

[FOR USE WHEN OWNER IS AN LLC]

AFTER RECORDING RETURN TO: City of Atlantic Beach
800 Seminole Road
Atlantic Beach, FL 32233

PROJECT ADDRESS: 1960 Francis Avenue, Atlantic Beach, FL REAL ESTATE # 172168-0015

DECLARATION OF STORMWATER RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Cape Charles CDL LLC, a Florida limited liability company (hereinafter "Owner"), whose address is 59 N Roscoe Blvd, Ponte Vedra Beach, FL 32082, is the fee simple owner of that certain property situated and being in the City of Atlantic Beach, Duval County, Florida, more particularly described on Exhibit A attached hereto and made a part hereof (hereinafter "Property"); and

WHEREAS, Owner desires to utilize said Property as a building site; and

WHEREAS, a certain onsite stormwater storage facility must be constructed and maintained on the Property in accordance with the Code of Ordinances of the City of Atlantic Beach, Florida.

NOW, THEREFORE, Owner does hereby declare as follows:

1. That the Property will not be used in violation of any ordinances of the City of Atlantic Beach now in effect or hereinafter enacted.
2. That the onsite stormwater storage facility, constructed in accordance with that certain approved site plan, dated August 21st, 2023, as shown on Exhibit B attached hereto and made a part hereof, and depicted on that certain post-construction survey dated August 10th, 2023, as shown on Exhibit C attached hereto and made a part hereof, documenting proper construction and required volume of storage (hereinafter the "onsite stormwater storage facility"), shall be maintained in good working order, condition and repair and clear of all debris, at the Owner's sole expense, at all times.
3. That Owner shall allow representatives of the City of Atlantic Beach, following reasonable notice to Owner, access and entry onto the Property for the purpose of inspecting the onsite stormwater storage facility as more particularly described in said Exhibits B and C, to determine compliance therewith and the applicable Code provisions of the City.
4. That this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the Property and shall constitute a covenant running with the land and shall be binding upon the Owner and Owner's heirs, personal representatives, successors and assigns and may only be released by a written and properly recorded document executed by the City of Atlantic Beach, or its successor, in accordance with the ordinance of said City then in effect.

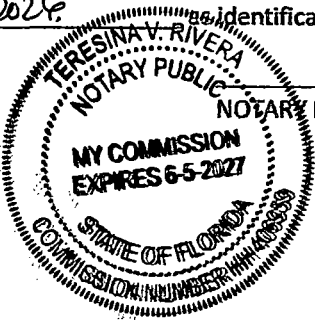
IN WITNESS WHEREOF, the undersigned, who warrants he/she is a Managing Member of Owner and is duly authorized to execute this Declaration on behalf of Owner and to bind Owner to the covenants set forth herein, has caused his/her hand and seal to be affixed hereto this 21st day of August, 2023

OWNER:
By: [Signature]
Its Managing Member
(Print name) Chris Lambertson

(Witness) [Signature]
(Print name) Dianah Campbell 08/21/23
(Witness) [Signature]
(Print name) Jaditha A Wolff 8/21/2023

STATE OF FLORIDA
COUNTY DUVAL
The foregoing instrument was acknowledged before me this 21st day of August, 2023, by Chris Lambertson, who is the managing member of Cape Charles CDL LLC, and is personally known to me or has produced FLDL EXP 4.19.2026 as identification.

My Commission expires:
6-5-2027



[Signature] 8-21-2023
NOTARY PUBLIC, State of Florida

CAPE CHARLES CDL LLC
960 PARADISE CIR
ATLANTIC BEACH, FL 32233

Primary Site Address
1960 FRANCIS AVE
Atlantic Beach FL 32233

Official Record Book/Page
00079-00145

Title #
9417

1960 FRANCIS AVE

Property Detail

RE #	172168-0015
Tax District	USD3
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	07337 LAMBOS PLACE UNIT 2
Total Area	3965

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
00079-00145	8/9/2022	\$100.00	PB - Plat Book	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0102	RES HD 20-60 UNITS PER AC	ARG-M	31.00	130.00	Common	31.00	Front Footage	\$51,646.00

Legal

LN	Legal Description
1	79-145 17-2S-29E
2	LAMBOS PLACE UNIT 2
3	LOT 7

Buildings

Building 1
Building 1 Site Address
1960 FRANCIS AVE Unit
Atlantic Beach FL 32233

Building Type	0105 - TOWNHOUSE
Year Built	2023
Building Value	\$0.00

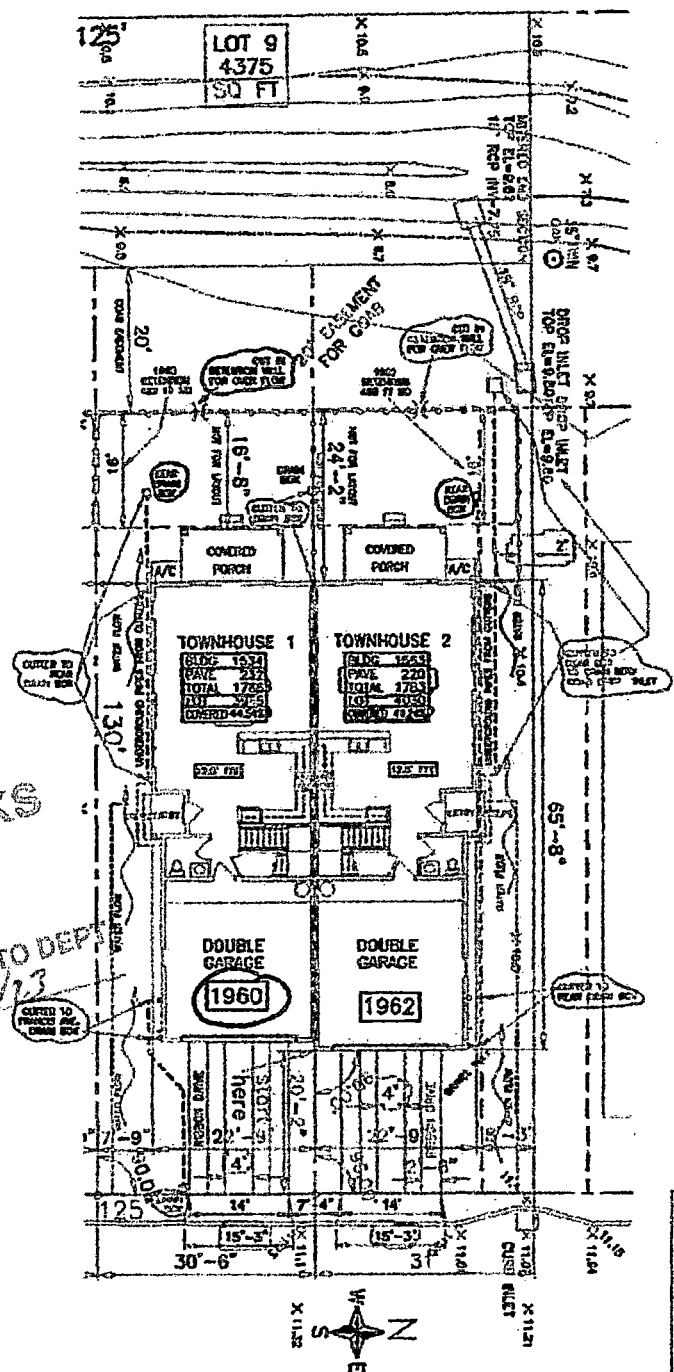
Type	Gross Area	Heated Area	Effective Area
Base Area	936	936	936

Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric

Exhibit A

Exhibit B

PUBLIC WORKS
APPROVED
DENIED
NOT APPLICABLE TO DEPT
8/17/23



FRANCIS AVENUE

NOTES:
1) ELECTRICAL WORK PER NEC 2017
2) ALL SPONGE CORDING THIS SUPPLY 1/2\"/>

NOTES:
1) OCCUPANCY CLASS IS GROUP R-3
2) CONSTRUCTION TYPE IS TYPE 20
3) APPLICABLE CODES:
FBC-R 2020, 7TH EDITION
2017 NATIONAL ELECTRIC CODE
THE CURRENT CITY OF ATLANTIC BEACH CODE OF ORDINANCES
CHAPTER 9 BUILDINGS AND BUILDING REGULATIONS

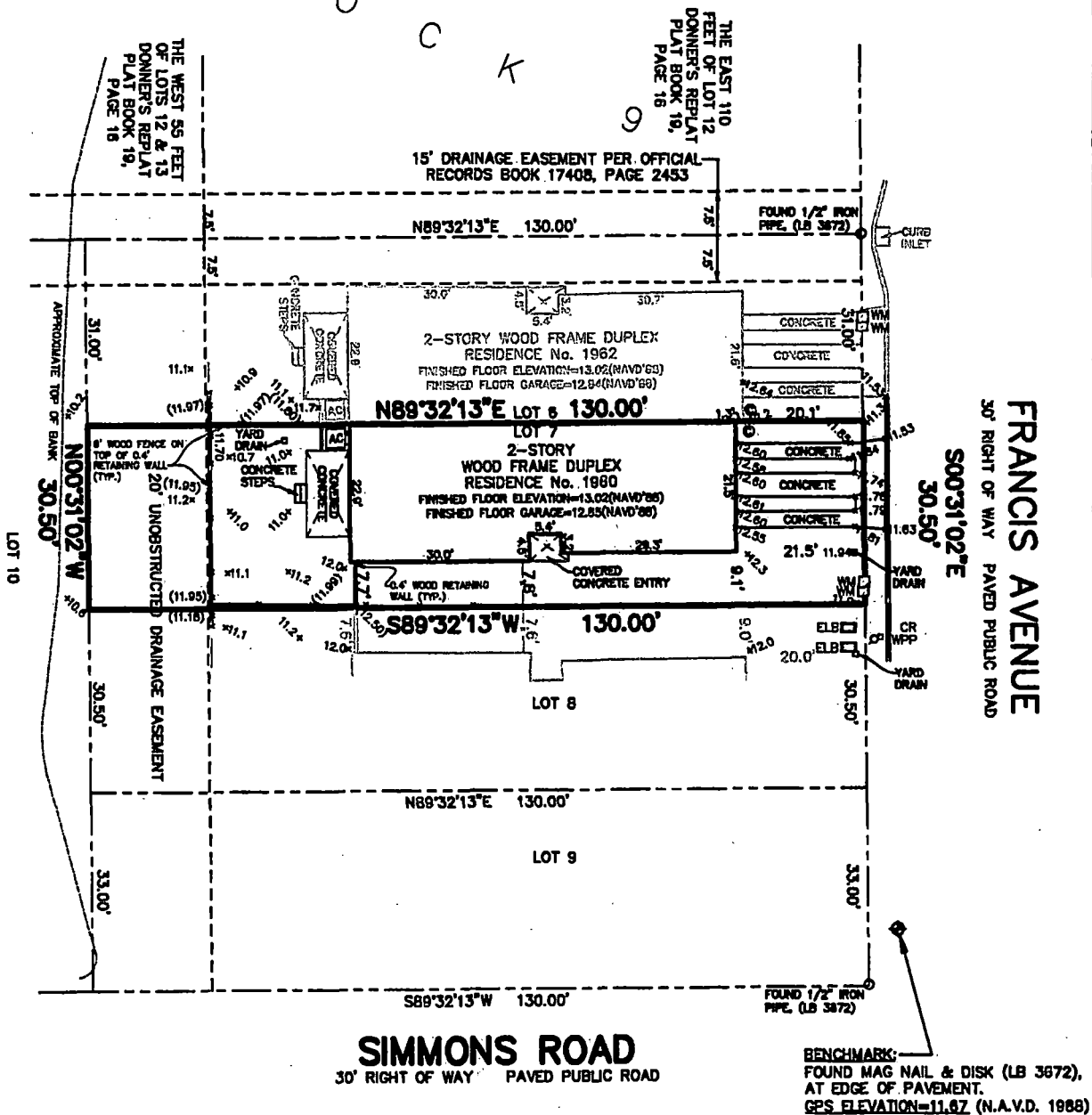
INDEX TO DRAWINGS	
ARCHITECTURAL	
A-ONE	COVER SHEET & SITE
A-TWO	FIRST FLOOR PLAN
A-THREE	SECOND FLOOR PLAN
A-FOUR	ELEVATIONS
A-FIVE	ELEVATIONS
A-SIX	ROOF PLAN
A-SEVEN	SECTION PLAN - NO SLABS
A-EIGHT	ELEVATION PLAN - NO SLABS
A-NINE	ELEVATION PLAN - NO SLABS
A-TEN	FIRST FLOOR ELEVATION
A-ELEVEN	SECOND FLOOR ELEVATION
A-TWELVE	FLASHING DETAILS
ATTACHMENTS	
ITEM 1	FORM 6000-01
ITEM 2	FLORIDA ENERGY EFFICIENCY CODE
ITEM 3	SEALED DRAWING
ITEM 4	WATER ENGINEERING
ITEM 5	STRUCTURAL ENGINEERING

SITE AND TITLE SHEET		TWO UNIT TOWNHOUSE	
A-1	DATE: 12/12/2021	PROJECT NUMBER: 1080 AND 1082 FRANCIS AVENUE ATLANTIC BEACH, FLORIDA	DATE: 12/12/2021
	ARCHITECT: CHRISTOPHER HOMES, INC.	OWNER: CHRISTOPHER HOMES, INC.	DATE: 12/12/2021

MAP SHOWING SURVEY OF

LOT 7, LAMBO'S PLACE UNIT TWO, AS RECORDED IN PLAT BOOK 79, PAGE 145,
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Exh.b.+C



ADDITIONAL NOTES:

- A. BUILDING TIES ARE TO FOUNDATION; NOT TO EXTERIOR TRIM/SIDING.
B. ELEVATIONS SHOWN IN BRACKETS (X.XX), REPRESENT TOP REAR
EDGE OF WOOD RETAINING WALL.

* UPDATE YARD DRAIN LOCATIONS - 08/22/2023 - JAH

*ONLY TO 1"=20' SCALE ON 11"x17" PAPER

SYMBOL LEGEND	
	FIRE HYDRANT
	LIGHT POLE
	SEWER VALVE
	WATER VALVE
	CLEAN OUT
	UTILITY POLE
	GUY ANCHOR
	BOLLARD
	WATER METER
	GAS RISER
	CABLE RISER
	ELECTRIC BOX
	SIGN
	TRANSFORMER
	MANHOLE

ABBREVIATION LEGEND	
BFP	BACK-FLOW PREVENTER
(C)	CALCULATED
(F)	FIELD MEASUREMENT
W	WOOD FENCE
CLF	CHAIN LINK FENCE
WF	WYTH FENCE
CONC	CONCRETE
R/W	RIGHT-OF-WAY
PL	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG	PAGE
FEED-OPIC	FEED-OPIC
CONC	CONCRETE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
ELEV	ELEVATION
FIN	FINISHED FLOOR ELEVATION
INVT	INVERT ELEVATION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY OF CURVE
POC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

- THIS IS AN AS-BUILT SURVEY.
- BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF FRANCIS AVENUE, BEING SOUTH 00°31'02" EAST, AS PER PLAT.
- BENCHMARK IS A FOUND MAG NAIL & DISK (LB 3672), ELEVATION=11.67, ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP00 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- NO BUILDING RESTRICTION LINES, AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0405L, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
CHRISTOPHER HOMES, INC.

JEREMY A. HEWITT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7413
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2023-1098
DRAWN BY: ADT
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE:
AUGUST 10, 2023
SHEET 1 OF 1