

**Prepared by and return to:**

**Timothy P Kelly**  
**Attorney at Law**  
**Timothy P. Kelly PA**  
**1016 LaSalle Street**  
**Jacksonville, FL 32207**  
**904-399-3705**  
**File Number: 4702.226**

This document has been recorded electronically. Please see the instrument on County Recorder's website to view the instrument as it now appears in the public records.

Book: 2129 Page: 1396  
Entry: 201719296 Date: 6-28-2017

Submitted by: TIMOTHY P. KELLY, PA

Parcel Identification No. 51-2N-25-4170-0011-0000

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 28th day of June, 2017 between Annie Laura LLC, a Florida limited liability company whose post office address is PO Box 1694, Callahan, FL 32011 of the County of Nassau, State of Florida, grantor\*, and Richard A. Kela whose post office address is 21783 County Road 121, Hilliard, FL 32046 of the County of Nassau, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Nassau County, Florida, to-wit:

**Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 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**APPLICATION FOR  
FUTURE LAND USE  
AMENDMENT LESS THAN  
TEN (10) ACRES**

**Official Use Only**

Zoning District: \_\_\_\_\_  
FLUM Designation: \_\_\_\_\_  
Commission District: \_\_\_\_\_

Date Filed: \_\_\_\_\_

*CRA17-005*

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Parcel Identification Number (18 digit number)

Driving Instructions: 450129 FL SR 200

1. Legal Description: Lot 11 Block \_\_\_\_\_ Subdivision Callahan  
Plat Book 3 Page 20  
(Please attach a legal description if not located in a subdivision)

2. Location: On the north side of SR 200  
(north, south, east, west) (street)

between Annie Laura and Evelyn St.  
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) Winn Dixie

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

Richard Kela  
21783 CR 121  
Hilliard, FL 32046

Name and Address of the Applicant / Authorized Agent:

Richard Kela / Dulcey Khelah  
21783 CR 121  
Hilliard, FL 32046

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

RECEIVED  
2017 AUG 23 A 9:42  
NASSAU COUNTY  
PLANNING DEPARTMENT



Nassau County requires **due public notice** which includes a legal advertisement published in an approved newspaper of general circulation not less than fifteen (15) days in advance of the public hearing, a sign posted in a conspicuous place on or around the subject property and a public notice mailed to all property owners within 300 feet of the periphery of the subject property. The Department of Planning & Economic Opportunity will prepare the legal advertisement, the public notice and the sign. If the signs are destroyed or rendered illegible, notify the Department of Planning & Economic Opportunity immediately so that a replacement can be erected. **The applicant is responsible for delivering the original Proof of Publication from the newspaper to the Department of Planning & Economic Opportunity. The public hearing cannot be held unless Proof of Publication is received by the Department of Planning & Economic Opportunity before the public hearing.**

The applicant is not required to obtain the signatures or approval of the adjoining property owners. If you choose to present a petition of adjoining property owners favoring your application, attach a legibly printed or typed list of the names and addresses submitted on the petition.

The Department of Planning & Economic Opportunity will make every effort to place your application on the agenda for the Planning and Zoning Board's public hearing within thirty (30) days and for the Board of County Commissioners within thirty (30) days subsequent to a recommendation being made by the Planning and Zoning Board. However, the County reserves the right to allow for sixty (60) days before an application appears before the Planning and Zoning Board, and an additional sixty (60) days before an application appears before the Board of County Commissioners for final approval due to the number of agenda items for any particular public hearing, the complexity and legal review of those applications and allowing sufficient time for citizens, County officials and staff to discuss applications of public importance.

If, for any reason, you wish to withdraw the application, you must notify the Department of Planning & Economic Opportunity, in writing, prior to the date of the public hearing. No refunds.

**Persons with disabilities** requiring accommodations in order to participate at the public hearing should contact (904) 530-6300 at least twenty-four (24) hours in advance to request such accommodation.

**The public is invited to be present and be heard. If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose may need to ensure that a verbatim record of the proceedings is made.**

The Department of Planning & Economic Opportunity can be reached at 96161 Nassau Place, Yulee, FL 32097, and (904) 530-6300, Monday through Friday, 8:00am until 5:00pm.

4. Current Future Land Use Map Designation: MDR (Med Density Residential)

5. Proposed Future Land Use Map Designation: COM (Commercial)

6. Acreage: 74

7. Property Use (list any improvements on the site or uses):

Currently Vacant

8. Private Well ☒ Public Water System \_\_\_\_\_ or Private treatment plant \_\_\_\_\_  
(name of provider)

9. On-site Sewage Treatment System ☒ Public Water System \_\_\_\_\_  
(name of provider)  
or Private Sewer Treatment Plant \_\_\_\_\_

10. Required Attachments:

Exhibit "A" – Location Map  
Exhibit "B" – Legal description  
Exhibit "C" – Survey

**NOTE: Owner, Applicant and Agent is responsible for required response to objections, recommendations and comments from State reviewing Agencies.**

*In filing this application, the undersigned understands it becomes a part of the official records of the Planning and Zoning Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.*

Signature of Owner: 

Signature of Applicant: \_\_\_\_\_

(if different than Owner)

Signature of Agent: \_\_\_\_\_

(if different than Owner)

Owner's mailing address: 21783 CR 121  
Hilliard, FL 32046

Telephone: (904) 314-1850

Email: thekela@hotmail.com

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

Newspaper for legal advertisement (OFFICIAL USE ONLY):

Fernandina Beach News Leader: \_\_\_\_\_

Nassau County Record \_\_\_\_\_

**CONSENT FOR INSPECTION**

I, Richard Kela, the owner or authorized agent for the owner of the premises located at 450129 FLSP 200 do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning & Economic Opportunity, Nassau County, Florida, in conjunction with application \_\_\_\_\_, without further notice.

Dated this 23 day of August, 2017.

[Signature]  
Signature of Owner or Authorized Agent

(904) 314-1850  
Telephone Number

STATE OF FLORIDA:  
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 23 day of August, 2017, by Richard Kela who is personally known to me or who has produced drivers license as identification.

[Signature]  
Notary Public Signature  
Gerri M. McCann  
Name (typed or printed)

(Seal)



## OWNER'S AUTHORIZATION FOR AGENT

Dulcey Khelah is hereby authorized TO ACT ON BEHALF OF  
Richard Kela, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Nassau County, Florida, for an application pursuant to a:

- ☐ Rezoning/Modification
- ☐ Variance
- ☐ Plat

- ☐ Conditional Use
- ☐ Preliminary Binding Site Plan
- ☒ Future Land Use Map Amendment

BY:

[Signature]  
Signature of Owner

Richard A. Kela  
Print Name

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Print Name

(904) 314-1850  
Telephone Number

State of Florida

County of Nassau

Signed and sworn before me on this 23 day of August, 2017.  
By Richard Abdul-Khader Kela

Identification verified: Drivers license

Oath sworn: \_\_\_\_\_ Yes \_\_\_\_\_ No

[Signature]  
Notary Signature

My Commission expires: April 9, 2019





Exhibit "A"

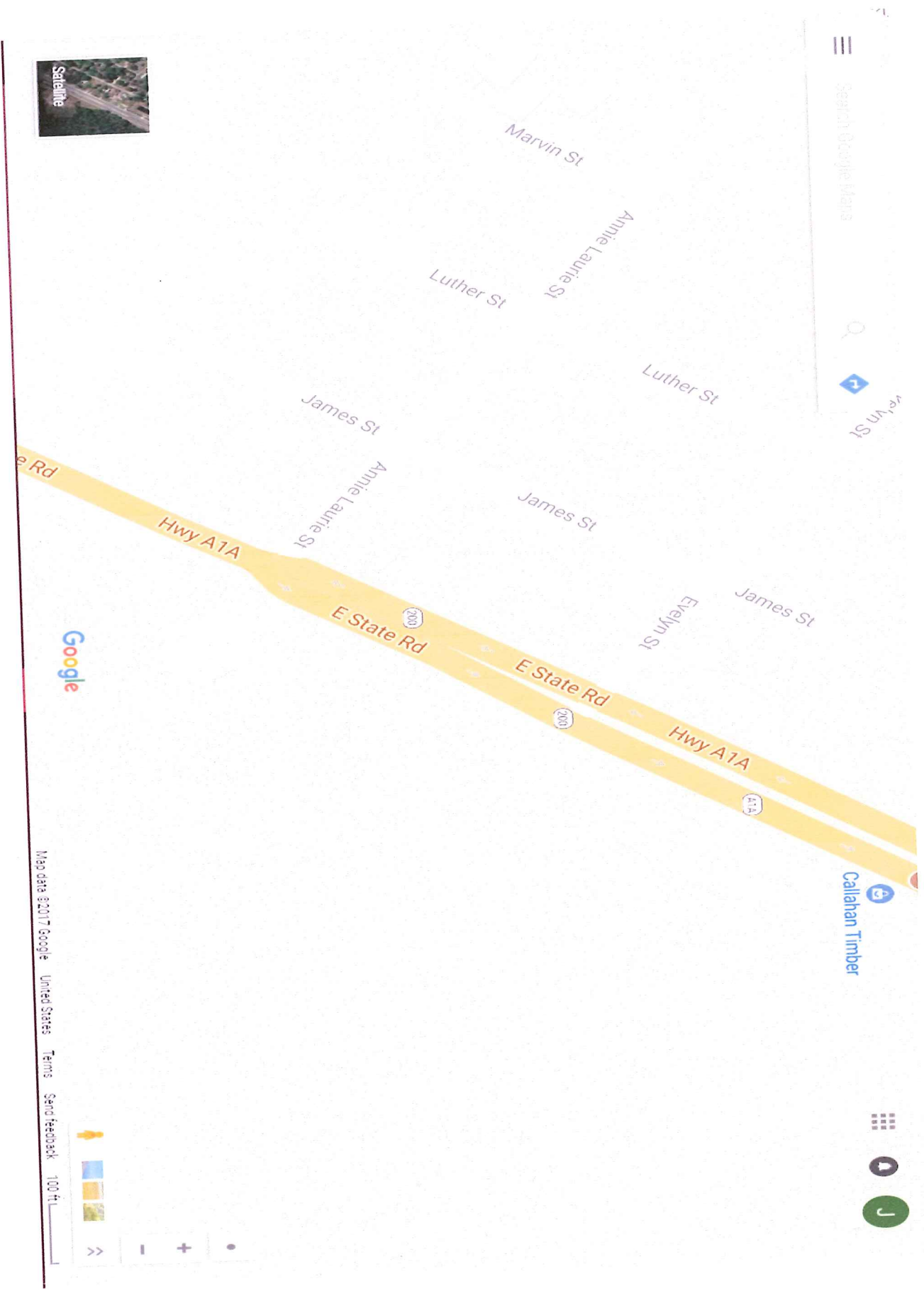


Exhibit "B"

Legal Description:

Lot; 11

Subdivision; Callahan

Plat Book; 3

Page; 20

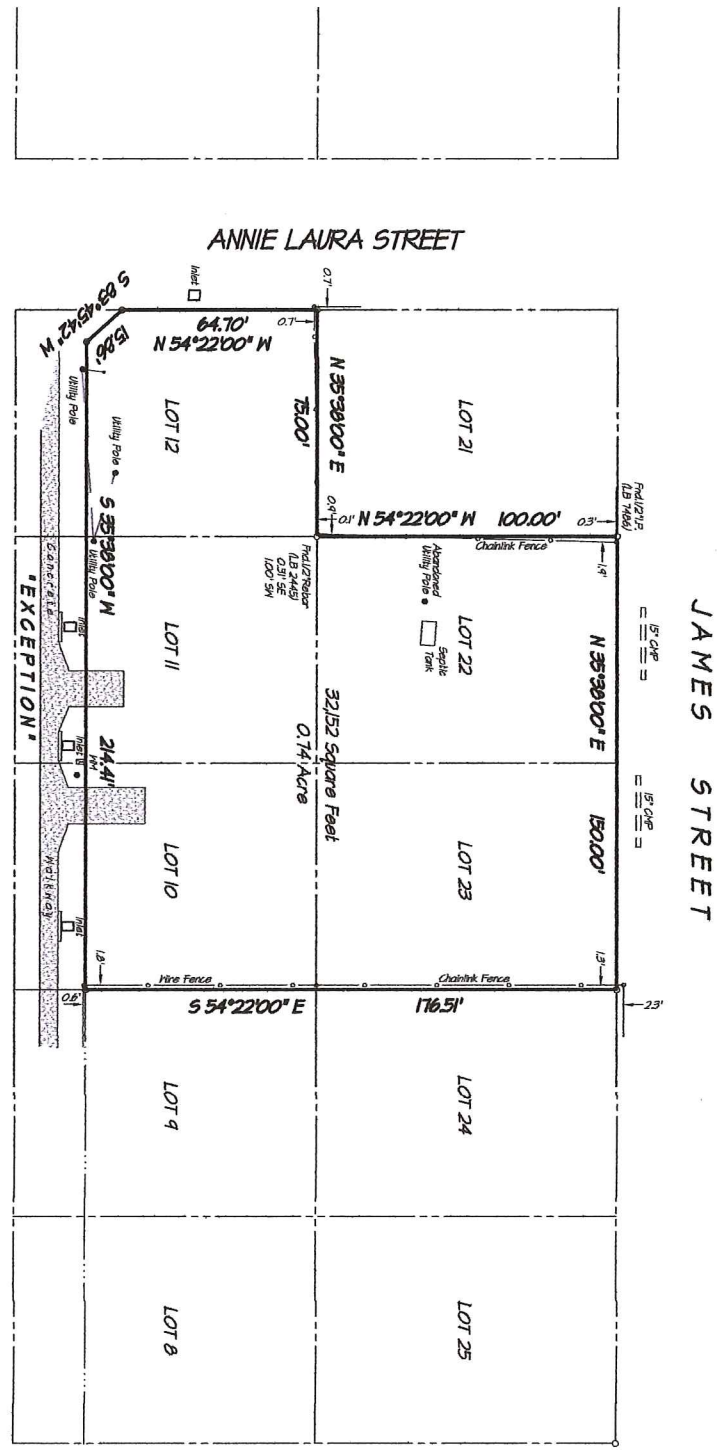


Exhibit "C"



**BOUNDARY SURVEY MAP**  
**LOTS 10, 11, 12, 22 AND 23**  
**J. P. PAGES CALLAHAN SUBDIVISION**  
 ACCORDING TO MAP RECORDED IN PLAT BOOK 3, PAGE 20  
 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA  
**LESS AND EXCEPT ANY PART THEREOF LYING IN STATE ROAD 200**

- AC Denotes Air Conditioner
- CB Denotes Cable Box
- ET Denotes Electric Transformer
- FH Denotes Fire Hydrant
- I/P Denotes Iron Pipe
- LP Denotes Light Pole
- IV Denotes Measured
- WM Denotes Water Meter



**GENERAL NOTES**

- 1) Underground improvements/utilities crossing or serving the property hereon, were not located.
- 2) The property hereon was not abstracted for covenants, restrictions or easements of record.
- 3) Bearings hereon are based on N 35°38'00" E for the right-of-way line of James Street.
- 4) According to Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 12084C 0304 F, Dated December 17, 2010, the property shown hereon is situated in ZONE X.

CERTIFIED TO: G & H Land and Timber Investments LLC

SCALE: 1" = 40'

Not valid without the signature  
 and the original raised seal of a  
 Florida Licensed Surveyor and Mapper

**John M. McLaren, PS/M**  
 PROFESSIONAL SURVEYOR & MAPPER  
 Florida License LS 5474

**SURVEY DATE: JUNE 20, 2017**

**JPM Surveying & Mapping, LLC**  
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