

AD-16-52

LOCATION: 5577 Heckscher Drive, between Heckscher Drive and Treasure Cay Court

REAL ESTATE NUMBER(s): 160702-0025, 160702-0030 & 160702-0035

DEVIATION SOUGHT:

1. Reduce minimum lot area from 2.5 acres to 1.18

PRESENT ZONING: AGR

CURRENT LAND USE: AGR (iv)

PLANNING DISTRICT: 6

COUNCIL DISTRICT: 2

SIGNS POSTED: 1

Agent:

Marc Hardesty, Esq.
4004 Atlantic Boulevard
Jacksonville, FL 32207

Owner:

Rachel Kern Baldwin
6656 Ramoth Drive
Jacksonville, FL 32226

STANDARDS, CRITERIA AND FINDINGS

<p>1. Is this situation unique or similar to other properties in the neighborhood?</p>	<p>Recommendation: Similar. The site consists of three parcels created prior to the adoption of the Comprehensive Plan. Because of these lots are lots of record, they are not required to meet the minimum density requirements for AGR-iv land use. They are required to meet all other requirements of the current zoning district, in this case, a lot area of 2.5 acres. The property is located on Bruner Island, a small island located in Clapboard/Brown's Creek. There are several other lots located on the island, and several single family homes.</p>
<p>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</p>	<p>Recommendation: Yes. As noted above, the lots are lots of record. They were created in a size and configuration that they would not be considered buildable under the current comprehensive plan requirements for this land use category. The applicant has proposed to combine three lots, to attempt to meet the minimum lot area as best they can, but based on the available land, they were unable to consolidate more than 1.18 acres. Based on the size of the combined lots, there is a practical limitation on construction because of the lack of lot area. Approval of this application, in addition to the companion WFR-16-12, would allow the applicant to build on the three combined lots.</p>

<p>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</p>	<p><u>Recommendation:</u> Yes. The requested deviation is not based on a desire to reduce cost, but on the limited availability of undeveloped land on Bruner Island. The applicant has attempted to combine as many lots as possible to increase the lot area, but is limited to 1.18 acres. Approval of this application would not have any impact on the cost of development.</p>
<p>4. The proposed deviation 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 deviation, in that...</p>	<p><u>Recommendation:</u> Yes. The island is currently developed with several single family homes, some on lots smaller than the subject site. It is not anticipated that construction of an additions single family home will have a negative impact on the surrounding property. Additionally, the proposed lot size is larger than the surrounding property, and it is not anticipated that approval of this application would have any effect on surrounding property values.</p>
<p>5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...</p>	<p><u>Recommendation:</u> Yes. As noted above, the majority of Bruner Island is already developed for single family homes. It is not anticipated that the construction of an additional single family home on 1.18 acres would have any impact on the delivery of public services, nor create any form of a nuisance.</p>
<p>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</p>	<p><u>Recommendation:</u> Yes. As previously stated, the subject parcels are considered lots of record. And, were it not for the limitation in required minimum lot size, these lots would be deemed buildable. Approval of this request is the smallest deviation necessary to allow for the construction of one single family home on three contiguous parcels.</p>
<p>7. The City landscape architect (has/has not) recommended the proposed deviation.</p>	<p><u>Recommendation:</u> N/A</p>
<p>8. The existing violation was not created by the applicant with intent to violate the Zoning Code.</p>	<p><u>Recommendation:</u> N/A</p>

PLANNER RECOMMENDATION: Approve

DATE OF REPORT: October 4, 2016



Aerial

Source: Planning and Development Department Staff

Date: September 21, 2016



Subject Property

*Source: Planning and Development Department Staff
Date: September 21, 2016*



Access easment currently in use by other homeowners on Bruner Island

*Source: Planning and Development Department Staff
Date: September 21, 2016*



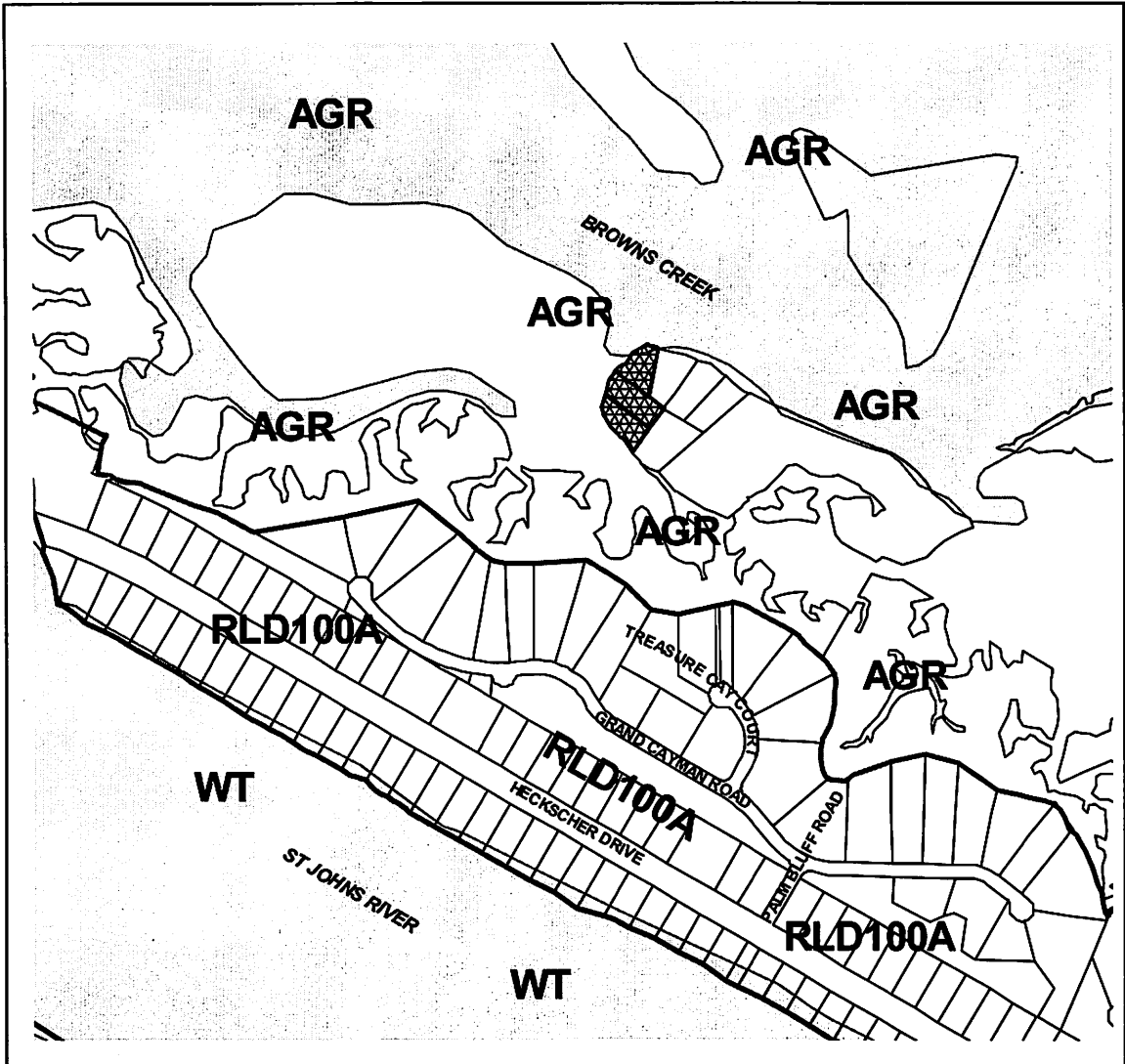
Residence adjacent to access easment

Source: Planning and Development Department Staff
Date: September 21, 2016



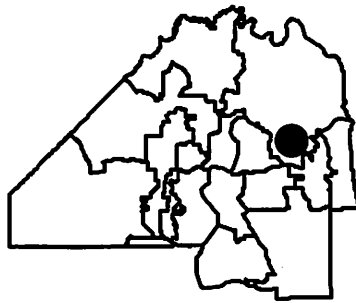
Nearby residence on Grand Cayman Road, across from access easment

Source: Planning and Development Department Staff
Date: September 21, 2016



REQUEST SOUGHT:

**REDUCE LOT SIZE
FROM 2.5 ACRES TO
1.18 ACRES**



0100 Feet



COUNCIL DISTRICT:

02

APPLICATION NUMBER:

AD-2016-0052

Exhibit 2

APPLICATION FOR ADMINISTRATIVE DEVIATION

This application must be typed or printed in black ink and submitted with three (3) copies, providing for a total of four complete applications with all required attachments, to:

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

Application No. <u>AD-16-52</u>
Set for Public Hearing on:
Notice of Violation:

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

For Official Use Only

1. Date Submitted: <u>6-7-16</u>	2. Date Filed: <u>7-15-16</u>	3. Current Zoning District(s): <u>AGR</u>	4. Future Land Use Map Category (FLUMs) <u>AGR II</u>	5. Applicable Section of Ordinance Code: <u>656.331</u>
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Amount of Fee \$952.00 Council District 2 Planning District 6 Zoning Panel No. 495

Number of Signs to be Posted 1 Zoning Code 656.331 Zoning Asst. Initials _____

Previous Zoning Applications filed? NO If yes, state Application No(s) _____

Neighborhood Association? EDEN GROUP INC

TO BE COMPLETED BY APPLICANT

6. Complete Property Address: 5577 Heckscher Dr AND TWO ADJACENT PROPERTIES

Real Estate Number: 160702(0025)(0030)(0035)

Date lot was recorded: SEE ATTACHED

7. Between Streets: HECKSCHER DR and TREASURE CAY CT

Reason for Request: REDUCE LOT SIZE

8. Deviation Sought:

Reduce Required Minimum Lot Area from 2.5 ACRES to 1.18 ACRES feet.

Increase Maximum Lot Coverage from _____ % to _____ %.

Increase Maximum Height of Structure from _____ to _____ feet.

Reduce Required Yard(s) _____

Reduce Minimum Number of Required Off-street Parking Spaces from _____ to _____

Reduce Minimum Landscape Requirements _____

COMPANION APPLICATION
 WRF-16-12
 AD-16-52

9. In whose name will the deviation be granted? JOHN C. KERN REVOCABLE TRUST

10. Is transferability requested? Yes or No (If approved, the administrative deviation is transferred with the property.)

10. Land Area (Acres) <u>± 1.18 ACRES</u>	Utility Services Provider	
	well <input checked="" type="checkbox"/>	city water <input type="checkbox"/>
	septic tank <input checked="" type="checkbox"/>	city sewer <input type="checkbox"/>

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

Section 656.101(a), Ordinance Code, defines an administrative deviation as “a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in s.656.109 (e) through (j).

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

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

1. Does the subject property exhibit any circumstances which could be construed as having physical surroundings, shape, topographical conditions or other physical or environmental conditions limited to the subject property alone, or is this issue common to numerous sites?

SEE ATTACHED

1. Are there practical or economic difficulties in carrying out the strict letter of the regulation?

2. Is the request based exclusively upon a desire to reduce the cost of developing the site?

3. Does the request accomplish some result which is in the public interest? (As an example, furthering the preservation of natural resources by saving a tree or trees.)

4. Could the proposed deviation substantially diminish property values in, or alter the essential character of the area surrounding the site; and could such deviation substantially interfere with or injure the rights of others whose property would be affected by the deviation?

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

6. If the proposed deviation relates to minimum required landscaping, please submit the comments or opinions of the City's Landscape Architect.

II. Would the proposed deviation be in harmony with the spirit and intent of the Zoning Code, considering the following as applicable:

1. Did the applicant create the violation with intent to violate the provisions of the Zoning Code?

2. Has the violation existed for a considerable length of time without receiving a citation?

3. Is the violation that exists a result of construction, which occurred prior to the applicants acquiring the property?

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

___ Survey

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

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

___ Letter from the applicable Home Owner's Association stating that request meets their architectural and aesthetic requirements or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association (**Residential Only**).

___ Day care uses must include a Department of Children and Families Services (DCFS) letter
Elevation plans are required with height increase requests and must be drawn to scale.

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

Application for Administrative Deviation

RE: Parcel ID numbers

160702-0025

160702-0030

160702-0035

12)

I- Our acreage issue is common to multiple sites on 'Bruners Island'.

1- Both practical and economic difficulties are present in carrying out the strict letter of regulation.

Upon purchasing the subject parcels in 2004, it was not revealed to us by the Seller, nor during the title search, that any encumbrance existed that prevented the building of a home(s). This information came to light approximately two years ago and we have been corresponding with Mr. Huxford ever since.

These parcels would have NEVER been purchased had we know that they were rendered useless according to a 1969 configuration deadline.

Economically, we have been paying property taxes at rates much higher, if not double our neighbors, since purchasing the parcels. However, unless this Administrative Deviation is approved, we have useless and unbuildable land.

2- This request has nothing to do with a reduction of cost to develop the site.

3- This request will certainly result in a positive public interest. Presently unbuildable due to an antiquated ruling that took place almost 50 years ago, this AD will allow for a home to be built, increase the area property values, increase tax revenue, increase JEA utility usage (fees) and increase the local economic impact by the new residents.

4- This AD will in no way alter or effect any surrounding properties, with the exception of increasing surrounding values.

5- No, this deviation is not detrimental to the public health, safety or welfare of any property owner involved. Additionally, no public nuisance, expense or conflict shall result.

6- Not applicable.

II-

1- The applicant in no way created any portion of the violation. The supposed violation was in place prior to the applicant purchasing the subject land.

2- The violation has existed since 1969 without ever coming to light to the present owner.

3- The violation in question exists due to parcel splitting by owners prior to the existing ownership.

*** 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 Section, Ed Ball Building, 214 North Hogan Street, 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	NOTIFICATION COSTS:
RESIDENTIAL DISTRICTS.....\$966.00	\$7.00 PER ADDRESSEE
NON-RESIDENTIAL DISTRICTS..... \$952.00	

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 and address of Authorized Agent(s)

Name: Rachel Keen Baldwin

Name: Marc Hardesty

Address: 6656 Ramoth Dr

Address: 4004 Atlantic Blvd

City: Jacksonville

City: Jacksonville

State: FL Zip: 32226

State: FL Zip: 32207

Email: rachel@jaxbargaincabinets.com

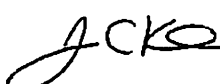
Email: hardesty@jaxlegal.com

Daytime Telephone: 904-838-7407

Daytime Telephone: 904-468-3533


SIGNATURE OF OWNER(S)


SIGNATURE OF AUTHORIZED AGENT(S)

 John C. Keen

The Agent's letter of authorization must be attached if application is not signed by the owner of record

INSTRUCTIONS FOR FILING ADMINISTRATIVE DEVIATION

An Application for Administrative Deviation is filed with the 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 a deviation.

Items 1 through 5

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

I

Item 6 - Complete Property Address

Enter the street address, 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 Yates Building on 231 E. Forsyth Street, Room 270.

Item 7 - Intersecting Streets This question seeks the names of the two streets closest to the applicant's 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 8 - Deviation Sought Check the box corresponding to the sought request. If more than one deviation is requested, check all that applies and provide appropriate numbers.

Item 9/10 - Name that the deviation will be granted to and Transferability. Here the applicant must provide the name of the person for whom the deviation is granted to. All Administrative Deviations are transferable unless otherwise provided for in the Final Order granting the deviation. Transferability refers to the rights granted through the Administrative Deviation process and the transfer of those rights with the sale of the property. If the deviation is granted without transferability, the deviation is personal, and any deviation granted is valid for as long as that person owns the property, as long as other provisions related to commencement are met. Upon sale of the property an Amendment to Final Order must be filed to transfer the deviation to another individual.

Item 11 - Land Area (Acres) and Utility Services Provider Please write here the total acres of the proposed variance and indicate whether the utilities will be provided by JEA, private well and septic tank, or another provider.

Item 12- These items represent the criteria used by the Zoning Administrator to grant a deviation. The applicant should review these, provide answers, and be prepared to explain how the specific request meets all applicable criteria, thereby providing substantial competent evidence to grant the proposed deviation.

Item 13 - Attachments: An Application for Administrative Deviation **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 addition of two of the four application sets, which will include two site plans at 11" x 17" or larger.

- Survey - (signed and sealed by a licensed surveyor within the last five (5) years.) 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*)
- Site plan--**drawn to scale**

Letter from the applicable Home Owner's Association stating that the request meets their architectural and aesthetic requirements or a letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association (**Residential Only**).

Letter of Authorization for Agent is **required** if application is made by **any person other than the property owner**.

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

- A. Property dimensions and total land area
- B. Buildings (*including dimensions, square footage, 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 denied by the Planning and Development Department's Zoning Section.

When your **completed** application is submitted to the Planning and Development Department, Zoning Section, Ed Ball Building, 214 North Hogan Street, 2nd Floor, Jacksonville, Florida 32202, (904) 255- 8300. A list of property owners (*addressee*) within the 350 feet radius of the property will be prepared by the Section.

NOTE: There is a 14-day appeal period after a deviation is granted before the final order can be issued.

Agent Authorization

Date: 5/29/16

**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:

160702 (0025) (0030) (0035)

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

MARC HARDESTY

_____ to act as agent to file application(s) for

John C. Keen AND Rachel Keen Baldwin 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) [Signature]

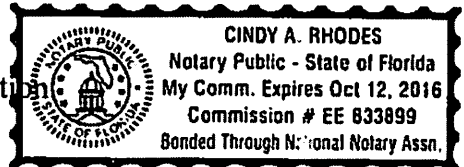
**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing affidavit was sworn and subscribed before me this 29 day of

May (month), 2016 (year) by

Cindy Rhodes, who is personally known to me or has
(Notary Signature)

produced FL DL as identification



Legal Description

SEE ATTACHED

KERN JOHN C TRUST
 455 CASSAT AVE
 JACKSONVILLE, FL 32254
KERN JOHN C
BALDWIN RACHEL KERN

Primary Site Address
 0 GRAND CAYMAN RD
 Jacksonville FL 32226

Official Record Book/Page
 16327-02365

Title #
 8317

0 GRAND CAYMAN RD

Property Detail

RE #	160702-0025
Tax District	G5
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	19500

Value Summary

	2015 Certified	2016 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$45,000.00	\$45,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$45,000.00	\$45,000.00
Assessed Value	\$45,000.00	\$45,000.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$45,000.00	See below

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator. "In Progress" property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. Learn how the Property Appraiser's Office values property.

Taxable Values and Exemptions - In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16327-02365	3/13/2013	\$100.00	WD - Warranty Deed	Unqualified	Vacant
12212-01181	12/20/2004	\$85,000.00	WD - Warranty Deed	Unqualified	Vacant
10445-02234	3/18/2002	\$100.00	MS - Miscellaneous	Unqualified	Vacant
10445-02229	3/18/2002	\$100.00	QC - Quit Claim	Unqualified	Vacant
05569-02165	6/28/1982	\$12,000.00	WD - Warranty Deed	Unqualified	Vacant
04580-00974	2/27/1978	\$5,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0133	RES RIVER RURAL 2 OR LESS UNITS PER AC	AGR	75.00	190.00	Common	1.00	Lot	\$45,000.00

Legal

LN	Legal Description
1	17-15-28E .32
2	PT ISLAND NO 9 RECD O/R 12212-1181
3	BEING PARCEL 2

Buildings

No data found for this section

2015 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$45,000.00	\$0.00	\$45,000.00	\$514.89	\$514.89	\$498.26
Public Schools: By State Law	\$45,000.00	\$0.00	\$45,000.00	\$227.57	\$219.11	\$220.68
By Local Board	\$45,000.00	\$0.00	\$45,000.00	\$101.16	\$101.16	\$98.10
FL Inland Navigation Dist.	\$45,000.00	\$0.00	\$45,000.00	\$1.55	\$1.55	\$1.44
Water Mgmt Dist. SJRWMD	\$45,000.00	\$0.00	\$45,000.00	\$14.24	\$13.60	\$13.60
Gen Gov Voted	\$45,000.00	\$0.00	\$45,000.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$45,000.00	\$0.00	\$45,000.00	\$0.00	\$0.00	\$0.00
			Totals	\$839.41	\$850.31	\$832.08
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$45,000.00	\$45,000.00	\$0.00	\$45,000.00		
Current Year	\$45,000.00	\$45,000.00	\$0.00	\$45,000.00		

This Instrument Prepared By:
Rachel Kern Baldwin
455 Cassat Ave
Jacksonville, FL 32254

Record and Return To:
Rachel Kern Baldwin
455 Cassat Ave
Jacksonville, FL 32254

RE Parcel ID#: 160702-0025

WARRANTY DEED

THIS WARRANTY DEED is made this 13th day of March, 2013, by and between Mermaid Bluff Trust, hereinafter referred to as the grantor, and JOHN C. KERN and RACHEL KERN BALDWIN, and their successors, as Trustees of the John C. Kern Revocable Trust, under agreement dated March 12, 2013, whose address is 455 Cassat Avenue, Jacksonville, FL 32254, hereinafter referred to as the grantee.

WITNESSETH, That the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid to the grantor by the grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey to the grantee forever, all of that certain real property in Duval County, Florida, described as follows:

Property Appraiser's Parcel Identification No.: 160702-0025

Property address: 0 Grand Cayman Road

**Property legal description: 17-1S-28E .32 PT ISLAND NO 9 RECD O/R 12212-1181
BEING PARCEL 2**

See Exhibit "A" for detailed legal description.

TOGETHER with all the tenements, hereditaments and appurtenances, unto the grantee in fee simple. And the grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof, and covenants, easements and restrictions of record, if any. The grantees, and their successors and assigns as Trustees of the John C. Kern Revocable Trust, shall have full power and authority to sell, convey, lease, encumber and otherwise to manage and dispose of the real property described herein, and no third party need ever inquire into their authority as Trustees under the trust agreement referred to herein.

JK

[Handwritten signature]

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

Signed, sealed and delivered in our presence:

Cheryl Mosley
Witness Signature

Cheryl Mosley
Witness Printed Signature

Jack Blaze
Witness Signature

JACK BLAZE
Witness Printed Signature

John C. Kern
Grantor/ BENEFICIARIES John C. Kern

455 Cassat Avenue
Jacksonville, FL 32254

Rachel Kern Baldwin
Grantor/ TRUSTEE Rachel Kern Baldwin

455 Cassat Avenue
Jacksonville, FL 32254

STATE OF FLORIDA

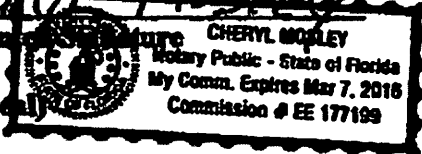
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of March, 2013, by John C. Kern, unmarried, as BENEFICIARY for the Mermaid Bluff Trust. He is personally known to me and has produced a valid Florida DL, as identification.

Notary Public State and County Aforesaid.

Cheryl Mosley
Notary Signature

3-7-2014
Expires

Cheryl Mosley
Notary Printed Signature

(Notarial Seal)

EE177199
Comm #

The foregoing instrument was acknowledged before me this 13th day of March, 2013, by Rachel Kern Baldwin, married, as TRUSTEE for the Mermaid Bluff Trust. She is personally known to me and has produced a valid Florida DL, as identification.

Notary Public State and County Aforesaid.

Cheryl Mosley
Notary Signature

3-7-2016
Expires

Cheryl Mosley
Notary Printed Signature

EE 177199
Comm #

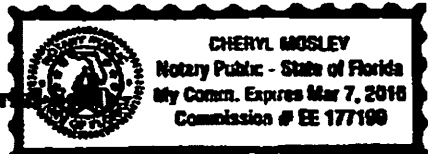
(Notary Seal) 

EXHIBIT "A"

Book 10445 Page 2223

Parcel 1; RE #160702-0030

A portion of Island No. 9, Section 17, Township 1 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

Commencing at the intersection of the Westerly line of said Section 17 with the Northerly Right-of-Way line of Necker Drive, a 100 foot Right-of-Way as now established; thence South 29 degrees 40 minutes 50 seconds East along the said Northerly Right-of-Way line of Necker Drive, 1896.31 feet; thence North 30 degrees 19 minutes 10 seconds East, 487.0 feet; thence North 02 degrees 49 minutes 40 seconds West, 825.0 feet; thence North 59 degrees 05 minutes 40 seconds West, 166.66 feet; thence North 44 degrees 31 minutes 44 seconds West, 182.87 feet; thence North 35 degrees 56 minutes 38 seconds West, 23.50 feet to the point of beginning, said point being on the edge of a marsh; thence North 36 degrees 46 minutes 10 seconds East, 115.7 feet; thence North 53 degrees 13 minutes 50 seconds West, 216.0 feet, more or less, to the marshes of Brown's Creek; thence Southerly and South-easterly along and around said marshes, 274 feet, more or less, to the point of beginning; also known as Parcel "A-2-1" per survey made by McNish, Ard & Associates, Inc., dated March 11, 1977;

TOGETHER WITH the right of access to said property over and by easements and rights of access heretofore granted by Grantors and their predecessors in title.

Parcel 1; RE# 160702-0025

A portion of Island No. 9, Section 17, Township 1 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

Commencing at the intersection of the Westerly line of said Section 17 with the Northerly Right-of-Way line of Necker Drive, a 100 foot Right-of-Way as now established; thence South 29 degrees 40 minutes 50 seconds East along the said Northerly Right-of-Way line of Necker Drive, 1896.31 feet; thence North 30 degrees 19 minutes 10 seconds East, 487.0 feet; thence North 02 degrees 49 minutes 40 seconds West, 825.0 feet; thence North 59 degrees 05 minutes 40 seconds West, 166.66 feet; thence North 44 degrees 31 minutes 44 seconds West, 182.87 feet; thence North 35 degrees 56 minutes 38 seconds West, 23.50 feet to a point, said point being on the edge of a marsh; thence North 36 degrees 46 minutes 10 seconds East, 115.7 feet, to the point of beginning; thence continue North 36 degrees 46 minutes 10 seconds East, 87.63 feet; thence North 53 degrees 13 minutes 50 seconds West, 216.0 feet, more or less to the marshes of Brown's Creek; thence Southerly along and around said marshes, 288 feet more or less to a point which point bears North 53 degrees 13 minutes 50 seconds West, 214.0 feet more or less from the point of beginning; thence South 53 degrees 13 minutes 50 seconds East, 214.0 feet more or less to the point of beginning; also known as Parcel "A-2-2" per survey made by McNish, Ard & Associates, Inc., dated March 11, 1977;

TOGETHER WITH and subject to the right of access to said property over and by easements and rights of access heretofore granted by Grantor and/or his predecessors in title.

EXHIBIT "A"

KERN JOHN C TRUST
 455 CASSAT AVE
 JACKSONVILLE, FL 32254
KERN JOHN C
BALDWIN RACHEL KERN

Primary Site Address
 0 GRAND CAYMAN RD
 Jacksonville FL 32226

Official Record Book/Page
 16327-02368

Title #
 8317

0 GRAND CAYMAN RD
Property Detail

RE #	160702-0030
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	15913

Value Summary

	2015 Certified	2016 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$45,000.00	\$45,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$45,000.00	\$45,000.00
Assessed Value	\$45,000.00	\$45,000.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$45,000.00	See below

The sale of this property may result in higher property taxes. For more information go to **Save Our Homes** and our **Property Tax Estimator**. "In Progress" property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification **Learn how the Property Appraiser's Office values property.**

Taxable Values and Exemptions - In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16327-02368	3/13/2013	\$100.00	WD - Warranty Deed	Unqualified	Vacant
16327-02365	3/13/2013	\$100.00	WD - Warranty Deed	Unqualified	Vacant
12212-01181	12/20/2004	\$85,000.00	WD - Warranty Deed	Unqualified	Vacant
10445-02234	3/18/2002	\$100.00	MS - Miscellaneous	Unqualified	Vacant
10445-02229	3/18/2002	\$100.00	QC - Quit Claim	Unqualified	Vacant
05569-02165	6/28/1982	\$12,000.00	WD - Warranty Deed	Unqualified	Vacant
04548-01185	1/11/1978	\$5,000.00	WD - Warranty Deed	Unqualified	Vacant
04454-00196	8/25/1977	\$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0133	RES RIVER RURAL 2 OR LESS UNITS PER AC	AGR	55.00	200.00	Common	1.00	Lot	\$45,000.00	1	17-15-28E .20
										2	PT ISLAND NO 9 RECD O/R 16327-2365
										3	BEING PARCEL 1

Buildings

No data found for this section

2015 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$45,000.00	\$0.00	\$45,000.00	\$514.89	\$514.89	\$498.26
Public Schools: By State Law	\$45,000.00	\$0.00	\$45,000.00	\$227.57	\$219.11	\$220.68
By Local Board	\$45,000.00	\$0.00	\$45,000.00	\$101.16	\$101.16	\$98.10
FL Inland Navigation Dist.	\$45,000.00	\$0.00	\$45,000.00	\$1.55	\$1.55	\$1.44
Water Mgmt Dist. SJRWMD	\$45,000.00	\$0.00	\$45,000.00	\$14.24	\$13.60	\$13.60
Gen Gov Voted	\$45,000.00	\$0.00	\$45,000.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$45,000.00	\$0.00	\$45,000.00	\$0.00	\$0.00	\$0.00
			Totals	\$859.41	\$850.31	\$832.08
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$45,000.00	\$45,000.00	\$0.00	\$45,000.00		

This Instrument Prepared By:
Rachel Kern Baldwin
455 Cassat Ave
Jacksonville, FL 32254

Record and Return To:
Rachel Kern Baldwin
455 Cassat Ave
Jacksonville, FL 32254

RE Parcel ID#: 160702-0030

WARRANTY DEED

THIS WARRANTY DEED is made this 13th day of March, 2013, by and between Mcrauld Bluff Trust, hereinafter referred to as the grantor, and JOHN C. KERN and RACHEL KERN BALDWIN, and their successors, as Trustees of the John C. Kern Revocable Trust, under agreement dated March 12, 2013, whose address is 455 Cassat Avenue, Jacksonville, FL 32254, hereinafter referred to as the grantee.

WITNESSETH, That the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid to the grantor by the grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey to the grantee forever, all of that certain real property in Duval County, Florida, described as follows:

Property Appraiser's Parcel Identification No.: 160702-0030

Property address: 0 Grand Cayman Road

Property legal description: 17-1S-28E 20 PT ISLAND NO 9 RECD O/R 1212-1181 BEING PARCEL 1

See Exhibit "A" for detailed legal description.

TOGETHER with all the tenements, hereditaments and appurtenances, unto the grantee in fee simple. And the grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof, and covenants, easements and restrictions of record, if any. The grantees, and their successors and assigns as Trustees of the John C. Kern Revocable Trust, shall have full power and authority to sell, convey, lease, encumber and otherwise to manage and dispose of the real property described herein, and no third party need ever inquire into their authority as Trustees under the trust agreement referred to herein.

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

Signed, sealed and delivered in our presence:

Cheryl Mosley
Witness Signature

Cheryl Mosley
Witness Printed Signature

Jack Blaze
Witness Signature

JACK BLAZE
Witness Printed Signature

John C. Kern
Grantor/ BENEFICIARIES John C. Kern

455 Cassat Avenue
Jacksonville, FL 32254

Rachel Kern Baldwin
Grantor/ TRUSTEE Rachel Kern Baldwin

455 Cassat Avenue
Jacksonville, FL 32254

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of March, 2013, by John C. Kern, unmarried, as BENEFICIARY for the Mermaid Bluff Trust. He is personally known to me and has produced a valid Florida DL, as identification.

Notary Public State and County Aforesaid.

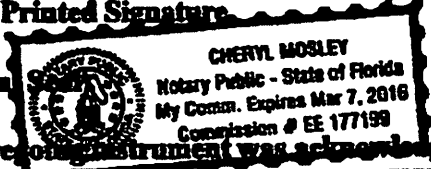
Cheryl Mosley
Notary Signature

3.7.2016
Expires

Cheryl Mosley
Notary Printed Signature

EE 177199
Comm #

(Notary Seal)



The foregoing instrument was acknowledged before me this 13th day of March, 2013, by Rachel Kern Baldwin, married, as TRUSTEE for the Mermaid Bluff Trust. She is personally known to me and has produced a valid Florida DL, as identification.

Notary Public State and County Aforesaid.

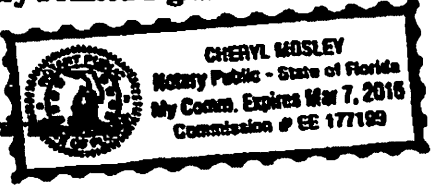
Cheryl Mosley
Notary Signature

3.7.2016
Expires

Cheryl Mosley
Notary Printed Signature

EE 177199
Comm #

(Notary Seal)



KERN JOHN C TRUST
 455 CASSAT AVE
 JACKSONVILLE, FL 32254
KERN JOHN C
BALDWIN RACHEL KERN

Primary Site Address
 5577 HECKSCHER DR
 Jacksonville FL 32226

Official Record Book/Page
 16327-02362

Title #
 8317

5577 HECKSCHER DR

Property Detail

RE #	160702-0035
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	15822

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Method	2015 Certified	2016 In Progress
	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$4,374.00	\$4,324.00
Land Value (Market)	\$65,000.00	\$65,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$69,374.00	\$69,324.00
Assessed Value	\$69,374.00	\$69,324.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$69,374.00	See below

Taxable Values and Exemptions - In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>16327-02362</u>	3/13/2013	\$100.00	WD - Warranty Deed	Unqualified	Vacant
<u>12212-01177</u>	12/20/2004	\$80,000.00	WD - Warranty Deed	Qualified	Vacant
<u>07378-00110</u>	7/18/1992	\$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GRWR2	Garage/Util Bldg Wood	0	0	0	830.00	\$4,324.00

Land & Legal

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0133	RES RIVER RURAL 2 OR LESS UNITS PER AC	AGR	150.00	80.00	Common	1.00	Lot	\$65,000.00	1	17-1S-28E 36
										2	PT ISLAND NO 9 RECD
										3	O/R 16324-2362

Buildings

No data found for this section

2015 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$69,374.00	\$0.00	\$69,374.00	\$796.06	\$793.77	\$768.14
Public Schools: By State Law	\$69,374.00	\$0.00	\$69,374.00	\$351.84	\$337.78	\$340.20
By Local Board	\$69,374.00	\$0.00	\$69,374.00	\$156.40	\$155.95	\$151.24
FL Inland Navigation Dist.	\$69,374.00	\$0.00	\$69,374.00	\$2.40	\$2.39	\$2.22
Water Mgmt Dist. SJRWMD	\$69,374.00	\$0.00	\$69,374.00	\$22.01	\$20.97	\$20.97
Gen Gov Voted	\$69,374.00	\$0.00	\$69,374.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$69,374.00	\$0.00	\$69,374.00	\$0.00	\$0.00	\$0.00
Totals				\$1,328.71	\$1,310.86	\$1,282.77

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$69,574.00	\$69,574.00	\$0.00	\$69,574.00
Current Year	\$69,374.00	\$69,374.00	\$0.00	\$69,374.00

2015 TRIM Property Record Card (PRC)

This Instrument Prepared By:
Rachel Kern Baldwin
455 Cassat Ave
Jacksonville, FL 32254

Record and Return To:
Rachel Kern Baldwin
455 Cassat Ave
Jacksonville, FL 32254

RE Parcel ID#: 160702-0035

WARRANTY DEED

THIS WARRANTY DEED is made this 13th day of March, 2013, by and between Mermaid Bluff Trust, hereinafter referred to as the grantor, and JOHN C. KERN and RACHEL KERN BALDWIN, and their successors, as Trustees of the John C. Kern Revocable Trust, under agreement dated March 12, 2013, whose address is 455 Cassat Avenue, Jacksonville, FL 32254, hereinafter referred to as the grantee.

WITNESSETH, That the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid to the grantor by the grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey to the grantee forever, all of that certain real property in Duval County, Florida, described as follows:

Property Appraiser's Parcel Identification No.: 160702-0035

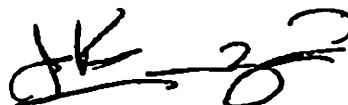
Property address: 5577 Heckscher Drive, Jacksonville, FL 32226

Property legal description: 17-1S-28E .36 PT ISLAND NO 9 RECD O/R 12212-1177

See Exhibit "A" for detailed legal description.

TOGETHER with all the tenements, hereditaments and appurtenances, unto the grantee in fee simple. And the grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof, and covenants, easements and restrictions of record, if any. The grantees, and their successors and assigns as Trustees of the John C. Kern Revocable Trust, shall have full power and authority to sell, convey, lease, encumber and otherwise to manage and dispose of the real property described herein, and no third party need ever inquire into their authority as Trustees under the trust agreement referred to herein.



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

Signed, sealed and delivered in our presence:

Jack Blaze
Witness Signature

JACK BLAZE
Witness Printed Signature

Cheryl Mosley
Witness Signature

Cheryl Mosley
Witness Printed Signature

John C. Kern
Grantor/ BENEFICIARIES John C. Kern

455 Cassat Avenue
Jacksonville, FL 32254

Rachel Kern Baldwin
Grantor/ TRUSTEE Rachel Kern Baldwin

455 Cassat Avenue
Jacksonville, FL 32254

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of March, 2013, by John C. Kern, unmarried, as BENEFICIARY for the Mermaid Bluff Trust. He is personally known to me and has produced a valid Florida DL, as identification.

Notary Public State and County Aforesaid.

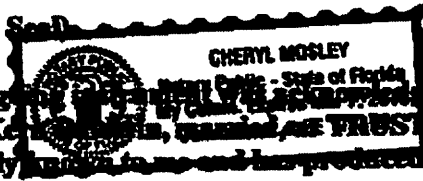
Cheryl Mosley
Notary Signature

3.7.2016
Expires

Cheryl Mosley
Notary Printed Signature

EE 177199
Comm #

(Notarial Seal)



The foregoing instrument was acknowledged before me this 13th day of March, 2013, by Rachel Kern Baldwin, unmarried, as TRUSTEE for the Mermaid Bluff Trust. She is personally known to me and has produced a valid Florida DL, as identification.

Notary Public State and County Aforesaid.

Cheryl Mosley
Notary Signature

3.7.2016
Expires

Cheryl Mosley
Notary Printed Signature

EE 177199
Comm #



Exhibit "A"

A portion of Island No. 9, Section 17, Township 1 South, Range 28 East, Duval County, Florida and being more particularly described as follows:

Commencing at the intersection of the westerly line of said Section 17, with the northerly right-of-way line of Hecksher Drive, a 100 foot right-of-way, as now established; thence South 53 degrees 40 minutes 30 seconds East along the said northerly right-of-way line of Hecksher Drive, 1896.31 feet; thence North 30 degrees 19 minutes 30 seconds East, 487.0 feet; thence North 02 degrees 49 minutes 40 seconds West, 425.0 feet; thence North 03 degrees 06 minutes 40 seconds East, 186.66 feet; thence North 04 degrees 31 minutes 44 seconds East, 185.83 feet; thence North 23 degrees 54 minutes 38 seconds East, 23.30 feet; thence North 25 degrees 06 minutes 10 seconds East, 69.48 feet to the Point of Beginning; thence North 11 degrees 43 minutes 49 seconds East, 182 feet, more or less, to the waters of Browns Creek; thence westerly and southwesterly along the waters of Browns Creek and the marshes thereof, 194 feet, more or less, to a point that bears North 33 degrees 13 minutes 30 seconds West, from the Point of Beginning; thence South 51 degrees 13 minutes 50 seconds East, 147 feet, more or less, to the Point of Beginning. Containing 25.711 square feet or 0.58 acre, more or less.

Together with an easement for ingress, egress and utilities, over, under and across a portion of said Island No. 9; said easement being more particularly described as follows:

A 15 foot easement lying 7.50 feet left and 7.50 feet right of the following described centerline: A portion of Island No. 9, Section 17, Township 1 South, Range 28 East, Duval County, Florida and being more particularly described as follows:

Commencing at the intersection of the westerly line of said Section 17, with the northerly right-of-way line of Hecksher Drive, a 100 foot right-of-way, as now established; thence South 53 degrees 40 minutes 30 seconds East along the said northerly right-of-way line of Hecksher Drive, 1896.31 feet; thence North 30 degrees 19 minutes 30 seconds East, 487.0 feet; thence North 02 degrees 49 minutes 40 seconds West, 425.0 feet to the Point of Beginning of said centerline; thence continue North 03 degrees 06 minutes 40 seconds West, 186.66 feet; thence North 04 degrees 31 minutes 44 seconds East, 185.83 feet; thence North 23 degrees 54 minutes 38 seconds East, 23.30 feet; thence North 25 degrees 06 minutes 10 seconds East, 69.48 feet to the termination of said easement.

And, together with and subject to an easement for ingress, egress, and utilities, over, under and across a portion of said Island No. 9; said easement being more particularly described as follows:

Commencing at the aforementioned intersection of the westerly line of said Section 17, with the northerly right-of-way line of Hecksher Drive, a 100 foot right-of-way, as now established; thence South 53 degrees 40 minutes 30 seconds East along the said northerly right-of-way line of Hecksher Drive, 1896.31 feet; thence North 30 degrees 19 minutes 30 seconds East, 487.0 feet; thence North 02 degrees 49 minutes 40 seconds West, 425.0 feet; thence North 03 degrees 06 minutes 40 seconds East, 186.66 feet; thence North 04 degrees 31 minutes 44 seconds West, 185.83 feet; thence North 23 degrees 54 minutes 38 seconds East, 23.30 feet to the Point of Beginning; thence continue North 30 degrees 40 minutes 07 seconds East, 15.0 feet; thence North 70 degrees 34 minutes 13 seconds West, 217.22 feet; thence North 03 degrees 16 minutes 11 seconds East, 81.45 feet; thence North 53 degrees 13 minutes 50 seconds West, 67.81 feet; thence South 11 degrees 43 minutes 49 seconds West, 16.38 feet; thence 70 degrees 16 minutes 11 seconds East, 44.13 feet; thence South 34 degrees 48 minutes 30 seconds West, 57.13 feet; thence South 53 degrees 13 minutes 50 seconds West, 113.21 feet; thence South 53 degrees 48 minutes 10 seconds East, 15.00 feet; thence North 26 degrees 09 minutes 57 seconds East, 134.71 feet; thence South 53 degrees 48 minutes 57 seconds East, 199.72 feet to the Point of Beginning.

John F. Edwards
NOTARIAL PUBLIC
February 17, 1958
COUNTY OF DUVAL, FLORIDA

Reply + return

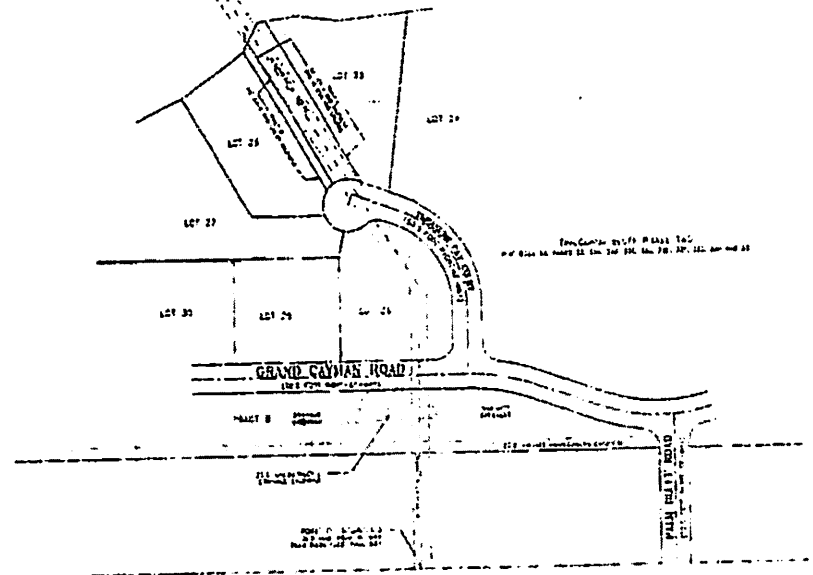
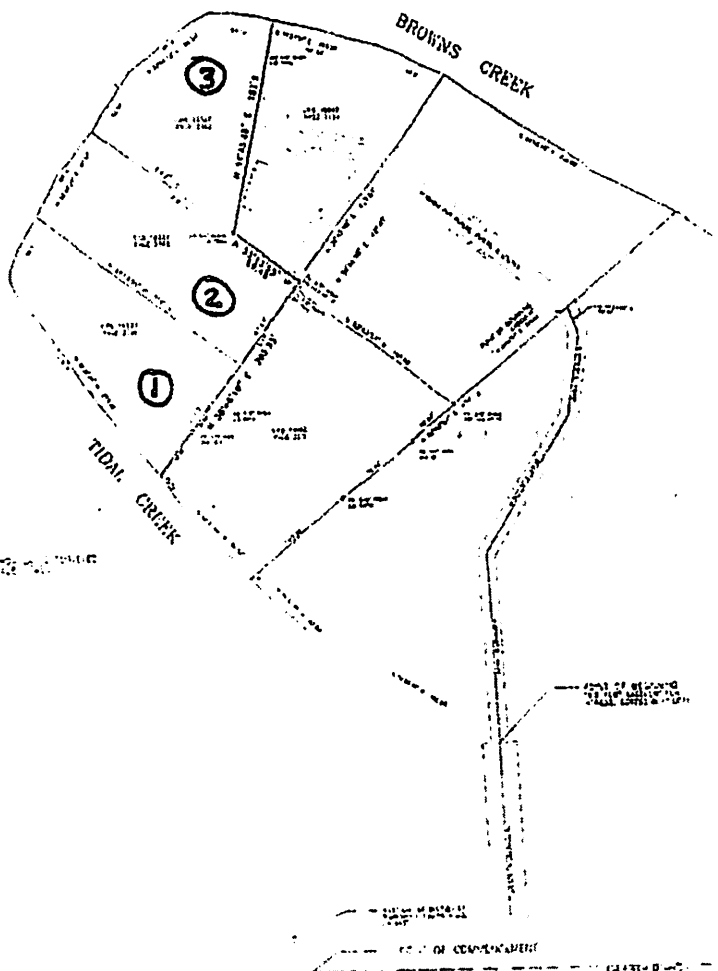
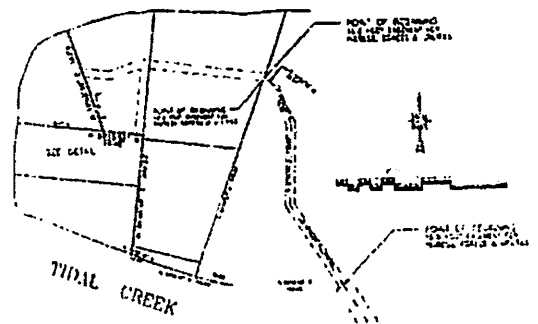
MAP SHOWING PART OF

SECTION 19, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 18, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 17, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 16, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 15, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 14, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 13, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 12, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 11, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 10, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 9, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 8, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 7, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 6, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 5, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 4, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 3, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 2, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 1, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF
 SECTION 0, TOWNSHIP 1 NORTH, RANGE 20 WEST, DEWEE COUNTY, TEXAS, AND PART OF

BY JOHN C. HENN

ADDITIONAL GENERAL NOTES
 1. THIS MAP IS A REVISION OF A MAP DATED 1954, AND ALL RIGHTS RESERVED BY THE SURVEYOR THEREON.
 2. THIS MAP IS A REVISION OF A MAP DATED 1954, AND ALL RIGHTS RESERVED BY THE SURVEYOR THEREON.
 3. THIS MAP IS A REVISION OF A MAP DATED 1954, AND ALL RIGHTS RESERVED BY THE SURVEYOR THEREON.
 4. THIS MAP IS A REVISION OF A MAP DATED 1954, AND ALL RIGHTS RESERVED BY THE SURVEYOR THEREON.
 5. THIS MAP IS A REVISION OF A MAP DATED 1954, AND ALL RIGHTS RESERVED BY THE SURVEYOR THEREON.
 6. THIS MAP IS A REVISION OF A MAP DATED 1954, AND ALL RIGHTS RESERVED BY THE SURVEYOR THEREON.
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 8. THIS MAP IS A REVISION OF A MAP DATED 1954, AND ALL RIGHTS RESERVED BY THE SURVEYOR THEREON.
 9. THIS MAP IS A REVISION OF A MAP DATED 1954, AND ALL RIGHTS RESERVED BY THE SURVEYOR THEREON.
 10. THIS MAP IS A REVISION OF A MAP DATED 1954, AND ALL RIGHTS RESERVED BY THE SURVEYOR THEREON.

BROWNS CREEK



HECKSCHIER DRIVE

- ① .66 AC
- ② .43 AC
- ③ 1.13 AC

<p>LEGEND</p> <ul style="list-style-type: none"> • Survey Boundary • Survey Line • Section Line • Section Corner • Section Center • Section Edge • Section 	<p>ICR LAND SURVEYORS, INC.</p> <p>1000 W. 10th St., Suite 100 Fort Worth, Texas 76102 Telephone: 817-734-1111 Fax: 817-734-1112</p> <p><i>(Signature)</i></p>
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