



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)

05-3N-24-0000-0001-0000

2. Driving Instructions: from Hilliard town center: N on US-1/N Kings Rd 1.8 mi;
right on Swearingen Rd and continue .4; cont. straight on Power Dr.

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

Steven M. Fahlgren and Kimberly J. Fahlgren
PO Box 26, Hilliard, FL 32046

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

Tomasetti & Prince
406 Ash Street
Fernandina Beach, FL 32034

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

4. Variance Sought:

Variance from requirement of §28.03 of LDC requiring existing private 30' easements
serving parcels established prior to instruments recorded as of March 27, 2017 serve no more
than three lots.

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

[see attached supplement]

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

- Detailed Site Plan *Survey*
- 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: _____
Signature of Authorized Agent: *Thomas Prince*
(if different than Owner)
Owner's mailing address: PO Box 26, Hilliard, FL 32046

Telephone: 904.261.1833
Email: tprince@tpislandlaw.com

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

SUPPLEMENT TO VARIANCE APPLICATION FOR 05-3N-24-0000-0001-0000

5. Strict application of LDC §28.03 would require applicants to obtain additional easement area from another owner for proper access as the applicant does not own the property on which the easement is located. The private road is well-established and presently serves a small pocket of Open Rural-zoned parcels being used for single-family residences. The private road is able to safely meet the needs of providing access to this residential area and is believed to currently meet the standards set forth in Detail 22A of the Roadway and Drainage Standards. See email from G. Porter dated 12/22/2021 attached hereto together with copy of Roadway and Drainage Standards §11.2

If granted, applicants would execute an affidavit, on a form approved by the county attorney that states, at a minimum:(1) the easement is maintained by the property owners whose lots or parcels are accessed by the private easement, (2) acknowledges that county does not nor will not maintain the easement, and does not guarantee access by emergency vehicles, school buses or other delivery vehicles; execute a hold harmless agreement on a form approved by the county attorney; and (c) record all documents in the public record to run with the land.



Nassau County Engineering Services
96161 Nassau Place
Yulee, FL 32097

Robert T. Companion, PE
County Engineer

CONSENT FOR INSPECTION

I, Teresa L. Prince for Tomasetti & Prince, the owner or authorized agent for the owner of the premises located at 05-3N-24-0000-0001-0000 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 23rd day of December, 2021.

Teresa L. Prince

Signature of Owner or Authorized Agent

904.261.1833

Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 23 day of December, 2021, by Teresa L. Prince who is personally known to me or who has produced _____ as identification.

Charlotte Padfield

Notary Public Signature

Charlotte Padfield

Name (typed or printed)

(Seal)



CHARLOTTE C. PADFIELD
Notary Public
State of Florida
Comm# HH162415
Expires 8/8/2025



Nassau County Engineering Services
 96161 Nassau Place
 Yulee, FL 32097

Robert T. Companion, PE
 County Engineer

Owner's Agent Authorization

Tomasetti & Prince is hereby authorized TO ACT ON BEHALF OF

Steven M. Fahlgren and

Kimberly J. Fahlgren, the owner(s) or agent(s) of the organizational ownership named below of the property described within the attached application, and as described in the attached deed or other proof of ownership as may be required, in applying to Nassau County, Florida, for an application related to a Development Permit or other action pursuant to a:

- | | |
|--|---|
| <input type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Non-Zoning Variance |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Overlay District Review |
| <input type="checkbox"/> Concurrency Application | <input type="checkbox"/> Other _____ |

and in making representations to Nassau County related to the application. I attest the application is made in good faith and that my information contained herein is accurate and complete to the best of my knowledge and belief. I further attest that I am the owner of subject property or otherwise duly authorized to act in that capacity.

BY:
 Signature of Owner(s) / Agent
Kimberly J. Fahlgren
 Signature of Owner(s) / Agent

Steven M. Fahlgren
 Print Name(s)
Kimberly J. Fahlgren
 Print Name(s)

Address: PO Box 26
Hilliard, FL 32046

 Name of Organization (If Applicable)

Telephone: _____
 Fax: _____
 Email: kimfahlgren@gmail.com

State of: Florida
 County of: Nassau

Signed and sworn to before me on this _____ day of _____, 20__.

By _____

Identification Presented: _____

Oath taken: _____ Yes _____ No

 Notary Signature

My commission expires: _____

Scott DeLay

From: Gabriel Porter <gporter@nassaucountyfl.com>
Sent: Wednesday, December 22, 2021 1:44 PM
To: Teresa Prince; Scott DeLay
Cc: Laura Palecek; Andrew Prokopiak; Holly Coyle
Subject: RE: Power Road
Attachments: Detail 22 - Typical Graded Roadway - 60'.pdf; DETAIL 22A - Typical Graded Roadway Typical Section-30-Layout1.pdf; Section_11.2. - Right_of_way_requirements.doc

Teresa and Scott,

Thank you for your patience with my response. It's been a hectic week before the holidays. For Ordinance 99-17 (Roadway and Drainage Standards) that Engineering enforces, Power Drive meets the requirements of Section 11.2.3. See attached. It is an easement prior to March 2017, and it meets Detail 22/22A. This requirement is regarding easement construction, not access.

If you're seeking a variance from Land Development Code Section 28.03 regarding homes on an easement, you'll have to reach out to the Planning Department to seek a variance. They can speak for the agent authorization and notary requirements. I've copied Andrew and Holly in the Planning Department.

Thanks,

Gabe Porter

Development Review Engineer

Nassau County Engineering Services

96161 Nassau Place | Yulee, FL 32097

O: 904-530-6225 | E: gporter@nassaucountyfl.com

From: Teresa Prince <tprince@tpislandlaw.com>
Sent: Tuesday, December 21, 2021 5:35 PM
To: Scott DeLay <sdelay@tpislandlaw.com>; Gabriel Porter <gporter@nassaucountyfl.com>
Cc: Jaime Herrmann <info@tpislandlaw.com>
Subject: RE: Power Road

Gabriel,

We can get an email from the client until they are available to have their signature notarized. I can attest that the Owner has authorized me to submit the application. As Scott mentions below, if it can be heard and simply hold the variance until you get the notarized authorization that would help. We have a pending closing and the Buyer will need the variance.

Let us know the best way to proceed and we will continue to try and get the notarized authorization and request an email from the client to you and my office in the meantime.

Holiday Notice: Please be advised that our office will be closed for business for the holidays from December 24, 2021 through December 27, 2021 and will reopen for business on Tuesday, December 28, 2021. We will also be closed December 30, 2021 through January 2, 2022 and will reopen for business on Monday, January 3, 2022.

All communications with our office will be monitored but may not be addressed until our return to the office.

Regards,
Teresa Prince



CONFIDENTIALITY: This e-mail or facsimile and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom they are addressed. This communication may contain material protected by the attorney-client privilege. If you are not the intended recipient or the person responsible for delivering the e-mail or facsimile to the intended recipient, be advised that you have received this e-mail or facsimile in error and that any use, dissemination, forwarding, printing, or copying of this e-mail or facsimile is strictly prohibited. If you have received this e-mail or facsimile in error, please immediately notify me by telephone at (904) 261-1833.

FAIR DEBT COLLECTION PRACTICES ACT: Pursuant to 15 U.S.C.S. § 1-692(g)(a) the attorney above is attempting to collect a debt and any information obtained will be used for that purpose. The above referenced Association is the creditor to whom the debt is owed. Unless you, the debtor, within thirty (30) days after receipt of this notice dispute the validity of the debt or any portion thereof, the attorney will assume the debt is valid. If you notify the attorney in writing within thirty (30) day period that the debt, or any portion thereof, is disputed, the attorney shall obtain written verification of the debt and mail the same to you.

NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS: This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

BANKRUPTCY: If you previously received a discharge in a bankruptcy, or you are in pending bankruptcy, involving the assessments and did not sign a reaffirmation agreement, then this letter is not an attempt to collect a debt from you personally. The firm is solely advising you of its intent to foreclose on behalf of the Association pursuant to said lien on the subject property, and a personal money judgment will not be sought against you.

From: Scott DeLay <sdelay@tpislandlaw.com>
Sent: Tuesday, December 21, 2021 4:44 PM
To: Gabriel Porter <gporter@nassaucountyfl.com>
Cc: Teresa Prince <tprince@tpislandlaw.com>; Laura Palecek <info@tpislandlaw.com>
Subject: Power Road

Gabriel,

Thank you again for fielding all my questions last week about Power Road and LDC 28.03.

Our clients are going to be selling the land, and to err on the side of caution they want to go ahead with a variance application so that the purchasers will have something in writing from the county about access from Power Road.

If we get this to you tomorrow or Thursday, would that get it on the DRC agenda for 12/28? And if we have some trouble getting a notarized agent authorization form to you for the application, is there any way we could go ahead and get an application reviewed and sent over to DRC with the variance conditioned on receipt of the authorization form?

Thank you,



Scott G. Delay
Tomassetti & Prince
Paralegal
406 Ash Street
Fernandina Beach, FL 32034
tprince@tpislandlaw.com
(904) 261-1833 Work

CONFIDENTIALITY: This e-mail or facsimile and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom they are addressed. This communication may contain material protected by the attorney-client privilege. If you are not the intended recipient or the person responsible for delivering the e-mail or facsimile to the intended recipient, be advised that you have received this e-mail or facsimile in error and that any use, dissemination, forwarding, printing, or copying of this e-mail or facsimile is strictly prohibited. If you have received this e-mail or facsimile in error, please immediately notify me by telephone at (904) 261-1833.

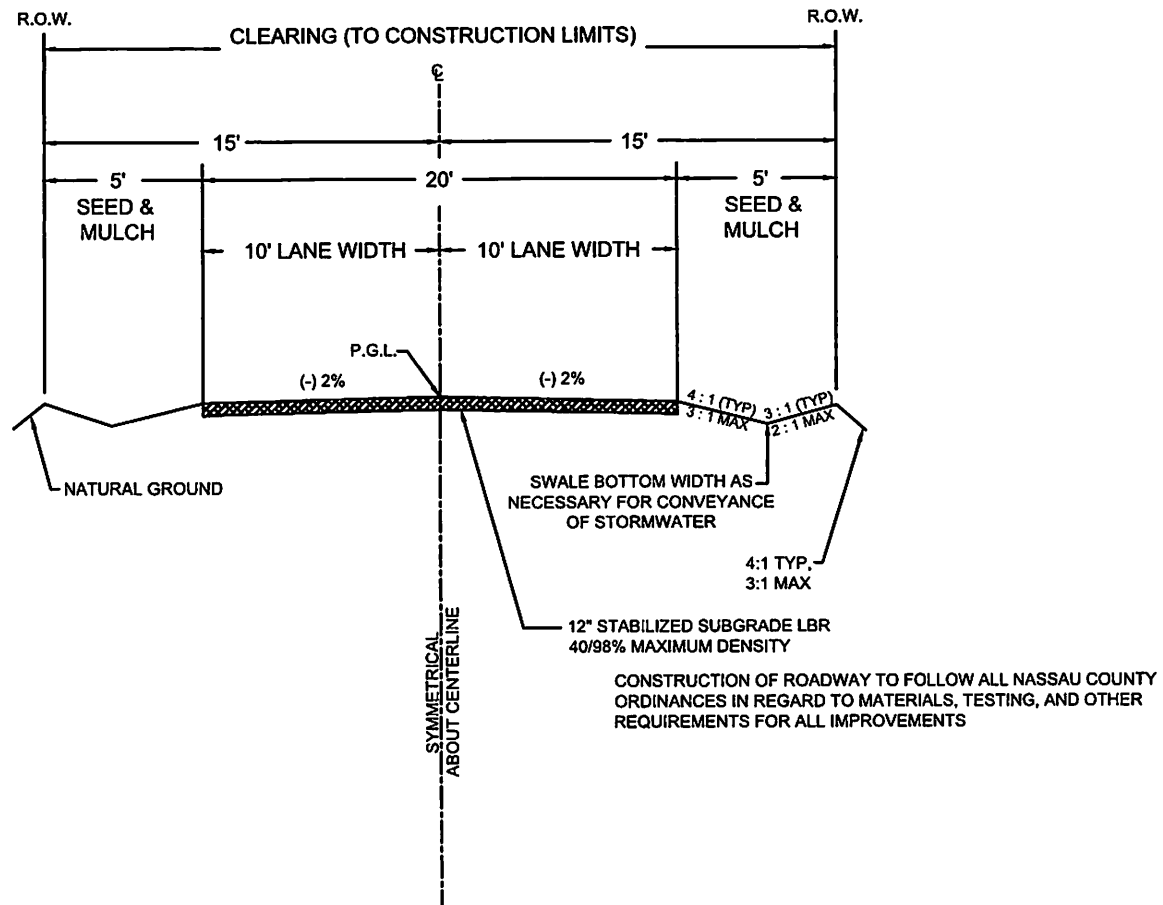
FAIR DEBT COLLECTION PRACTICES ACT: Pursuant to 15 U.S.C.S. § 1-692(g)(a) the attorney above is attempting to collect a debt and any information obtained will be used for that purpose. The above referenced Association is the creditor to whom the debt is owed. Unless you, the debtor, within thirty (30) days after receipt of this notice dispute the validity of the debt or any portion thereof, the attorney will assume the debt is valid. If you notify the attorney in writing within thirty (30) day period that the debt, or any portion thereof, is disputed, the attorney shall obtain written verification of the debt and mail the same to you.

NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS: This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

BANKRUPTCY: If you previously received a discharge in a bankruptcy, or you are in pending bankruptcy, involving the assessments and did not sign a reaffirmation agreement, then this letter is not an attempt to collect a debt from you personally. The firm is solely advising you of its intent to foreclose on behalf of the Association pursuant to said lien on the subject property, and a personal money judgment will not be sought against you.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.

RIGHT-OF-WAY OR EASEMENT WIDTH: 30 FEET



ROADWAY AND DRAINAGE STANDARDS
NASSAU COUNTY PUBLIC WORKS
ENGINEERING SERVICES DEPARTMENT

REVISION DATES	

30' GRADED ROADWAY TYPICAL SECTION - ALTERNATE STANDARDS

DETAIL NO. 22A

DWG:

ADOPTED:

Section 11.2. - Right-of-way requirements.

11.2.1. Minimum right-of-way widths shall be as listed below. These minimum widths may be increased to allow sufficient width for drainage facilities, utilities, sidewalks, bicycle paths, or other appurtenances within the right-of-way.

Minimum Right-of-Way Widths					
Roadway Classification	Curb/Gutter			Swale Section	
	1-Way	2-Lane	4-Lane	2-Lane	4-Lane
Alleys	25' Unobstructed	25' Unobstructed	N/A	N/A	N/A
Local Roads	N/A	60 ft.*	N/A	60 ft.	N/A
Minor Collectors	N/A	80 ft.	110 ft.	90 ft.	130 ft.
Major Collectors	N/A	80 ft.	130 ft.	100 ft.	150 ft.

* Right-of-way widths for local road curb and gutter sections may be reduced to fifty (50) feet upon demonstration that a utility easement five (5) feet in width or greater is provided outside of the right-of-way on each side.

11.2.2. All NEW private access easements and existing private access easements used for non-residential access, except as set forth in section 28.03 of the Land Development Code, shall be a minimum width of sixty (60) feet. The roadway within said easement shall be paved unless in compliance with section 11.2.4 as per this ordinance, article 11, roadway design. A new residential access easement thirty (30) feet in width and/or having the roadway within said easement constructed to the alternate standards - Detail 23A- may be approved by the County Engineer if a determination is made that said easement will not be beneficial to future connectivity or execution of the County's Transportation plan.

11.2.3. All residential, private access easements recorded and named by the Property Appraiser prior to March 27, 2017, in accordance with the requirements and provisions set forth in section 28.03 of the Land Development Code, shall be in compliance with the minimum width and construction requirements listed

below.

Easement Width and Construction Requirements for Easements Existing Prior to March 27, 2017		
Easement Width	Maximum number of lots served*	Minimum Construction Standards
30' Width	All lots existing prior to March 27, 2017	Roadway must meet the requirements set forth in the 30' Graded Roadway Typical Section (Alternate Standards) See Detail No. 22A of this Article. -Subject to inspection by County Staff
	Each additional lot created by a SINGLE lot split after March 27, 2017	Roadway must meet the requirements set forth in the 30' Un-Paved Private Road Typical Section (Alternate Standards) See Detail No. 23A of this Article or Roadway must be paved in accordance with Detail No. 2A of this Article. Subject to inspection by County Staff
	Each additional lot created by more than a single lot split after March 27, 2017	Roadway must be paved in accordance with Detail No. 2 of this Article. Subject to provisions of <u>section 11.2.</u>
60' Width	All lots existing prior to March 27, 2017	Roadway must meet the requirements set forth in the 60' Graded Roadway Typical Section (Alternate Standards) See Detail No. 22 of this Article. Subject to inspection by County Staff

Each additional lot created by a SINGLE lot split after March 27, 2017	Roadway must meet the requirements set forth in the 60' Un-Paved Private Road Typical Section (Alternate Standards) See Detail No. 23 of this Article or Roadway must be paved in accordance with Detail No. 2 of this Article. Subject to inspection by County Staff
Each additional lot created by more than a single lot split after March 27, 2017	Roadway must be paved in accordance with Detail No. 2 of this Article. Subject to provisions of section 11.2.4

11.2.4. If the access easement is for a rural subdivision as defined in section 1 of Ordinance No. 99-18, as amended, it may be unpaved subject to the requirements set forth in Detail No. 22 or Detail No. 23. The County Engineer or his designee shall inspect and approve the road. The roadway shall be paved if additional parcels are connected to the road and/or easement. The owner/developer that connects additional parcels to the rural subdivision road and/or easement shall be responsible for the paving. An application shall be required by the owner/developer that seeks to connect to the rural subdivision road and/or easement. The application shall be reviewed by the development review committee (DRC) and placed on the earliest planning and zoning board agenda for its review and approval.

11.2.5. If pavement within a roadway is divided, such as to allow for preservation of trees within the right-of-way, the width for the remaining portion of the right-of-way outside of the travel lanes shall comply with the roadway typical Section for the designated roadway classification. Design must be adequate to assure that the tree root system will not adversely affect the integrity of the roadway in the future. The county will not assume maintenance responsibility, for landscaped medians within the county right-of-way.

11.2.6. All intersecting roadways shall require additional right-of-way at the corners. The corner clip shall connect the two (2) points which are twenty (20) feet from the intersecting right-of-way lines (see standard details).

11.2.7. Reduction of the minimum right-of-way widths listed in section 11.2.1 above may be permitted if documentation demonstrates sufficient width to safely accommodate all planned or required drainage facilities, utilities, sidewalks, bicycle paths, or other appurtenances within the right-of-way or separate easements. Requirements of this ordinance shall not prohibit the county from undertaking, or permitting,

expansion of existing travel lanes within right-of-way not meeting the minimum widths in section 11.2.1 above if environmental, legal, or physical constraints prevent expansion of such right-of-way to the minimum widths so long as public safety is not jeopardized.

11.2.8. A curb and gutter section is recommended in all developments containing lots one (1) acre or less in size.

(Ord. No. 2017-04, 1-23-17; Ord. No. 2019-13, § 2B, 5-13-19; Ord. No. 2020-07, 1-27-20)

Section 28.03. - Lot to have access.

No lot or parcel of land shall be used for the construction, location, or erection of any building, structure or mobile home where such lot or parcel does not front on a public or private roadway approved by the county director of public works. The lot or parcel shall front for a distance of not less than the required minimum lot width for the subject zoning classification or thirty-five (35) feet if located fronting on an approved cul-de-sac. On a curvilinear street, the width, as it applies to this section, shall be measured at the front setback line of the respective zoning district. The width, as it applies in this section, as measured for lots fronting on an approved cul-de-sac shall be measured at the property/right-of-way line. Variations and variances related to access shall be reviewed by the public works director pursuant to Article 15 of the Roadway and Drainage Standards. Waiver of the minimum requirements for road frontage for individual residential building sites may be considered by the planning and zoning board pursuant to an application for waiver of road frontage.

Lots or parcels established pursuant to a recorded instrument recorded as of March 27, 2017, or are not classified as a rural subdivision, may be accessed by an existing private thirty-foot easement and may be used for the construction, location or erection of any single-family structure including a mobile home subject to the following:

- (1) The lot or parcel is in a zoning district that allows the erection of a single-family structure and meets the requirements of the zoning district.
- (2) The private easement is a minimum of thirty (30) feet and does not serve more than three (3) lots and:
 - a. Each of the applicants for a thirty-foot easement shall execute an affidavit, on a form approved by the county attorney that states, at a minimum: (1) the easement is maintained by the property owners whose lots or parcels are accessed by the private easement. (2) acknowledges that county does not nor will not maintain the easement, and does not guarantee access by emergency vehicles, school buses or other delivery vehicles.
 - b. Each of the applicants shall execute a hold harmless agreement on a form approved by the county attorney.
 - c. All documents shall be recorded and run with the land.
- (3) Variations and variances related to access from an existing thirty-foot easement shall be reviewed by the public works director pursuant to Article 15 of the Roadway and Drainage Standards.

Lots or parcels established pursuant to a recorded instrument, recorded as of March 27, 2017, that are accessed by a sixty-foot private dirt road easement that was named by the property appraiser prior to March 27, 2017, may be used for the construction or erection of any single-family structure and/or mobile home subject to the following:

- (1) The lot or parcel is in a zoning district that allows the erection of a single-family structure and meets the requirements of the zoning district.
- (2) The private sixty-foot easement does not serve more than five (5) lots and has been constructed to county standards (including drainage) as set forth in Ordinance No. 99-17, as amended, specifically article 11, roadway design, or alternate standards, approved by the development review committee (DRC) and inspected and approved by the director of public works or his designee.
- (3) The applicants for the sixty-foot easement shall execute an affidavit on a form approved by the county attorney that states at a minimum: (1) the easement is maintained by the property owners whose lots or parcels are accessed by the private easement, and (2) acknowledges that the county does not nor will not maintain the easement and does not guarantee access by emergency vehicles, school buses or other delivery vehicles. All documents shall be recorded, at the applicant's expense, and run with the land.

- (4) The lot owner shall execute a hold harmless agreement on a form approved by the county attorney.
- (5) Variations and variances related to access from an existing sixty-foot easement shall be reviewed by the public works director pursuant to Article 15 of the Roadway and Drainage Standards.

Waiver of road frontage. A waiver from the minimum road frontage requirements may be considered by the planning and zoning board. This waiver is only available to residential properties that were recorded in the public records of Nassau County as of March 27, 2017, or new residential building sites created via the open rural homestead land split exemption, the parent tract land split provision and/or the family hardship development provision. Applications for this waiver shall be in writing on a form created by the Nassau County Attorney and filed with the department of planning and economic opportunity with all required attachments and information. At a minimum, the following shall be submitted:

- (1) A site plan, survey or scaled drawing of the residential building site and means of ingress and egress.
- (2) Deed and legal description.
- (3) Proof of easement for access to the property.
- (4) An executed owner's authorization and/or proof of ownership.
- (5) Information that sets forth any practical and/or economic difficulties in adhering to the regulations. The planning and zoning board may approve a waiver of road frontage based on a finding that the application meets the following criteria:
 - a. There are practical and/or economic difficulties in adhering to the regulations.
 - b. There is an approved easement providing access to the building site.
 - c. A hardship exists as differentiated from an attempt to circumvent minimum standards. Within fourteen (14) days of receipt, department of planning and economic opportunity will review the application for waiver of road frontage for completeness only. If not complete, a written request for additional information will be made. If the application is complete, the matter will be placed on the next available planning and zoning board agenda. A completed packet must be submitted a minimum of thirty (30) days prior to the planning and zoning board meeting. A fee will be established by separate resolution of the board of county commissioners.

(Ord. No. 2017-03, § 1, 1-23-17; Ord. No. 2017-14, § 1, 6-12-17; Ord. No. 2017-32, § 1, 10-9-17; Ord. No. 2019-13, § 2A, 5-13-19)

BK 2169
Pg 1828

This initial draft of this instrument was prepared by the law firm of Eavenson, Fraser, Lunsford & Ivan, PLLC, 4230 Pablo Professional Court, Suite 250, Jacksonville, Florida 32224. This firm has not examined the title to the lands described herein and no warranty or representation, expressed or implied, is given as to the marketability or condition of the title to the property, the quantity of lands included therein, the location of the boundaries, or the existence of liens, other encumbrances, or any unpaid taxes.

Nassau County Property Appraiser Parcel Identification Numbers:

05-3N-24-0000-0002-0000; 04-3N-24-0000-0005-0010; 04-3N-24-2320-0011-0000,
04-3N-24-0000-0005-0000; 04-3N-24-2320-0001-0000; 04-3N-24-2320-0004-0000,
05-3N-24-0000-0001-0000; 32-4N-24-0000-0017-0000; 05-3N-24-0000-0002-0050.

QUITCLAIM DEED

STATE OF FLORIDA
COUNTY OF NASSAU

THIS INDENTURE, made the 9th day of January, in the year 2018, between:

Joan Davis Lee, formerly Joan Drawdy Davis, being also known as Joann Drawdy Davis, a married woman, of Brantley County, Georgia, whose post office address is 1915 Mount Calvary Road, Hoboken, GA 31542;

Joan Davis Lee, formerly Joan Drawdy Davis, being also known as Joann Drawdy Davis, as Trustee under agreement dated December 15, 1993, FBO Joann Drawdy Davis, et al, with full power and authority to sell, convey, grant and encumber the real property herein conveyed, of Brantley County, Georgia, whose post office address is 1915 Mount Calvary Road, Hoboken, GA 31542;

Steven M. Fahlgren, a married man, of Nassau County, Florida, whose post office address is P.O. Box 26, Hilliard, Florida 32046;

Kimberly Joyce Davis Fahlgren, being also known as Kimberly Joyce Fahlgren, a married woman, of Nassau County, Florida, whose post office address is P.O. Box 26, Hilliard, Florida 32046;

as parties of the first part, hereinafter jointly and severally called Grantor, and:

Kimberly Joyce Fahlgren and Steven M. Fahlgren, wife and husband, of Nassau County, Florida, whose post office address is P.O. Box 26, Hilliard, Florida 32046, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of \$1 and other valuable considerations, in hand paid at and before the sealing and delivery of this Deed, the receipt of which is hereby acknowledged, by these presents does hereby remise, convey, and forever QUITCLAIM unto the Grantee the following:

See Exhibit "A" attached hereto.

The land described herein is not the homestead of the Joan Davis Lee, and neither Joan Davis Lee, her spouse, or nor anyone for whose support Joan Davis Lee is responsible, reside on or adjacent to said land.

This corrective deed corrects the previous deed recorded at book 1393, page 599 of the Official Records of Nassau County, Florida. An error was made in that deed wherein the grantor failed to include themselves

as a grantor in a representative capacity as Trustee and/or failed to specify a more detailed property description than merely reciting a parcel identification number.

TO HAVE AND TO HOLD the described premises to Grantee, so that neither Grantor nor any persons claiming under Grantor shall at any time, by any means or ways, have, claim, or demand any right or title to the premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the date written above.

Witnesses:

Sign: *Patrick R. Medel*

Print: Patrick R. Medel

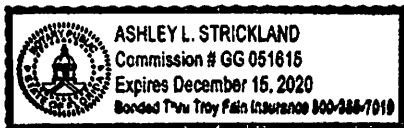
Sign: *Ashley L. Strickland*

Print: Ashley Strickland

Joan Davis Lee
JOAN DAVIS LEE, formerly known as Joan Drawdy Davis, being also known as Joann Drawdy Davis

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 9th day of Jan, 2018, by Joan Davis Lee, who is personally known to me or who has produced _____ as identification.



Ashley L. Strickland
NOTARY PUBLIC
State and County Aforesaid

Witnesses:

Sign: *Patrick R. Medel*

Print: Patrick R. Medel

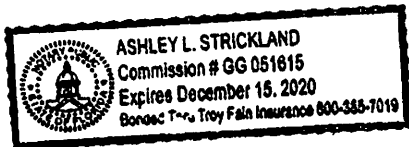
Sign: *Ashley L. Strickland*

Print: Ashley Strickland

Joan Davis Lee
JOAN DAVIS LEE, formerly Joan Drawdy Davis, being also known as Joann Drawdy Davis, as Trustee under agreement dated December 15, 1993, FBO Joann Drawdy Davis, et al.

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 9th day of Jan, 2018, by Joan Davis Lee, formerly Joan Drawdy Davis, being also known as Joann Drawdy Davis, as Trustee under agreement dated December 15, 1993, FBO Joann Drawdy Davis, et al., who is personally known to me or who has produced _____ as identification.



Ashley L. Strickland
NOTARY PUBLIC
State and County Aforesaid

Witnesses:

Sign: [Signature]

Print: Patrick R. Mudd

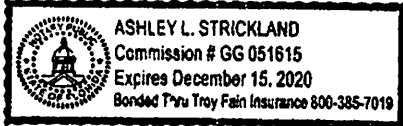
[Signature]
STEVEN M. FAHLGREN

Sign: [Signature]

Print: Ashley Strickland

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 9th day of Jan., 2018, by Steven M. Fahlgren, who is personally known to me or who has produced _____ as identification.



[Signature]
NOTARY PUBLIC
State and County Aforesaid

Witnesses:

Sign: [Signature]

Print: Ashley Strickland

[Signature]
KIMBERLY JOYCE DAVIS FAHLGREN,
being also known as Kimberly Joyce
Fahlgren

Sign: [Signature]

Print: Kendra Faison

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 17th day of Jan., 2018 by Kimberly Joyce Davis Fahlgren, who is personally known to me or who has produced _____ as identification.

[Signature]
NOTARY PUBLIC
State and County Aforesaid

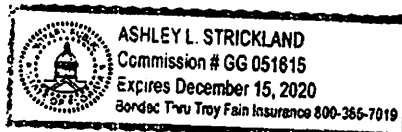


EXHIBIT "A"

The following lands, situate, lying and being in the County of Nassau, State of Florida, to wit:

Parcel 1:

Nassau County Parcel No. 04-3N-24-0000-0005-0010

The West One-half (WM) of the Southwest One-quarter (SWM) of the Northwest One-quarter (NWM) of Section Four (4), Township Three (3) North, Range Twenty-four (24) East, containing Twenty (20) acres, more or less.

Parcel 2:

Nassau County Parcel No. 04-3N-24-2320-0011-0000

Lots Eleven (11) and Twelve (12), in Dunn's Survey of Section Four (4), Township Three (3) North, Range Twenty-four (24) East, containing Twenty (20) acres, more or less.

Parcel 3:

Nassau County Parcel No. 04-3N-24-0000-0005-0000

The East one-half (EM) of the Southwest One Quarter (SMW) of the Northwest One-Quarter (NWM) of Section Four (4), Township Three (3) North, Range Twenty Four (24) East, containing Twenty (20) acres, more or less.

Parcel 4:

Nassau County Parcel Nos. 04-3N-24-2320-0004-0000 and 04-3N-24-2320-0001-0000

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) in Section Four (4), Township Three (3) North, Range Twenty-four (24) East, containing Seventy (70) acres, more or less.

Parcel 5:

Nassau County Parcel No. 05-3N-24-0000-0001-0000

All of that certain parcel of land lying and being in the County of Nassau and State of Florida, more particularly described as follows. The NEW of the NEW of the NEW of Section Five (5) Township Three (3) North Range Twenty-Four (24) East. Containing Ten (10) acres more or less according to Government Survey.

LESS AND EXCEPT the property conveyed by instruments recorded among the public records of Nassau County, Florida, in Official Records Book 731, Pages 1030 through 1031; Official Records Book 799, Pages 1164 through 1166; and Official Records Book 800, Pages 1270 through 1272.

Parcel 6:

Nassau County Parcel No. 05-3N-24-0000-0002-0050

All of that part of the Northeast One-quarter (NE¼) of the Southeast One-quarter (SE¼) of Section Five (5), Township Three (3) North, Range Twenty-four (24) East, lying North and West of a line beginning where the Dixie Highway crosses the South boundary line of the above-mentioned tract; thence North parallel with the Highway in a Northerly direction to the "run" of Turner Branch; then follow the "run" of said Branch East to the North boundary of the tract.

This document prepared by (after recording return to):
Name: Steven M. Fahlgren, Esquire
Firm/Company: Law Offices of Steven M. Fahlgren, P.A.
Address: 552318 U.S. Highway 1 North
City, State, Zip: Hilliard, Florida 32046
Phone: (904) 845-2255

-----Above This Line Reserved For Official Use Only-----

PARCEL ID NO 05-3N-24-0000-0001-0000--(2.15 ACRES)

QUITCLAIM DEED
(Individual to Individuals)

THIS QUITCLAIM DEED, made the 3 day of October, 2014, by JOANN DRAWDY DAVIS, a/k/a JOANN D. LEE, whose address is 1915 Mount Calvary Rd., Hoboken, GA 31542, hereinafter referred to as "Grantor", to STEVEN M. FAHLGREN and KIMBERLY J. FAHLGREN, whose address is P.O. Box 26, Hilliard, FL 32046 (hereinafter "Grantee"), jointly as tenants by the entirety.

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the Grantor, for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee and Grantee's heirs, successors and assigns forever, the following lands and property, together with all improvements located thereon, situate, lying and being in the County of Nassau, State of Florida, to-wit:

PARCEL ID NO 05-3N-24-0000-0001-0000--(2.15 ACRES)

The subject property is not the Grantor's homestead.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

WITNESS Grantor(s) hand(s) this the 3rd day of Oct, 2014.

Signed, Sealed and Delivered in the presence of *these Witnesses (one of whom may be the Notary)*:

Sign: [Signature]
Witness Signature

[Signature]
JOANN DRAWDY DAVIS
a/k/a JOANN D. LEE
Grantor

James F. Lee
Printed Name

Sign: [Signature]
Witness Signature

Ashley L. Strickland
Printed Name

STATE OF FLORIDA
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 3rd day of Oct, 2014, by JOANN DRAWDY DAVIS, a/k/a JOANN D. LEE, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public
Printed Name:
My Commission Expires:



3

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32

This Instrument
was prepared by
Steven M. Fahlgren
552318 US Hwy I N
Hilliard, Florida 32046

INSTR # 200607662
OR BK 01393 PGS 0599-0600
RECORDED 03/03/2006 08:41:32 AM
JOHN A. CRAWFORD
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
DOC TAX PD(F.S.201.02) 0.70
RECORDING FEES 18.50

Rec 18.50
02.19.20
02.19.20
02.19.20

QUIT CLAIM DEED

THIS INDENTURE, made this 3rd day of March, 2006, between, JOANN DRAWDY DAVIS, of the County of Nassau, State of Florida, a widow, as Trustee under agreement dated December 15, 1993, FBO JOANN DRAWDY DAVIS, et. al. (hereafter referred to individually and collectively as "Grantor"), with address at 37089 Pleasant Park Lane, Hilliard, Florida 32046, and Joan Drawdy Davis, individually, hereinafter called the grantee. *

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the Grantee and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby conveys, surrenders, releases, quit claims and confirms unto the Grantee and her heirs, successors and assigns forever, outright, absolutely and free of trust, all of the interest of Grantor in and to the following described lands, situate, lying and being in Nassau County, Florida, to wit:

- Parcel ID No. 05-3N-24-0000-0002-0020—(Lot 75 X 100)
- Parcel ID No. 04-3N-24-0000-0005-0010—^{20 AC}(~~15~~ AC) W1/2 of SW1/4 if NW1/4
- Parcel ID No. 04-3N-24-2320-0011-0000—(20 Ac) Lot 11 & 12
- Parcel ID No. 04-3N-24-0000-0005-0000—^{20 AC}(~~15~~ AC) E1/2 of SW1/4 of NW1/4
- Parcel ID No. 04-3N-24-2320-0004-0000—(40AC) Lots 4 thru 7
- Parcel ID No. 04-3N-24-2320-0001-0000—(30 AC) Lots 1 thru 3
- Parcel ID No 05-3N-24-2360-0007-0010—(N185 ft of Lot 7)
- Parcel ID No 05-3N-24-0000-0001-0000—(2.15 AC)
- Parcel ID No. 32 4N 24-0000-0017-0000—(3.92 AC)

This property does not constitute the homestead of the Grantor.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining thereto. "Grantor" and "grantee" are used for singular or plural, as context requires.

MAP OF BOUNDARY SURVEY SURVEY DEED

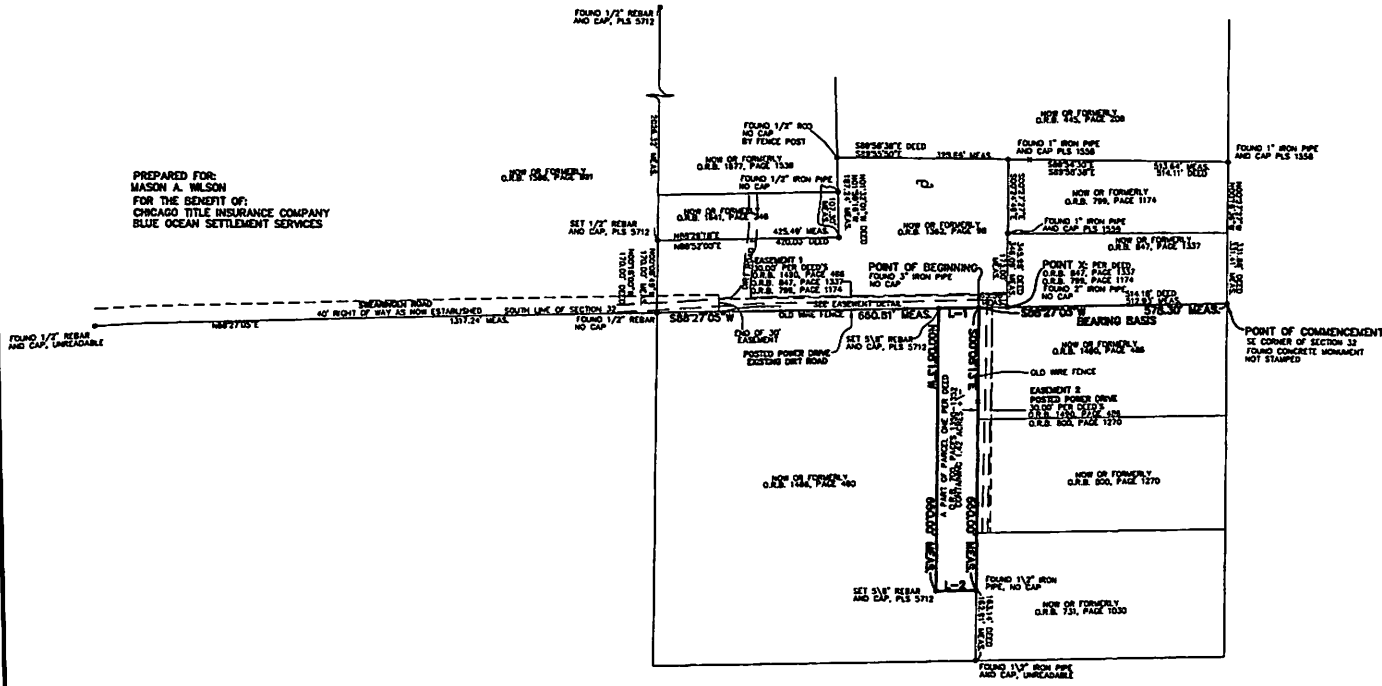
A PORTION OF THE SOUTH HALF OF GOVERNMENT LOT THREE, IN SECTION 32, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA PARENT TRACT PER DEED, OFFICIAL RECORD BOOK 706, PAGES 1150 THROUGH 1151, RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 32, BEING A FOUND CONCRETE MONUMENT, NOT STAMPED, THENCE S 88°27'05" W (BEARING BASIS FOR THIS DEED) ALONG THE SOUTHERLY LINE OF SAID SECTION 32, A DISTANCE OF 578.30 FEET (MEASURED) TO A FOUND 1 INCH IRON PIPE, NO CAP AT THE NORTHEAST CORNER OF THE PARENT TRACT AFORESAID AND ALSO BEING THE NORTHWEST CORNER OF PROPERTY PER DEED OFFICIAL RECORD BOOK 1490, PAGE 486, RECORDED IN THE AFORESAID PUBLIC RECORDS AND BEING THE POINT OF BEGINNING; THENCE S 00°05'13" E (MEASURED) ALONG THE EAST LINE OF PARENT TRACT AFORESAID, A DISTANCE OF 460.00 FEET (MEASURED) TO A FOUND 1 1/2 INCH IRON PIPE, NO CAP AT A POINT ON THE PROPERTY LINE PER DEED, OFFICIAL RECORD BOOK 1466, PAGE 416, RECORDED IN THE AFORESAID PUBLIC RECORDS; THENCE S 89°27'05" W PARALLEL TO THE SOUTHERLY LINE OF SAID SECTION 32, A DISTANCE OF 93.69 FEET (MEASURED) TO AN ANGLE BEND ON AFORESAID PROPERTY LINE, BEING A 5/8 INCH REBAR AND CAP, PLS 5712; THENCE N 00°08'13" W ALONG THE PROPERTY LINE AFORESAID, A DISTANCE OF 600.00 FEET (MEASURED) TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 32, BEING A 5/8 INCH REBAR AND CAP, PLS 5712; THENCE N 88°27'05" E ALONG THE SOUTHERLY LINE AFORESAID, A DISTANCE OF 93.69 FEET TO THE POINT OF BEGINNING, CONTAINING 1.42 ACRES MORE OR LESS.

30 FOOT EASEMENT

A PORTION OF THE SOUTH HALF OF GOVERNMENT LOT THREE, IN SECTION 32, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA EXISTING 30 FOOT EASEMENT PER DEED, OFFICIAL RECORD BOOK 847, PAGE 1137 AND OFFICIAL RECORD BOOK 799, PAGE 1174, RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 32, BEING A FOUND CONCRETE MONUMENT, NOT STAMPED, THENCE S 88°27'05" W (BEARING BASIS FOR THIS DEED) ALONG THE SOUTHERLY LINE OF SAID SECTION 32, A DISTANCE OF 514.18 FEET (DEED) 512.93 FEET (MEASURED) TO A FOUND 2 INCH IRON PIPE, NO CAP AT THE SOUTHWEST CORNER OF PROPERTY PER DEED, OFFICIAL RECORD BOOK 847, PAGE 1137 AFORESAID AND BEING THE POINT OF BEGINNING AND ALSO BEING POINT X, PER DEED AFORESAID; THENCE CONTINUE S 89°27'05" W ALONG THE SOUTHERLY LINE OF SAID SECTION 32, A DISTANCE 415.00 FEET (DEED AND MEASURED) AT A POINT THAT TIES INTO SWERDGER'S ROAD (HAVING A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE N 01°13'35" W, A DISTANCE OF 30.00 FEET, THENCE S 81°27'05" W, A DISTANCE 1.9559 TO A POINT ON THE WEST PROPERTY LINE PER DEED, OFFICIAL RECORD BOOK 847, PAGE 1137; AFORESAID; THENCE S 00°14'45" E ALONG THE WEST LINE AFORESAID, A DISTANCE OF 30.01 FEET (MEASURED) TO THE POINT OF BEGINNING.

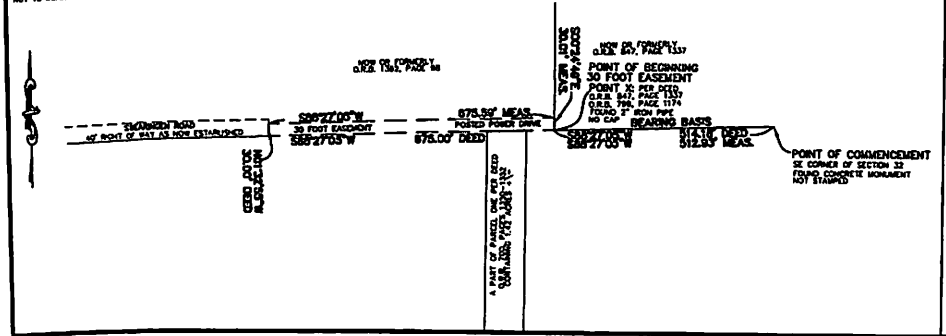


PREPARED FOR:
MASON A. WILSON
FOR THE BENEFIT OF:
CHICAGO TITLE INSURANCE COMPANY
BLUE OCEAN SETTLEMENT SERVICES

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on S 88°27'05" W on the South line of Section 32. (Deed)
- 5) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6) Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 7) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12088C0135E, Dated 12-17-2010.
- 8) Unless otherwise noted, Measured angles and distances are the same as Plot or Deed angles and distances.
- 9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed:
Surveyed Accuracy = 1 foot in 19,000 feet
Commercial/High Risk Linear = 1 foot in 10,000 feet
SOP rule 5J-17.051(3) (B) (15) b.1
- 10) DIRT ROAD 1, Surveyor notes road way has no recorded easement per deed Possible Easement by Prescription, road width 12 foot plus or minus

30 FOOT EASEMENT DETAIL



L-1 N82°7'05"E
83.69' MEAS.
L-2 S89°27'05"W
83.69' MEAS.

LEGEND		MEAS. = MEASURED	
-E-	ADRIAL UTILITY WIRES	CONC.	CONCRETE
A/C	AIR CONDITIONER	CONC FLTWRK	CONCRETE FLATWORK
AKA	ALSO KNOWN AS	CP	CORROGATED METAL PIPE
B.R.L.	BUILDING RESTRICTION LINE	E	ELECTRICITY METER
CB	CABLE TELEVISION PEDESTAL	ELEV.	ELEVATION
CD	CENTRAL ANGLE	F.F.	FINISHED FLOOR
CE	CENTRILINE	FM	FIRE METER
CF	CHAIN LINK FENCE	G.M.	GAS METER
CG	CHORD BEARING	H	HOLE
CH	CHORD DISTANCE	L	ARC LENGTH
		LM	LIGHT POLE
		M	MATERIAL
		N.A.M.	NATIONAL GEODETIC VERTICAL DATUM
		O.R.B.	OFFICIAL RECORD BOOK
		P.N.H.	PARCEL IDENTIFICATION NUMBER
		P.O.B.	POINT OF BEGINNING
		P.O.C.	POINT OF COMMENCEMENT
		R	RADIUS
		RCP	REINFORCED CONCRETE PIPE
		R/W	RIGHT-OF-WAY
		SC	SEWER CLEANOUT
		SM	SEWER MANHOLE
		SMH	STORM MANHOLE
		TP	TELEPHONE PEDESTAL
		WF	WOOD FENCE
		WM	WATER METER
		W	WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: 
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
2308+ CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 281-0128 • CELL (904) 370-0310
LICENSE BUSINESS NO. LB 8359

SCALE: 1" = 200'
DATE: 10-28-21
DWN BY: AEG
DSD BY: AEG
JOB NO.: 21-317
P.L. NO.: DC
PAGE NO.: DC