

DATE 11/09/2004

# Columbia County Building Permit

PERMIT


This Permit Expires One Year From the Date of Issue

000022482

APPLICANT KEVIN DUNN PHONE 386.344.200  
 ADDRESS 1901 K, NW 67TH PLACE GAINESVILLE FL 32653  
 OWNER TOM & NANCY DAVID PHONE 508.228.6233  
 ADDRESS 185 SW BONANZA GLEN LAKE CITY FL 32025  
 CONTRACTOR RON SUTTON, MORTON BLDGS, INC. PHONE 352.271.0980  
 LOCATION OF PROPERTY SITERS WELCOME ROAD, SOUTH TO BONANZA CRT., L, 2ND HOME ON L.

TYPE DEVELOPMENT HANGAR & APT. ESTIMATED COST OF CONSTRUCTION 27000.00  
 HEATED FLOOR AREA 540.00 TOTAL AREA 2736.00 HEIGHT 19.00 STORIES 1  
 FOUNDATION CONC WALLS FRAMED ROOF PITCH 4'12 FLOOR CONC  
 LAND USE & ZONING RMF-1 MAX. HEIGHT 35  
 Minimum Set Back Requirements: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00  
 NO. EX.D.U. 0 FLOOD ZONE XPP DEVELOPMENT PERMIT NO. \_\_\_\_\_

PARCEL ID 13-4S-16-02952-204 SUBDIVISION SOUTHERN APPROACHES  
 LOT 4 BLOCK \_\_\_\_\_ PHASE \_\_\_\_\_ UNIT 1 TOTAL ACRES 1.00

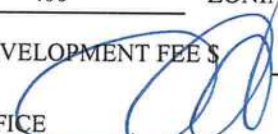
000000447 Y CBC036362   
 Culvert Permit No. WAIVER Culvert Waiver 04-0844-N Contractor's License Number BLK Applicant/Owner/Contractor HD Y  
 Driveway Connection Septic Tank Number LU & Zoning checked by \_\_\_\_\_ Approved for Issuance \_\_\_\_\_ New Resident \_\_\_\_\_

COMMENTS: NOC ON FILE, Floor one foot above the road (ok to change per Bk) 4-11-06  
~~PER PLAT 100 YR FLOOD ELEVATION HAS BEEN ESTABLISHED AS 110.4 FT, NEED~~  
~~FINISH FLOOR ELEVATION FOR A MINIMUM OF 111.4 BEFORE FINAL POWER.~~ Check # or Cash 40426

### FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power \_\_\_\_\_ Foundation \_\_\_\_\_ Monolithic \_\_\_\_\_  
 date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Under slab rough-in plumbing \_\_\_\_\_ Slab \_\_\_\_\_ Sheathing/Nailing \_\_\_\_\_  
 date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Framing \_\_\_\_\_ Rough-in plumbing above slab and below wood floor \_\_\_\_\_  
 date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Electrical rough-in \_\_\_\_\_ Heat & Air Duct \_\_\_\_\_ Peri. beam (Lintel) \_\_\_\_\_  
 date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Permanent power \_\_\_\_\_ C.O. Final \_\_\_\_\_ Culvert \_\_\_\_\_  
 date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_  
 M/H tie downs, blocking, electricity and plumbing \_\_\_\_\_ Pool \_\_\_\_\_  
 date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Reconnection \_\_\_\_\_ Pump pole \_\_\_\_\_ Utility Pole \_\_\_\_\_  
 date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_  
 M/H Pole \_\_\_\_\_ Travel Trailer \_\_\_\_\_ Re-roof \_\_\_\_\_  
 date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_

BUILDING PERMIT FEE \$ 135.00 CERTIFICATION FEE \$ 13.68 SURCHARGE FEE \$ 13.68  
 MISC. FEES \$ .00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ \_\_\_\_\_ WASTE FEE \$ \_\_\_\_\_  
 FLOOD ZONE DEVELOPMENT FEE \$ \_\_\_\_\_ CULVERT FEE \$ \_\_\_\_\_ **TOTAL FEE** 212.36  
 INSPECTORS OFFICE  CLERKS OFFICE CH

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

**"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."**

### This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

Columbia County Building Permit Application

Revised 9-23-04

For Office Use Only Application # 0410-29 Date Received By LH Permit # 447/22482-

Application Approved by - Zoning Official LH Date 11-9-04 Plans Examiner HD Date 11-9-04

Flood Zone XPP Development Permit N/A Zoning RME-1 Land Use Plan Map Category RLD

Comments 71 ft above the road - Changed to 4-11-06 by [unclear] ft [unclear] Brian Keener [unclear] of 111.4 ft before [unclear]

Applicants Name MORTON BUILDINGS INC - Kevin Dunn - Ron Sutton Phone 386.344-2002

Address LOT 4 Southern Approachs / 1901 K NW 4th Place Gainesville FL

Owners Name TOM DAVID Phone 508.228.6233

911 Address - 185 SW BONANZA GILN, L.C. 71 32025

Contractors Name MORTON BUILDINGS INC. Phone 352-271-0980

Address 1901 K NW 107th Place

Fee Simple Owner Name & Address

Bonding Co. Name & Address

Architect/Engineer Name & Address Ron Sutton

Mortgage Lenders Name & Address

Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progressive Energy

Parcel Property ID Number 13-45-14-02952-204 Estimated Cost of Construction 129,000

Subdivision Name SOUTHERN APPROACHS - Lot 4 Block Unit 1 Phase

Driving Directions SISTERS WELCOME SOUTH TO BONANZA CT. LEFT PROCEED TO LOT 4 (2ND HOME ONLY)

Type of Construction Triple 4 Home & Apartment Number of Existing Dwellings on Property 0

Total Acreage 1 Lot Size 164,227 Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive

Actual Distance of Structure from Property Lines - Front 80' Side 10' Side 162' Rear 40'

Total Building Height 19-0" Number of Stories 1 Heated Floor Area 540 sq ft Roof Pitch 4/12 Total area 2736 sq ft

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

OWNERS AFFIDAVIT: I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Kevin Dunn / Ron Sutton Owner Builder or Agent (Including Contractor)

Kevin Dunn Contractor Signature Contractors License Number CBL 036362 Competency Card Number 412 NOTARY STAMP/SEAL

STATE OF FLORIDA COUNTY OF COLUMBIA

Sworn to (or affirmed) and subscribed before me this \_\_\_ day of \_\_\_ 20\_\_\_

Personally known \_\_\_ or Produced Identification \_\_\_

Notary Signature

NOTICE OF COMMENCEMENT FORM  
COLUMBIA COUNTY, FLORIDA

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Tax Parcel ID Number \_\_\_\_\_

1. Description of property: (legal description of the property and street address or 911 address)

LOT 4 SOUTHERN APPROACHES S/D UNIT 1 WD 1008-1177

2. General description of improvement: STYLE 372 42' X 14' X 48' 4/12 ROOF PITCH HANGER WITH 15' X 38' LEAN TO ATTACHED TO SIDE OF HANGER.

3. Owner Name & Address TOM & NANCY DAVID PO BOX 541 NANTUCKET, MA 02554

Interest in Property \_\_\_\_\_

4. Name & Address of Fee Simple Owner (if other than owner): \_\_\_\_\_

5. Contractor Name MORTON BUILDINGS, INC. Phone Number 352-271-0980

Address 1901-K NW 67TH PLACE GAINESVILLE, FL 32653

6. Surety Holders Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_

Inst: 2004025036 Date: 11/09/2004 Time: 10:13

Amount of Bond \_\_\_\_\_

DC, P. DeWitt Cason, Columbia County B: 1030 P: 424

7. Lender Name \_\_\_\_\_

Address \_\_\_\_\_

8. Persons within the State of Florida designated by the Owner upon whom notices or other documents may be served as provided by section 718.13 (1)(a) 7; Florida Statutes:

Name KEVIN DUNN Phone Number 352-271-0980

Address 1901-K NW 67TH PLACE GAINESVILLE, FL 32653

9. In addition to himself/herself the owner designates \_\_\_\_\_ of \_\_\_\_\_

to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) -

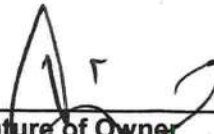
(a) 7. Phone Number of the designee \_\_\_\_\_

10. Expiration date of the Notice of Commencement (the expiration date is 1 (one) year from the date of recording,

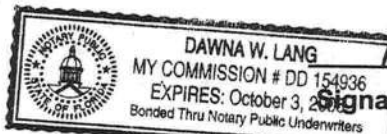
(Unless a different date is specified) \_\_\_\_\_

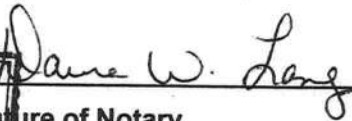
NOTICE AS PER CHAPTER 713, Florida Statutes:

The owner must sign the notice of commencement and no one else may be permitted to sign in his/her stead.

  
Signature of Owner  
Kevin Edward Dunn

Sworn to (or affirmed) and subscribed before me  
this 9th day of November, 2004  
produced FDL # DS00-505-55-201-0 Exp 06-01-08  
NOTARY STAMP/SEAL



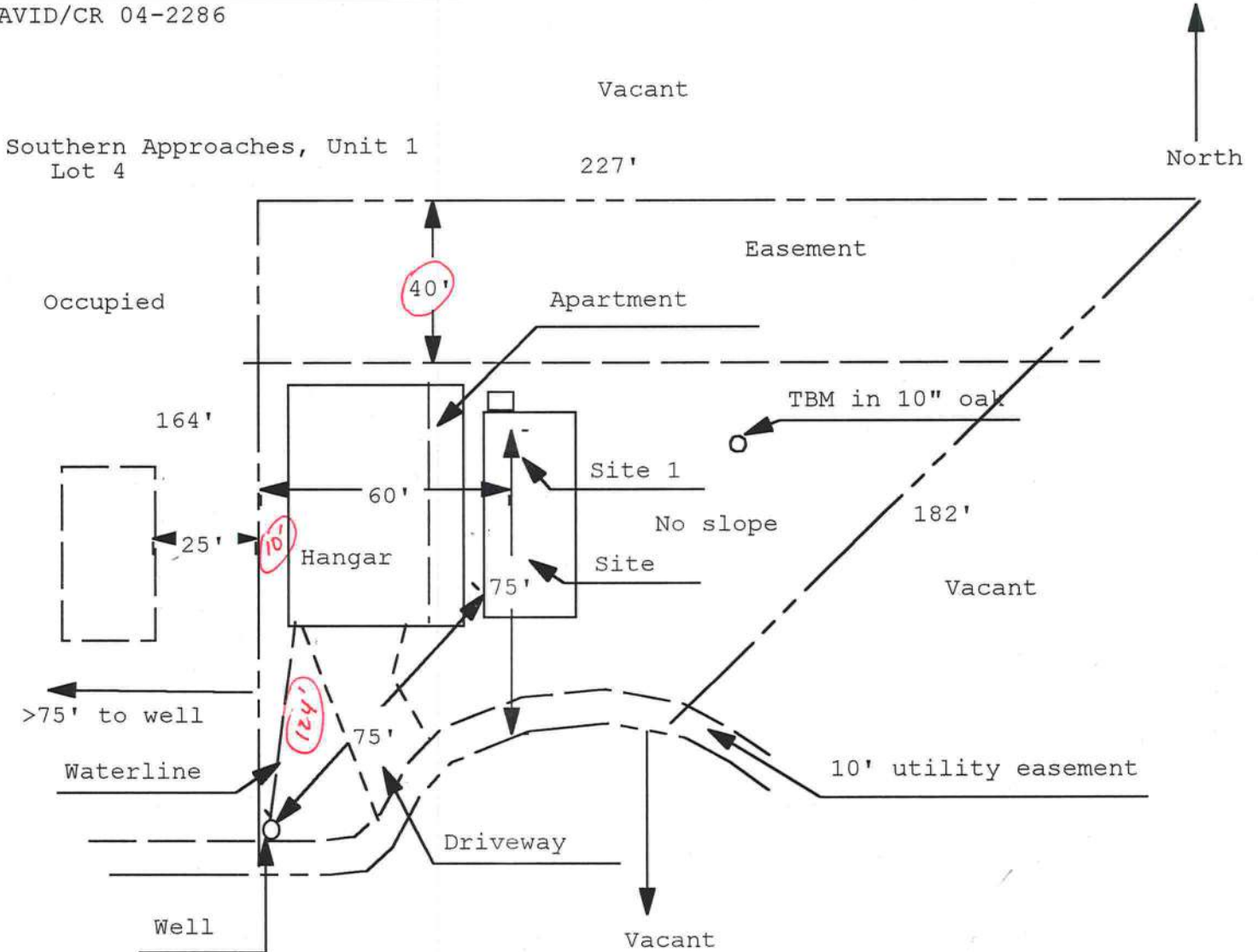
  
Signature of Notary  
DAWNA W. LANG

**Application for Onsite Sewage Disposal System Construction Permit. Part II Site Plan**

Permit Application Number: 04-0844N

**ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT**

DAVID/CR 04-2286



(F S R  
20-10-15)

1 inch = 40 feet

Site Plan Submitted By Paul Lloyd Date 8/24/04  
 Plan Approved Not Approved Not Approved Date 8/24/04

By Paul Lloyd Lakewood CPHU 8-26-04

Notes: \_\_\_\_\_

City, St NANTUCKET MA Zip 02554, 0541 Retain Cap? Re  
Country (PUD1) (PUD2)

ApprBy DF, 11/12/2003, AppCode UseCd 000000 VACANT  
TxDist Nbhd MktA ExCode Exemption/% TxCode  
002, 13416.03, 01

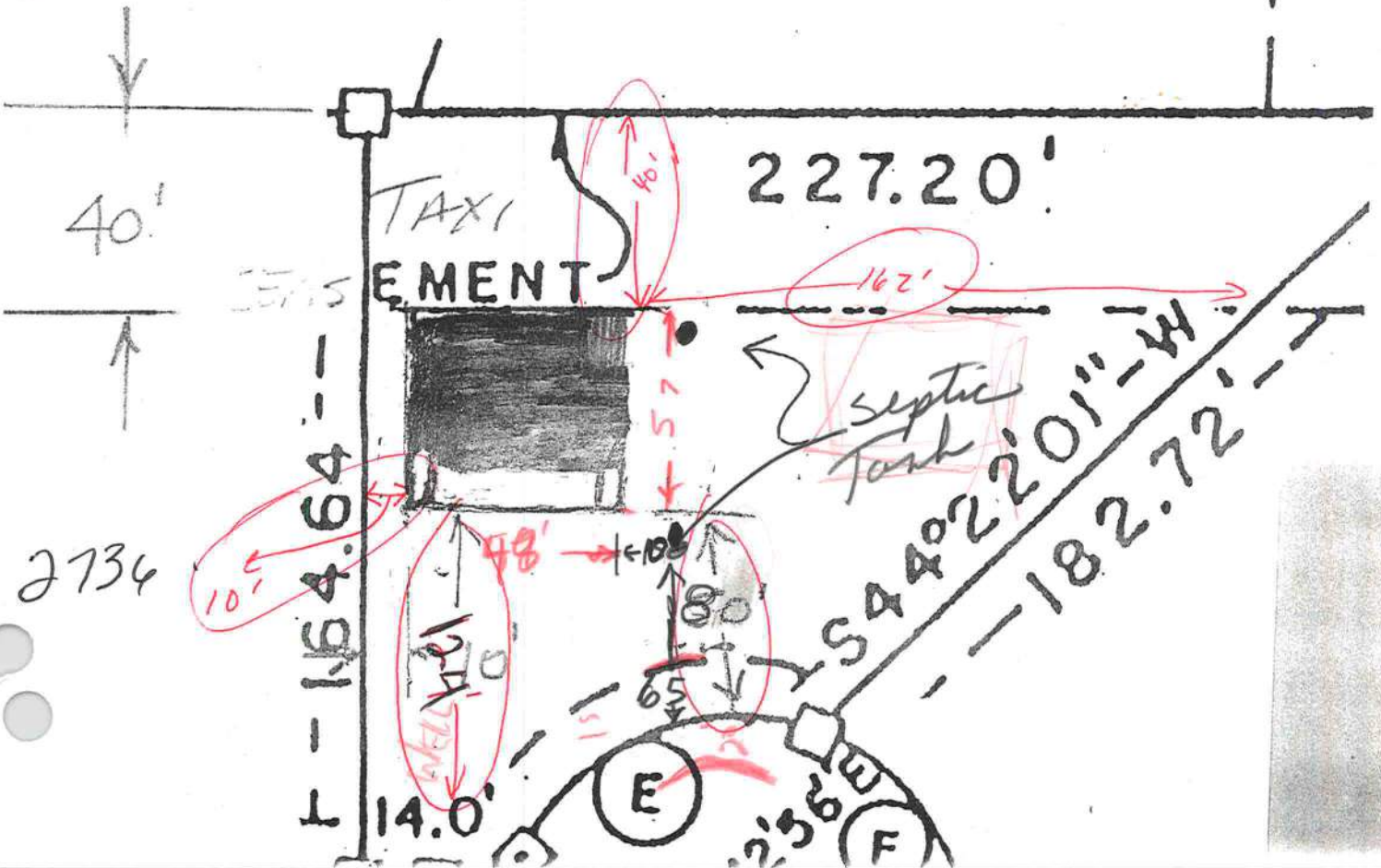
SOUTHRN AP

House# Street LT, 4 SOUTH APP UT, 1 MD  
City

Subd N/A Condo .00 N/A  
Sect 13, Twn 4S, Rnge 16E, Subd Blk  
Legals LOT 4 SOUTHERN APPROACHES S/D UNIT 1. WD 1008-1177

Map# 71A Mnt 4/21/20  
F1=Task F2=ExTx F3=Exit F4=Prompt F11=Docs F10=GoTo PGUP/PGDN

AIR PARK, PLAT B  
LOT-2  
1/4 OF SEC. 13, T4S, R1  
557.68'



22428



Log On

DBPR Home | Online Services Home | Help | Site Map

12:25:58 PM

Public Services

- Search for a Licensee
- Apply for a License
- View Application Status
- Apply to Retake Exam
- Find Exam Information
- File a Complaint
- AB&T Delinquent Invoice & Activity List Search

User Services

- Renew a License
- Change License Status
- Maintain Account
- Change My Address
- View Messages
- Change My PIN
- View Continuing Ed

Term Glossary

Online Help

Licensee Details

Licensee Information

Name: **SUTTON, RONALD L (Primary Name)**  
**MORTON BUILDINGS INC (DBA Name)**  
 Main Address: **PO BOX 399**  
**MORTON Illinois 61550-0399**  
 County: **OUT OF STATE**

License Mailing:

LicenseLocation: **PO BOX 399**  
**MORTON IL 61550-0399**  
 County: **OUT OF STATE**

License Information

License Type: **Certified Building Contractor**  
 Rank: **Cert Building**  
 License Number: **CBC036362**  
 Status: **Current,Active**  
 Licensure Date: **03/08/1986**  
 Expires: **08/31/2006**

**Special Qualifications** **Qualification Effective**  
**02/20/2004**

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[View License Complaint](#)

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2HO: WEEGIE / KEN SWEET

Columbia County Building Department  
Culvert Waiver

Culvert Waiver No.  
000000447

DATE: 11/10/2004

BUILDING PERMIT NO. 22482

APPLICANT KEVIN DUNN PHONE 386.344.2003

ADDRESS 1901 NW 67TH PLACE (SUITE K) GAINESVILLE FL 32653

OWNER TOM & NANCY DAVID PHONE 508.228.6233

ADDRESS 185 SW BONANZA GLEN LAKE CITY FL 32025

CONTRACTOR RON SUTTON, MORTON BLDGS, INC. PHONE 386.344.2003

LOCATION OF PROPERTY SISTERS WELCOME RD, SOUTH TO BONANZA COURT, LEFT, 2ND HOME ON LEFT.

SUBDIVISION/LOT/BLOCK/PHASE/UNIT SOUTHERN APPROACHES 4 1

PARCEL ID # 13-4S-16-02952-204

I HEREBY CERTIFY THAT I UNDERSTAND AND WILL FULLY COMPLY WITH THE DECISION OF THE COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT IN CONNECTION WITH THE HEREIN PROPOSED APPLICATION.

SIGNATURE: *Kevin Dunn*

A SEPARATE CHECK IS REQUIRED  
MAKE CHECKS PAYABLE TO BCC

Amount Paid 50.00

PUBLIC WORKS DEPARTMENT USE ONLY

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS APPLICATION AND DETERMINED THAT THE CULVERT WAIVER IS:

APPROVED  NOT APPROVED - NEEDS A CULVERT PERMIT

COMMENTS: *Drainage Swale around Cit. De. SAC Entrance into lot #4 Requires a Culvert to maintain Drainage*

SIGNED: *Ken Sweet* DATE: 11-17-04

ANY QUESTIONS PLEASE CONTACT THE PUBLIC WORKS DEPARTMENT AT 386-752-5955.

135 NE Hernando Ave., Suite B-21  
Lake City, FL 32055  
Phone: 386-758-1008 Fax: 386-758-2160

COLUMBIA COUNTY

NOV 15 2004

PUBLIC WORKS DEPT.



FACSIMILE TRANSMITTAL

**BRITT SURVEYING**  
830 WEST DUVAL STREET  
LAKE CITY, FL 32055  
(386) 752-7163 phone  
(386) 752-5573 fax

DATE: 2/1/06

ATTENTION: Harry Dicks

FROM: Sarah per Kevin Dunn

NUMBER OF PAGES (INCLUDING THIS COVER): 2

COMMENTS:

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REPLY REQUESTED: YES  NO

**BRITT SURVEYING**

830 West Duval Street • Lake City, FL 32055  
Phone (386) 752-7163 • Fax (386) 752-5573

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*Land Surveyors  
and Mappers*

01/27/05

To Whom It May Concern:

C/o: Tom David

Re: Lot 4 in Southern Approaches, Unit 1

The elevation of the proposed foundation is found to be 101.58 feet. The centerline of Bonanza Court is found to be 100.00 feet. The highest adjacent grade is 101.10 and the lowest adjacent grade is 100.9 feet. The elevations shown hereon are based on an assumed elevation of 100.00 feet for the centerline of Bonanza Court.

L. Scott Britt  
PLS #5757



## MEMORANDUM

TO: Governing Board

FROM: Tom Brown, Legal Council

THRU: Jerry A. Scarborough, Executive Director

DATE: August 9, 2004

RE: Authorization for Staff to Initiate a Complaint in Circuit Court

### RECOMMENDATION

Council recommends that the Governing Board authorizes council to initiate a complaint in circuit court in the matter of Ray Sessions, CE05-0031, for not maintaining the surface water system according to SWM 4-91-00189.

### BACKGROUND

The stormwater system within Southern Approaches Subdivision, SWM 4-91-00189, has not been maintained according to the Minimum Operation and Maintenance Standards in 40B-4.2040 and the Operation and Maintenance Plan approved as part of the permit. During heavy rain events, residents in the subdivision experience flood levels above permitted flood elevations. Partial maintenance of the system has shown improvements with flooding. Mr. Ray Sessions has not finished the required maintenance that was to be completed by August 8, 2005.

/rl

**DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**SOUTHERN APPROACHES UNIT I (RESIDENTIAL)**

KNOW ALL MEN BY THESE PRESENCE:

That this Declaration of Covenants, Conditions and Restrictions made and entered into this 27 day of May, 1994, by A & R of Lake City, Inc., hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property in Columbia County, Florida, which is more particularly described as:

(See Exhibit "A", attached hereto and made a part hereof):

and

0791 PG2002

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and the desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, and heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

**ARTICLE I**  
**DEFINITIONS**

Section 1. "Association" shall mean and refer to Southern Approaches Property Owners Association I, Inc., and its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner whether one or more persons or entities, of a fee simple title to any lot which is a part of the properties, including contract buyers, but excluding these who have such interest merely as security for the performance of an obligation.

Section 3. "Properties" or "Property" shall mean and refer to that certain real property hereinbefore described, and such conditions thereto as may hereafter be brought within the jurisdiction of the Association as provided in Article VI.

RETURN TO  
Terry McDavid  
P. O. Box 1328  
Lake City, FL 32056-1328

Section 4. "Common Areas" shall mean all real property owned or used by the Association or over which the Association has any easement rights for the common use and enjoyment of the Owners, including roads, runways, taxiways, streets and utility and drainage easements, together with the lands owned by Cannon Creek Airport, Inc.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of Southern Approaches Unit I.

Section 6. "Member" shall mean and refer to all those owners who are members of the Association as provided in Article III, hereof.

Section 7. "Declarant" shall mean and refer to A & R of Lake City, Inc.

Section 8. "Unit" shall mean and refer to any building constructed on a lot such as a dwelling.

## ARTICLE II PROPERTY RIGHTS

Section 1. Owner's Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Areas and the right to ingress and egress over all private roads within the properties, which rights shall be appurtenant to and shall pass with the title to every lot subject to the following provisions:

(a) The right of the Association to adopt and publish rules and regulations governing the use of the Common Areas or properties owned or maintained by the Association and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) The right of the Association to dedicate or transfer all or any part of the Common Areas or private roads to any public agency, authority, or utility for such purpose and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of the members agreeing to such dedication or transfer has been recorded. No roads or roadway areas will be submitted to the County for acceptance and dedication until the roads and roadways shall meet county specifications and other requirements of the County.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the Bylaws, his right of enjoyment to the Common Areas or private roads to the members of his family, his tenants, his guests or contract purchasers who reside on the property.

BOOK 0791 PG 2003  
OFFICIAL RECORDS

**ARTICLE III**  
**MEMBERSHIP AND VOTING RIGHTS**

Section 1. Every Owner of a lot is subject to assessment and shall be a member of the Association. Membership shall be appurtenant to and may not be separated from Ownership of any Lot.

Section 2. The Association shall have one class of voting membership:

Members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

**ARTICLE IV**  
**COVENANT FOR MAINTENANCE ASSESSMENTS**

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) Annual Assessments or charges, (2) Special Assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs and reasonable attorney's fee, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment together with interest and costs shall also be the personal obligation to the person who was the Owner of such property at the time when the assessment fell due.

Section 2. Purpose of Assessments. The Assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the Properties and for the improvements and maintenance of the private roads and Common Area situated on the Properties, including, but not limited to:

- (a) Payment of operating expenses of said Association, which shall include payment of insurance premiums on all insurance hereinafter acquired by the association.
- (b) Lighting improvement and beautification of access ways and easement areas, and the acquisition, maintenance, repair and replacement of directional markers, signs and traffic control devices;
- (c) Management, maintenance, improvement and beautification of all taxiways, runways, roads, parks, lakes, ponds, buffer strips, recreation areas, drainage systems, facilities and common area.

BK 0791 PG2004

(d) Doing any other thing necessary or desirable, in the judgement of the said Association to keep the Properties neat and attractive or to preserve or enhance the value of the Properties herein, or to eliminate fire, health, or safety hazards, of which, in the judgement of the said Association, may be of general benefit to the Owners or Occupants of lands included in the development.

(e) Repayment of funds and interest thereon, borrowed by the Association.

Section 3. Maximum annual Assessment. Until January 1, 1995, the maximum annual assessment it shall be Thirty-six and No/100 Dollars (\$36.00) per Lot.

(a) From and after January 1, 1995, the maximum annual assessment may be increased each year not more than five percent (5%) above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1, 1995, the maximum annual assessment may be increased above five percent (5%) by a vote of two-thirds (2/3) of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of maximum.

Section 4. Special Assessment for Capital Improvements. After January 1, 1995, and in addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Areas or private roads provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Sections 3 and 4 shall be sent to all members not less than 30 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 30 days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both Annual and Special Assessments must be fixed at uniform rate for all Lots and may be collected on an annual or more frequent basis.

SK 0791 PG2005

OFFICIAL RECORDS

Section 7. Date of Commencement of Annual Assessments <sup>RECORDS</sup> ~~Date Dates~~. The Annual Assessments provided for herein shall commence on January 1, 1995, as to all Lots. The Board of Directors shall fix the amount of the Annual Assessment against each Lot at least thirty (30) days in advance of each Annual Assessment period. Written notice of the Annual Assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid.

Section 8. Effect of Non-Payment of Assessments; Remedies of the Association. Assessments not paid within thirty (30) days after the due date shall bear interest from the due date at the maximum rate then permitted under Florida law. The association may bring a legal action against the property. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Areas for roads or abandonment of his Lot.

Section 9. Subordination of the Lien to mortgage. The Lien of the Assessments provided for herein shall be subordinated to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the Assessment lien. However, the sale or transfer of any Lot pursuant to the mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such Assessment as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessment thereafter becoming due or from the lien thereof.

**ARTICLE V**  
**ARCHITECTURAL ADVISORY AND RESTRICTIVE COVENANTS**

Section 1. No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties or Lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated Committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted by it, approval will not be required and this Article will be deemed to have been fully complied with.

Section 2. No mobile homes may be located on any Lot. Any temporary mobile home type offices must have specific and prior approval of the Declarant.

Section 3. All building setback standards shall be regulated by the Columbia County Subdivision and Zoning ordinances. All specifications as to structure, signage, site improvements and modifications thereto shall conform to applicable codes and ordinances and shall be approved by the Architectural Committee and the Declarant.

No more than two dwellings, one of which must be in combination with a hanger, shall be permitted on the Lot. No Lot shall be subdivided or sold in smaller parcels, except Lot #10. No dwelling shall be permitted on any Lot having an area of not less than 1,000 feet, except by special written approval of the Architectural Committee. For the purposes of this Article, the dwelling located in combination with the hanger, may consider the hanger area as part of the living area. No dwelling shall be erected on any of the Lots nearer than 20 feet to the front line or 10 feet to an interior line. The rear setback line shall be as follows:

- A. Lots 2, 3, 4, and 5 there shall be a 40 foot setback from the North line of the subdivision.
- and
- B. Lots 5, 6, 7, 8, and 9 there shall be a 20 ft. setback from the East line of the subdivision.

Lot 10 shall be exempt from the requirements of this Article and shall be permitted to have multifamily dwellings located thereon, either by way of apartments, located in either an apartment, condominium, co-operative townhouse, duplex or some similar unit, however, each unit may have a living area of not less than 1,000 feet except with special written approval of the Architectural Committee.

Section 4. No obnoxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 5. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lots, except that dogs, cats or other household pets may be kept, provided they are kept only in areas designated by the Architectural Advisory Committee. No signs of any kind shall be displayed to public view on any Lot except one professional sign of not more than 6 square feet advertising the property for sale or rent.

Section 6. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

Section 7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, except as may be required by any governmental agency, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. Any fence or fences may be installed on said easements, but if it is necessary for such fence or fences to be removed for installation or repair of utilities, then such removal shall be at owner's expense. The easement area of each Lot and all improvements in it shall be maintained continuously by the Owner of the Lot, except those improvements for which a public authority or utility company is responsible.

Section 8. No towers, antennas or other structures higher than 60 feet from ground level may be placed on any Lot unless prior approval is obtained from the Architectural Committee.

Section 9. Enforcement shall be by proceedings at law or at equity against person, or persons violating or attempting to violate any Covenants either to enjoin the violation or to recover damages.

Section 10. Invalidation of any one of these Covenants by judgment or court order shall in no wise effect any of the provisions which shall remain in full force and effect.

**ARTICLE VI**  
**PROPERTY SUBJECT TO THIS DECLARATION**

Section 1. Existing Property. The real property which is, and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is as hereinbefore described.

Section 2. Additions to Existing Property. Additional land may become subject to this Declaration by recordation of additional or supplemental Declaration containing essentially the same substance as the instant Declaration in the sole discretion of the Declarant. Any subsequent or supplemental Declaration of Covenants and Restrictions shall interlock all rights or members to the Association to the end that all rights resulting to members of the Homeowners' Association shall be uniform.

Section 3. General Provisions Regarding Additional Property. In the event additional property is added to the terms and provisions of this Declaration, no addition shall revoke or diminish the rights or the Owners of the Properties to the utilization of the Common Property and private roads as established hereunder except to grant to the Owners of the Properties being added, the right to use the Common Properties and private roads as established hereunder.

**ARTICLE VII**  
**AMENDMENT BY DECLARANT**

Declarant reserves and shall have the sole right to amend these Covenants and Restrictions for the purpose of curing any ambiguity in or any inconsistencies between the provisions contained herein.

0791 PG2008

**ARTICLE VIII**  
**ADDITIONAL COVENANTS AND RESTRICTIONS**

No Property Owner, without the prior written approval of the Declarant, may impose any additional covenants or restrictions on the properties or any additions thereto as may hereinafter be made pursuant to Article VI hereof.

7      But I have  
Brian Kepner "water  
impact"

**ARTICLE IX**  
**GENERAL PROVISIONS**

Section 1. **Enforcement.** The association, or any Owner shall have the right to enforce by any proceedings at law, or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the revisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction therein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. **Severability.** Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provision which shall remain in full force and effect.

Section 3. **Terms and Amendments.** The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Owners, and thereafter, by an instrument signed by not less than seventy-five percent (75%) of the Owners. Any amendment must be recorded.

FM 0791 Pg 200g  
OFFICIAL RECORDS

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
[Signature]

A & R OF LAKE CITY, INC.

By [Signature] (SEAL)

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 27 day of May, 1994, by Raymond R. Sessions, President of A & R OF LAKE CITY, INC.

[Signature]  
Notary Public MARISOLA D ADIAS

(NOTARIAL SEAL)

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. AUG. 29, 1995  
BONDED THROUGH GENERAL INS. UNCO.

EX 0791 PG 2010  
OFFICIAL RECORDS

BK 0791 PG2011

EXHIBIT "A"

OFFICIAL RECORDS

lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of SOUTHERN APPROACHES, UNIT I, a subdivision as recorded in Plat Book 6, Page 88 of the Public Records of Columbia County, Florida.

94-07889

FILED AND  
RECORDED  
IN PUBLIC  
RECORDS  
COUNTY, FL.  
1994 JUN 13 AM 11:47  
1994 JUN 13  
BY *[Signature]*  
COLUMBIA COUNTY, FLORIDA  
CLERK OF COUNTY RECORDS  
BY *[Signature]*



**Columbia County Property Appraiser**  
 J. Doyle Crews, CFA - Lake City, Florida - 386-758-1083

0 160 320 480 ft

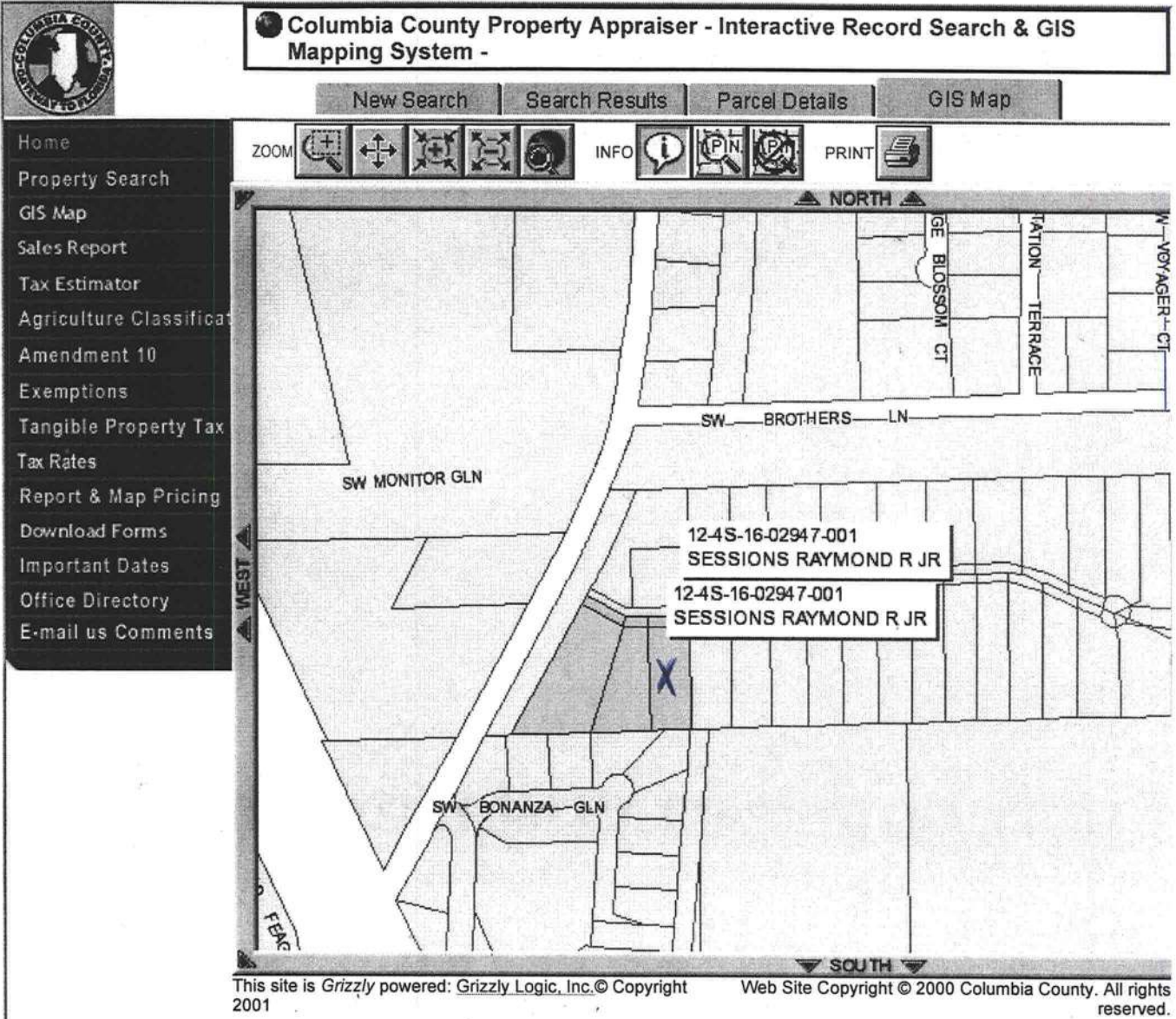


**PARCEL: 13-4S-16-02952-208 - VACANT (000000)**  
 LOT 8 SOUTHERN APPROACHES S/D UNIT 1. ORB 929-2399

Name: STEPHENSON JAMES G & DEBORAH G	LandVal	\$21,200.00
Site: LT 8 SOUTH APP UT 1	BldgVal	\$0.00
18130 HOMER RD	ApprVal	\$21,200.00
Mail: MARSHALL, MI 490689736	JustVal	\$21,200.00
Sales Info: 6/15/2001 \$27,500.00 V / Q	Assd	\$21,200.00
	Exmpt	\$0.00
	Taxable	\$21,200.00



This information, GIS Map Updated: 6/2/2005, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.



**Columbia County Property Appraiser - Interactive Record Search & GIS Mapping System -**

New Search | Search Results | Parcel Details | GIS Map

Home  
Property Search  
GIS Map  
Sales Report  
Tax Estimator  
Agriculture Classification  
Amendment 10  
Exemptions  
Tangible Property Tax  
Tax Rates  
Report & Map Pricing  
Download Forms  
Important Dates  
Office Directory  
E-mail us Comments

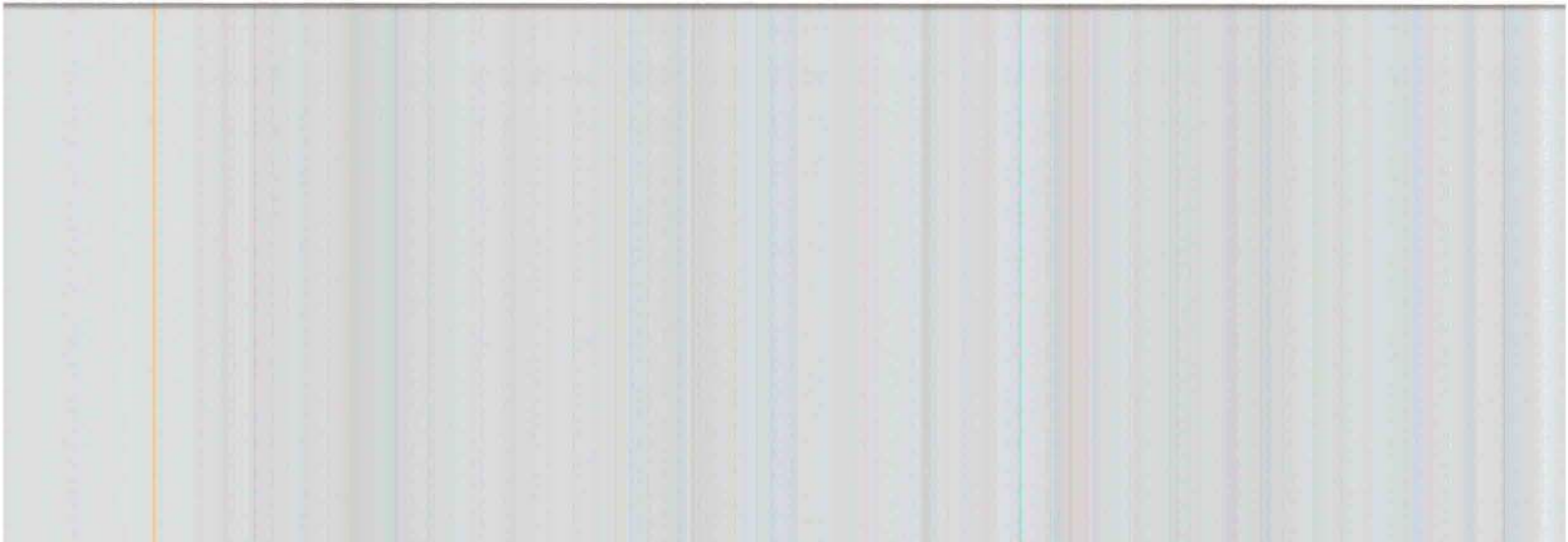
ZOOM [Icons] INFO [Icon] PRINT [Icon]

SW MONITOR GLN  
SW BONANZA GLN  
SW BROTHERS LN  
GE BLOSSOM CT  
TATION TERRACE  
W VYAGER CT

12-4S-16-02947-001  
SESSIONS RAYMOND R JR  
12-4S-16-02947-001  
SESSIONS RAYMOND R JR

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*Checked + filled*



July 29, 2005

Elizabeth Porter  
Columbia County Commissioner  
Post Office Box 1529  
Lake City, FL 32056-1529

John Kerce  
Chief Building Official  
Post Office Box 1529  
Lake City, FL 32056-1529

Re: Southern Approaches Unit I, Cannon Creek Airpark

Dear Ms. Porter and Mr. Kerce,

As property owners living in the Southern Approaches Unit I Subdivision in Columbia County we request the designated Land Development Regulation Administrator conduct a critical detailed review and analysis of the actions of the Applicant, developer/declarant and/or Authorized Agent(s) of Record with regard to our subdivision's development. We request this review and analysis under the guidelines of Columbia County Land Development Regulations to determine if any errors or omissions, irregularities or violations of permits, documentation and/or development regulations have occurred or been committed by the Applicant, developer/declarant and/or Authorized Agent(s) of Record: Raymond R. Sessions, acting on behalf of A & R of Lake City, Inc. and/or Southern Approaches Unit I Homeowners' Association at Cannon Creek, Inc.

Items of particular concern with regard to Columbia County include:

- Lack of maintenance of surface water management system throughout entire area, contributing to severe flooding on Lots 7, 8 and 9 and un-platted lands on lot #10 and standing waters on lots 5, 6, and 7 during normal wet seasons and times of heavy rainfall has resulted in action by Suwannee River Water Management District (SRWMD) against Ray Sessions who signed as Authorized Agent for the now non-existent HOA to maintain this system and also with the county for maintenance on the ditch along Business Point Drive. Mr. Sessions has proceeded to hire Charles Boone to do the work. Said work is incomplete and not correct yet. SRWMD is addressing the enforcement of the work being returned to "as built or better" with fines and legal actions. SRWMD has informed us that they will deal with the HOA issue when the maintenance is completed.
- Declaration of Covenants, Conditions and Restrictions approved by SRWMD and recorded in Columbia County Official Record Book need to be enforced and respected to retain the integrity of our community. We are aware that recording a document does not make it legal, but the Declaration of Covenants, Conditions and Restrictions approved by SRWMD should prevail. They are also tied to the deeds of all of the lots within our development.

- The Developer/Declarant allowed the HOA to be disillusioned. We are without an HOA or its review board for approval of building plans in our subdivision. Therefore there is no one to enforce our Codes Covenants or Regulations that our tied to the deeds in our subdivision.

We are advising the County so that you may see that the CC&R's are enforced. A copy of the CC&Rs is recorded and on file at the Columbia County Courthouse and we also gave Brian Kepner a copy when we discussed this matter. However, we officially wanted to put everyone on notice so that they could be of assistance to us.

We understand that a permit will be presented for approval on Lot#1 and request that the plans adhere to the Covenants and Restrictions, as recorded in the County Courthouse, with homes that are the proper square footage and in "harmony of external design and location in relation to surrounding structures and topography." Lot #1 is the highest lot in our subdivision, so please require a water impact study in accordance to the county moratorium for the water shed from this lot will impact our already fragile and incomplete water system.

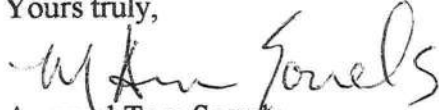
- Ray Sessions and his sales agent, Austin Sessions, are continuing to sell lots advising buyers that there are no restrictions and that sewer and water are imminent in the subdivision. He was denied a re-plat of Lot #10 by the County, but he continues to advertise on his website that several lots are for sale. We are concerned about the permit that was issued to lot#4 to Tom and Nancy David. This lot was sold to them by Sessions with the promise that "water and sewers was imminent" and that "they could build anything they wanted." Building has stopped, landscaping is done and there is no house, no water and septic system. We are afraid that we will have an empty building that does not conform with our CC&RS for a long time.
- Conditions of roadways in our subdivision are also a concern. They are not built to code. (No lime rock base in several areas of road system, surface is not proper depth; cul-de-sac is not big enough for a fire truck and the road dead ends abruptly at the pond. Just as our developer did not do the water system correctly, the road also is not built to code. However, the county approved or allowed it in violation of its own codes. We, the only two homeowners presently living here, request that the county take over our roads. We have no hopes of Mr. Sessions making the road right. We were advised that the county would not take over the road because it was not to code. However, the county signed the road off and therefore we request that it be made right. We are taxpayers and wish for our County to serve us and protect our investment in our homes. We are concerned that the County did not protect us from a developer such as Ray Sessions.

The information provided in this letter is only a cursory review by property owners who are interested in protecting their investment in this community. As such, we seek a determination by your Agency and/or other authorized governmental entity as to whether any errors and omissions, irregularities or violations of the Columbia County Permits have occurred in our area. We request your Agency and/or other governmental entity with enforcement powers to enforce the codes regarding our roads and protect our properties under our CC&Rs.

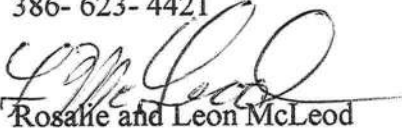
We will not assume any liabilities incurred by the Applicant, developer/declarant and/or Authorized Agent(s) of Record's errors and omissions, irregularities or violations, actions or inactions prior to or upon any transfer of responsibility.

You may contact us at our address or phone number listed below for more information. We look forward to receiving your detailed report regarding your review and analysis of the above problems with our developer/declarant and Agent(s) of Record. Thank you for your consideration in this matter.

Yours truly,



Ann and Tom Sorreys  
Lot #7 SA Unit I  
213 SW Bonanza Glen  
386- 623- 4421



Rosalie and Leon McLeod  
Lot #3 SA Unit I  
163 SW Bonanza Glen  
386-758-8077

CC:

Brian Kepner, Columbia County Building and Zoning  
Dale Williams, Columbia County Manager

Jeb Bush  
Executive Office of the Governor  
400 South Monroe Street  
The Capitol  
Tallahassee, FL 32399-0001

Glenda E. Hood  
Secretary of State  
R. A. Gray Building  
500 S. Bronough  
Tallahassee, FL 32399-0250

Charlie Crist  
Office of Attorney General  
The Capitol, PL-01  
Tallahassee, FL 32399-1050

DBPR Customer Contact Center  
1940 North Monroe Street  
Tallahassee, FL 32399-1027

Jerry A. Scarborough, Executive Director  
Suwannee River Water Management District (SRWMD)  
9225 CR 49  
Live Oak, Florida 32060

Jerry M. Blair  
State Attorney, Third Judicial Circuit  
Post Office Box 551  
Lake City, FL 32056



# City of Lake City

150 NW ALACHUA AVENUE  
LAKE CITY, FLORIDA 32056

TELEPHONE: (386) 752-2031

FAX: (386) 752-4896

May 5, 2005

Mr. Brian Hepner  
County Planner  
Columbia County  
P. O. Drawer 1529  
Lake City, FL 32056

IN RE: CANNON CREEK, LOT 9

Dear Brian:

Please be advised the proposed building on Lot 9, Southern Approach, Unit 1, will be serviced by city water and sewer. We anticipate an estimated completion date of November-December, 2005.

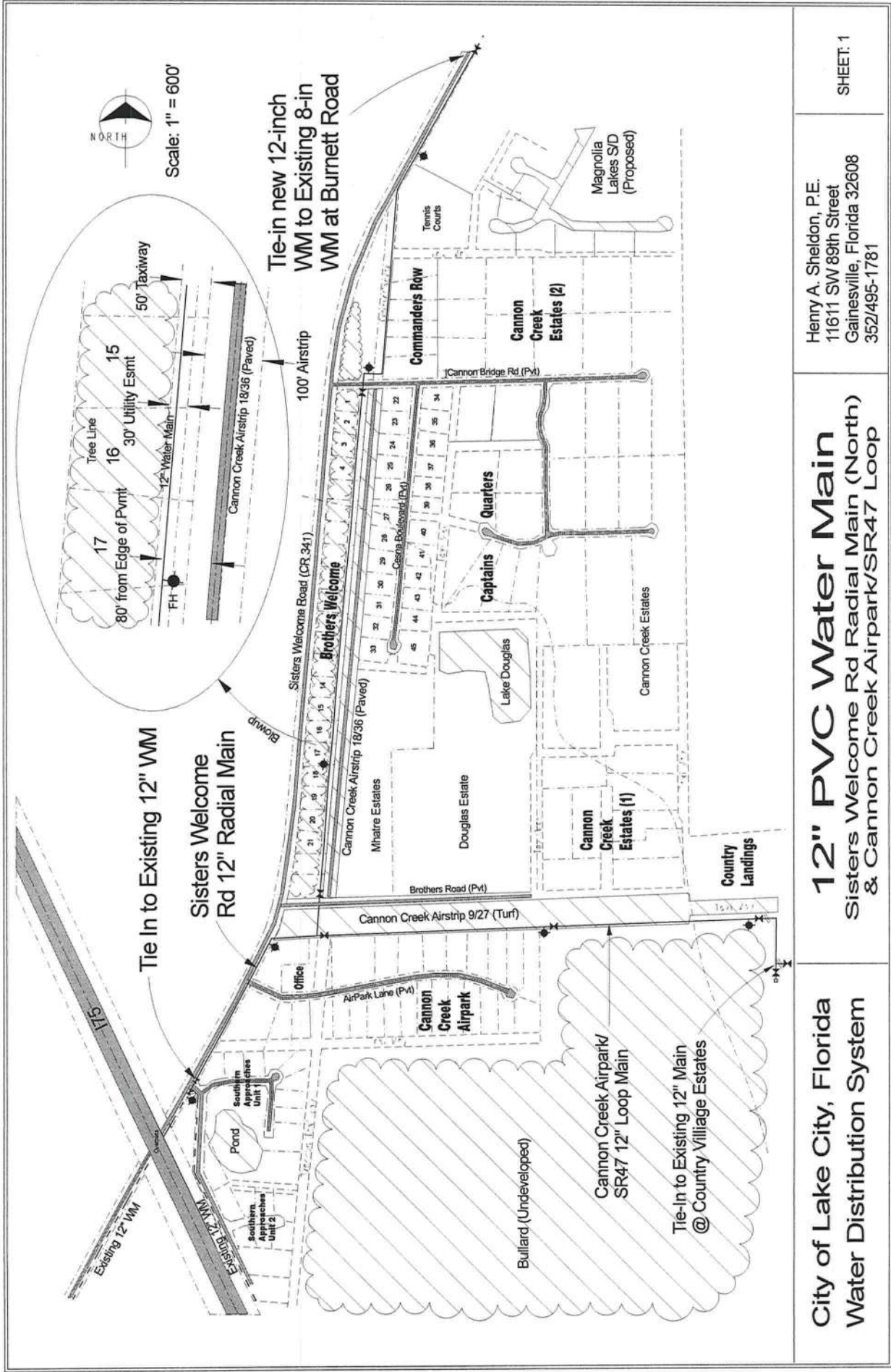
If you need any further information, please feel free to call me at 386/752-2031, ext. 212.

Sincerely,

JOSEPH L. CONE  
City Manager

JLC/jrw

cc: Mark Lander, County Health Department  
Ray Sessions, Cannon Creek



**City of Lake City, Florida**  
**Water Distribution System**

**12" PVC Water Main**  
 Sisters Welcome Rd Radial Main (North)  
 & Cannon Creek Airpark/SR47 Loop

Henry A. Sheldon, P.E.  
 11611 SW 89th Street  
 Gainesville, Florida 32608  
 352/495-1781

SHEET: 1



Date	Inspection	Inspect.	Owner	Pass	Location	Permit
01/13/05	Rough Plumbing	Richard	Morton Bldgs. - David	OK	Southern Approaches Lot 4 U-1	22482
01/27/05	Slab	Richard	Morton Bldg. - David	OK	Southern Approaches Lot 4 U-1	22482
03/09/05	Framing	Richard	Morton Builders - David	OK	Southern Approaches Lot 4 U-1	22482
04/05/05	Framing	Richard	Morton Builders	OK	Southern Approaches Lot 4	22482
04/05/05	Electrical	Richard	Morton Builders	OK	Southern Approaches Lot 4	22482
04/05/05	Plumbing	Richard	Morton Builders	OK	Southern Approaches Lot 4	22482
04/05/05	A/C	Richard	Morton Builders	OK	Southern Approaches Lot 4	22482
04/27/05	Framing	Harry	Morton Bldg. - David	OK	Southern Approaches Lot 4 U-1	22482
04/27/05	Electrical	Harry	Morton Bldg. - David	OK	Southern Approaches Lot 4 U-1	22482
04/27/05	Plumbing	Harry	Morton Bldg. - David	OK	Southern Approaches Lot 4 U-1	22482
04/27/05	A/C	Harry	Morton Bldg. - David	OK	Southern Approaches Lot 4 U-1	22482

Dale,

Above are the inspections that have been done for Lot 4, Southern Approaches Unit-1 Subdivision. No inspection for permanent power has been made yet. In order to release it to the power company, we have to get a release from Environmental Health concerning water and sewer connection. Once permanent power is released then a Certificate of Occupancy (CO) inspection is made.

B-

BK

Ann Sorrels

386-623-4421

Lives on Lot 7

Lot 1 in Southern Approaches  
Phase 1 in Cannon  
Creek Airport

No water study done  
on this lot  
Putting in a lot of  
fill dirt

## CANNON CREEK SUBDIVISION DECLARATIONS

This is a summary of the restrictions and covenants of existing Cannon Creek Airpark subdivisions. It is not to be substituted for the actual recorded declarations for each subdivision which contains the covenants, conditions and restrictions dealing with definitions, property rights easements and association rights and membership privileges, and a covenant for maintenance assessments. Highlights of the architectural and advisory restrictions are as follows:

### CANNON CREEK ESTATES

1. Residential only.
2. 1800 Square foot minimum floor area.
3. No less than 2 acres for structure and no more than 2.5 stories in height.
4. Livestock - maximum of 2 per lot. Cannot be nuisance. Shelters must conform.
5. No junk allowed.
6. Setback - 40 feet from lot lines. Barbed wire fence no closer than 200' to street.
7. 40' not applicable to interior lot lines on residences located on more than one lot.
8. Developer approval required of plans.
9. No mobile homes, trailers allowed or residential garages prior to residence construction.
10. Additional covenants may be added by developer.

LOT 9-1,2,3,4, 5. Same as Cannon Creek Estates except no livestock is allowed.

### BROTHERS WELCOME

All All structures must be submitted to Association for approval; if no approval within 30 days, approval assumed..

2. No mobile homes.
3. One dwelling per lot (lots 1 and 10 may have multifamily dwellings; no subdivision of lot; minimum of 1500 sq.ft. except with approval of association committee. Minimum of 20 ft setback to front and rear lot lines, 10 ft to side lines and 75 ft to runway ROW.
4. No obnoxious or offensive activity allowed.
5. No livestock allowed except for household pets and horses which require committee approval for location. No signs allowed except for real estate sign.
6. No trash stored on lots.
7. Utilities easements- responsibility of owners; must be underground.
8. No dish antennas larger than 4 ft. No structures higher than 60 ft. without prior approval.
9. Underground utilities required.
10. 50' next to runway is subject to Association control and access.

CANNON CREEK AIRPARK SUBDIVISION - Same as Brother's Welcome

# New Construction Subterranean Termite Soil Treatment Record

OMB Approval No. 2502-0525  
(exp. 10/31/2005)

This form is completed by the licensed Pest Control Company.

**Public reporting burden** for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is mandatory and is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.  
Section 24 CFR 200.926d(b)(3) requires that the sites for HUD insured structures must be free of termite hazards. This information collection requires the builder to certify that an authorized Pest Control company performed all required treatment for termites, and that the builder guarantees the treated area against infestation for one year. Builders, pest control companies, mortgage lenders, homebuyers, and HUD as a record of treatment for specific homes will use the information collected. The information is not considered confidential.

This report is submitted for informational purposes to the builder on proposed (new) construction cases when soil treatment for prevention of subterranean termite infestation is specified by the builder, architect, or required by the lender, architect, FHA, or VA.

All contracts for services are between the Pest Control Operator and builder, unless stated otherwise.

# 22482

## Section 1: General Information (Treating Company Information)

Company Name: Aspen Pest Control, Inc.  
Company Address: 301 NW Cole Terrace City Lake City State FL Zip 32055  
Company Business License No. JB109476 Company Phone No. 386-755-3611  
FHA/VA Case No. (if any) \_\_\_\_\_

## Section 2: Builder Information

Company Name: Morton Builders Company Phone No. \_\_\_\_\_

## Section 3: Property Information

Location of Structure(s) Treated (Street Address or Legal Description, City, State and Zip) 145 SW Bonanza Lakes  
Lake City, FL 32014

Type of Construction (More than one box may be checked)  Slab  Basement  Crawl  Other \_\_\_\_\_  
Approximate Depth of Footing: Outside 0 Inside 0 Type of Fill Dirt

## Section 4: Treatment Information

Date(s) of Treatment(s) 1-27-05  
Brand Name of Product(s) Used Sarconide  
EPA Registration No. 70907-7-53443  
Approximate Final Mix Solution % 0.5%  
Approximate Size of Treatment Area: Sq. ft. 2400 Linear ft. 0 Linear ft. of Masonry Voids 0  
Approximate Total Gallons of Solution Applied 240  
Was treatment completed on exterior?  Yes  No  
Service Agreement Available?  Yes  No

Note: Some state laws require service agreements to be issued. This form does not preempt state law.

Attachments (List) \_\_\_\_\_

Comments \_\_\_\_\_

Name of Applicator(s) Steve Brauman Certification No. (if required by State law) JF104376

The applicator has used a product in accordance with the product label and state requirements. All treatment materials and methods used comply with state and federal regulations.

Authorized Signature Steve Brauman Date 1-27-05

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Form NPCA-99-B may still be used

Reorder Product #2581 • From Crown Graphics, Inc. • 1-800-252-4011

form HUD-NPCA-99-B (04/2003)



**Columbia County Property Appraiser**

J. Doyle Crews, CFA - Lake City, Florida - 386-758-1083

**PARCEL: 13-4S-16-02952-204 - VACANT (000000)**

LOT 4 SOUTHERN APPROACHES S/D UNIT 1. WD 1008-1177

Name: DAVID THOMAS J &	LandVal	\$21,200.00
Site: LT 4 SOUTH APP UT 1	BldgVal	\$0.00
NANCY MOYLAN	ApprVal	\$21,200.00
Mail: P O BOX 541	JustVal	\$21,200.00
NANTUCKET, MA 025540541	Assd	\$21,200.00
Sales	Exmpt	\$0.00
Info	Taxable	\$21,200.00

0 180 360 540 ft



This information, GIS Map Updated: 6/2/2005, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

# COLUMBIA COUNTY FLORIDA COLUMBIA AVENUE

## OCCUPANCY

COLUMBIA COUNTY, FLORIDA

### Department of Building and Zoning Inspection

This Certificate of Occupancy is issued to the below named permit holder for the building and premises at the below named location, and certifies that the work has been completed in accordance with the Columbia County Building Code.

Parcel Number 13-4S-16-02952-204

Building permit No. 000022482

Use Classification HANGAR & APT.

Fire: 35.52

Permit Holder RON SUTTON, MORTON BLDGS, INC.

Waste: 73.50

Owner of Building TOM & NANCY DAVID

Total: 109.02

Location: 185 SW BONANZA GLN, LAKE CITY, 32025

Date: 04/11/2006

*Nancy Davis by JA*  
Building Inspector



POST IN A CONSPICUOUS PLACE  
(Business Places Only)



# BRITT SURVEYING

830 West Duval Street • Lake City, FL 32055  
Phone (386) 752-7163 • Fax (386) 752-5573

Land Surveyors  
and Mappers

01/27/05

To Whom It May Concern:

C/o: Tom David

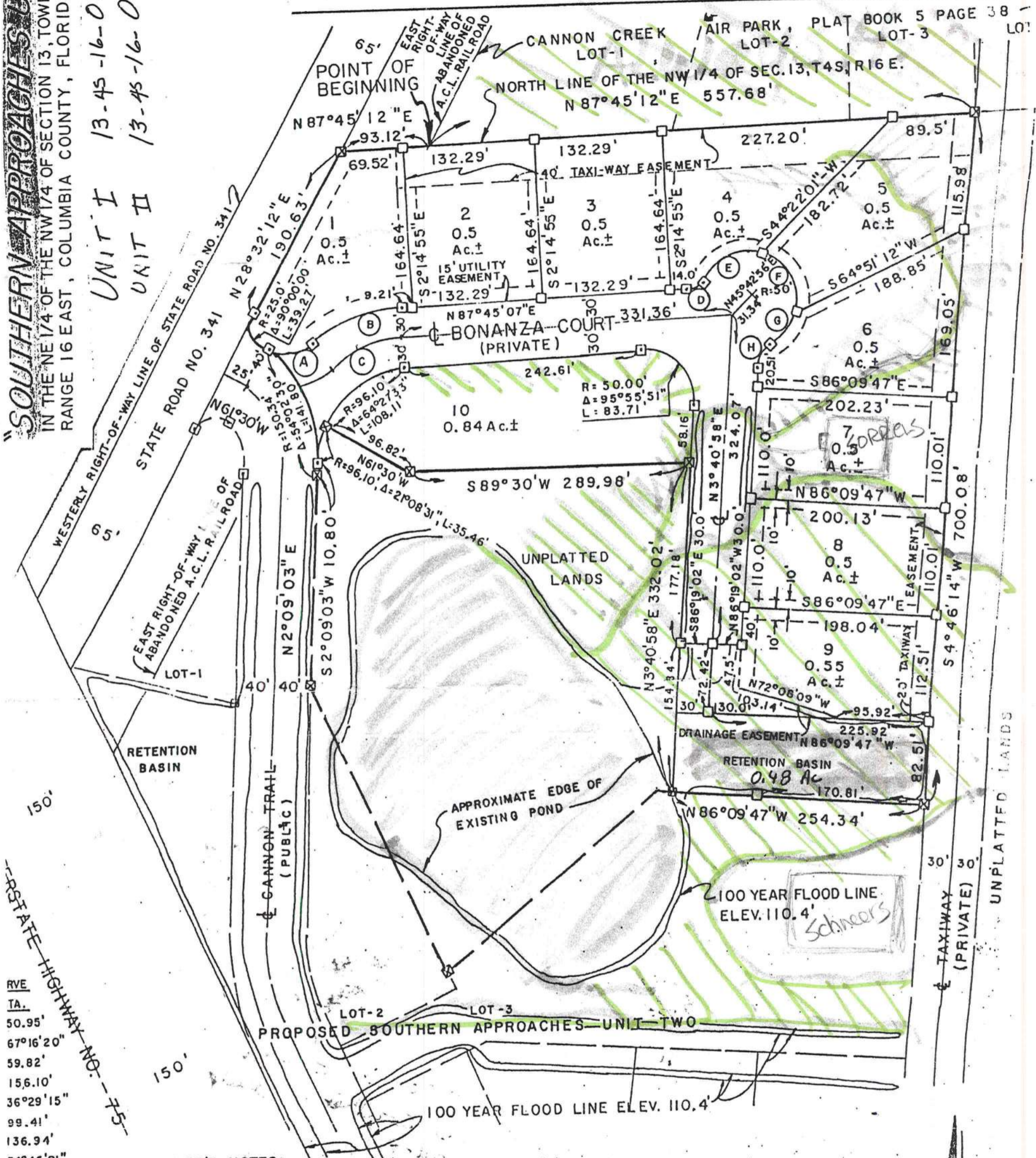
Re: Lot 4 in Southern Approaches, Unit 1

The elevation of the proposed foundation is found to be 101.58 feet. The centerline of Bonanza Court is found to be 100.00 feet. The highest adjacent grade is 101.10 and the lowest adjacent grade is 100.9 feet. The elevations shown hereon are based on an assumed elevation of 100.00 feet for the centerline of Bonanza Court.

L. Scott Britt  
PLS #5757

**"SOUTHERN APPROACHES UNIT ONE"**  
 IN THE NE 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH,  
 RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

UNIT I 13-45-16-02952-300  
 UNIT II 13-45-16-02952-300



RVE	TA
50.95'	
67°16'20"	
59.82'	
156.10'	
36°29'15"	
99.41'	
136.94'	
34°45'01"	
83.06'	
25.00'	
63°02'01"	
27.50'	
50.00'	
78°45'32"	
68.73'	
50.00'	
91°40'24"	
80.00'	
50.00'	
51°33'08"	
45.00'	
25.00'	
63°02'01"	
27.50'	

**SURVEYOR'S NOTES:**

- BOUNDARY BASED ON SECTION BREAKDOWN BY THIS OFFICE.
- PRELIMINARY PLAN APPROVED ON 7 FEB. 1991. A ONE YEAR EXTENSION WILL EXPIRE ON 7 FEB. 1993.
- CLOSURE IS 1:848,000.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE STREETS, EASEMENTS, DRAINAGE IMPROVEMENTS AND COMMON AREAS, IF ANY, ARE NOT DEDICATED TO THE PUBLIC AND WILL NOT BE MAINTAINED, REPAIRED OR IMPROVED BY COLUMBIA COUNTY, FLORIDA. EACH LOT WITHIN THIS SUBDIVISION SHALL BE REQUIRED TO PAY ASSESSMENTS TO A HOMEOWNERS ASSOCIATION FOR MAINTENANCE OF SUCH IMPROVEMENTS.
- ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE T.V., AND ANY OTHER PUBLIC UTILITIES.
- THIS PARCEL IS IN ZONE "A" AND "X". ZONE "A" IS SUBJECT TO FLOODING, ZONE "X" IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JAN 1988, COMMUNITY PANEL NO. 120070 0175 B.
- THE LOWEST STRUCTURAL MEMBER OF THE FIRST FLOOR OF HABITABLE BUILDINGS SHOULD BE AT LEAST ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.

NORTH