The existing function and use of the property will remain the same as it currently exists.

- (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?*

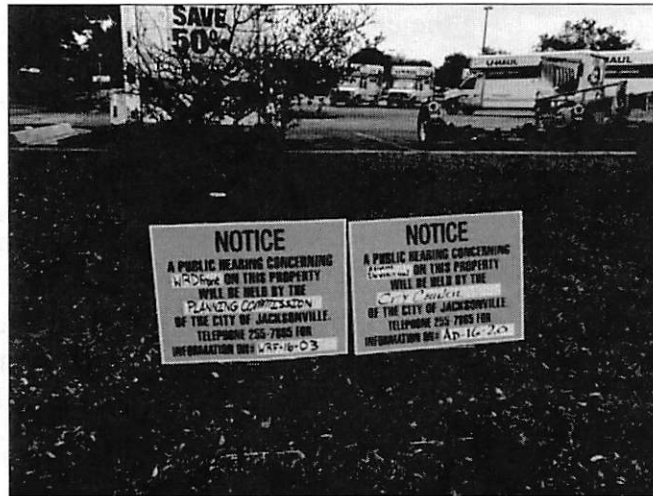
The applicant will record an easement that connects access to the subject property to Wompi Road. An easement has not been submitted to the Planning and Development Department at the time of this Staff Report.

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

No. The easement will provide adequate access to the site. There is no detriment to the public health, safety, or welfare, and the development will comply with all other requirements of the Zoning Code. The Applicant will be required to

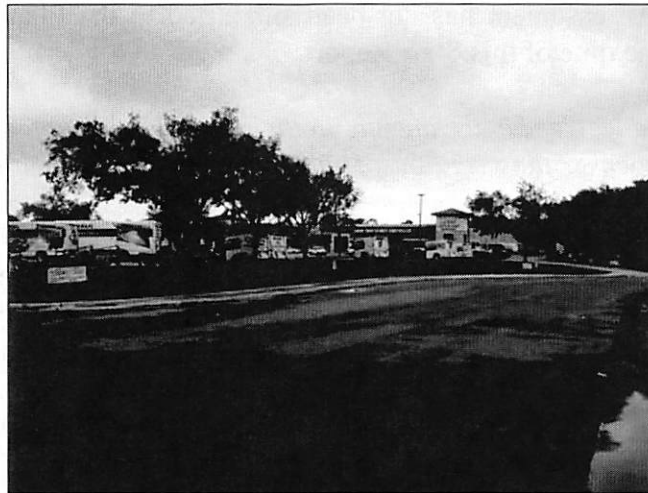
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on July 19, 2016, by the Planning and Development Department, the required Notice of Public Hearing sign **was not** posted; however, photos submitted by the Applicant on July 27, 2016 indicate the signs were once posted in April of 2016 on the site:



Source: The Applicant

Date: July 27, 2016



Source: The Applicant

Date: July 27, 2016

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **WRF-16-03** be **APPROVED**.



Subject property, BlueWater Storage is an endcap unit.

Source: Staff, Planning and Development Department

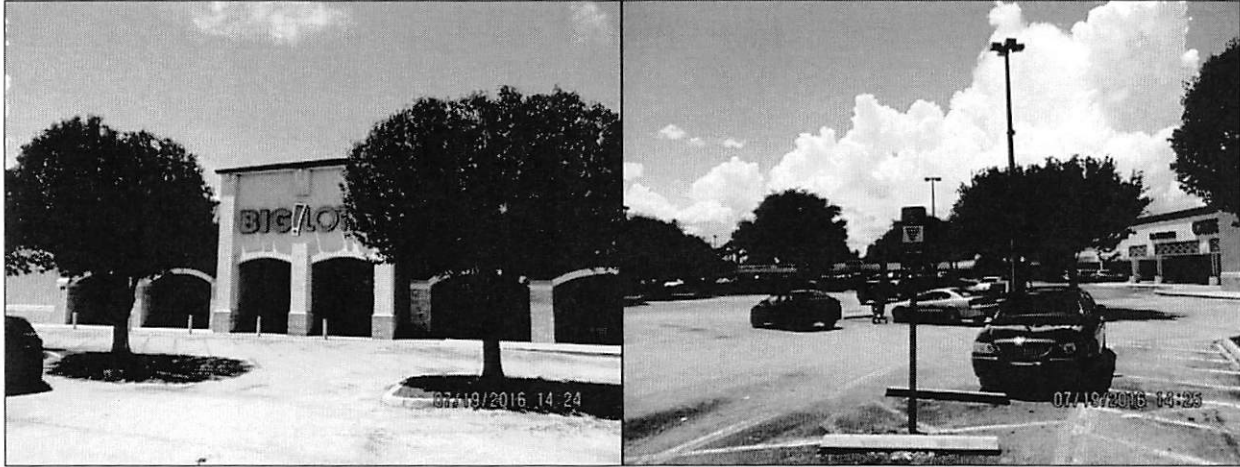
Date: July 19, 2016



Parking lot area in front of the building.

Source: Staff, Planning and Development Department

Date: July 19, 2016



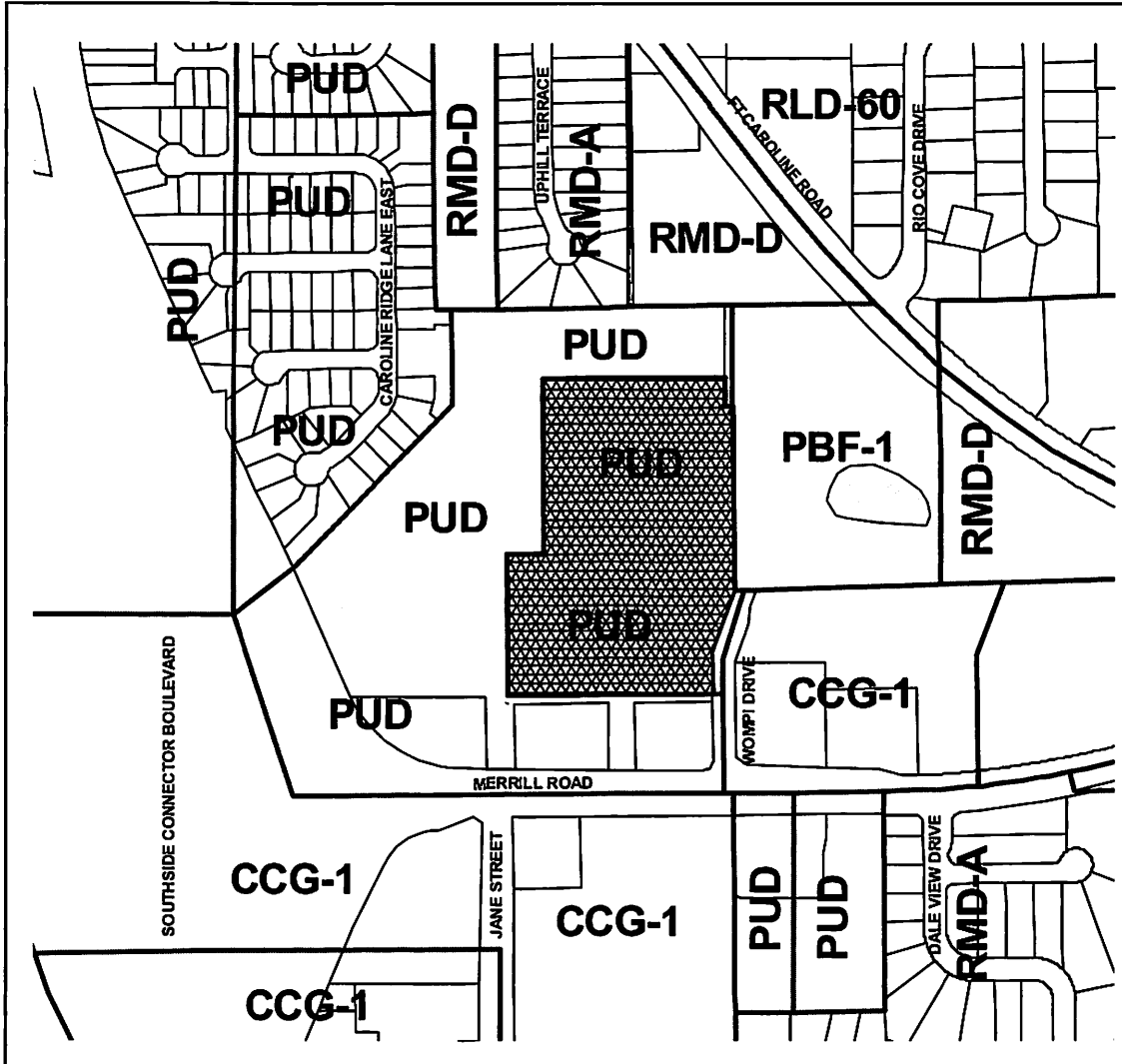
The shopping center has other major commercial retail and service tenants.

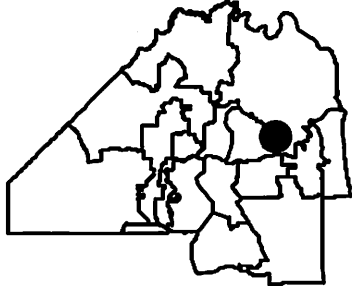
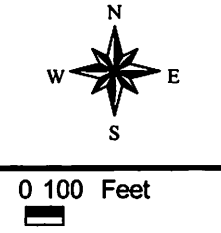
*Source: Staff, Planning and Development Department
Date: July 19, 2016*



Access to Wompi Drive, and on-site parking of trucks for rent.

*Source: Staff, Planning and Development Department
Date: July 19, 2016*



<p>REQUEST SOUGHT:</p> <p>REDUCE ROAD FRONTAGE FROM 35 FT. TO 0 FT.</p>	 <p>APPLICATION NUMBER: WRF-2016-0003</p>	 <p>COUNCIL DISTRICT: 2</p> <p>Exhibit 2</p>
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WAVY MINIMUM APPLICATION

AD-16-20

**APPLICATION FOR
WAIVER OF MINIMUM
REQUIRED ROAD
FRONTAGE**

Application No. WRF- 16-03

Set for Public Hearing on:

Notice of Violation:

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.
Jacksonville,

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

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

For Official Use Only

1. Date Submitted: <u>4/6/16</u>	2. Date Filed:	3. Current Zoning District(s): <u>PUD</u>	4. Future Land Use Map Category (FLUMs) <u>CGC</u>	5. Applicable Section of Ordinance Code: <u>656.340</u>
6. LUZ Public Hearing Date: <u> </u> / <u> </u> / <u> </u>		7. City Council Public Hearing Date: <u> </u> / <u> </u> / <u> </u>		
8. Neighborhood Association <u>Communities of East Arlington</u> <u>Caroline Ridge HA</u>				
9. Number of Signs to be Posted <u>3</u> <u>Greater Arlington Civic</u>				

TO BE COMPLETED BY APPLICANT

10. Complete Property Address: <u>9119 Merrill Road</u>	13. Between Streets: <u>Southside connector</u> and <u>Wampi Drive</u>
11. Real Estate Number: <u>120611-0000</u>	
12. Date lot was recorded: <u>July 7th, 2015</u>	
14. Waiver Sought: Reduce Required Minimum Road Frontage from <u>35'</u> feet to <u>0'</u> feet.	
15. In whose name will the exception be granted? <u>Bluewater Storage, LP</u>	
16. Land Area (1/100 Acres): <u>10.38 acres</u>	
17. Utility Services Provider Well: _____ Septic: _____ City Water: <u>JEA</u> City Sewer: <u>JEA</u>	

* * * 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;

Yes. Not being able to subdivide would restrict us from adding the storage component to our retail portfolio and would ultimately lower the value of the property as there are very few buyers for a combined Storage and retail asset.

(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); No. The site is already developed and the building is existing.

(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; No. Nothing will change with the property other than enabling the subdivision of two different uses: retail & storage.

(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; Yes, see attached easement with the adjacent parcel that has direct access to Merrill road.

(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.

No.

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

Survey (as required by the Current Planning Section) Survey sufficient for site plan.

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 on survey

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 RESIDENTIAL DISTRICTS..... \$1,073.00 NON-RESIDENTIAL DISTRICTS..... \$1,091.00	NOTIFICATION COSTS: \$7.00 PER ADDRESSEE ADVERTISING COSTS: BILLED TO OWNER /AGENT
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***** 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: Bluewater Storage LP
Address: 200 Wings Way Suite
100
City: Mt. Pleasant
State: SC Zip: 29464
Email: TWalter@zpi.net
Daytime Telephone: 843-724-3405
TWalter VP, Corporate Counsel
SIGNATURE OF OWNER(S) SIGN

Name and address of Authorized Agent(s)
Name: Gordon Valentine Jr
Address: 200 Wings Way Suite 100
City: Mt. Pleasant
State: SC Zip: 29464
Email: gvalentine@zpi.net
Daytime Telephone: 843 724-3590
J Gordon Valentine Jr
SIGNATURE OF AUTHORIZED AGENT(S)

SIGNATURE OF OWNER(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.

Agent Authorization

Date: 4/4/2016

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:

9119 Merrill Road

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in

Exhibit 1 attached hereto. Said owner hereby authorizes and empowers

J. Gordon Valentine Jr

to act as agent to file application(s) for

Waiver of minimum required road frontage.

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.

[Signature]
Owner's Signature

STATE OF ~~FLORIDA~~ South Carolina
COUNTY OF ~~DUVAL~~ Charleston

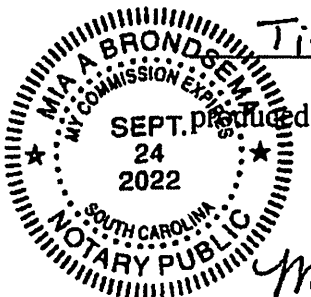
The foregoing affidavit was sworn and subscribed before me this 4th day of

April (month), 2016 (year) by

Timothy Walter, who is personally known to me or has

_____ as identification.

(Notary Signature)



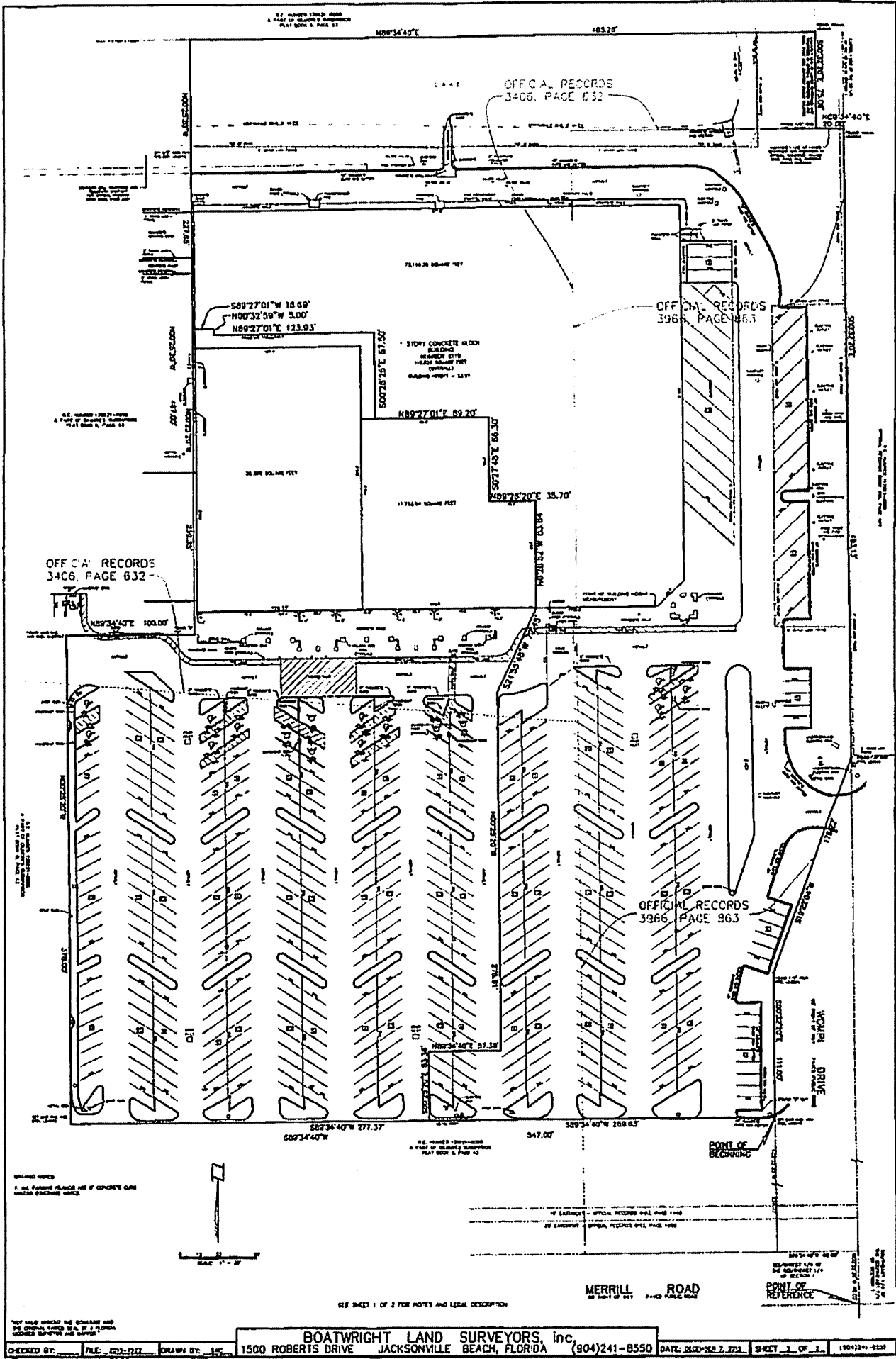
Mia A. Bronckema.

- 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.



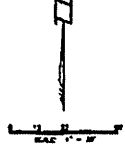
OFFICIAL RECORDS
3406, PAGE 632

OFFICIAL RECORDS
3966, PAGE 963

OFFICIAL RECORDS
3406, PAGE 632

OFFICIAL RECORDS
3966, PAGE 963

DRAWING NOTES
1. ALL FOUND PLACE ARE OF CONCRETE OR
METAL PLACING WOOD.



SEE SHEET 1 OF 2 FOR NOTES AND LEGAL DESCRIPTION

MERRILL ROAD

POINT OF BEGINNING
POINT OF REFERENCE

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RECORDS OF A FLORIDA
LICENSED SURVEYOR AND ENGINEER

MAP SHOWING SURVEY OF
PARCEL 1
 A PARCEL OF LAND LYING AND BEING A PART OF THE SE 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, COUNTY OF DUVALL, FLORIDA, AND BEING COMPRISED OF A PORTION OF CHAMBER'S SUBDIVISION, AS SHOWN ON MAP THEREOF RECORDED IN PLAT BOOK 3, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1A
 FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE AFORESAID SECTION 1, RUN THENCE NORTH 02°12'00" WEST, ALONG THE EASTERN LINE OF ROAD 137 1/2 FEET TO THE SE 1/4, A DISTANCE OF 40.00 FEET TO A POINT IN THE NORTHERLY FRONT OF WAY LINE OF MERRILL ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 80.00 FEET AT THIS POINT, RUN THENCE SOUTH 88°34'40" WEST, ALONG SAID NORTHERLY FRONT OF WAY LINE OF MERRILL ROAD, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERN LINE OF HOAMY DRIVE, AS NOW ESTABLISHED, RUN THENCE NORTH 02°12'00" WEST, ALONG SAID WESTERN LINE OF HOAMY DRIVE, A DISTANCE OF 236.00 FEET, RUN THENCE SOUTH 89°34'40" WEST, PARALLEL WITH THE AFORESAID NORTHERLY FRONT OF WAY LINE OF MERRILL ROAD, 78.82 FEET TO THE POINT OF BEGINNING.
 FROM THE POINT OF BEGINNING THENCE SOUTH 89°34'40" WEST, PARALLEL WITH THE AFORESAID NORTHERLY FRONT OF WAY LINE OF MERRILL ROAD, A DISTANCE OF 177.37 FEET, RUN THENCE NORTH 02°12'00" WEST, THENCE NORTH 89°34'40" EAST, A DISTANCE OF 100.00 FEET, THENCE NORTH 02°12'00" WEST, A DISTANCE OF 224.30 FEET, RUN THENCE NORTH 89°34'40" EAST, A DISTANCE OF 130.00 FEET, RUN THENCE SOUTH 02°12'00" WEST, A DISTANCE OF 87.00 FEET, RUN THENCE NORTH 89°34'40" EAST, A DISTANCE OF 89.80 FEET, RUN THENCE SOUTH 02°12'00" WEST, A DISTANCE OF 96.30 FEET, RUN THENCE NORTH 89°34'40" EAST, A DISTANCE OF 42.81 FEET, RUN THENCE SOUTH 02°12'00" WEST, A DISTANCE OF 45.81 FEET, RUN THENCE SOUTH 89°34'40" WEST, A DISTANCE OF 45.81 FEET, RUN THENCE SOUTH 02°12'00" WEST, A DISTANCE OF 73.15 FEET, RUN THENCE SOUTH 89°34'40" WEST, A DISTANCE OF 178.91 FEET, RUN THENCE SOUTH 89°34'40" WEST, PARALLEL WITH THE NORTHERLY FRONT OF WAY LINE OF MERRILL ROAD A DISTANCE OF 57.59 FEET, THENCE SOUTH 02°12'00" EAST, A DISTANCE OF 33.34 FEET TO THE POINT OF BEGINNING.

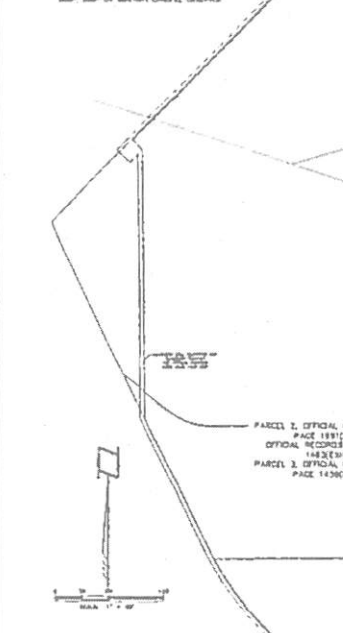
PARCEL 1B
 FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE AFORESAID SECTION 1, RUN THENCE NORTH 02°12'00" WEST, ALONG THE EASTERN LINE OF ROAD 137 1/2 FEET TO THE SE 1/4, A DISTANCE OF 40.00 FEET TO A POINT IN THE NORTHERLY FRONT OF WAY LINE OF MERRILL ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 80.00 FEET AT THIS POINT, RUN THENCE SOUTH 89°34'40" WEST, ALONG SAID NORTHERLY FRONT OF WAY LINE OF MERRILL ROAD, A DISTANCE OF 60.00 FEET TO A POINT IN THE WESTERN LINE OF HOAMY DRIVE, AS NOW ESTABLISHED, RUN THENCE NORTH 02°12'00" WEST, ALONG SAID WESTERN LINE OF HOAMY DRIVE, A DISTANCE OF 236.00 FEET TO THE POINT OF BEGINNING.
 FROM THE POINT OF BEGINNING THENCE SOUTH 89°34'40" WEST, PARALLEL WITH THE AFORESAID NORTHERLY FRONT OF WAY LINE OF MERRILL ROAD, A DISTANCE OF 178.83 FEET, RUN THENCE NORTH 02°12'00" WEST, A DISTANCE OF 55.38 FEET, RUN THENCE NORTH 89°34'40" EAST, PARALLEL WITH THE NORTHERLY FRONT OF WAY LINE OF MERRILL ROAD A DISTANCE OF 31.59 FEET, RUN THENCE NORTH 02°12'00" WEST, A DISTANCE OF 278.94 FEET, RUN THENCE NORTH 89°34'40" EAST, A DISTANCE OF 72.49 FEET, RUN THENCE NORTH 02°12'00" WEST, A DISTANCE OF 82.84 FEET, RUN THENCE SOUTH 02°12'00" WEST, A DISTANCE OF 42.48 FEET, RUN THENCE NORTH 89°34'40" WEST, A DISTANCE OF 46.30 FEET, RUN THENCE SOUTH 02°12'00" WEST, A DISTANCE OF 80.30 FEET, RUN THENCE SOUTH 89°34'40" WEST, A DISTANCE OF 152.83 FEET TO A POINT, RUN THENCE SOUTH 89°34'40" WEST, A DISTANCE OF 16.69 FEET TO A POINT, RUN THENCE NORTH 02°12'00" WEST, A DISTANCE OF 227.85 FEET TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3408, PAGE 812, AND PARALLEL WITH SAID LANDS 20.00 FEET WESTERLY OF THE NORTHERLY EASTERN LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, FOR A DISTANCE OF 37.58 FEET TO A POINT IN THE NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3086, PAGE 383, CURRENT PUBLIC RECORDS, RUN THENCE NORTH 89°34'40" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3086, PAGE 383, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER LYING ON THE AFORESAID EASTERN LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, RUN THENCE SOUTH 02°12'00" EAST, ALONG SAID EASTERN LINE A DISTANCE OF 48.13 FEET TO A POINT IN THE WESTERN LINE OF THE AFORESAID HOAMY DRIVE, AS NOW ESTABLISHED, RUN THENCE SOUTH 19°22'24" WEST, ALONG SAID WESTERN LINE OF HOAMY DRIVE, A DISTANCE OF 111.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE EASTMENT RIGHTS APPURTINANT TO THE ABOVE PARCEL CONTAINED IN THE FOLLOWING DOCUMENTS:

- PARCEL 2**
 DECLARATION OF RESTRICTIONS RECORDED MARCH 31, 1989 IN OFFICIAL RECORDS BOOK 8878, PAGE 1840, AS APPLIED BY FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED APRIL 9, 1991 IN OFFICIAL RECORDS BOOK 7086, PAGE 1143, AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED JANUARY 4, 1993 IN OFFICIAL RECORDS BOOK 7086, PAGE 1142, AND AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED FEBRUARY 8, 1993 IN OFFICIAL RECORDS BOOK 7086, PAGE 1143, PUBLIC RECORDS OF DUVALL COUNTY, FLORIDA.
- PARCEL 3**
 DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED JANUARY 4, 1993 IN OFFICIAL RECORDS BOOK 7086, PAGE 1138, PUBLIC RECORDS OF DUVALL COUNTY, FLORIDA, WHICH INCLUDES PROVISIONS CONCERNING EASEMENTS.

GENERAL NOTES:

- THIS IS A SURVEY MAP
- THE BOUNDARY BETWEEN THE EAST PROPERTY LINE OF SAID PROPERTY BOOK 10173707 AND THE WEST PROPERTY LINE IS 183 FEET
- THE AREA OF THIS PROPERTY IS 84,321.84 SQ. FT. OR 1.93 AC.
- THE PROPERTY IS LOCATED WITHIN THE 100' ZONING DISTRICT
- THE PROPERTY IS SUBJECT TO THE 100' ZONING DISTRICT
- THE PROPERTY IS SUBJECT TO THE 100' ZONING DISTRICT
- THE PROPERTY IS SUBJECT TO THE 100' ZONING DISTRICT
- THE PROPERTY IS SUBJECT TO THE 100' ZONING DISTRICT
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- THE PROPERTY IS SUBJECT TO THE 100' ZONING DISTRICT

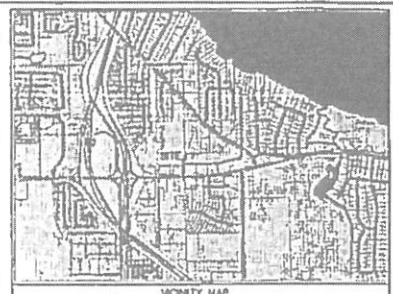


NOTES PERTAINING TO THIS SURVEY: THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF FLORIDA AND THE RULES OF THE FLORIDA BOARD OF SURVEYING AND MAPPING.

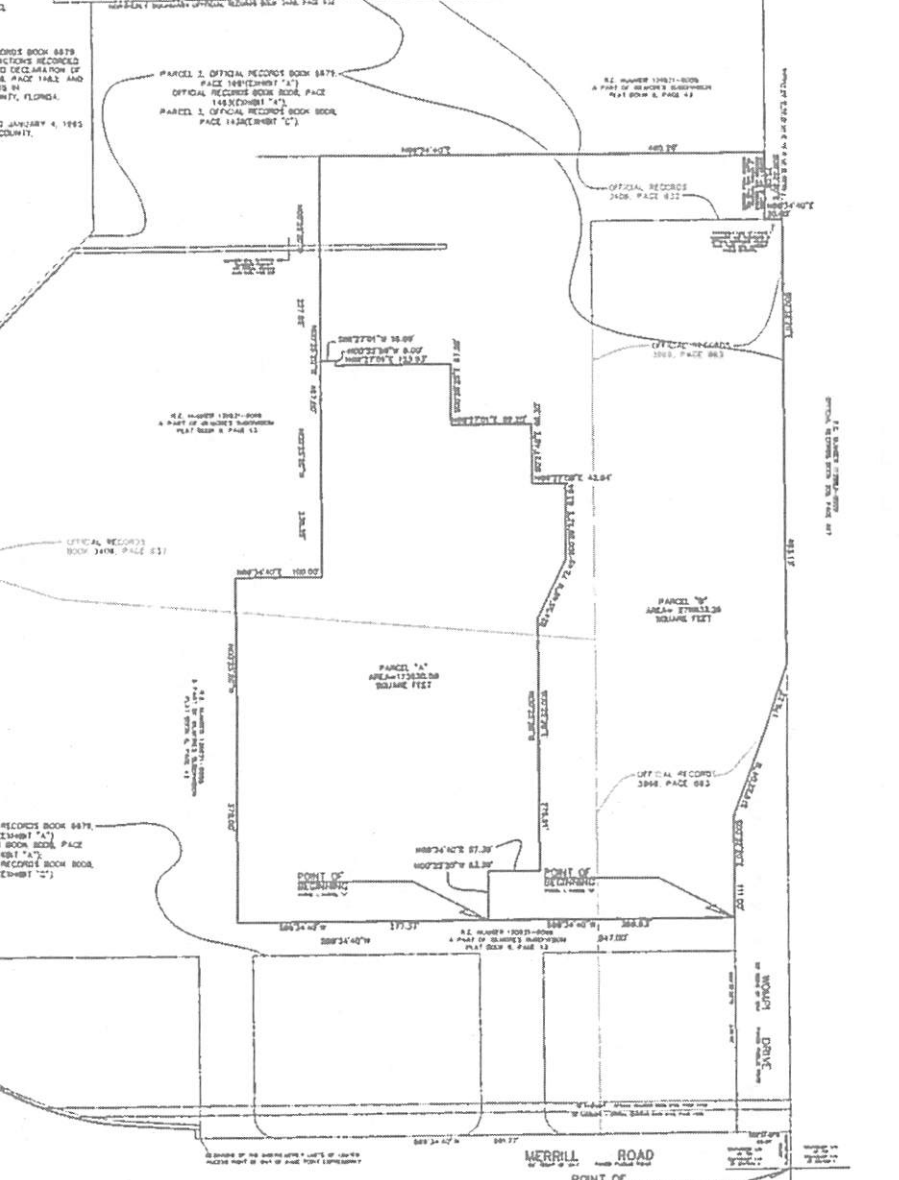
LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
...

DATE: 07/11/2012



VIGNETTE MAP



TO THE PROPERTY, INC. A SOUTH CAROLINA CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NEBS, AND INCLUDES ITEMS 1, 2, 3, 4, 5(a), 6(c), 7(a), 7(b), 8, 9, 10(a), 10(b), 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, AND 23 OF TABLE "C" THEREOF THE FIELD BOOK 043 COMPLETED ON FEBRUARY 12, 2012.

SEC SHEET 2 OF 2 FOR DETAILS

May 2, 2016

MAT CONTINUING SURVIVAL

PARCEL 1: A PARCEL OF LAND LYING IN AND BEING A PART OF THE SE 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING COMPRISED OF A PORTION OF GILMORE'S SUBDIVISION, AS SHOWN ON MAP THEREOF RECORDED IN PLAT BOOK 6, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"
FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE AFOREMENTIONED SECTION 1; RUN THENCE NORTH 00°32'20" WEST, ALONG THE EASTERLY LINE OF SAID SW 1/4 OF THE SE 1/4, A DISTANCE OF 40.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 80.00 FEET AT THIS POINT; RUN THENCE SOUTH 89°34'40" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, A DISTANCE OF 80.00 FEET TO A POINT IN THE WESTERLY LINE OF WOMPI DRIVE, AS NOW ESTABLISHED; RUN THENCE NORTH 00°32'20" WEST, ALONG SAID WESTERLY LINE OF WOMPI DRIVE, A DISTANCE OF 236.00; RUN THENCE SOUTH 89°34'40" WEST, PARALLEL WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, 269.63 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS ESTABLISHED, CONTINUE SOUTH 89°34'40" WEST, PARALLEL WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, A DISTANCE OF 277.37 FEET; RUN THENCE NORTH 00°25'20" WEST, A DISTANCE OF 378.00 FEET; THENCE NORTH 89°34'40" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°25'20" WEST, A DISTANCE OF 224.30 FEET; RUN THENCE NORTH 89°27'01" EAST, A DISTANCE OF 130.09 FEET; RUN THENCE SOUTH 00°31'11" EAST, A DISTANCE OF 57.00 FEET; RUN THENCE NORTH 89°27'01" EAST, A DISTANCE OF 99.80 FEET; RUN THENCE SOUTH 00°27'48" EAST, A DISTANCE OF 66.30 FEET; RUN THENCE NORTH 89°27'08" EAST, A DISTANCE OF 42.84 FEET; RUN THENCE SOUTH 00°28'52" EAST, A DISTANCE OF 83.84 FEET; RUN THENCE SOUTH 25°54'48" WEST, A DISTANCE OF 72.45 FEET; RUN THENCE SOUTH 00°25'20" EAST, A DISTANCE OF 276.91 FEET; RUN THENCE SOUTH 89°34'40" WEST PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD A DISTANCE OF 57.39 FEET; THENCE RUN SOUTH 00°25'20" EAST, A DISTANCE OF 53.36 FEET TO THE POINT OF BEGINNING.

PARCEL "B"
FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE AFOREMENTIONED SECTION 1; RUN THENCE NORTH 00°32'20" WEST, ALONG THE EASTERLY LINE OF SAID SW 1/4 OF THE SE 1/4, A DISTANCE OF 40.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 80.00 FEET AT THIS POINT; RUN THENCE SOUTH 89°34'40" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, A DISTANCE OF 60.00 FEET TO A POINT IN THE WESTERLY LINE OF WOMPI DRIVE, AS NOW ESTABLISHED; RUN THENCE NORTH 00°32'20" WEST, ALONG SAID WESTERLY LINE OF WOMPI DRIVE, A DISTANCE OF 236.00 TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS ESTABLISHED, RUN THENCE SOUTH 89°34'40" WEST, PARALLEL WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, A DISTANCE OF 269.63 FEET; RUN THENCE NORTH 00°25'20" WEST, A DISTANCE OF 53.36 FEET; RUN THENCE NORTH 89°34'40" EAST PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD A DISTANCE OF 57.39 FEET; RUN THENCE NORTH 00°25'20" WEST, A DISTANCE OF 276.91 FEET; RUN THENCE NORTH 24°55'48" EAST, A DISTANCE OF 72.45 FEET; RUN THENCE NORTH 00°28'52" WEST, A DISTANCE OF 83.84 FEET; RUN THENCE SOUTH 00°27'08" WEST, A DISTANCE OF 42.48 FEET; RUN THENCE NORTH 00°27'4801" WEST, A DISTANCE OF 66.30 FEET; RUN THENCE SOUTH 89°27'01" WEST A DISTANCE OF 89.20 FEET; RUN THENCE NORTH 00°31'11" WEST, A DISTANCE OF 67.50 FEET; RUN THENCE SOUTH 89°27'01" WEST A DISTANCE OF 16.69 FEET TO A POINT; RUN THENCE NORTH 00°25'20" WEST A DISTANCE OF 227.65 FEET TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8008; THENCE RUN ALONG SAID LINE NORTH 89°34'40" EAST, A DISTANCE OF 485.28 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDED VOLUME 3406, PAGE 632, CURRENT PUBLIC RECORDS; RUN THENCE SOUTH 00°32'20" EAST ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3406, PAGE 632, AND PARALLEL WITH AND 20.00 FEET WESTERLY OF THE AFOREMENTIONED EASTERLY LINE OF THE SW 1/4 OF SECTION 1, FOR A DISTANCE OF 75.06 FEET TO A POINT IN THE NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3966, PAGE 863, CURRENT PUBLIC RECORDS; RUN THENCE NORTH 89°34'40" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3966, PAGE 863, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER LYING IN THE AFOREMENTIONED EASTERLY LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1; RUN THENCE SOUTH 00°32'20" EAST, ALONG SAID EASTERLY LINE A DISTANCE OF 493.13 FEET TO A POINT IN THE WESTERLY LINE OF THE AFOREMENTIONED WOMPI DRIVE, AS NOW ESTABLISHED; RUN THENCE SOUTH 19°22'04" WEST, ALONG SAID WESTERLY LINE OF WOMPI DRIVE A DISTANCE OF 176.22 FEET; RUN THENCE SOUTH 00°32'20" EAST, ALONG SAID WESTERLY LINE OF WOMPI DRIVE, A DISTANCE OF 111.00 FEET TO THE POINT OF BEGINNING.