



APPLICATION FOR FUTURE LAND USE MAP (FLUM) AMENDMENT SMALL-SCALE (<10 ACRES)

(OFFICIAL USE ONLY)

Application #: 12/20/11 Date Filed: 12/20/11

DM

(1) Name and Address of the Owner:

Name: J.H. Cobb Properties Inc. Mailing address: 10138 Whipporwill Lane Jacksonville, FL 32256 Telephone: Email:

(2) Name and Address of the Applicant / Authorized Agent:

Name: Rogers Towers, P.A. c/o Wyman Duggan Mailing address: 1301 Riverplace Blvd. Ste. 1500 Jacksonville, FL 32207 Telephone: (904) 346-5502 Email: wduggan@rtlaw.com

(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form.)

(3) Location:

On the south side of Julia Street (north, south, east, west) (street) between Julia Street and Lewis Street (street) (street)

(4) Parcel Identification Numbers:

00 00 30 0820 0006 0010

Please attach additional Parcel Identification numbers using 8 1/2" x 11" size paper with the answers typed or printed legibly

(OFFICIAL USE ONLY) Legal Advertisement deadline: Newspaper for legal advertisement: PZB Hearing Date: BOCC Hearing Date:

(5) **Current Future Land Use Map Designation:** Commercial

(6) **Proposed Future Land Use Map Designation:** High Density Residential

(7) **Area (acres):** 3.21

(8) **Current Use (list any improvements or uses on the site):**

office

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(9) **Water Supply:**

Private Well

Private treatment plant

✓ Public Water System NAU (name of provider)

(10) **Wastewater Treatment:**

On-site Sewage Treatment System

Private Sewer Treatment Plant

✓ Public Water System NAU (name of provider)

(11) **Review Criteria for Future Land Use Map Amendments:**

All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the following. Please attach a response to the following using 8½" x 11" size paper with the answers typed or printed legibly and identifying the question on the application.

(A) Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:

- i. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*
- ii. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
- iii. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
- iv. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

- v. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
  
- vi. *Fails to maximize use of existing public facilities and services.*
  
- vii. *Fails to maximize use of future public facilities and services.*
  
- viii. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
  
- ix. *Fails to provide a clear separation between rural and urban uses.*
  
- x. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
  
- xi. *Fails to encourage a functional mix of uses.*
  
- xii. *Results in poor accessibility among linked or related land uses.*
  
- xiii. *Results in the loss of significant amounts of functional open space.*

(B) Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;

(C) Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

- (D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five -Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;
- (E) Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.
- (F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:
1. Clustered population and/or employment centers;
  2. Medium to high densities appropriate to context;
  3. A mix of land uses;
  4. Interconnected street networks;
  5. Innovative and flexible approaches to parking;
  6. Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;
  7. And proximity to transit.
- (G) Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.

**(12) Other Required Attachments:**

- ✓ Owners Authorization for Agent\* (form is attached to this application)
- ✓ Consent for Inspection Form (form is attached to this application)
- ✓ Location Map
- ✓ Legal description
- ✓ Survey

\*NOTE: If prepared or signed by an agent, a notarized *Owner's Authorization for Agent* form must be provided.

**(13) Signatures:**

In filing this application, the undersigned understands it becomes a part of the official records of the Planning and Zoning Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.

Signature of Owner: \_\_\_\_\_

Signature of Applicant/Agent: W.R. Duggan  
(if different than Owner)

State of Florida  
County of Duval

Signed and sworn before me on this 19<sup>th</sup> day of December, 2019.  
By Wyman R. Duggan

Identification verified: personally known

Oath sworn:  Yes  No

[Signature]  
Notary Signature

My Commission expires: \_\_\_\_\_



## SUMMER BEACH D-1 LAND USE AMENDMENT

### (11) Review Criteria for Future Land Use Map Amendments:

All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the following. Please attach a response to the following using 8½" x 11" size paper with the answers typed or printed legibly and identifying the question on the application.

(A) Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:

i. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

*The property is part of the Summer Beach DRI, a master planned mixed use community, so by definition the proposed development will not constitute haphazard "sprawl" development. The property is already developed with an office use, and is permitted for office, commercial, and single family residential uses under the Summer Beach DRI. The proposed plan of development will permit up to 20 multifamily residential units as an alternative plan of development.*

ii. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

*The property is not located in a rural area, but instead is within a master planned development of regional impact. The surrounding area is substantially developed, and indeed the subject parcel is already developed with an office use.*

iii. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

*The proposed development plan constitutes the infill redevelopment of a previously developed parcel. The surrounding area is already substantially developed. Accordingly, the proposed development cannot reasonably be characterized as radial, strip, or isolated.*

iv. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

*The property has already been developed, so there are no natural resources of the type described in this criterion on the property. The proposed infill redevelopment plan will preserve a significant number of existing trees.*

v. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

*There are no adjacent agricultural areas or activities. The proposed plan of development constitutes the infill redevelopment of a previously developed parcel within a development of regional impact. The surrounding area is substantially developed.*

vi. Fails to maximize use of existing public facilities and services.

*The proposed plan of infill redevelopment will maximize the use of existing public facilities and services by redeveloping the site with more intense and dense uses than currently exist on the property, without creating a need for any additional public facilities.*

vii. Fails to maximize use of future public facilities and services.

*The proposed intensity and density of development is within the confines of the previously approved development rights of the Summer Beach DRI; no new development rights are being conferred. Since the approved level of development was fully mitigated under the terms of the DRI DO, the proposed infill redevelopment is consistent with future public facilities and services.*

viii. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

*The proposed density and intensity of infill redevelopment is consistent with the Summer Beach DRI development rights, which have been fully mitigated under the DRI DO. Accordingly, the proposed development cannot be in violation of this criterion.*

ix. Fails to provide a clear separation between rural and urban uses.

*There are no adjacent rural uses. In addition, the property is within a master planned DRI, which has already addressed the concern expressed in this criterion.*

x. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

*The proposed land use amendment will facilitate the infill redevelopment of the property, which this criterion seeks to foster.*

xi. Fails to encourage a functional mix of uses.

*The property is located within a master planned community with a mix of uses, and will be redeveloped with one of the approved uses .*

xii. Results in poor accessibility among linked or related land uses.

*The proposed plan of infill redevelopment will utilize the existing road network for accessibility. In addition, the proposed plan will be consistent with the DRI master plan, which already provides for linkage among uses.*

xiii. Results in the loss of significant amounts of functional open space.

*The property at issues has already been developed with an office use.*

(B) Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;

*The property is within a DRI that has been substantially developed and is served by existing public infrastructure. The amendment will facilitate the infill redevelopment of a parcel surrounded by existing development.*

(C) Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

*The proposed amendment will only increase the approved maximum density from 16 dwelling units to 20 dwelling units, however the amendment is necessary to permit the desired type of residential development (i.e. multifamily). The increase in dwelling units will be accomplished by a transfer of vested and approved but unbuilt development rights from Parcel N-2 to Parcel D-1.*

(D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five -Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law.

*Adequate infrastructure already exists to accommodate the proposed infill redevelopment, as the parcel is already developed. The proposed intensity and density of redevelopment is consistent with the previously approved DRI development rights, for which adequate infrastructure has already been provided under the DRI DO.*

(E) Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is



internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

*The proposed infill redevelopment will be consistent with the DRI master plan, which has already addressed the objectives of this criterion.*

(F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity.

*The proposed infill redevelopment will be consistent with the DRI master plan, which has already addressed the objectives of this criterion. The existing low intensity and density office development will be replaced by a compact and contiguous higher density development. No additional public infrastructure will be required.*

(G) Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.

*The property has already been developed and thus is not a greenfield site. The proposed plan of infill redevelopment will comply with all applicable drainage, flooding, and stormwater mitigation standards, which incidentally are stricter than when the property was initially developed. The applicant has worked with staff to address tree preservation concerns, as well.*

Date: 12/7/19

Re: **Amendment to Summer Beach Development of Regional Impact (Parcel D-1)**

Dear Sir or Madam:

This letter confirms that J. H. Cobb Properties, Inc. as the owner of property within Parcel D-1 of the Summer Beach Development of Regional Impact ("DRI"), authorizes Artisan Homes, LLC and its authorized agents, including without limitation Rogers Towers, P.A. and Connelly & Wicker Inc. (collectively "Artisan") to file a Notice of Proposed Change or application for other non-substantial change to the Summer Beach DRI Development Order pursuant to Section 380.06(19)(e)(2), Florida Statutes, and to file such other applications for development permitting as are necessary for approval of Artisan's proposed plan of development.

Sincerely yours,

J. H. COBB PROPERTIES, INC., a Florida corporation

By: [Signature]

Print Name: JAMES H. COBB III

Its: PPC LBNT

STATE OF Florida  
COUNTY OF DUCAL

Sworn to and subscribed and acknowledged before me this 7 day of December, 2019, by James Cobb III, who is personally known to me or who has produced Florida Driver License as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

Michelle Ketchum  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: Jul 13 2022

**CONSENT FOR INSPECTION**

I, Wyman Duggan, the owner or authorized agent for the owner of the premises located at 5456 First Coast Hwy do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning & Economic Opportunity, Nassau County, Florida, in conjunction with application land use/NOPC, without further notice.

Dated this 15<sup>th</sup> day of June, 2018.

WE Duggan

Signature of Owner or Authorized Agent

346-5502

Telephone Number

STATE OF FLORIDA:

COUNTY OF ~~NASSAU~~: DUVAL

The foregoing instrument was acknowledged before me the 15<sup>th</sup> day of June,

2018, by Wyman Duggan who is personally known to me or who has produced

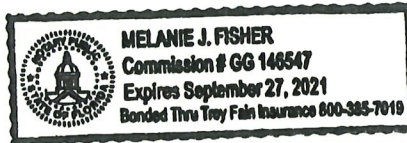
Id/n as identification.

Melanie J. Fisher

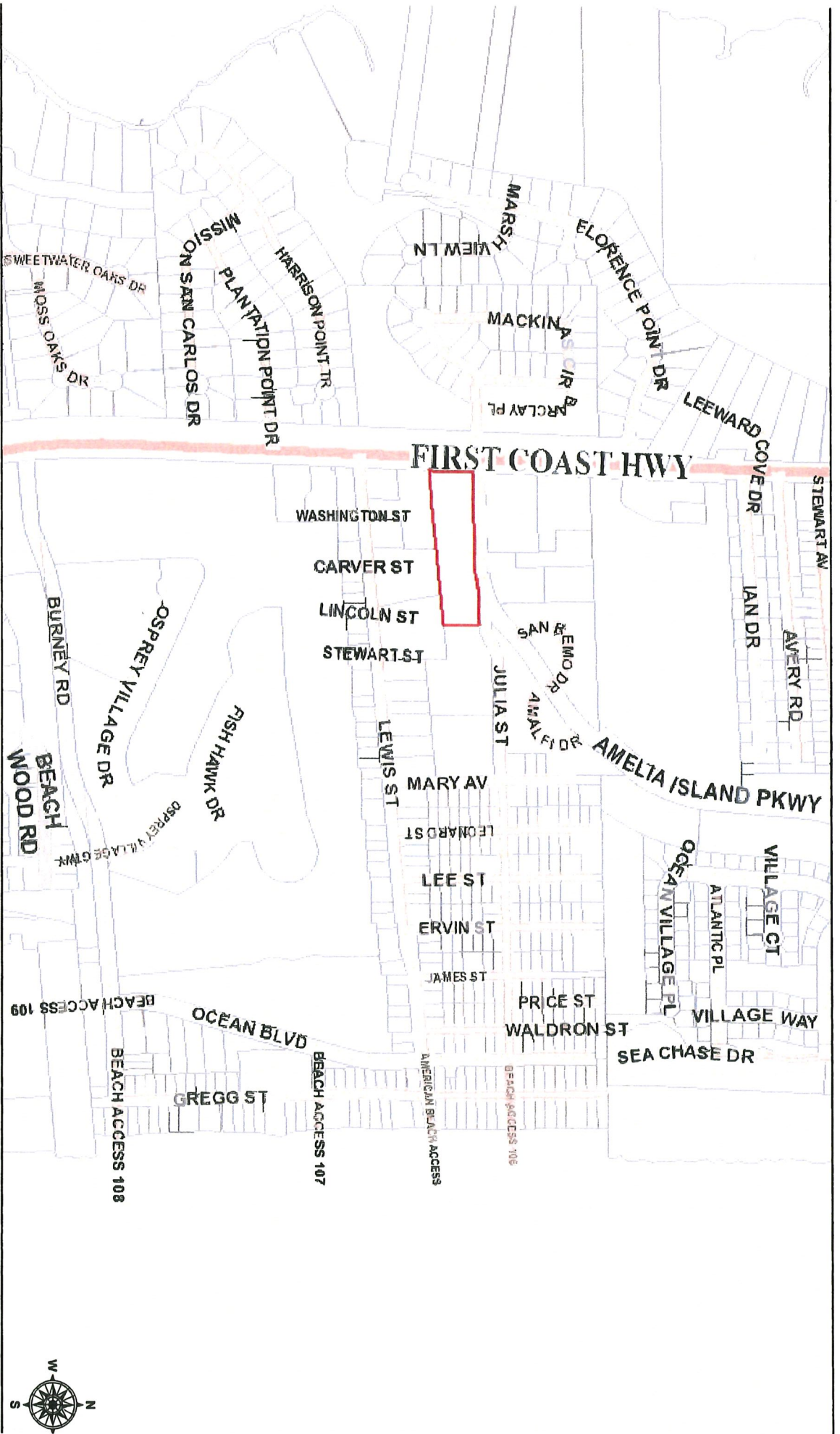
Notary Public Signature

Melanie J. Fisher

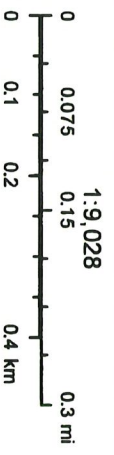
Name (typed or printed)



(Seal)



me 15, 2018



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swire, Esri Korea, Esri (Thailand), NGCC, Esri, and the GIS User Community

A PART OF LOT 6, STAPLETON LANDS LYING IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF PARCEL "B" (RITZ CARLTON EMPLOYEE PARKING) AS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 433 OF THE PUBLIC RECORDS OF NASSAU COUNTY; THENCE SOUTH 01°13'32" EAST ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 173.94 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 84°51'18" WEST, A DISTANCE OF 506.69 FEET; THENCE NORTH 02°22'41" EAST, A DISTANCE OF 194.26 FEET TO THE SOUTH LINE OF AMELIA ISLAND PARKWAY (AN 80 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE EASTERLY ALONG SAID SOUTH LINE THE FOLLOWING TWO COURSES: COURSE (1) NORTH 88°17'22" EAST, A DISTANCE OF 246.08 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 390.00 FEET; COURSE (2) 93.16 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 81°26'46" EAST, AND A CHORD DISTANCE OF 92.94 FEET TO A POINT ON SAID CURVE, BEING THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF JULIA STREET (A 60 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE NORTH 88°29'30" EAST ALONG SAID SOUTH LINE OF JULIA STREET, A DISTANCE OF 155.05 FEET TO THE POINT OF BEGINNING.

**Together with**

A PART OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD 105 (A-1-A) WITH THE SOUTH RIGHT OF WAY LINE OF AMELIA ISLAND PARKWAY (AN 80 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE NORTH 88°17'22" EAST ALONG THE SOUTH LINE OF SAID AMELIA ISLAND PARKWAY, 242.50 FEET; THENCE SOUTH 02°22'41" WEST, 194.26 FEET; THENCE SOUTH 84°51'18" WEST, 243.98 FEET TO AN INTERSECTION WITH THE AFORESAID RIGHT OF WAY LINE OF STATE ROAD 105 (A-1-A); THENCE NORTH 02°22'41" EAST ALONG SAID EAST RIGHT OF WAY LINE, 208.91 FEET TO THE POINT OF BEGINNING.

**MAP SHOWING BOUNDARY SURVEY OF**  
PARCEL A

A PART OF LOT 8, STAPLETON LANDING IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 28 EAST, HILLSBORO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF PARCEL "B" (FIRST EAST 104' (UNLAWFUL PARKING) AS DESCRIBED IN OFFICIAL RECORDS BOOK 810, PAGE 133 OF THE PUBLIC RECORDS OF HILLSBORO COUNTY, THENCE SOUTH 87°37' EAST ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 173.84 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B", THENCE SOUTH 45°13' WEST, A DISTANCE OF 102.87 FEET, THENCE NORTH 07°24' EAST, A DISTANCE OF 184.16 FEET TO THE SOUTH LINE OF JULIA ISLAND PARKWAY (40 FEET RIGHT OF WAY) AS NOW ESTABLISHED, THENCE EASTERLY ALONG SAID SOUTH LINE THE FOLLOWING TWO COURSES: COURSE (1) NORTH 84°31' EAST, A DISTANCE OF 214.25 FEET TO THE POINT OF CURVE OF A CURVE COMMENCING NORTHEAST ALONG A BEARING OF JACOBO (SEE COURSE (2)) 83.14 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING OF NORTH 87°15' EAST AND A CHORD DISTANCE OF 83.36 FEET TO A POINT OF BEGINNING COMMENCE AT THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SAID JULIA STREET (A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE NORTH 87°37' EAST ALONG SAID SOUTH LINE OF JULIA STREET, A DISTANCE OF 153.89 FEET TO THE POINT OF BEGINNING.

PARCEL B

A PART OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 28 EAST, HILLSBORO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

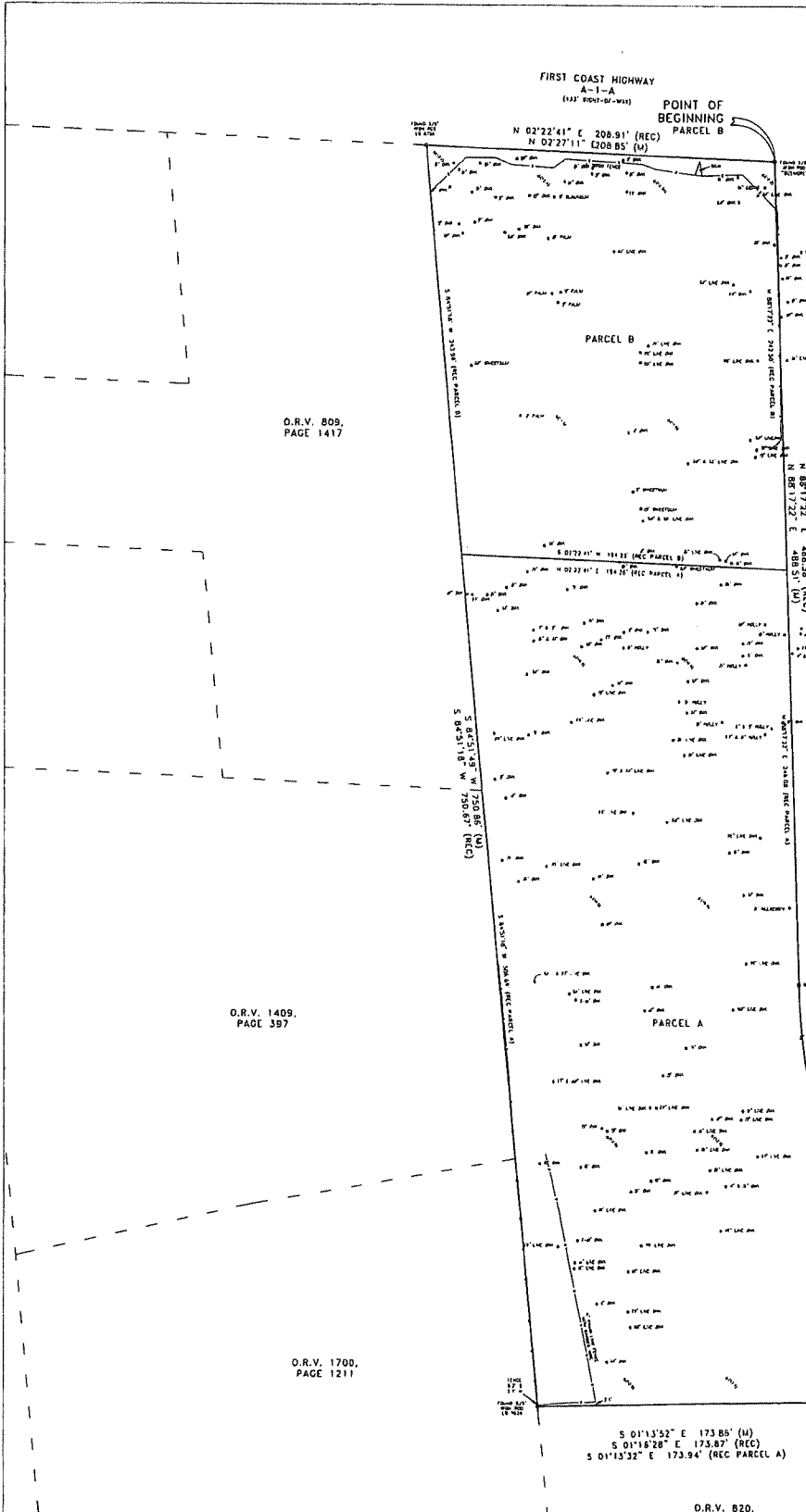
FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD 133 (E-1-1) WITH THE SOUTH RIGHT OF WAY LINE OF JULIA ISLAND PARKWAY (40 FEET RIGHT OF WAY) AS NOW ESTABLISHED, THENCE SOUTH 87°37' EAST ALONG THE SOUTH LINE OF SAID JULIA ISLAND PARKWAY, 143.20 FEET, THENCE SOUTH 07°24' WEST, 184.16 FEET, THENCE SOUTH 84°31' WEST, 214.25 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 133 (E-1-1), THENCE NORTH 87°37' EAST ALONG SAID EAST RIGHT OF WAY LINE, 700.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED REAL PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

A PART OF LOT 8, STAPLETON LANDING IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 28 EAST, HILLSBORO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD 133 (E-1-1) WITH THE SOUTH RIGHT OF WAY LINE OF JULIA ISLAND PARKWAY (40 FEET RIGHT OF WAY) AS NOW ESTABLISHED, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID JULIA ISLAND PARKWAY, THE FOLLOWING TWO COURSES: (1) A BEARING OF 83.14 FEET TO THE POINT OF CURVE OF A CURVE COMMENCING NORTHEAST ALONG A BEARING OF JACOBO (SEE COURSE (2)) 83.14 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 87°15' EAST AND A CHORD DISTANCE OF 83.36 FEET TO A POINT OF BEGINNING COMMENCE AT THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SAID JULIA STREET (A 40 FOOT RIGHT OF WAY) AS NOW ESTABLISHED, THENCE NORTH 87°37' EAST ALONG SAID SOUTH LINE OF JULIA STREET, A DISTANCE OF 153.89 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING THE SAME AS THOSE DESCRIBED IN OFFICIAL RECORDS VOLUME 188, PAGE 249, OF THE PUBLIC RECORDS OF HILLSBORO COUNTY, FLORIDA.



O.R.V. 809,  
PAGE 1417

O.R.V. 1409,  
PAGE 397

O.R.V. 1700,  
PAGE 1211

O.R.V. 820,  
PAGE 433  
PARCEL "B"  
(FIRST EAST 104' (UNLAWFUL PARKING))

NOTE: WHERE IMPROVEMENTS NOT LOCATED BY THIS SURVEY

1. BEARINGS AND DISTANCES ARE BASED ON THE MERIDIAN POINT-TO-POINT LINE OF ADJACENT PARCELS AS SHOWN ON THE SURVEY MAP.	2. THIS IS A BOUNDARY SURVEY AND DOES NOT CONSTITUTE A TITLE SURVEY.	3. THIS SURVEY IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF HILLSBORO COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A TITLE SURVEY.	4. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.	5. ALL BEARINGS ARE IN DEGREES, MINUTES AND SECONDS.	6. THIS SURVEY IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF HILLSBORO COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A TITLE SURVEY.
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LEGEND	
—	BOUNDARY LINE
---	ADJACENT PROPERTY
○	IRON NAIL
●	WOODEN NAIL
□	CONCRETE MARKER
△	WOODEN STAKE
×	IRON STAKE
+	WOODEN STAKE
○	IRON NAIL
●	WOODEN NAIL
□	CONCRETE MARKER
△	WOODEN STAKE
×	IRON STAKE
+	WOODEN STAKE

**A & J LAND SURVEYORS, INC.**  
 1000 W. UNIVERSITY BLVD., SUITE 100  
 GAITHERSBURG, MD 20878  
 PHONE: (301) 241-1133  
 FAX: (301) 241-1134  
 PROFESSIONAL LAND SURVEYORS  
 STATE LICENSE #19824  
 NATIONAL #178204 3317

*[Signature]*  
 REGISTERED LAND SURVEYOR, STATE OF FLORIDA  
 CERTIFICATE NO. 4650

