

**Columbia County Building Department  
Culvert Permit**

**Culvert Permit No.  
000002396**

*NO APP*

DATE 04/03/2017 PARCEL ID # 13-5S-17-09227-005

APPLICANT THOMAS KELLY PHONE 904-612-7100

ADDRESS 2880 ST. AUGUSTINE RD JACKSONVILLE FL 32211

OWNER THOMAS KELLY PHONE 904-612-7100

ADDRESS SE CR 245 LAKE CITY FL 32025

CONTRACTOR THOMAS KELLY PHONE 904-612-7100

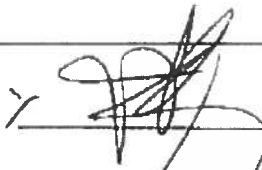
LOCATION OF PROPERTY 441 S. L MYRTIS RD. R CR-245. .64 MILES ON LEFT PAST

ALDINE FEAGLE RD

SUBDIVISION/LOT/BLOCK/PHASE/UNIT \_\_\_\_\_

**INSTALLATION INFORMATION**

SIGNATURE



- (A) A culvert shall be required to be installed as part of any newly constructed private driveway or road, or public road, which connects to a county road in Columbia County. Culvert installation for residential use shall require a permit issued by the Building and Zoning Department. Prior to any culvert permit being issued, an inspection by the Public Works Department shall be required to determine the proper size, length, and location for installation. Culvert installation for commercial, industrial, and other uses shall conform to the approved site plan or to the specifications of a registered engineer. Joint use culverts will comply with Florida Department of Transportation specifications.
- (B) The culvert shall comply and be installed in accordance with Columbia County Land Development Regulation, Access Control: Section 4.2.3 standards. Proper installation of the culvert shall be verified by a final inspection performed by the Public Works Department.
- (C) All culverts required by this policy shall be installed prior to the Building Department granting permission to connect permanent electrical service to the facility or facilities being serviced by newly constructed private driveway or road. In cases where no electrical service exists, installation shall be completed prior to final inspection approval.
- (D) Mitered-end culverts shall be used in the following applications:
  - (1) When the culvert is to be placed giving access to a paved street.;
  - (2) When the road is contained within a subdivision (recorded or unrecorded) that has not reached a "build out" of fifty percent (50%) or more.;
  - (3) In all new subdivisions for residential use. New subdivisions shall be required as part of the final plat to specify culvert diameter and length.;
  - (4) When the predominant use already established by the use of mitered-end culverts period.

Culvert installation shall conform to the approved site plan standards.

Department of Transportation Permit installation approved standards.

Shall conform to Public Works Determinations as Stated Below:

*INSTALL MIN 32' X 18" ROUND CONCRETE OR METAL CULVERT / W CONCRETE MITRED ENDS W/ 6 X 6 WELDED WIRE, REBAR OR CULVERT BOLTS.*

P W Inspectors Name: DAVID MCCORMICK

Date: 4/6/2017

Final Inspection Date: \_\_\_\_\_

P W Inspectors Name: \_\_\_\_\_

Signature: \_\_\_\_\_

**CONTACT FOR REQUIREMENTS AND INSPECTIONS:**

**PUBLIC WORKS DEPARTMENT**

Phone: 386-758-1019

Amount Paid 25.00

Check No. CASH

**All Proper Safety Requirements Should Be Followed During The Installation Of The Culvert**

This document prepared by and after recording return to:

Samuel L. LePrel  
Attorney and Counselor at Law  
Suite 201, St. Mark's Place  
1930 San Marco Boulevard  
Jacksonville, Florida 32207

Inst: 201712006019 Date: 04/03/2017 Time: 2:12PM  
Page 1 of 3 B: 1333 P: 2707, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp-Deed: 161.00

## WARRANTY DEED

### 1. IDENTIFICATION OF GRANTORS

Grantors' names and address are: Jeffrey M. Koehler, Jr. and Brenda M. Koehler,  
husband and wife  
372 University Boulevard North  
Jacksonville, Florida 32211

---

The word "we" or "us" as hereafter used means the Grantors.

### 2. IDENTIFICATION OF GRANTEE

Grantee's name and address are: Thomas Kelly  
2880 St. Augustine Road  
Jacksonville, Florida 32207

The word "you" as hereafter used means the Grantee.

### 3. MEANINGS OF TERMS

The terms "we," "us," "you," "grantors" or "grantee" shall be non-gender specific (i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

### 4. CONVEYANCE OF REAL PROPERTY

The Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the Grantee, his heirs, personal representatives and assigns forever, the following described land, situate, lying and being in the County of Columbia, State of Florida:

See Exhibit "A" attached hereto.

Real Estate Parcel Number: 13- 5S-17-09227-005

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefitting such property.

**TO HAVE AND TO HOLD**, in fee simple forever.

### 5. WARRANTY

We fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever, except as set forth in Section 6 below.

**6. EXCEPTIONS** This conveyance is subject to ad valorem real property taxes for year 2017 and subsequent years, covenants, restrictions and easement of record, reference to which shall not renew or extend them and to:

- A. Any portion of the land lying within CR 245 a/k/a SR 245.
- B. Easement to Clay Electric Cooperative, Inc. recorded in Official Records Book 667, Page 139, of the Public Records of Columbia County.
- C. Concurrent rights of others to use the easement described in Exhibit "A".

**7. EXECUTION**

We have executed this instrument effective as of April 3, 2017.

Christine D. White  
 Print Name of Witness: Christine D. White

Jeffrey M. Koehler, Jr.  
 Jeffrey M. Koehler, Jr.  
 Address: 372 University Boulevard North  
 Jacksonville, Florida 32211

Samuel L. LePrell  
 Print Name of Witness: Samuel L. LePrell  
 As to Jeffrey M. Koehler, Jr.

Christine D. White  
 Print Name of Witness: Christine D. White

Brenda M. Koehler  
 Brenda M. Koehler  
 Address: 372 University Boulevard North  
 Jacksonville, Florida 32211

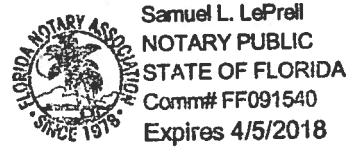
Samuel L. LePrell  
 Print Name of Witness: Samuel L. LePrell  
 As to Brenda M. Koehler

**STATE OF FLORIDA  
 COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 3rd day of April, 2017, by Jeffrey M. Koehler, Jr. and Brenda M. Koehler, husband and wife. They [ ] are personally known to me or [x] have each produced his/her Florida Driver's License or Virginia Identification Card as identification.

Samuel L. LePrell  
 Notary Public, State of Florida  
 Name: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_  
 My Commission Number is: \_\_\_\_\_

X:\Kells\Tom\Koehler Closing Documents\Warrants\Deed 032917.wpd



# EXHIBIT A

PARCEL ONE:

A PARCEL OF LAND LYING AND BEING IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 17 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13, AND RUN NORTH 89 DEGREES 23 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1147.63 FEET TO THE POINT OF BEGINNING. THENCE NORTH 57 DEGREES 27 MINUTES 50 SECONDS EAST, 1826.14 FEET; THENCE SOUTH 00 DEGREES 59 MINUTES 46 SECONDS WEST, 371.72 FEET; THENCE SOUTH 59 DEGREES 08 MINUTES 28 SECONDS WEST, 1178.67 FEET TO THE SOUTH LINE OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 23 MINUTES 05 SECONDS WEST, ALONG SAID SECTION LINE, 521.29 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY.

A PART OF THE SOUTHWEST ¼ SECTION 13, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION AND RUN NORTH 89 DEGREES 23 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1033.20 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 245, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 23 MINUTES 05 SECONDS EAST, 114.43 FEET; THENCE NORTH 57 DEGREES 27 MINUTES 51 SECONDS EAST, 56.71 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 05 SECONDS WEST, 184.38 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY; THENCE SOUTH 36 DEGREES 37 MINUTES 30 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, 37.09 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 13; THENCE RUN EAST 1147.63 FEET FOR A POINT OF BEGINNING. THENCE CONTINUE EAST 191.28 FEET; THENCE SOUTH 193.18 FEET; THENCE SOUTHWEST 132.92 FEET TO THE EAST RIGHT-OF-WAY OF CR-245; THENCE NORTHWEST ALONG RIGHT-OF-WAY 263.22 FEET; THENCE NORTHEAST 93.03 FEET TO THE POINT OF BEGINNING.

