

DATE 10/17/2006

Columbia County Building Permit

PERMIT  
000025130

This Permit Expires One Year From the Date of Issue

APPLICANT CAREY CHANDLER PHONE 755-5500  
ADDRESS 1256 SW CR 240 LAKE CITY FL 32025  
OWNER RICHARD KEEN PHONE 758-8999  
ADDRESS 240 SW PLATEAU GLEN LAKE CITY FL 32024  
CONTRACTOR JAMES JOHNSTON PHONE 365-5999  
LOCATION OF PROPERTY 47S, TR ON CR 242, TR ON WISE DR, TL ON GARDNER TERR,  
TR ON PLATEAU GLEN, 5TH LOT ON RIGHT  
TYPE DEVELOPMENT SFD,UTILITY ESTIMATED COST OF CONSTRUCTION 82850.00  
HEATED FLOOR AREA 1657.00 TOTAL AREA 2231.00 HEIGHT 10.00 STORIES 1  
FOUNDATION CONC WALLS FRAMED ROOF PITCH 6/12 FLOOR SLAB  
LAND USE & ZONING RSF-2 MAX. HEIGHT 11  
Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00  
NO. EX.D.U. 0 FLOOD ZONE X PP DEVELOPMENT PERMIT NO.

PARCEL ID 24-4S-16-03113-165 SUBDIVISION WISE ESTATES  
LOT 35 BLOCK C PHASE UNIT TOTAL ACRES

000001242  
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor  
CULVERT 06-0818-N BK JH  
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident  
COMMENTS: ONE FOOT ABOVE THE ROAD, NOC ON FILE

Check # or Cash 771

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

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

BUILDING PERMIT FEE \$ 415.00 CERTIFICATION FEE \$ 11.15 SURCHARGE FEE \$ 11.15  
MISC. FEES \$ 0.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 0.00 WASTE FEE \$  
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ 25.00 CULVERT FEE \$ TOTAL FEE 512.30  
INSPECTORS OFFICE CLERKS OFFICE

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.

1043  
Prepared by and Return to: Return To Keystone Title Agency, Inc.  
Katie Lilly 9735 U.S. Hwy. 19  
Gateway Title Agency, LLC Port Richey, FL 34668  
4255 SW Cambridge Glen File # 37177GW  
Lake City, Florida 32024  
File Number: 37177GW  
Parcel I.D. Number: R03113-165  
incidental to the issuance of a Title Insurance Policy

Inst:2006020950 Date:09/05/2006 Time:10:58  
Doc Stamp-Deed : 315.00  
S.F. DC, P. DeWitt Cason, Columbia County B:1094 P:2271

### General Warranty Deed

Parcel ID Number: R03113-165

Made this August 30, 2006 A.D. By Morris Troglin and his wife, Dorothy M. Troglin, whose mailing address is: 618 NW Savannah Cir., Lake City, Florida 32055, hereinafter called the grantor, to Richard Keen and Mary Keen, husband and wife, whose post office address is: 1256 SW CR 240, Lake City, Florida 32025, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

✓ **Witnesseth**, that the grantor, for and in consideration of the sum of **Forty Five Thousand dollars & no cents, (\$45,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

✓ Lot 35, in Block C, of Wise Estates, according to the Plat thereof, as recorded in Plat Book 7, at Page(s) 164 through 167, inclusive, of the Public Records of Columbia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions 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** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2006.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

#### REQUIRES TWO DIFFERENT WITNESSES

Dayana Baker  
Witness #1 signature

Dayanara Baker  
Print Witness #2 signature

Kathryn Lilly  
Witness #2 signature

Kathryn Lilly  
Print Witness #2 signature

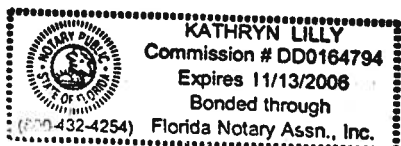
Morris Troglin (Seal)  
Morris Troglin

Dorothy M. Troglin (Seal)  
Dorothy M. Troglin

State of FL  
County of Columbia

The foregoing instrument was acknowledged before me this August 30, 2006, by Morris Troglin and his wife, Dorothy M. Troglin, who has produced a drivers license as identification.

Notary Seal



Kathryn Lilly  
Notary Public  
My Commission Expires: 11/13/06

Return To Keystone Title Agency, Inc.

9735 U.S. Hwy. 19

Port Richey, FL 34668

File # 37177GW

Prepared by & Return to:

Katie Lilly

Gateway Title Agency, LLC

4255 SW Cambridge Glen, Lake City, Florida 32024

File #37177GW

### NOTICE OF COMMENCEMENT

The undersigned hereby informs all concerned that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is stated in the NOTICE OF COMMENCEMENT.

1. Description of property: Lot 35, in Block C, of Wise Estates, according to the Plat thereof, as recorded in Plat Book 7, at Page(s) 164 through 167, inclusive, of the Public Records of Columbia County, Florida.

2. General description of Improvements: Construction [house/pool]

3. Owner: Richard Keen and Mary Keen  
1256 SW CR 240  
Lake City, FL 32025

4. Owner's Interest in site of the Improvement: Fee Simple

5. Contractor: Richard Keen and Mary Keen  
1256 SW CR 240  
Lake City, FL 32025

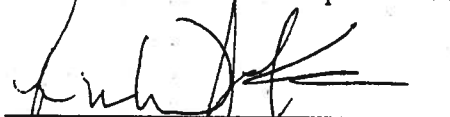
Inst:2006020952 Date:09/05/2006 Time:10:58  
DC, P. DeWitt Cason, Columbia County B:1094 P:2278

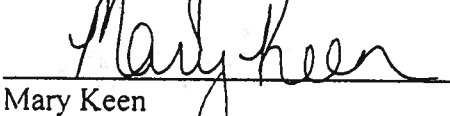
6. Name of person making a loan for the construction of the above improvements:

Columbia Bank  
P.O. Box 1609, Lake City, Florida 32056

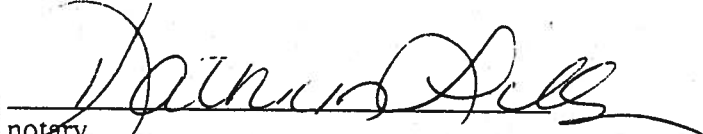
7. Name of person within the State of Florida designated by owner upon whom notices or other documents may be served:

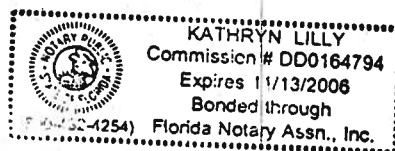
8. In addition to himself, owner designates the following person to receive a copy of the Lienor's Notice as copy of the Lienor's Notice as provided in Section 713.13 (1)(F), Florida Statutes. (Fill in at owner's option),

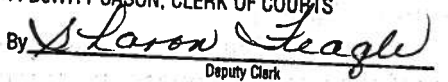
  
Richard Keen

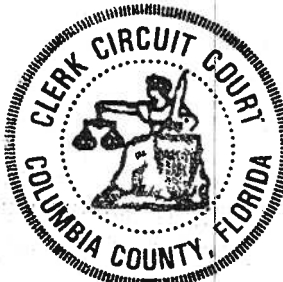
  
Mary Keen

Subscribed and sworn to before me this August 30, 2006 by Richard Keen and Mary Keen, who have provided a valid drivers licenses as identification and did not take an oath.

  
notary  
notary seal  
notary exp



STATE OF FLORIDA, COUNTY OF COLUMBIA  
I HEREBY CERTIFY, that the above and foregoing  
is a true copy of the original filed in this office.  
P. DeWITT CASON, CLERK OF COURTS  
By   
Deputy Clerk  
Date 09-05-2006



BEARING HEIGHT SCHEDULE

	8'-1 1/8"
	9'-1 1/8"

NOTES:

- 1) REFER TO HB 91 RECOMMENDATIONS FOR BRACING INSTALLATION AND TEMPORARY BRACING. REFER TO ENGINEERED DRAWINGS FOR PERMANENT BRACING REQUIRED.
- 2) ALL TRUSSES (INCLUDING TRUSSES UNDER VALLEY FRAMING) MUST BE COMPLETELY DECKED OR REFER TO DETAIL V05 FOR ALTERNATE BRACING REQUIREMENTS.
- 3) ALL VALLEYS ARE TO BE CONVENTIONALLY FRAMED BY BUILDER.
- 4) ALL TRUSSES ARE DESIGNED FOR 2 o.c. MAXIMUM SPACING. UNLESS OTHERWISE NOTED.
- 5) ALL WALLS SHOWN ON PLACEMENT PLAN ARE CONSIDERED TO BE LOAD BEARING, UNLESS OTHERWISE NOTED.
- 6) SY42 TRUSSES MUST BE INSTALLED WITH THE TOP BEING UP.
- 7) ALL ROOF TRUSS HANGERS TO BE SIMPSON HTD26 UNLESS OTHERWISE NOTED. ALL FLOOR TRUSS HANGERS TO BE SIMPSON THA422 UNLESS OTHERWISE NOTED.
- 8) BE NAME AND UNITLE (NDR) TO BE FURNISHED BY BUILDER.

SHOP DRAWING APPROVAL

THIS LAYOUT IS THE SOLE SOURCE FOR FABRICATION OF TRUSSES AND VIDS. ALL PREVIOUS ARCHITECTURAL OR OTHER TRUSS LAYOUTS, REVIEW AND APPROVAL OF THIS LAYOUT MUST BE RECEIVED BEFORE ANY TRUSSES WILL BE BUILT. VERIFY ALL CONDITIONS TO INSURE AGAINST CHANGES THAT WILL RESULT IN EXTRA CHARGES TO YOU.

Expend Detailing Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

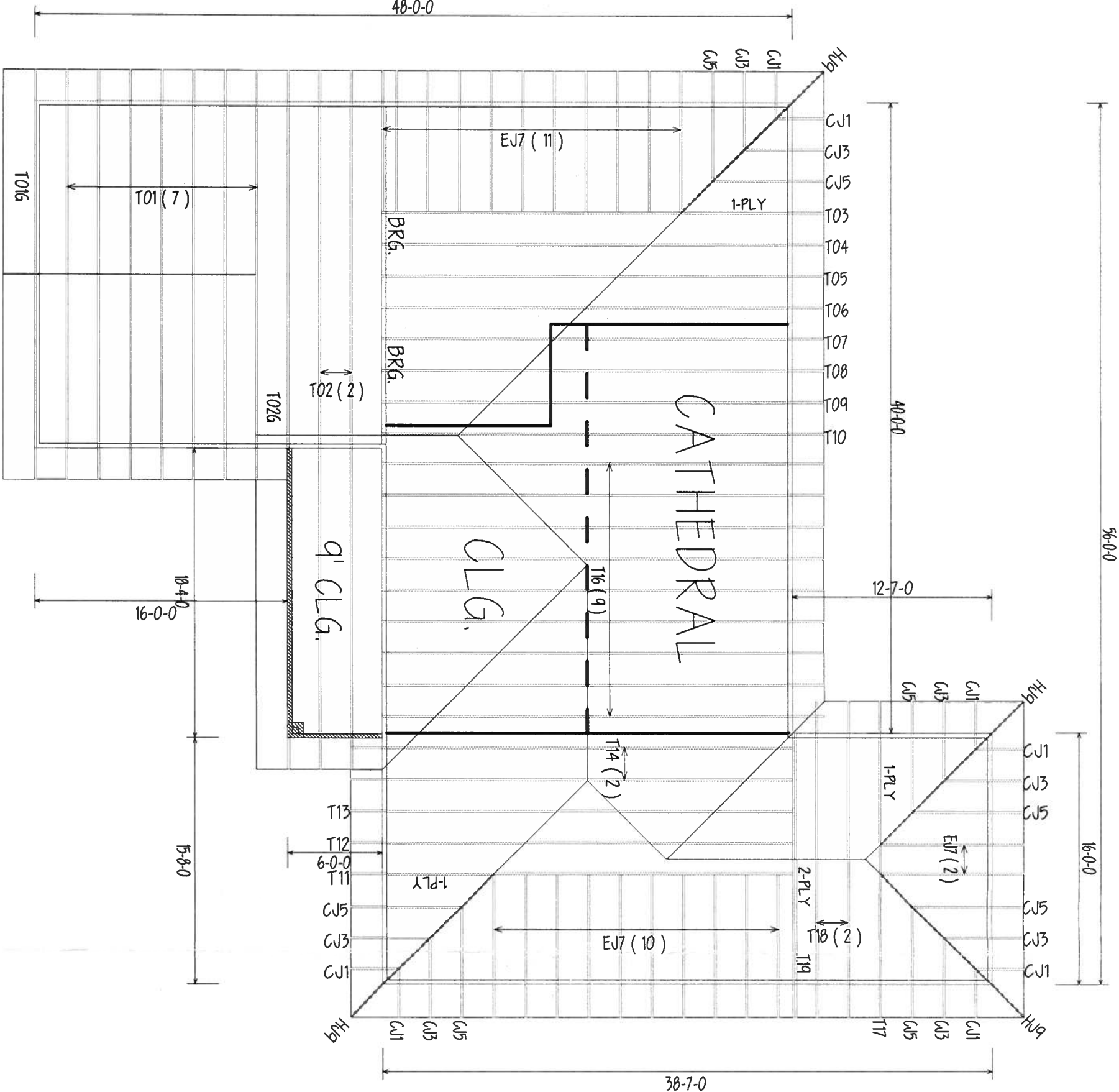


Burnell  
PHONE: 904-437-3349 FAX: 904-437-3994  
JACKSONVILLE  
PHONE: 904-772-6100 FAX: 904-772-1973  
LAKE CITY  
PHONE: 904-755-6644 FAX: 904-755-7973  
SANFORD  
PHONE: 407-322-0054 FAX: 407-322-5553

BUILDER: RICHARD KEEN

WORK: LOT 35 WISE EST.

DATE: 8-29-06	SCALE: NTS	REVISION: L208875
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6/12 PITCH  
2'0" O/H