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2017 MAY 23 AM 8:28

NASSAU COUNTY
ENGINEERING SERVICES
DEPARTMENT

May 8, 2017

Nassau County
Engineering Service Department

J. Scott Herring, P.E.
Public Works Director
96161 Nassau Place
Yulee, FL 32097

Dear Mr. Herring,

This is a request for a variance to allow access to the existing easement as approved.

We purchased 55007 Hacks Paradise in 2008. The Road itself is a 60' easement that the Andrews own. The gravel road reflects the country living that we desire, the tree lined drive is a welcome release of a busy stressful fast paced life. That is why we moved to Callahan, to get away from the concrete and asphalt jungle of the city. It is truly our desire that the road remain a peaceful private gravel dirt road.

Our desire is to build a cottage to house our elderly parents, who need assistance and care that we feel only we as a family can offer and oversee.

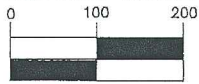
Cynthia R and Joseph Fridley
55007 Hacks Paradise
Callahan, FL 32011
(904)708-1555

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

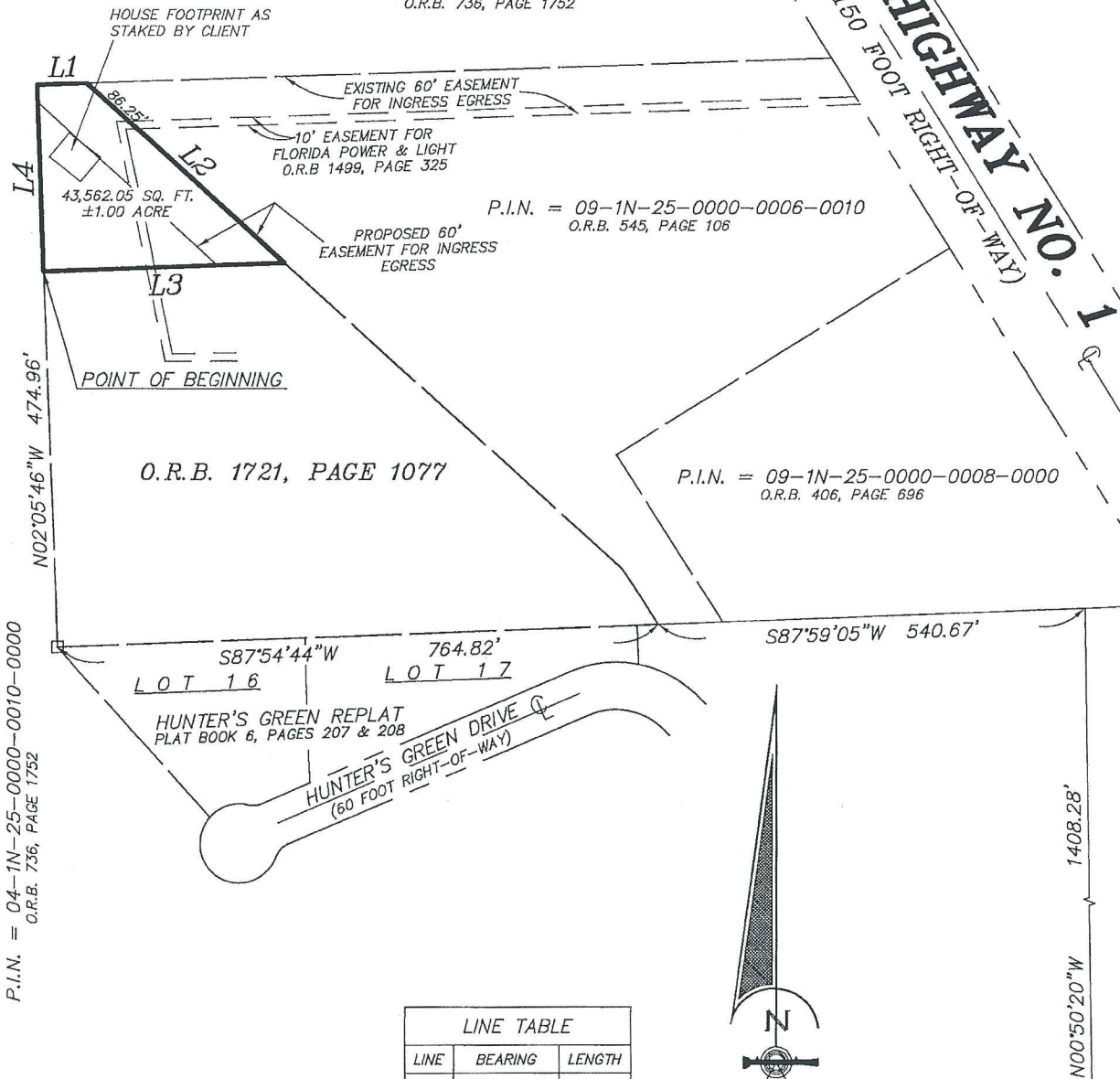
(LEGAL DESCRIPTION ATTACHED)

GRAPHIC SCALE



(IN FEET)

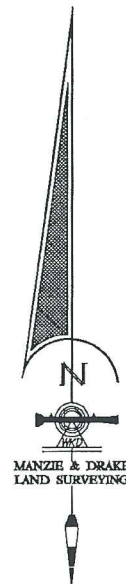
1 inch = 200 ft.



P.I.N. = 04-1N-25-0000-0010-0000
O.R.B. 736, PAGE 1752

JOB NO. 19926

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°03'02"E	63.03'
L2	S47°54'10"E	338.74'
L3	S87°54'14"W	305.90'
L4	N2°05'46"W	236.29'

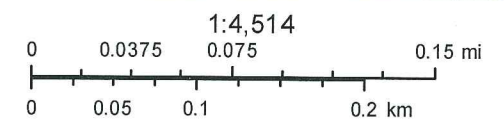


MANZIE & DRAKE
LAND SURVEYING

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
OFFICE (904)491-5700 * FAX (904)491-5777
WWW.MANZIEANDDRAKE.COM



April 25, 2017



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

Prepared by Karen Woerner
an employee of
Rels Settlement Services
5700 Smetana Drive, Suite 400
Minnetonka, Minnesota 55343
877-813-7316
Fax #1021566
File #0003395729B

Return to:
Rels Title
1591 Hayley Lane, Suite 101
Fort Myers, FL 33907

SPECIAL WARRANTY DEED

State of Florida

County of Nassau

THIS SPECIAL WARRANTY DEED is made this Jan 13, 2011, between Wells Fargo Bank, N.A. having a business address at: 8480 Stagecoach Circle, Frederick, MD 21701 ("Grantor"), and Cynthia Rae Fridley and Joseph Alan Fridley, a husband and wife having a mailing address of: 1653 Londonderry Rd Jacksonville FL 32210 ("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", its successors and assigns forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to-wit:

A PORTION OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF THE LANDS DESCRIBED IN DEED RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN OFFICIAL RECORDS BOOK 63, PAGE 587, AND SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE EASTERLY LINE OF SECTION 9 AFORESAID INTERSECTS WITH THE NORTHERLY LINE OF SECTION 37, TOWNSHIP AND RANGE AFOREMENTIONED; THENCE NORTH 00° 50' 20" WEST ALONG THE EASTERLY LINE OF SAID SECTION 9, A DISTANCE OF 1408.28 FEET; THENCE SOUTH 87° 59' 05" WEST, A DISTANCE OF 540.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87° 54' 44" WEST, A DISTANCE OF 764.82 FEET TO THE EAST LINE OF THE LANDS NOW OR FORMERLY DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 1752; THENCE ALONG AFOREMENTIONED EAST LINE, NORTH 02° 05' 46" WEST, A DISTANCE OF 711.25 FEET; THENCE NORTH 88° 03' 02" EAST A DISTANCE OF 63.03 FEET TO THE WESTERLY LINE OF A 33 FOOT AT&T EASEMENT RECORDED IN DEED BOOK 161, PAGE 108; THENCE ALONG AFOREMENTIONED WEST LINE, SOUTH 47° 54' 10"

EAST, A DISTANCE OF 917.36 FEET TO A CHANGE IN DIRECTION IN AFOREMENTIONED WEST LINE; THENCE SOUTH 32° 31' 19" EAST, A DISTANCE OF 84.86 FEET, TO THE POINT OF BEGINNING. TOGETHER AND SUBJECT TO AN INGRESS-EGRESS AND UTILITY EASEMENT. FOR A POINT OF REFERENCE COMMENCE AT THE SUBJECT PARCEL POINT OF BEGINNING; THENCE SOUTH 87° 54' 44" WEST, A DISTANCE OF 764.82 FEET TO THE EAST LINE OF THE LANDS NOW OR FORMERLY DESCRIBED IN OFFICIAL RECORDS BOOK 763, PAGE 1752; THENCE ALONG AFOREMENTIONED EAST LINE, NORTH 02° 05' 46" WEST, A DISTANCE OF 711.25 FEET; THENCE NORTH 88° 03' 02" EAST, A DISTANCE OF 63.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88° 03' 02" EAST, A DISTANCE OF 947.19 FEET TO THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 - STATE ROAD NO. 15, ALSO KNOWN AS DIXIE HIGHWAY; THENCE ALONG AFOREMENTIONED WESTERLY LINE, SOUTH 31° 47' 16" EAST, A DISTANCE OF 69.13 FEET; THENCE DEPARTING AFOREMENTIONED WESTERLY LINE, SOUTH 88° 03' 02" WEST, A DISTANCE OF 919.50 FEET; THENCE NORTH 47° 54' 10" WEST, A DISTANCE OF 86.30 FEET TO THE POINT OF BEGINNING.

Commonly known as: US 1, CALLAHAN, FL 32011

Tax Parcel Identification Number: 09-1N-25-0000-0006-0020

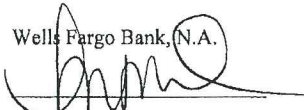
SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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

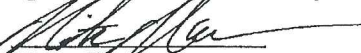
TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2011. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Wells Fargo Bank, N.A.

By: **LYNN CARDER**
Vice President Loan Documentation

Signed, sealed and delivered in our presence:

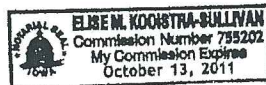

Witness Signature
Mitch McLaughlin
Print Name

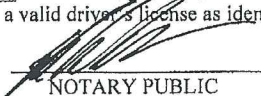

Witness Signature
China Lem
Print Name

State of Iowa

County of Dallas

The Foregoing Instrument Was Acknowledged before me on Jan 13, 2011, by Lynn Carder the VP of Wells Fargo Bank, N.A. who is/are personally known to me or who has/have produced a valid driver's license as identification.




NOTARY PUBLIC
Elise M. Kooistra-Sullivan
Notary Print Name
My Commission Expires: 10/13/11





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

J. Scott Herring, P.E.
Public Works Director

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 (Subdivision Regulations), Chapter 29 (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.

- Property ID number 09-IN-25-0000-0006-0020.
- Address or road accessed: 55007 HACKS PARADISE CALLAHAN FL 32011
- Is it privately or County maintained: Private County
- Provide a copy of warranty deed Katey Porter Has it
- Provide a copy of easement if applicable "

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

- How wide is easement 60'
- Road surface Type: Dirt Paved Other (please explain) _____
- When was easement created 2007
- How many access off of easement _____

Requested by: JOSEPH A FRIDLEY Date: 4-19-2017
Mailing Address: 55007 HACKS PARADISE CALLAHAN FL 32011
Phone Number: 904 334 5214
Email address: AFRIDLEY@TRAVE.COM

YULEE
(904) 530-6225

FAX
(904) 491-3611

Feb 2017

* will be #02
* road not paved

need a variance letter

* sent response to Planning 4/25/17



NASSAU COUNTY
DEPARTMENT OF PLANNING
AND ECONOMIC OPPORTUNITY
FLORIDA

Nassau County Single Land Split Application

Taco E. Pope, AICP, Director
96161 Nassau Place
Yulee, Florida 32097
(904) 530-6300

RECEIVED

2017 APR 21 P 4:18

APPLICATION AND INSTRUCTIONS FOR SINGLE LAND SPLIT

The purpose of this application is to provide the requirements for a single land split in Nassau County according to the Land Development Code. This application requests the pertinent information to determine the ability to subdivide a parcel. This application may be used for the one-time parent tract split, for homestead land splits per 22.04(a)(2) LDC, and for family land divisions per 22.04(a)(1) LDC. *The information herein is abbreviated from codified regulations. If any inconsistencies exist between this application and the codified regulations, the codified regulations take precedent. This application does not substitute for the review of codified regulations.*

Recommended Steps:

1. Submit a single land split application with all materials to the Department of Planning and Economic Opportunity. **The purpose of this application is to request information to determine whether or not the lot can be subdivided in accordance with the Nassau County Code of Ordinances. No building permits shall be issued prior to approval by the Planning Director.**
2. The Department of Planning and Economic Opportunity and Engineering Services will review the materials and either approve the land split, or provide the applicant with comments regarding the requirements within fourteen (14) days of submittal. If the land split application is not approved, the applicant may re-submit their application with the requested changes, when applicable.
3. If the single land split application is approved (no nonconformities are created) the Department of Planning and Economic Opportunity will provide the applicant with an approval letter.
4. After approval by Department of Planning and Economic Opportunity and Engineering Services, the applicant may apply for building permits.

Definitions:

Lot of Record: A lot which is part of a subdivision, the map of which has been recorded in the Office of the Clerk of the Circuit Court of Nassau County, or a parcel of land the deed of which was recorded in the Office of the Clerk of the Circuit Court prior to the adoption of this ordinance and which met the minimum Lot, Yard and Frontage requirements of Nassau County at the time the lot was created. (ref. Article 32 LDC)

Parent Tract: refers to a Lot of Record that existed on January 23, 2017, the date of the Nassau County adoption of this ordinance, and will also mean, for the purpose of this ordinance, a parcel of land fronting on a publicly maintained road. A Parent Tract may be divided once without complying with the subdivision regulations provided the tract meets the minimum Lot and Yard requirements of the respective zoning district, does not exceed residential density limitations as defined in the Comprehensive Plan and meets the minimum Lot frontage requirements as defined in Section 28.03 LDC. Any further division of a Parent Tract shall be deemed to be a subdivision and must comply with the subdivision regulations. This provision does not apply to Lots created by a subdivision plat recorded with the Clerk of the Court of Nassau County via Plat Book and Page. An application to divide a parent tract, pursuant to this section, shall be submitted to the PEO on the provided form. The application to divide a parent tract shall be approved prior to the issuance of a building permit. (ref. Article 32 and Sec. 28.03 LDC)

Homestead Land Split Exemption (22.04(a)(2) LDC): a. Land with a future land use map (FLU) designation of agricultural (parcels of property exceeding 320 acres in size as recorded on January 28, 1991): Twenty (20) acres.

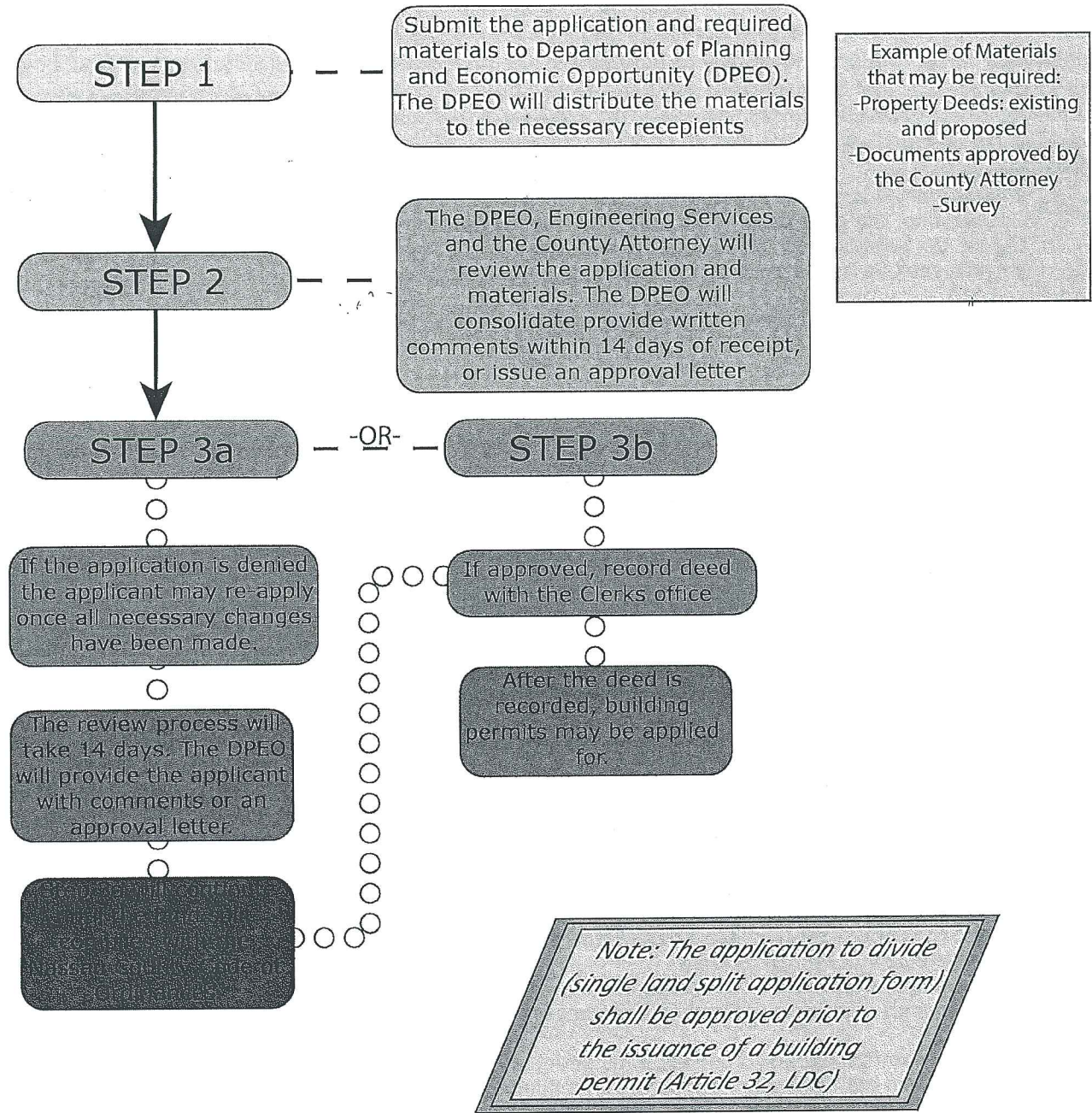
(2) May divide a maximum of two (2) parcels, a minimum of one (1) acre in area per calendar year, providing the property has been held by the current owner for a minimum of five (5) years and Homestead Exemption is current in the year(s) subdivided.

Family Land Division (22.04(a)(1) LDC): a. Land with a future land use map (FLU) designation of agricultural (parcels of property exceeding 320 acres in size as recorded on January 28, 1991): Twenty (20) acres.

(1) May be subdivided into minimum of one (1) acre parcels if occupied by members of the immediate family.

Single Land Split Process

The single land split process ensures that all new lots created are conforming lots approved by the Department of Planning and Economic Opportunity (DPEO) and Engineering Services (ES). This flow chart can be used for one-time parent tract splits, homestead landsplits, and family land divisions. No building permits will be issued without approval from the DPEO and ES.



Nassau County Single Land Split Application

Parcel Identification Number - 09-TN25-0000-0006-0020

Location or Address -

55007 HACKS PARADISE
CALLAHAN FL 32011

Name: JOSEPH A FRIDLEY

Address: 55007 HACKS PARADISE CALLAHAN FL 32011

Telephone #: 904-334-5214

E-Mail: A.FRIDLEY@TRANE.COM

Agent
Name: _____

Address: _____

Telephone #: _____

E-Mail: _____

(Owner Authorization Required, Separate Sheet)

Brief Description of the Proposed Project

Nassau County Single Land Split Application

1. Required Attachments (this may not be a complete list, other items may be required):

- a. Application
- b. Certified Boundary Survey or Scaled Drawing
- c. Legal description
- d. Deed showing ownership of the property
- e. Unrecorded deed for the proposed parcel
- f. Documents to be approved by the county attorney, as applicable

2. Applicant must address review criteria on page 6.

Responses attached.

Signature of Owner: JOSEPH A FRIDLEY
Signature of Applicant: JAR
Signature of Agent: _____
Address: 55007 1st AVE PARADISE
CALLAHAN FL 32011
Telephone: 904.334-5214
Fax: _____
Email: AFRIDLEY@TICAWF.COM

NOTE: If prepared or signed by an agent, a notarized Agent Authorization Form must be provided.

This application must be complete and approved by the Department of Planning and Economic Opportunity prior to the issuance of a building permit for a new or replacement dwelling.

Single Land Split Criteria:

- A. A certified boundary survey of the proposed land split completed by a surveyor registered in the State of Florida. This survey shall indicate the individual lots/parcels within the property boundary. **A scaled drawing may be submitted.**
- B. The minimum building setbacks and width required are those stipulated in the respective zoning district.
- C. The minimum required frontage for the zoning district.
- D. Location of access to parcels, including any access easements. Depiction of ingress and egress to the properties.
- E. Depiction of National Wetlands Inventory with twenty five (25) foot buffer (when applicable).
- F. The lot in question may not be established in an already existing plat.
- G. Hold harmless Agreement per 28.03(2)(b) LDC (as applicable)
- H. Affidavit per 28.03(2)(a) LDC (as applicable)
- I. Sufficient information for Engineering Services to review access including easements and any related data, including, but not limited to information related to existing roadways and development patterns.
- J. Future Land Use Map designation per the 2030 Comprehensive Plan
- K. Deed of the existing property, including the legal description. Use the metes and bounds description as shown on the deed or survey. A reference to the Township, Range, or Deed Book will not be sufficient; **A .TXT file of the metes and bounds description of the boundaries of the property is required.**

Notes:

Access shall be approved through the Nassau County Engineering Services Department.

If any inconsistencies exist between this application and the codified regulations, the codified regulations take precedent.

The division of land shall not be done in such a manner that a nonconformity is created.

Nassau County Single Land Split Application

CONSENT FOR INSPECTION

I, JOSEPH A FRIDLEY, the owner or authorized agent for the owner of the premises located at 55007 Trac, Paradise Cattle Fe 32011 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 21 day of APRIL, 2017.

[Signature]
Signature of Owner or Authorized Agent

904 334 5214
Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 21 day of April, 2017, by Joseph A. Fridley who is personally known to me or who has produced FLG 34-481-64-291-0 as identification.

[Signature]
Notary Public Signature

JESICA WHITE
Name (typed or printed)

F. (Seal)

JESICA WHITE
Notary Public, State of Florida
My Comm. Expires August 29, 2020
Commission No. GG 25742