



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)

27-2N-23-0000-0006-0020

2. Driving Instructions:

121 to Conner Rd, ~~left at split~~ to
Jane lane, left at split; 2974 Jane Ln on Rt
beside Castle

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

Melissa D + Harry J. Mumford
2527 Jimmy Conner Pl
Bryceville, FL 32009

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

Same

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

4. Variance Sought:

30 ft. Easement; Unpaved

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

Property is on a dirt road. Paving easement
is unnecessary. Property has driveway that
exists now with 30 ft of clearance.

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? No

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

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: Melissa D. Mumford
Signature of Authorized Agent: _____

(if different than Owner)

Owner's mailing address: 2527 Jimmy Conner Pl
Bryceville FL 32009

Telephone: 904-652-8869

Email: mdmumford@yahoo.com

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

CONSENT FOR INSPECTION

I, Melissa D. Mumford, the owner or authorized agent for the owner of the premises located at 2974 Jane Lane, Hilliard, FL 32046 do hereby consent to the inspection of said premises by an employee of Nassau County, Florida, in conjunction with application _____ without further notice.

Dated this 30th day of August, 2021

Melissa D. Mumford
Signature of Owner or Authorized Agent

904-652-8869
Telephone Number

STATE OF FLORIDA:

COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of August, 2021, by Melissa D. Mumford who is personally known to me or who has produced _____ as identification.

Dana R Bell

Notary Public Signature

Dana R Bell

Name (typed or printed)

F.

(Seal)



DANA RENE BELL
Commission # GG 207722
Expires April 30, 2022
Bonded Thru Budget Notary Services



Nassau County Engineering Services Department
96161 Nassau Place
Yulee, FL 32097

NASSAU COUNTY ENGINEERING SERVICES ACCESS FORM

The purpose of this form is to ensure the property is buildable per Nassau County Land and Development Codes 28.03, Article 32 (Land Development Code), Chapter 29 (Subdivision Regulations - Code of Ordinances), and Nassau County Roadway and Drainage Standards 2017-04(99-17).

Please complete all the questions to the best of your knowledge as they pertain to said property. Ensuring as much information is provided will expedite your request and enable Nassau County to better determine the viability of access to the property for the ability to build.

1. Property ID Number: 27-2N-23-0000-0006-0020

2. Address or road access: 2974 Jane Lane Hilliard, FL 32046

3. Is it privately or county maintained: ☐ Private ☒ County

4. Provide copy of warranty deed.

5. Provide a copy of easement if applicable.

If the access is via easement, please answer the following questions:

6. How wide is the easement _____

7. Road surface type: ☐ Dirt ☐ Paved Other (please explain) _____

8. When was easement created _____

9. How many access off easement _____

Requested by: Melissa D. Mumford Date: 8/30/2021

Mailing Address: 2527 Jimmy Conner Place Bryceville FL 32009

Phone Number: 904-652-8869

Email Address: MDMUMford@yahoo.com

Property Location

Parcel Identification Number - 27-2N-23-0000-0006-0020

Location or Address - 2974 Jane Lane
Hilliard, FL 32046

Property Owner

Name: Melissa D + Harry J. Mumford

Address: 2527 Jimmy Conner Place Bryceville FL 32009

Telephone #: 904-652-8869

E-Mail: MDMumford@yahoo.com

Agent

Name: N/A

Address: _____

Telephone #: _____

E-Mail: _____

(Owner Authorization Required, Separate Sheet)

Brief Description of the Proposed Project

Splitting lot to add a residence
4 acres split into 2-2 acres

Prepared by:

ACCU TITLE AGENCY

9485 REGENCY SQUARE BOULEVARD, #330
JACKSONVILLE, Florida 32225

File Number: 06-081848

General Warranty Deed

Made this January 25th, 2008 A.D. By MARK CHESTNUT, personally and as co-personal representative of the Estate of Shirley Ann Moore AND ANNE MARIE WALL, individually and as co-personal representative of the Estate of Shirley Ann Moore, both conveying non-homestead property, and whose post office address is 2319 Bethune Avenue, Jacksonville, FL 32207, hereinafter called the grantor, to MELISSA D. MUMFORD AND HARRY J. MUMFORD, HER HUSBAND, whose post office address is: 2527 JIMMY CONNER PL. BYCEVILLE, FL 32009, hereinafter called the grantee:

(Whenever 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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

A PORTION OF THE NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 27, AFOREMENTIONED, AND RUN SOUTH 89 DEGREE 22' 07" WEST, A DISTANCE OF 765.53 FEET; RUN THENCE SOUTH 0 DEGREE 47' 63" EAST, A DISTANCE OF 1,327.83 FEET TO A CONCRETE MONUMENT LOCATED ON THE NORTHERLY LINE OF A GRADED COUNTY ROAD THENCE SOUTH 89 DEGREE 27' 32" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 257.34 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 89 DEGREE 27' 32" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 268.32 FEET TO A CONCRETE MONUMENT; RUN THENCE NORTH 2 DEGREE 55' 04" ALONG THE WEST LINE OF THE NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE-QUARTER PER SURVEY BY MR. M.L. PAGE, P.L.S. NO.961 DATED JANUARY 6, 1978; RUN THENCE NORTH 1 DEGREE 55' 04" WEST ALONG SAID WEST LINE, A DISTANCE OF 678.80 FEET; RUN THENCE NORTH 89 DEGREE 51' 40" EAST, A DISTANCE OF 281.73 FEET; RUN THENCE SOUTH 0 DEGREE 47' 12" EAST, A DISTANCE OF 676.63 FEET TO A POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN 1986 FLEE MOBILE HOME TITLE NUMBER 43183382 AND TITLE NUMBER 43178827.

Parcel ID Number: 272N23-00000006-0020

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 2007.

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:

Amie M. Gibbs
Amie M. Gibbs
Witness Printed Name

Susan Wright
Witness Printed Name

Mark Chestnut
MARK CHESTNUT
Address: 2319 Bethune Avenue, Jacksonville, FL 32207
(Seal)

Mark Chestnut, Co-Personal Representative
MARK CHESTNUT, CO-PERSONAL REPRESENTATIVE

ACCU TITLE AGENCY
9485 REGENCY SQUARE BOULEVARD, #330
JACKSONVILLE, Florida 32225

File Number: 06-081848

[Signature]
Witness
[Signature]
Witness Printed Signature
[Signature]
Witness
[Signature]
Witness Printed Signature

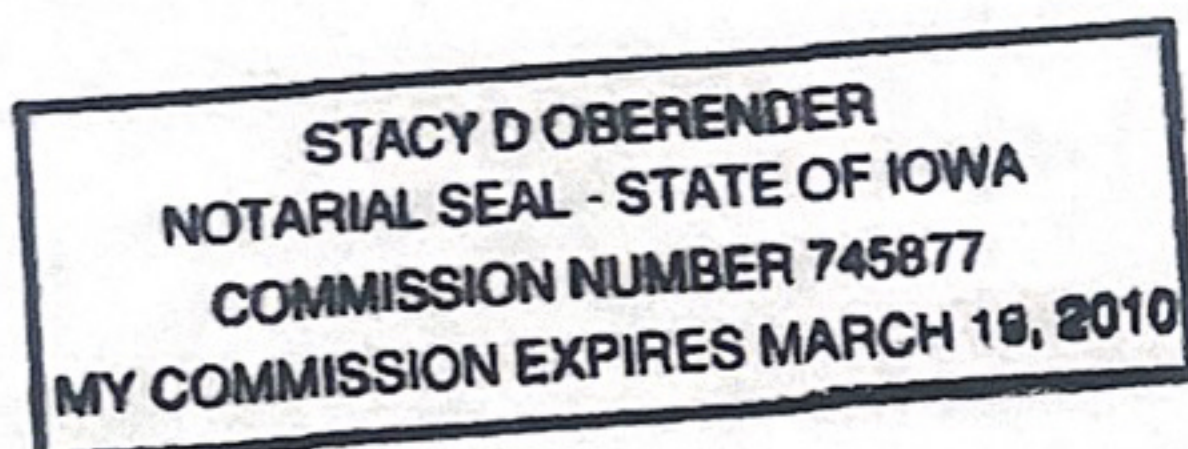
[Signature]
ANNE MARIE WALL

[Signature]
ANNE MARIE WALL, CO-PERSONAL REPRESENTATIVE

State of Iowa
County of

The foregoing instrument was acknowledged before me this 25th day of January, 2008, by ANNE MARIE WALL, individually and as co-personal representative of the Estate of Shirley Ann Moore, who is/are personally known to me or who has produced IA Drivers Lic. as identification.

[Signature]
Notary Public
Print Name: Stacy D. Oberender
My Commission Expires: March 19, 2010



STATE OF FLORIDA
Witness

JEE FRONT PAGE Mark Chestnut

Witness

Mark Chestnut, Co-Personal Represtative

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of January, 2008 by Mark Chestnut, individually and as co-personal representative of the Estate of Shirley Ann Moore, who is personally known to me.



[Signature]
Notary Public

My commission expires: