

DATE 06/22/2007

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000025949

APPLICANT JENNIFER WOOD PHONE 941 586-7898
ADDRESS 2071 BRUBECK RD NORTH PORT FL 34287
OWNER JENNIFER WOOD PHONE 941 586-7898
ADDRESS FL
CONTRACTOR SAME AS APPLICANT PHONE
LOCATION OF PROPERTY 441N, TR ON FROGS GLEN, BRANCH TO LEFT

TYPE DEVELOPMENT RV,UTILITY ESTIMATED COST OF CONSTRUCTION 0.00
HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES
FOUNDATION WALLS ROOF PITCH FLOOR
LAND USE & ZONING A-3 MAX. HEIGHT
Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00
NO. EX.D.U. 0 FLOOD ZONE MA DEVELOPMENT PERMIT NO.

PARCEL ID 21-2S-17-04756-001 SUBDIVISION
LOT BLOCK PHASE UNIT TOTAL ACRES 20.00

Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor
EXISTING 07-391 BK JH N
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: 6 MONTHS TEMP PERMIT,
Check # or Cash CASH

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 \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00
MISC. FEES \$ 50.00 ZONING CERT. FEE \$ FIRE FEE \$ 0.00 WASTE FEE \$
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ CULVERT FEE \$ TOTAL FEE 50.00
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.

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID 07-203
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

Inst:2007011945 Date:05/30/2007 Time:13:03

Doc Stamp-Deed : 980.00

A. J. DC, P. DeWitt Cason, Columbia County B:1120 P:1367

Property Appraiser's
Identification Number Part of R04755-000 & R04756-001

WARRANTY DEED

This Warranty Deed, made this 29th day of May, 2007, BETWEEN WG INVESTMENT PROPERTIES, LLC, A Florida Limited Liability Company, whose post office address is 596 NE Frogs Glen, Lake City, FL 32055, of the County of Columbia, State of Florida, grantor*, and MICHAEL D. WOOD and JENNIFER H. WOOD, Husband and Wife, as to an undivided one half interest, whose address is 2071 Brubeck Road, North Port, FL 34287 and GLEN R. HEALY and BETTIE A. HEALY, Husband and Wife, as to an undivided one half interest, whose post office address is 306 Dickman Drive SW, Ruskin, FL 33570, of the State of Florida, grantee*.

(Whenever used herein the terms "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, trusts and trustees)

Witneseth: that said grantor, for and in consideration of the sum of Ten 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 Columbia County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

N.B.: For a period of time ending 30 years from this date no mobile homes shall be placed on the property. Only site built or modular homes shall be allowed.

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 subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.


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

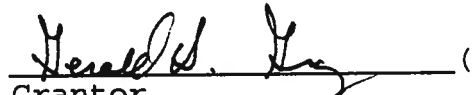
Signed, sealed and delivered
in our presence:

WG INVESTMENT PROPERTIES, LLC,
A Florida Limited Liability
Company


(Signature of First Witness)
Terry McDavid
(Typed Name of First Witness)

 (SEAL)
Grantor
By: WILLIAM S. SMITH,
Managing Member



(Signature of Second Witness)
Crystal L. Brunner
(Typed Name of Second Witness)

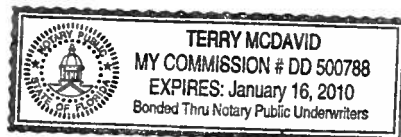
 (SEAL)
Grantor
By: GERALD H. GRAY,
Managing Member

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 29th day of May, 2007, by WILLIAM S. SMITH and GERALD H. GRAY, as Managing Members of WG INVESTMENT PROPERTIES, LLC, A Florida Limited Liability Company who are personally known to me or who have produced _____ as identification and who did not take an oath.

My Commission Expires:


Notary Public
Printed, typed, or stamped name:



Inst:2007011945 Date:05/30/2007 Time:13:03
Doc Stamp-Deed : 980.00
_____DC.P.Dewitt Cason,Columbia County B:1120 P:1368

EXHIBIT "A"

TOWNSHIP 2 SOUTH - RANGE 17 EAST.

SECTIONS 20 AND 21: Part of Section 20 and 21 in Township 2 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

Begin at the NW Corner of the East Half of said Section 20 and thence S 89 deg. 13'21" W, along the North line of the SE 1/4, a distance of 370.20 feet; thence S 00 deg. 33'12" E, 1145.04 feet to a point on the centerline of a 60 foot wide easement for ingress and egress and utilities; thence N 40 deg. 06'31" E, 181.93 feet; thence S 88 deg. 29'46" E, 253.48 feet; thence N 72 deg. 14'33" E, 201.96 feet; thence S 71 deg. 39'07" E, 302.72 feet; thence N 00 deg. 44'46" E, departing said centerline, 1058.40 feet to a concrete monument on the North line of the SW 1/4 of Section 21; thence S 89 deg. 11'43" W, 504.98 feet along the North line of the SW 1/4 of Section 21, to a concrete monument marking the NW corner of the SW 1/4 of said Section 21 and the Point of Beginning.

N.B.: Grantor reserves a non-exclusive perpetual easement for ingress, egress and utilities over and across the South 30 feet of the above described parcel.

TOGETHER WITH a non-exclusive perpetual 60 foot easement for ingress, egress and utilities over and across a strip of land whose centerline is described as follows:

Commence at the SE Corner of the West 1/2 of the SW 1/4 of Section 21 in Township 2 South, Range 17 East, Columbia County, Florida, and thence S 89 deg. 09'25" W, along the South line of said SW 1/4 a distance of 492.95 feet; thence N 00 deg. 38'00" E, 11.23 feet to the North occupied right of way line of NE Hunt Lane; thence continue N 00 deg. 38'00" E, 1566.44 feet; thence N 89 deg. 22'00" W, 305.38 feet to the Point of Beginning of said Easement; thence N 71 deg. 39'07" W, 329.18 feet; thence S 72 deg. 14'33" W, 201.96 feet; thence N 88 deg. 29'46" W, 253.48 feet; thence S 40 deg. 06'31" W, 197.44 feet; thence N 87 deg. 14'02" W, 137.93 feet; thence S 75 deg. 35'53" W, 164.48 feet; thence N 78 deg. 34'34" W, 300.60 feet; thence S 85 deg. 30'01" W, 379.75 feet to a point on the East right of way line of U.S. 441 (a 100 foot wide public right of way) and the Point of Termination of said easement centerline.

Inst:2007011945 Date:05/30/2007 Time:13:03

Doc Stamp-Deed : 980.00

____DC, P. Dewitt Cason, Columbia County B:1120 P:1369

**COLUMBIA COUNTY, FLORIDA
LAND DEVELOPMENT REGULATION ADMINISTRATOR
SPECIAL PERMIT FOR TEMPORARY USE
APPLICATION**

Permit No. 0706-06

Date 6-21-07

Fee 200.00

Receipt No. 3691

25949

Certain uses are of short duration and do not create excessive incompatibility during the course of the use. Therefore, the Land Development Regulation Administrator is authorized to issue temporary use permits for the following activities, after a showing that any nuisance or hazardous feature involved is suitably separated from adjacent uses; excessive vehicular traffic will not be generated on minor residential streets; and a vehicular parking problem will not be created:

1. In any zoning district: special events operated by non-profit, eleemosynary organizations.
2. In any zoning district: Christmas tree sales lots operated by non-profit, eleemosynary organizations.
3. In any zoning district: other uses which are similar to (1) and (2) above and which are of a temporary nature where the period of use will not extend beyond thirty (30) days.
4. In any zoning district: mobile homes or travel trailers used for temporary purposes by any agency of municipal, County, State, or Federal government; provided such uses shall not be or include a residential use.
5. In any zoning district: mobile homes or travel trailers used as a residence, temporary office, security shelter, or shelter for materials of goods incident to construction on or development of the premises upon which the mobile home or travel trailer is located. Such use shall be strictly limited to the time construction or development is actively underway. In no event shall the use continue more than twelve (12) months without the approval of the Board of County Commissioners and the Board of County Commissioners shall give such approval only upon finding that actual construction is continuing.
6. In agricultural, commercial, and industrial districts: temporary religious or revival activities in tents.

7. In agricultural districts: In addition to the principal residential dwelling, one (1) additional mobile homes may be used as an accessory residence, provided that such mobile homes are occupied by persons related by the grandparent, parent, step-parent, adopted parent, sibling, child, stepchild, adopted child or grandchild of the family occupying the principal residential use. Such mobile homes are exempt from lot area requirements, and shall not be located within required yard areas. Such mobile homes shall not be located within twenty (20) feet of any building. A temporary use permit for such mobile homes may be granted for a time period up to one (1) year. When the temporary use permit expires, the applicant may invoke the provisions of Section 14.9, entitled Special Family Lot Permits.
8. In shopping centers within Commercial Intensive districts only: mobile recycling collection units. These units shall operate only between the hours of 7:30 a.m. and 8:30 p.m. and shall be subject to the review of the Land Development Regulation Administrator. Application for permits shall include written confirmation of the permission of the shopping center owner and a site plan which includes distances from buildings, roads, and property lines. No permit shall be valid for more than thirty (30) days within a twelve (12) month period, and the mobile unit must not remain on site more than seven (7) consecutive days. Once the unit is moved off-site, it must be off-site for six (6) consecutive days.
9. In any zoning district: A temporary business, as defined within these Land Development Regulations. At least sixty (60) days prior to the commencement date of the temporary permit, the applicant shall submit an application to the County, which shall include the following information.

 - a. the name and permanent address or headquarters of the person applying for the permit;
 - b. if the applicant is not an individual, the names and addresses of the business;
 - c. the names and addresses of the person or persons which will be in direct charge of conducting the temporary business;
 - d. the dates and time within which the temporary business will be operated;
 - e. the legal description and street address where the temporary business will be located;
 - f. the name of the owner or owners of the property upon which the temporary business will be located;
 - g. a written agreement containing the permission from the owner of the property for its use for a temporary business must be attached to and made a part of the application for the permit;

- h. a site plan showing display areas, plans for access and egress of vehicular traffic, any moveable interim structures, tents, sign and banner location and legal description of the property must accompany the application for the temporary use permit; and**
- i. a public liability insurance policy, written by a company authorized to do business in the State of Florida, insuring the applicant for the temporary permit against any and all claims and demands made by persons for injuries or damages received by reason of or arising out of operating the temporary business. The insurance policy shall provide for coverage of not less than one million dollars (\$1,000,000.00) for damages incurred or claims by more than one person for bodily injury and not less than two million dollars (\$2,000,000.00) for damages incurred or claims by more than one person for bodily injury and fifty thousand dollars (\$50,000.00) for damages to property for one person and one hundred thousand dollars (\$100,000.00) for damages to property claimed by more than one person. The original or duplicate of such policy, fully executed by the insurer, shall be attached to the application for the temporary permit, together with adequate evidence that the premiums have been paid.**

The sales permitted for a temporary business, as defined with these land development regulations, including, but not limited to, promotional sales such as characterized by the so-called "sidewalk "sale", "vehicle sale", or "tent sale", shall not exceed three (3) consecutive calendar days.

There must be located upon the site upon which the temporary business shall be conducted public toilet facilities which comply with the State of Florida code, potable drinking water for the public, approved containers for disposing of waste and garbage and adequate light to illuminate the site at night time to avoid theft and vandalism.

If the application is for the sale of automobiles or vehicles, the applicant shall provide with the application a copy of a valid Florida Department of Motor Vehicle Dealers license and Department of Motor Vehicle permit to conduct an "offsite" sale. If any new vehicles are to be displayed on the site, a copy of the factory authorization to do so will be required to be filed with the application.

No activities, such as rides, entertainment, food, or beverage services shall be permitted on the site in conjunction with the operation of the temporary business.

Not more than one (1) sign shall be located within or upon the property for which the temporary permits is issued, and shall not exceed sixteen (16) square feet in surface area. No additional signs, flags, banners, balloons or other forms of visual advertising shall be permitted. The official name of the applicant and its permanent location and street address, together with its

permanent telephone number, must be posted on the site of the property for which the temporary permit is issued and shall be clearly visible to the public.

Any applicant granted a temporary permit under these provisions shall also comply with and abide by all other applicable federal, State of Florida, and County laws, rules and regulations.

Only one (1) tent, not to exceed three hundred fifty (350) square feet in size shall be permitted to be placed on the site of the temporary business and such tent, if any, shall be properly and adequately anchored and secured to the ground or to the floor of the tent.

No person or entity shall be issued more than one (1) temporary permit during each calendar year.

The temporary permit requested by an applicant shall be issued or denied within sixty (60) days following the date of the application therefor is filed with the Land Development Regulation Administrator.

10.

In agriculture and environmentally sensitive area districts: a single recreational vehicle as described on permit for living, sleeping, or housekeeping purposes for one-hundred eighty (180) consecutive days from date that permit is issued, subject to the following conditions:

- a. Demonstrate a permanent residence in another location.
- b. Meet setback requirements.
- c. Shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
- d. Upon expiration of the permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property for 180 consecutive days.
- e. Temporary RV permits are renewable only after one (1) year from issuance date of any prior temporary permit.

Temporary RV permits existing at the effective date of this amendment may be renewed for one (1) additional temporary permit in compliance with these land development regulations, as amended. Recreational vehicles as permitted in this section are not to include RV parks.

Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which temporary use permit is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the special permit is granted, shall be deemed a violation of these land development regulations and punishable as provided in Article 15 of these land development regulations.

1. Name of Title Holder(s) Michael D + Jennifer H Wood
Glen R. + Bettie A. Healy
Address 2071 Brubeck Rd City North Port, FL Zip Code 34287
Phone (941) 586-7898

NOTE: If the title holder(s) of the subject property are appointing an agent to represent them, a letter from the title holder(s) addressed to the Land Development Regulation Administrator MUST be attached to this application at the time of submittal stating such appointment.

Title Holder(s) Representative Agent(s) _____

Address _____ City _____ Zip Code _____

Phone () _____

2. Size of Property 20 acres

3. Tax Parcel ID# 21-25-17-04756-001

4. Present Land Use Classification ag-3

5. Present Zoning District AG-3

6. Proposed Temporary Use of Property RV for summer

(Include the paragraph number the use applies under listed on Page 1 and 2)

7. Proposed Duration of Temporary Use 3 months

8. Attach Copy of Deed of Property.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

Jennifer H. Wood
Applicants Name (Print or Type)

Glen R. Healy 6/15/07
Bettie A. Healy 6/15/07

Jennifer H Wood
Applicant Signature

6/5/07
Date

MICHAEL D. WOOD Michael D. Wood 6-11-07

OFFICIAL USE

Approved ✓ afs 6/21/07

Denied _____

Reason for Denial _____

Conditions (if any) _____

