



Nassau County Engineering Services
96161 Nassau Place
Yulee, FL 32097

Robert T. Companion, PE
County Engineer

**APPLICATION FOR
A VARIANCE**

Official Use Only

Application #: _____

Date Filed: _____

1. Parcel Identification Number (18-digit number)

10-2N-23-0000-011-0030

2. Driving Instructions:

Take River Rd from Callahan - FR on CR 121, T-L
on Carroll Creek go to end of Asphalt Millings Dr. on Left.

3. Name and Address of the Owner as shown in the public records of Nassau County:

DANNY WILLIS

Name and Address of the Applicant / Authorized Agent (if different than Owner):

Jimmy L. Hysabeth
43131 Thomas Creek Dr.
Callahan, FL 32011

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

4. Variance Sought:

to not have to PAVE Driveway Easement.

5. Variance Justification (requirements in the "Definition of Variance" on Instructions Page):



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CONSENT FOR INSPECTION

I, Jimmy 2 Higginbotham, the owner or authorized agent for the owner of the premises located at 2701 Carnil Carnel Rd do hereby consent to the inspection of said premises by an employee of the Engineering Services Department, Nassau County, Florida, in conjunction with this application, without further notice.

Dated this 20 day of July, 2011.

Jimmy 2 Higginbotham
Signature of Owner or Authorized Agent

904-699-1490
Telephone Number

STATE OF FLORIDA:

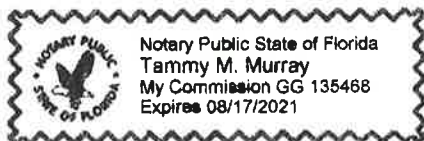
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 20 day of July 2021,
2021, by Jimmy Higginbotham who is personally known to me or who has produced
_____ as identification.

[Signature]
Notary Public Signature

Name (typed or printed)

(Seal)



YULEE
(904) 530-6225

FAX
(904) 491-3611

6. Supporting information which is considered by the Development Review Committee:

- ☐ Detailed Site Plan
☒ Copy of Recorded Deed
☐ Any additional data

7. Has any application been submitted within the last two (2) years for a Roadway and Drainage Variance of any portion of the subject property included in this application? _____

If so, give details of such application and approval or denial decision.

NO

8. Is this parcel subject to deed restrictions enforced by a homeowner's association? *NO*

If so, please provide written HOA approval of work.

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

Signature of Owner: *Joey L. Hyslop* *(POA)*

Signature of Authorized Agent: _____

(if different than Owner)

Owner's mailing address: *43131 Thomas Creek Rd.*

Callahan, FL 32011

Telephone: *699-4490*

Email: _____

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

Prepared By and Return To:
Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, FL 32034

File No. 21-03-089

Property Appraiser's Parcel I.D. (folio) Number(s)
10-2N-23-0000-0011-0030

WARRANTY DEED

THIS WARRANTY DEED dated April 12, 2021, by Noah J. Carroll and Louise M. Carroll, Husband and Wife, whose post office address is 2783 Carroll Corner Road, Hilliard, FL 32046, hereinafter called the grantor, to Danny Willis a Single Man, whose post office address is 11399 Emma Oaks Lane, Jacksonville, FL 32221, hereinafter called the grantee:

(Wherever used herein the terms "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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Nassau County, Florida, to wit:

See Exhibit "A"

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2020.

WARRANTY DEED
(Continued)

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

Signed, sealed and delivered in the presence of:

BADAM
(Witness Signature)

Britni Adams

Jennifer L Panke
(Witness Signature)
Jennifer L. Panke

Noah J. Carroll by Frances Sims
his attorney in fact
Noah J. Carroll by Frances Sims, his Attorney in
Fact
Louise M. Carroll by Frances Sims
her attorney in fact
Louise M. Carroll by Frances Sims, her Attorney in
Fact

2783 Carroll Corner Road
Hilliard, FL 32046

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of April, 2021 by Noah J. Carroll by Frances Sims, his Attorney in Fact and Louise M. Carroll by Frances Sims, her Attorney in Fact Husband and Wife, who is personally known to me or who has produced D/L as Identification.

[Notary Seal]

BADAM
Name: Britni Adams
Title/Rank:
Serial Number, if any: GG 276451

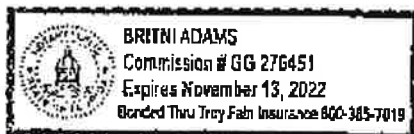


EXHIBIT "A"

PARCEL B:

A PORTION OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE NORTH 03°20'00" WEST ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 4161.35 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 917, PAGE 1122 OF SAID COUNTY; THENCE NORTH 87°56'00" EAST ALONG THE NORTHERLY LINE OF LAST SAID LANDS A DISTANCE OF 333.72 FEET ON SAID LINE; THENCE NORTH 87°15'00" EAST CONTINUING ON LAST SAID LINE, A DISTANCE OF 236.53 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 917, PAGE 1122; THENCE SOUTH 03°28'00" EAST ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 631.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03°28'00" EAST CONTINUING ALONG SAID EASTERLY LINE A DISTANCE OF 891.06 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 665, PAGE 180 OF SAID COUNTY; THENCE NORTH 88°19'31" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 785.82 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 100, PAGE 1605; THENCE NORTH 01°34'03" WEST, ALONG LAST SAID WESTERLY LINE AND THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 100, PAGE 715, A DISTANCE OF 601.08 FEET; THENCE NORTH 78°49'54" WEST, DEPARTING LAST SAID WESTERLY LINE, A DISTANCE OF 360.99 FEET; THENCE SOUTH 33°38'20" WEST, A DISTANCE OF 119.64; THENCE NORTH 53°44'04" WEST, A DISTANCE OF 499.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 60' NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PER OFFICIAL RECORDS BOOK 1895, PAGE 163.

A PORTION SECTION 10, TOWNSHIP 2 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 03 DEGREES 20 MINUTES 00 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 416135 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 917, PAGE 1123 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 87 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG SAID NORTHERLY LINE, 333.72; THENCE NORTH 87 DEGREES 15 MINUTES 00 SECONDS EAST, CONTINUING ALONG SAID NORTHERLY LINE, 236.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG THE EXTENSION OF SAID NORTHERLY LINE, 837.17 FEET TO AN INTERSECTION WITH THE WEST LINE OF MILL CREEK BAPTIST CHURCH CEMETERY AS RECORDED IN OFFICIAL RECORDS BOOK 1335, PAGE 1493 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; THENCE SOUTH 01 DEGREES 32 MINUTES 03 SECONDS EAST, ALONG SAID WEST LINE, 301.76 FEET TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH RIGHT OF WAY LINE OF CARROLL CORNER ROAD;

THENCE SOUTH 87 DEGREES 15 MINUTES 00 SECONDS WEST, ALONG SAID EXTENSION, 60.01 FEET; THENCE NORTH 01 DEGREES 32 MINUTES 03 SECONDS WEST, 241.30 FEET; THENCE SOUTH 87 DEGREES 15 MINUTES 00 SECONDS WEST, 774.64 FEET TO AN INTERSECTION WITH EAST LINE OF AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 917, PAGE 1123; THENCE NORTH 03 DEGREES 28 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE, 60.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 60' NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS.

A PORTION SECTION 10, TOWNSHIP 2 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF A 60' NON-EXCLUSIVE EASEMENT FOR INGRESS/ EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1895, PAGE 163 OF SAID COUNTY; THENCE NORTH 87°15'00" EAST, ALONG THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 60.01 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 100, PAGE 715 OF SAID COUNTY; THENCE SOUTH 01°32'03" EAST, ALONG SAID WEST LINE AND THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 100, PAGE 1605 OF SAID COUNTY, A DISTANCE OF 634.64 FEET; THENCE NORTH 78°49'54" WEST, DEPARTING LAST SAID WEST LINE, A DISTANCE OF 61.50 FEET; THENCE NORTH 01°32'03" WEST, ALONG A LINE 60.00 FEET WEST OF AND PARALLEL TO LAST SAID WEST LINE, A DISTANCE OF 619.85 FEET TO THE POINT OF BEGINNING.

EASTING LINE

ON 1.00

Canal Center Rd 28'00"E

I.P.
18

N53°44'04"W

499.20'

To Dean

S33°38'20"W
119.64'

SET 1/2" I.P.
#6715

N78°49'54"W

360.99'

Easement

L11

60' NON-EX

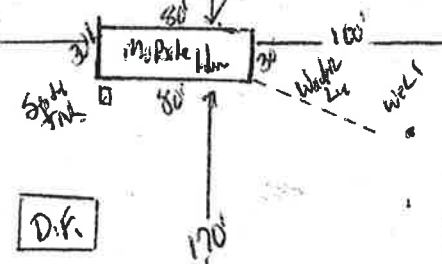
SITE PLAN
Scale 1"=100'
DANNY WILLIS
10-2N-23-0000-0011-0030

PARCEL "B"

440'

600'

FHA
Well 100' from
Septic's Drain Field



N88°19'31"E

785.82'

601.08'

N01°34'03"W

FD.
NC

(1) OF SECTION 10 AS N03°20'00"W, PER DEED
PROPERTY HAS NOT BEEN ABSTRACTED FOR
RECORD

PAYMENT SUMMARY RECEIPT

BOARD OF COMMISSIONERS
76347 VETERANS WAY
SUITE 1010
YULEE FL 32097

DATE: 07/20/21 CUSTOMER#: 000000000
TIME: 16:26
CLERK: 6235blid

RECPT#: 1866623 PREV BAL:
TP/YR: MS/2021 AMT PAID: 267.00
BILL: ADJSTMNT:
EFF DT: 07/20/21 BAL DUE:
MISCELLANEOUS PAYMENT

-----TOTALS-----

PRINCIPAL PAID: 267.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 267.00
AMT APPLIED: 267.00
CHANGE: .00

PAID BY: Jimmy Higginbotham-2
PAYMENT METH: CHECK
PAYMENT REF: 5696