

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

SEPTEMBER 5, 2018

Location: 2302 Holly Oaks River Drive
Between Saye Drive East and Sunset Rive Drive.

Real Estate Number(s): 161231-0000

Waiver Sought: Reduce Required Minimum Road Frontage from 72 feet to 30 feet for two parcels.

Present Zoning: Residential Low Density-90 (RLD-90)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Greater Arlington Beaches, District 2

Owner: John and Dorothy Kathleen Wood Seivert
2301 Holly Oaks River Drive
Jacksonville, Florida. 32225

Agent: David Christopher Hagan
800 W. Monroe Street
Jacksonville, Florida. 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage Ordinance-2018-448 (WRF-18-07) seeks to reduce the minimum required road frontage from 72 feet to 30 feet for a proposed lot split. In the RLD-90 Zoning District parcels of land need to be at least 9,900 Square Feet, with 72 feet of road frontage to build a single family dwelling. The Applicant is seeking to divide a 92,720 square foot lot into two separate parcels. The main parcel currently has 60 feet of road frontage along the end of Holly Oaks River Drive. The applicant is seeking to divide this evenly between the two properties so they can both have road frontage access. Other properties along Holly Oaks Rive Drive do not meet the minimum road frontage requirement in the RLD-90 Zoning District. 2301 Holly Oaks River Drive (eastern neighbor to the subject property) has less than 5 feet of Road frontage, and 2205 Holly Oaks River Drive has 60 feet of frontage for examples. There are other properties in the immediate area which have less than the required 72 feet as well.

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... and for minimum street frontage, pursuant to Section 656.407. Waivers are authorized to be granted by the Commission 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 any practical or economic difficulties in carrying out the strict letter of the regulation?*

Yes. There are practical and economic difficulties in carrying out the strict letter of the zoning code. In the RLD-90 Zoning District a property is required to have 72 feet of road frontage per single family dwelling. Due to the unique shape of the lot with the majority of the land being behind other properties, this is not physically possible. It is not economically feasible to require the applicant to build a road large enough to account for the 72 feet each lot will need, and this road would more than likely take away a large portion of the lot in the middle.

- (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. Because of the unique physical characteristics of this property and abutting properties, it would not be economically feasible or logical to require the owner to acquire additional property to be in compliance. The site is surrounded by 8 other properties, including another without the required frontage (2301 Holy Oaks River Drive), and the St Johns River.

- (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 property has been in its current configuration since at least 1972. The applicant is seeking the waiver to bring the proposed two properties into compliance with the code in order to allow for two residents to share the 92,720 square foot piece of land. As aforementioned, the neighborhood consists of multiple lots that do not meet the road frontage requirement for the RLD-90 zoning district. The waiver for the two parcels will not create any inconsistencies with the surrounding neighborhood, nor will it have any negative impacts on the surrounding property values.

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

Yes. The property currently has a 30 foot wide non-exclusive ingress and egress easement that will be the main access point for lot "B" in the lots new configuration. This same easement is currently shared with 2301 Holly Oaks River Drive, and is deeded to the property.

- (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 road frontage of the subject property is at the end of a residential road that is considered low traffic. There will be little to no effect on public health safety and welfare as the requested waiver will allow for a maximum of one other single family residence to have legal access to Holly Oaks River Drive.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 9, 2018 by the Planning and Development Department the required Notice of Public Hearing sign **was** posted.



Source: COJ Planning and Development Department

Date: August 9th, 2018

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2018-448 / WRF-18-07** be **APPROVED**.



Aerial View

Source: JaxGIS

Date: August 6, 2018



View of the Shared Road Frontage at the end of Hooly Oaks River Drive.

Source: COJ Planning and Development Department

Date: August 9th, 2018



View of 2301 Holy Oaks River Drive, which currently shares an easement with 2302 Holly Oaks River Drive.

Source: COJ Planning and Development Department

Date: August 9th, 2018



View of the neighboring property at 2164 Holly Oaks River Drive from the proposed shared road frontage area.

Source: COJ Planning and Development Department

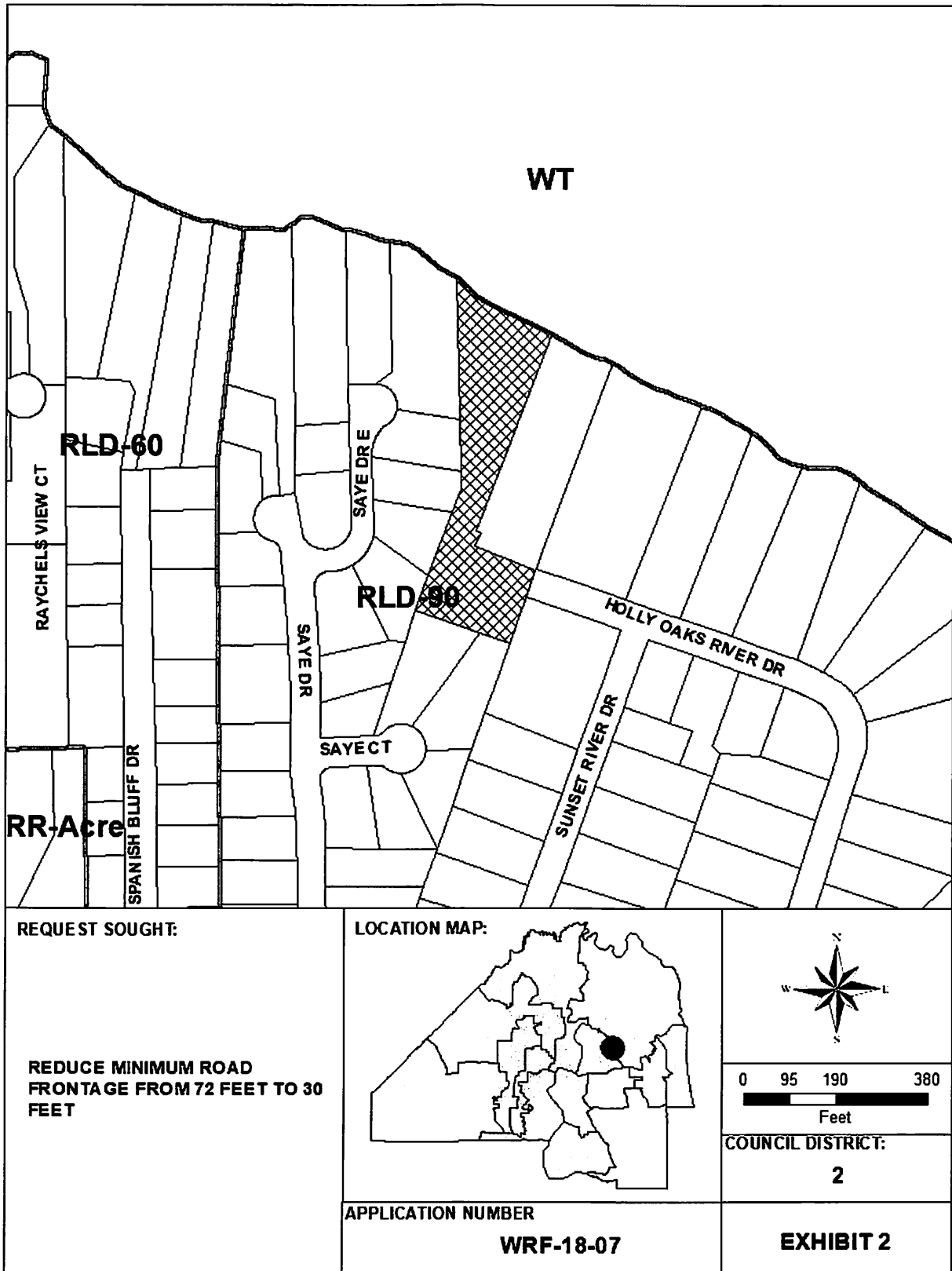
Date: August 9th, 2018



View of another property on Holly Oaks River Drive (2205) which does not meet the road frontage requirements.

Source: COJ Planning and Development Department

Date: August 9th, 2018



Legal Map

Source: JaxGIS Department

Date: August 6, 2018

Date Submitted:	6-19-18
Date Filed:	6-27-18

2018-448

Application Number:	WRF-18-07
Public Hearing:	CC 8-23-18 LUZ 9-5-18

Application for Waiver of Minimum Required Road Frontage
 City of Jacksonville, Florida
 Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only	
Current Zoning District: RLD90	Current Land Use Category: LDR
Council District: 2	Planning District: 2
Previous Zoning Applications Filed (provide application numbers): None	
Applicable Section of Ordinance Code: 656.407	
Notice of Violation(s):	
Neighborhood Associations: COMMUNITIES OF EAST ARLINGTON, GREATER ARLINGTON CIVIC COUNCIL	
Overlay:	
LUZ Public Hearing Date: 9-5-18	City Council Public Hearing Date: 8-23-18
Number of Signs to Post: 1	Amount of Fee: \$1,406.00 Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 2302 HOLY OAKS RIVER DR.	2. Real Estate Number: 161231-0000
3. Land Area (Acres): 2.31	4. Date Lot was Recorded:
5. Property Located Between Streets: EAST ARLINGTON & CANTON RD	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from 72 feet to 30 feet. PARCELA A - 72' to 30' PARCELA B - 72' to 30'	
8. In whose name will the Waiver be granted? JOHN R SEIBERT	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: JOHN R & DOROTHY KATHLEEN SEIVERT ASTRUSTEE 10% SEIVERT FAMILY TRUST	10. E-mail: JRSEIVERT@AOL.COM
11. Address (including city, state, zip): 2301 Holly Oaks Drive OR 32225	12. Preferred Telephone: 904/928.9741

APPLICANT'S INFORMATION (if different from owner)	
13. Name: DAVID CHRISTOPHER HAGAN	14. E-mail: CHRIS@HAGANPARTNERS.COM
15. Address (including city, state, zip): 800 W. MONROE ST. JACKSONVILLE FL	16. Preferred Telephone: (904) 219-9842

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)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:</p> <ul style="list-style-type: none"> i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> ii. <i>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);</i> iii. <i>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;</i> iv. <i>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;</i> v. <i>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.</i>

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

ATTACHMENTS	
The following attachments must accompany each copy of the application.	
<input checked="" type="checkbox"/>	Survey
<input checked="" type="checkbox"/>	Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
<input checked="" type="checkbox"/>	Property Ownership Affidavit (Exhibit A)
<input checked="" type="checkbox"/>	Agent Authorization if application is made by any person other than the property owner (Exhibit B)
<input checked="" type="checkbox"/>	Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
<input checked="" type="checkbox"/>	Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coi.net/pao_propertySearch/Basic/Search.aspx , or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, http://search.sunbiz.org/Inquiry/CorporationSearch/ByName .
<input checked="" type="checkbox"/>	Proof of valid and effective easement for access to the property.

FILING FEES		
*Applications filed to correct existing zoning violations are subject to a double fee.		
<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

AUTHORIZATION

Please review your application. No application will be accepted until all of 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 City Council. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

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.

Owner(s)

Print name: John R Seiwert

Signature: [Handwritten Signature]

Applicant or Agent (if different than owner)

Print name: DAVID CHRISTOPHER HAGA

Signature: [Handwritten Signature]

**An agent authorization letter is required if the application is made by any person other than the property owner.*

Owner(s)

Print name: _____

Signature: _____

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

EXHIBIT 1

Legal Description

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING IN AND BEING PART OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 1, SAYE COVE UNIT 1, AS RECORDED IN PLAT BOOK 37, PAGES 16 THRU 16B, OF THE PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; THENCE, S. 70° 05' 00" E., BY AND ALONG THE NORTHERLY BOUNDARY OF SAID LOT 11 AND LOT 10, BLOCK 1, OF SAID SAYE COVE UNIT 1, A DISTANCE OF 209.06 FEET TO THE WESTERLY BOUNDARY OF HOLLY OAKS FOREST - SECTION 4, AS RECORDED IN PLAT BOOK 22, PAGE 42, OF SAID PUBLIC RECORDS; THENCE, N. 19° 57' 09" E., BY AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 180.0 FEET TO THE INTERSECTION OF SAID WESTERLY BOUNDARY WITH THE NORTHERLY RIGHT-OF-WAY OF HOLLY OAKS RIVER DRIVE, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE, N. 70° 02' 51" W., BY AND ALONG THE WESTERLY PROLONGATION OF SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 140.0 FEET; THENCE, N. 19° 57' 09" E., 140.0 FEET WESTERLY FROM AND PARALLEL WITH THE AFOREMENTIONED WESTERLY BOUNDARY OF HOLLY OAKS FOREST - SECTION 4, A DISTANCE OF 433 FEET, MORE-OR-LESS, TO THE WATERS OF THE ST. JOHNS RIVER (MILL COVE); THENCE, NORTHWESTERLY, BY AND ALONG SAID WATERS, AND FOLLOWING THE MEANDERINGS THEREOF, A DISTANCE OF 215 FEET, MORE-OR-LESS, TO THE INTERSECTION OF SAID WATERS WITH THE WESTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN DEED BOOK 1206, PAGE 218, OF SAID PUBLIC RECORDS, ALSO BEING THE EASTERLY BOUNDARY OF THE PROPOSED PLAT OF SAYE COVE UNIT 2; THENCE, S. 00° 40' 00" E., BY AND ALONG SAID BOUNDARY, A DISTANCE OF 405 FEET, MORE-OR-LESS, TO AN ANGLE POINT IN SAID BOUNDARY, SAID ANGLE POINT BEING MONUMENTED BY A RAILROAD SPIKE SET IN THE EASTERLY FACE OF A TWIN CAMPHOR TREE; THENCE, S. 19° 57' 09" W., A DISTANCE OF 271.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 1, SAYE COVE UNIT 1, AND THE POINT OF BEGINNING. CONTAINING 2.14 ACRES, MORE-OR-LESS.

SUBJECT TO A 30 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED BELOW.

A 30 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND UPON PART OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 21, BLOCK 4, HOLLY OAKS FOREST - SECTION 4, AS RECORDED IN PLAT BOOK 22, PAGE 42, OF THE PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; THENCE, N. 70° 02' 51" W., BY AND ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY OF HOLLY OAKS RIVER DRIVE, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, A DISTANCE OF 140.0 FEET; THENCE, S. 19° 57' 09" W., AND PARALLEL WITH THE WESTERLY BOUNDARY OF SAID HOLLY OAKS FOREST - SECTION 4, A DISTANCE OF 30.0 FEET TO THE WESTERLY PROLONGATION OF THE CENTER-LINE OF SAID HOLLY OAKS RIVER DRIVE; THENCE, S. 70° 02' 51" E., BY AND ALONG SAID WESTERLY PROLONGATION OF SAID CENTER-LINE, A DISTANCE OF 140.0 FEET TO SAID WESTERLY BOUNDARY; THENCE, N. 19° 57' 09" E., BY AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 30.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21, AND THE POINT OF BEGINNING.

PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 161231-0000.

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 5/10/18

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 in Jacksonville, Florida:

Address: 2302 Holly Creek Rural DR RE#(s): 161231-0000

To Whom it May Concern:

I JOHN R SEIVERT hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for _____ submitted to the Jacksonville Planning and Development Department.

By [Signature]

Print Name: JOHN R SEIVERT

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 25 day of May 2018 by JOHN SEIVERT, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

ELISABETH D MUNDY
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires:

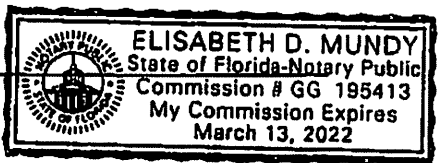


EXHIBIT B

Agent Authorization - Individual

Date: 5/10/17

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 2202 Holly Oaks Blvd DR RE#(s): 161231-0000

To Whom it May Concern:

You are hereby advised that _____, as _____ of _____, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers CHRIS HAGAN to act as agent to file application(s) for _____ for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By John Seivert
Print Name: John Seivert

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 25 day of MAY 2017 by JOHN SEIVERT, who is personally known to me or who has produced _____ as identification and who took an oath.

ELISABETH D MUNDY
(Signature of NOTARY PUBLIC)
ELISABETH D MUNDY
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

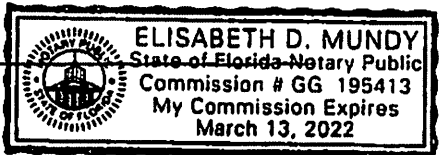


EXHIBIT B

Agent Authorization - Individual

Date: 5/10/18

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 2302 Holly Oaks Rwd Dr RE#(s): 161231-0000

To Whom it May Concern:

You are hereby advised that _____, as _____ of _____, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers JIM Gilmore to act as agent to file application(s) for _____ for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

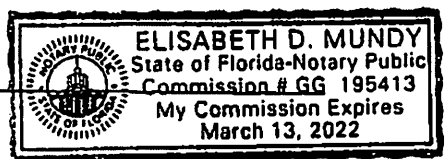
By [Signature]
Print Name: JOHN SILVERT

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 25 day of MAY 2018
by JOHN SILVERT, who is personally known to me or who has produced _____ as identification and who took an oath.

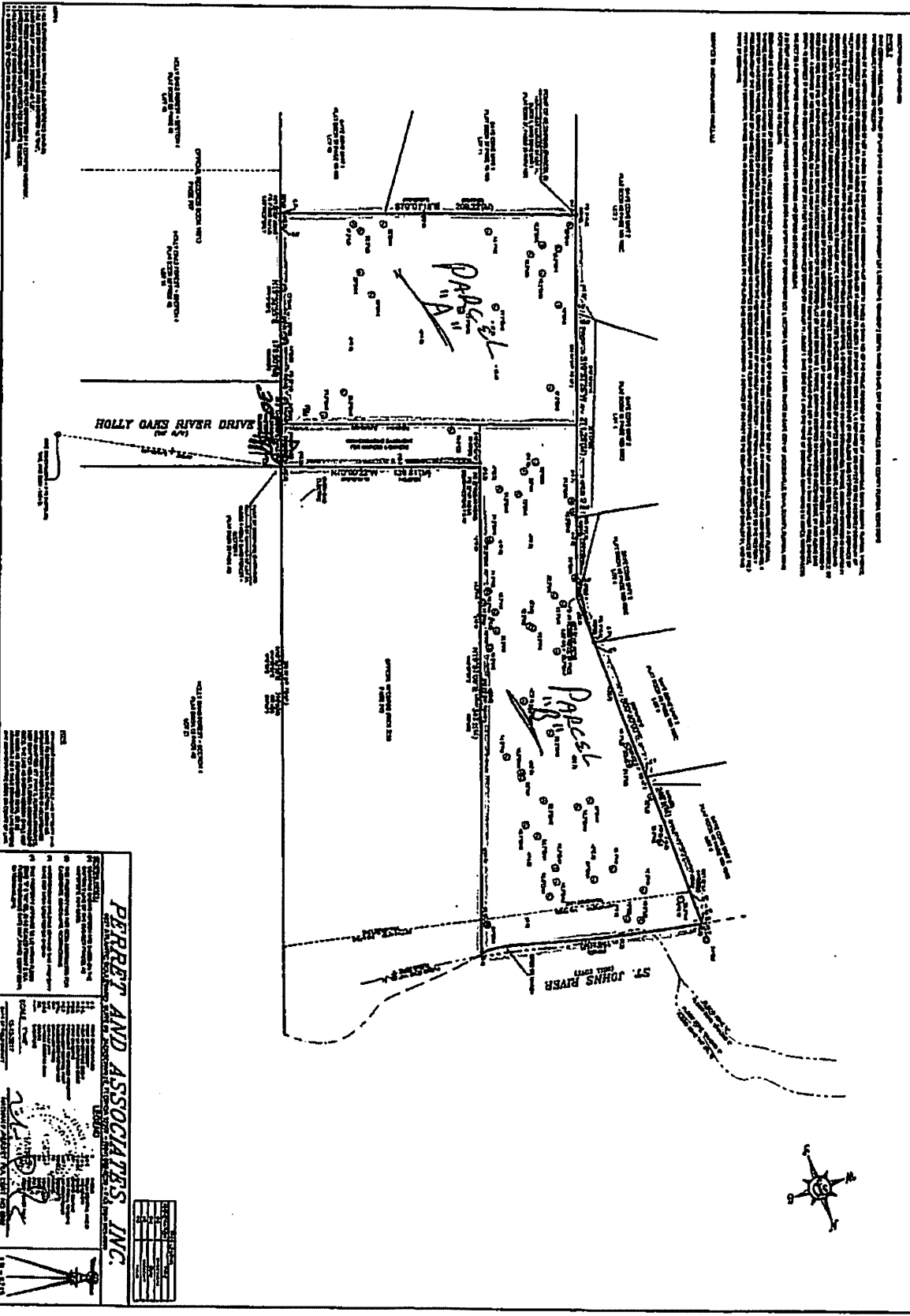
[Signature]
(Signature of NOTARY PUBLIC)
ELISABETH D MUNDY
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires:



MAP SHOWING BOUNDARY SURVEY OF

LEGAL DESCRIPTION: A certain parcel of land, to-wit: Parcel 11A, as shown on the attached map, bounded on the north by the Holly Oaks River Drive, on the east by the St. Johns River, on the south by the Holly Oaks River Drive, and on the west by the Holly Oaks River Drive, containing approximately 100 acres, more or less, and being more particularly described as follows: ...



NOTICE: This map is a true and correct copy of the original map as shown to the Surveyor for the purpose of recording the same. It is not to be used as a substitute for the original map.

PERRETT AND ASSOCIATES, INC.
 Surveyors
 1000 ...
 ...
 ...

DATE	11/15/11
BY	...
CHECKED	...
SCALE	AS SHOWN

Proof of Ownership

PREPARED BY AND RETURN TO:
JOHN R. CRAWFORD
MARKS GRAY, P.A.
1200 RIVERPLACE BLVD. SUITE 800
JACKSONVILLE, FL 32207
(904) 398-0900

WARRANTY DEED

THIS DEED is made this 10 day of October, 2013, by and between JOHN R. SEIVERT, also known as JOHN SEIVERT, and his wife, KATHLEEN W. SEIVERT, also known as KATHLEEN WOOD SEIVERT and DOROTHY KATHLEEN WOOD SEIVERT, whose address is 2301 Holly Oaks River Drive, Jacksonville, Florida 32225, herein the "grantors," and JOHN R. SEIVERT and KATHLEEN W. SEIVERT, as Trustees of the Seivert Family Revocable Trust under agreement dated October 10, 2013, post-office address: 2301 Holly Oaks River Drive, Jacksonville, Florida 32225, herein the "grantees." (As used herein, the terms grantors and grantees shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

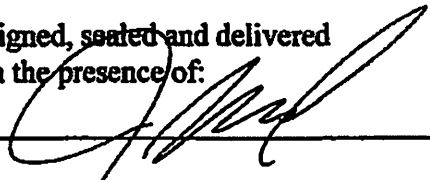
WITNESSETH, That the grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid to the grantors by the grantees, the receipt and sufficiency of which are hereby acknowledged, granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the grantees, forever, all of that certain real property in Duval County, Florida, more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances, unto the grantees 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.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

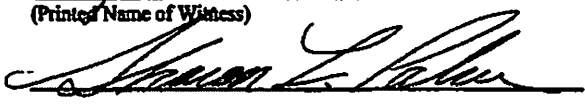
Signed, sealed and delivered
in the presence of:



John R. Crawford
(Printed Name of Witness)

 (SEAL)
John R. Seivert

 (SEAL)
Kathleen W. Seivert

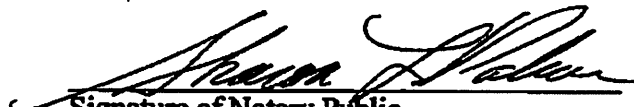


Sharon L. Palmer
(Printed Name of Witness)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10 day of October, 2013, by John R. Seivert, also known as John Seivert, and his wife, Kathleen W. Seivert, also known as Kathleen Wood Seivert and Dorothy Kathleen Wood Seivert, who are each personally known to me, or who have each produced Florida Driver's License or _____ as identification.




Signature of Notary Public
Notary Public, State of Florida
My commission expires: _____

(Notarial Seal)

PROOF OF VALID EASEMENT

VOL 7063 PG 0698

This Instrument prepared by:
Keith Watson
Law Offices of Keith Watson
8925 Lillian Road
Jacksonville, Florida 32211
RE PARCEL ID #: RE # 161231-0000
BUYER'S TIN: _____

RECORD AND RETURN TO:
Dorothy Kathleen Wood Selvert
2301 Holly Oaks Drive
Jacksonville, Florida 32225
OFFICIAL RECORDS

FOR RECORDER

QUIT - CLAIM DEED
WITH RESERVATION OF LIFE ESTATE

Made this 25th day of February, 1991 by 2

Willard G. Wood and Dorothy S. Wood, his wife
hereinafter called the Grantor, to
Dorothy Kathleen Wood Selvert, a married woman and Willard G. Wood, Jr., a married*
whose post office address is: 2301 Holly Oaks Drive, Jacksonville, Florida 32225
hereinafter called the Grantee:

(Wherever used herein the term 'grantor' and 'grantee' include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the Grantor, for and in consideration of the sum of Love and Affection and other valuable considerations, receipt whereof is hereby acknowledged, does remise, release and quit-claim unto the Grantee, all that certain land situate in Duval County, Florida, viz:

See Exhibit "A" attached hereto and by this reference made a part hereof.

This instrument prepared without benefit of title examination, title insurance or attorney's opinion of title.

THE GRANTORS HEREIN RESERVE TO THEMSELVES A LIFE ESTATE TO THE PROPERTY HEREINABOVE DESCRIBED.

*man, together as joint tenants with rights of survivorship

Subject to covenants, restrictions and easements of record, if any, however this reference thereto shall not operate to reimpose same.

Subject to taxes for the current year.

To Have and to Hold the same together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

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:

Susan M. Seivert
Witness
Susan D. Wright
Witness
Annette M. Morgan

Willard G. Wood L.S.
Willard G. Wood
Dorothy S. Wood L.S.
Dorothy S. Wood

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25TH day of FEB 1991 by
Willard G. Wood and Dorothy S. Wood, his wife.

James H. Smith

EXHIBIT 'A' OFFICIAL RECORDS File #: QUITCLAI

That certain piece, parcel, or tract of land lying in and being part of Government Lot 1, Section 6, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows:

..
 Beginning at the Northwest corner of Lot 11, Block 1, SAYE COVE, UNIT 1, as recorded in Plat Book 37, pages 16 thru 16B, of the public records of the City of Jacksonville, Duval County, Florida; thence, South 70° 05'00" East, by and along the Northerly boundary of said Lot 11 and Lot 10, Block 1, of said SAYE COVE, UNIT 1, a distance of 209.06 feet to the Westerly boundary of HOLLY OAKS FOREST, SECTION 4, as recorded in Plat Book 22, page 42, of said public records; thence North 19°57'09" East, by and along said Westerly boundary, a distance of 180.0 feet to the Intersection of said Westerly boundary with the Northerly right-of-way of Holly Oaks River Drive, a 60 foot right-of-way as now established; thence, North 70°02'51" West, by and along the Westerly prolongation of said Northerly right-of-way, a distance of 140.0 feet; thence, North 19°57'09" East, 140.0 feet Westerly from and parallel with the aforementioned Westerly boundary of HOLLY OAKS FOREST, SECTION 4, a distance of 433 feet, more-or-less, to the waters of the St. Johns River (Mill Cove); thence, Northwestery by and along said waters, and following the meanderings thereof, a distance of 215 feet, more-or-less, to the Intersection of said waters with the Westerly boundary of those lands as described in Deed Book 1206, page 210, of said public records, also being the Easterly boundary of the proposed plat of Saye Cove, Unit 2; thence, South 00°40'00" East, by and along said boundary, a distance of 405 feet, more-or-less, to an angle point in said boundary, said angle point being monumented by a railroad spike set in the Easterly face of a twin camphor tree; thence, South 19°57'09" West, a distance of 271.14 feet to the Northwest corner of said Lot 11, Block 1, SAYE COVE, UNIT 1, and the Point of Beginning.

..
 Subject to a 30 foot wide non-exclusive easement for ingress and egress over and upon part of Government Lot 1, Section 6, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows:

..
 Beginning at the Southwest corner of Lot 21, Block 4, HOLLY OAKS FOREST, SECTION 4, as recorded in Plat Book 22, page 42, of the public records of City of Jacksonville, Duval County, Florida; thence, North 70° 02'51" West, by and along the Westerly prolongation of the Northerly right-of-way of Holly Oaks River Drive, a 60 foot right-of-way as now established, a distance of 140.0 feet; thence, South 19°57'09" West, and parallel with the Westerly boundary of said HOLLY OAKS FOREST, SECTION 4, a distance of 30.0 feet to the Westerly prolongation of the center-line of said Holly Oaks River Drive; thence, South 70°02'51" East, by and along said Westerly prolongation of said center-line, a distance of 140.0 feet to said Westerly boundary; thence, North 19°57'09" East, by and along said Westerly boundary, a distance of 30.0 feet to the Southwest corner of said Lot 21, and the Point of Beginning.

FILED AND RECORDED
 IN PUBLIC RECORDS
 OF DUVAL COUNTY FLA

91-0019505

CLERK OF CIRCUIT COURT

RECORD VERIFIED

Theresa J. [Signature]

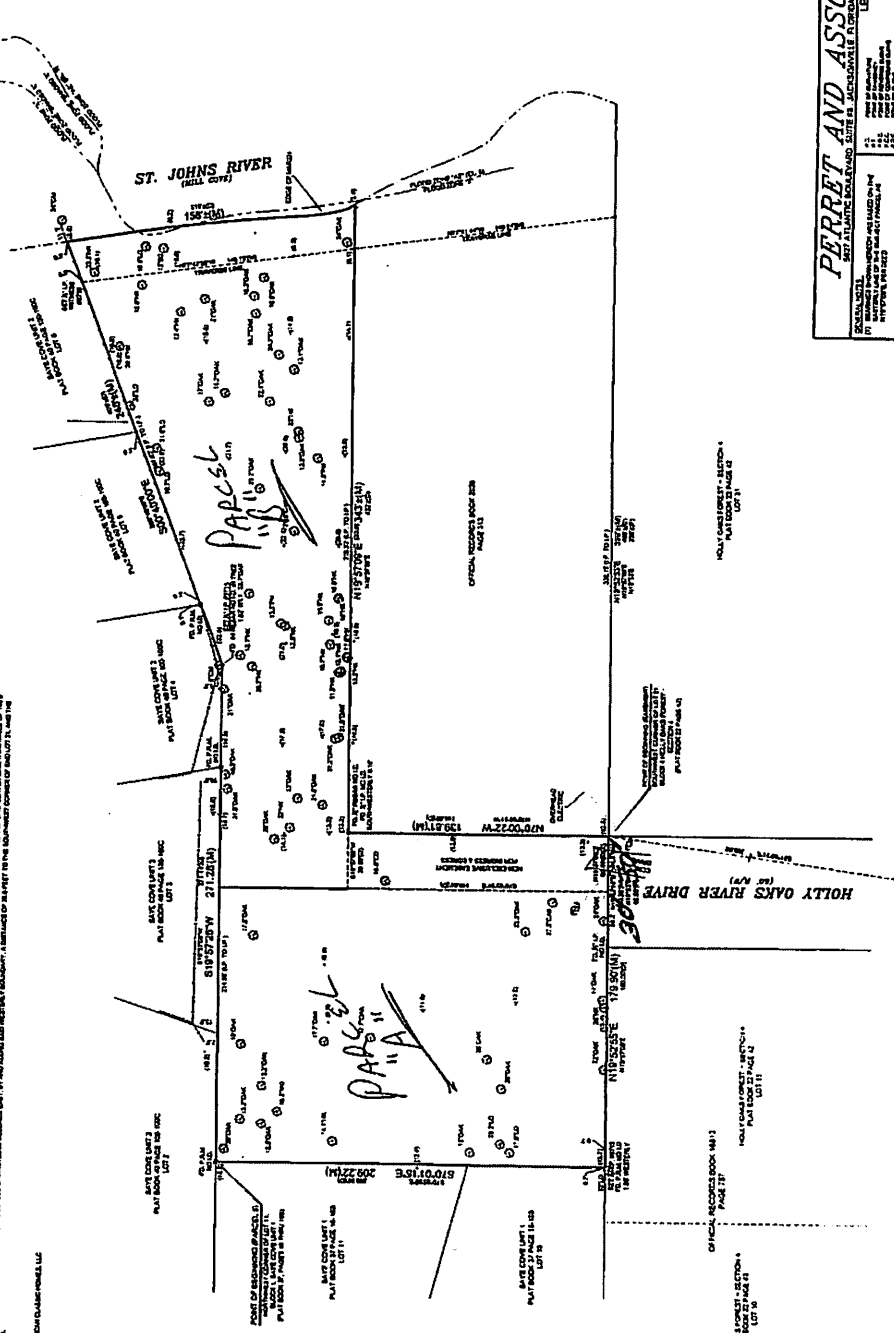
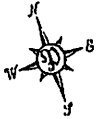
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MAP SHOWING BOUNDARY SURVEY OF

SECTION 14, TOWNSHIP 14 N, RANGE 14 E, COUNTY OF JACKSONVILLE, FLORIDA.

THIS MAP SHOWS THE BOUNDARY SURVEY OF SECTION 14, TOWNSHIP 14 N, RANGE 14 E, COUNTY OF JACKSONVILLE, FLORIDA, AS RECORDED IN PLAT BOOK 148, PAGE 211, AND PLAT BOOK 148, PAGE 212, OF THE PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA. THE SURVEY WAS MADE BY PERRET AND ASSOCIATES, INC., A PROFESSIONAL SURVEYING FIRM, ON BEHALF OF THE CITY OF JACKSONVILLE, FLORIDA. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF FLORIDA AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF FLORIDA. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF FLORIDA AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF FLORIDA. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF FLORIDA AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF FLORIDA.

PREPARED BY PERRET AND ASSOCIATES, INC.



<p>PERRET AND ASSOCIATES, INC. 201 ATLANTIC BOULEVARD, SUITE 100, JACKSONVILLE, FLORIDA 32202 PHONE: (904) 733-1111 FAX: (904) 733-1112</p>	
<p>LEGEND</p> <ul style="list-style-type: none"> 1. BOUNDARY SURVEY 2. EXISTING BOUNDARY 3. EXISTING EASEMENT 4. EXISTING RIGHT-OF-WAY 5. EXISTING UTILITY 6. EXISTING FENCE 7. EXISTING CURB 8. EXISTING DRIVEWAY 9. EXISTING WALKWAY 10. EXISTING SIDEWALK 11. EXISTING DRIVE 12. EXISTING ROAD 13. EXISTING HIGHWAY 14. EXISTING AIRWAY 15. EXISTING WATERWAY 16. EXISTING RAILROAD 17. EXISTING CANAL 18. EXISTING DITCH 19. EXISTING TRENCH 20. EXISTING TOWER 21. EXISTING TOWER FOUNDATION 22. EXISTING TOWER FOUNDATION FOUNDATION 23. EXISTING TOWER FOUNDATION FOUNDATION FOUNDATION 24. EXISTING TOWER FOUNDATION FOUNDATION FOUNDATION FOUNDATION 25. EXISTING TOWER FOUNDATION FOUNDATION FOUNDATION FOUNDATION FOUNDATION 	<p>SCALE: 1" = 40'</p> <p>DATE OF SURVEY: 11/11/2017</p> <p>BY: NATHAN T. PERRET, P.E., C.S.S., F.S.M.</p> <p>LIB - 07/15</p> <p>2017/11/15</p>

SECTION 14, TOWNSHIP 14 N, RANGE 14 E, COUNTY OF JACKSONVILLE, FLORIDA. THIS MAP SHOWS THE BOUNDARY SURVEY OF SECTION 14, TOWNSHIP 14 N, RANGE 14 E, COUNTY OF JACKSONVILLE, FLORIDA, AS RECORDED IN PLAT BOOK 148, PAGE 211, AND PLAT BOOK 148, PAGE 212, OF THE PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, FLORIDA. THE SURVEY WAS MADE BY PERRET AND ASSOCIATES, INC., A PROFESSIONAL SURVEYING FIRM, ON BEHALF OF THE CITY OF JACKSONVILLE, FLORIDA. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF FLORIDA AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF FLORIDA. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF FLORIDA AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF FLORIDA. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF FLORIDA AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF FLORIDA.

