

DATE 08/09/2016

# Columbia County Building Permit

This Permit Must Be Prominently Posted on Premises During Construction

**PERMIT**  
**000034328**

APPLICANT MIKE TODD PHONE 755-4387

ADDRESS 129 NE COLBURN AVE LAKE CITY FL 32055

OWNER DAVID RANDALL MORGAN PHONE 601-529-4755

ADDRESS 220 SW RIVERSIDE AVE FORT WHITE FL 32038

CONTRACTOR MIKE TODD PHONE 755-4387

LOCATION OF PROPERTY 47 S. R 27, L RIVERSIDE AVE, ON RIGHT LOT 5

TYPE DEVELOPMENT SID. UTILITY ESTIMATED COST OF CONSTRUCTION 161900.00

HEATED FLOOR AREA 2128.00 TOTAL AREA 3238.00 HEIGHT 35.00 STORIES 2

FOUNDATION PILRS WALLS FRAMED ROOF PITCH 5/12 FLOOR WOOD

LAND USE & ZONING FSA-2 MAX. HEIGHT 35

Minimum Set Back Requirements: STREET-FRONT 30.00 REAR 25.00 SIDE 10.00

NO. EX.D.U. 1 FLOOD ZONE AE DEVELOPMENT PERMIT NO. 16-007

PARTIAL ID 23-6S-15-00533-000 SUBDIVISION THREE RIVERS ESTATES

LOT 5 BLOCK      PHASE      UNIT 1 TOTAL ACRES 1.44

CRC006209

Culvert Permit No.      Culvert Waiver      Contractor's License Number      Applicant/Owner/Contractor     

EXISTING      16-046-M BS TC N

Driveway Connection      Septic Tank Number      LU & Zoning checked by      Approved for Issuance      New Resident      Time STOP No.     

COMMENTS: MINIMUM FLOOR ELEVATION 35.4'. NEED ELEVATION CERTIFICATE BEFORE

POWER. IF FRISE RECD, NO CONFLICT. SEE SURVEY FOR ELEVATIONS.

COMBINATION PERMIT WITH 34327 RELOCATION

Check # or Cash 17406

## 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      Insulation     

     date/app. by      date/app. by     

Rough-in plumbing above slab and below wood floor      Electrical rough-in     

     date/app. by      date/app. by     

Heat & Air Duct      Peri. beam (Lintel)      Pool     

     date/app. by      date/app. by      date/app. by     

Permanent power      C.O. Final      Culvert     

     date/app. by      date/app. by      date/app. by     

Pump pole      Utility Pole      MH tie downs, blocking, electricity and plumbing     

     date/app. by      date/app. by      date/app. by     

Reconnection      RV      Re-roof     

     date/app. by      date/app. by      date/app. by     

BUILDING PERMIT FEE \$ 810.00 CERTIFICATION FEE \$ 16.19 SURCHARGE FEE \$ 16.19

MISC. FEES \$ 0.00 ZONING CERT. FEES \$ 50.00 FIRE FEE \$ 0.00 WASTE FEE \$     

FLOOD DEVELOPMENT FEE \$ 50.00 FLOOD ZONE FEE \$ 25.00 CULVERT FEE \$      TOTAL FEE 967.38

INSPECTOR'S OFFICE     CLERK'S 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.

NOTICE: ALL OTHER APPLICABLE STATE OR FEDERAL PERMITS SHALL BE OBTAINED BEFORE COMMENCEMENT OF THIS PERMITTED DEVELOPMENT.

**"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."**

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. A VALID PERMIT RECEIVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED NOT SUSPENDED, ABANDONED OR INVALID WHEN THE PERMIT HAS RECEIVED AN APPROVED INSPECTION WITHIN 180 DAYS OF THE PREVIOUS INSPECTION.

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

Emailed for  
site plans  
8-2-16

#967.38 ck 17406

Columbia County New Building Permit Application

RES. CHECKLIST

For Office Use Only Application # 1606-37 Date Received 6/13 By LH Permit # 34329  
Zoning Official BKS Date 7-29-16 Flood Zone AE Land Use ESA Zoning ESA-2  
FEMA Map # 458C Elevation 34.4' MFE 35.4' River Fish Plans Examiner J.C. Date 8-1-16  
Comments See Survey For Elevations / 1' Rise Letter Rec'd. Need finished Cont. Elevation Report  
☒ NOC ☒ DEH ☒ Deed or PA ☒ Site Plan ☐ State Road Info ☒ Well letter ☒ 911 Sheet ☐ Fencing ☐ before power  
☒ Dev Permit # 16-007 ☐ In Floodway ☐ Letter of Auth. from Contractor ☐ F W Comp. letter  
☐ Owner Builder Disclosure Statement ☐ Land Owner Affidavit ☐ Ellisville Water ☒ App Fee Paid ☒ Sub VF Form

Septic Permit No. 16-0464-M OR City Water Fax  
Applicant (Who will sign/pickup the permit) Mike Todd Phone 386-755-4387  
Address 129 N. E Colburn Ave Lake City FL 32055  
Owners Name David Randell Morgan Phone 601-529-4755  
911 Address 220 S. W Riverside Ave Ft White FL 32038  
Contractors Name Mike Todd Phone 386-755-4387  
Address 129 N E Colburn Ave Lake City FL 32055  
Contractor Email mike@miketoddconstruction.com \*\*\*Include to get updates on this job.

Fee Simple Owner Name & Address

Bonding Co. Name & Address

Architect/Engineer Name & Address Keen Engineering/Surveying Inc. 9263 CR 917 Live Oak FL 32060

Mortgage Lenders Name & Address

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

Property ID Number 00-00-00-00533-000 Estimated Construction Cost \$229,908.73

Subdivision Name Three River Estates Lot 5 Block 1 Phase 1

Driving Directions from a Major Road 47 to SR 27 go left 5 miles to Riverside Ave, go left. Lot 5 is on Right.

Construction of New House Commercial OR ☒ Residential

Proposed Use/Occupancy Sgl. Fam Number of Existing Dwellings on Property 1

Is the Building Fire Sprinkled? ☐ If Yes, blueprints included Or Explain

Circle Proposed ☒ Culvert Permit or Culvert Waiver or D.O.T. Permit or Have an Existing Drive

Actual Distance of Structure from Property Lines - Front Side See Site Plan Side Rear

Number of Stories 2 Heated Floor Area 2128 Total Floor Area 3238 Acreage 1.542

Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) Connected to Same

power supply  
left Mike a VM 8-2-16

**Columbia County Building Permit Application**

**CODE: Florida Building Code 2014 and the 2011 National Electrical Code.**

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.

**TIME LIMITATIONS OF APPLICATION :** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless pursued in good faith or a permit has been issued.

**TIME LIMITATIONS OF PERMITS:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

**FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment:** According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

**NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT:** **YOU ARE HEREBY NOTIFIED** as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

**OWNERS CERTIFICATION:** I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

**NOTICE TO OWNER:** There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

David Morgan  
Print Owners Name

[Signature]  
Owners Signature

**\*\*Property owners must sign here before any permit will be issued.**

**\*\*If this is an Owner Builder Permit Application then, ONLY the owner can sign the building permit when it is issued.**

**CONTRACTORS AFFIDAVIT:** By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

[Signature]  
Contractor's Signature

✓ Contractor's License Number CGC006209  
Columbia County  
Competency Card Number 539

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 13 day of June 2016  
Personally known t or Produced Identification [Signature]

[Signature]  
State of Florida Notary Signature (For the Contractor)



# Reaction 'CABIN'

## SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER 1006-36 CONTRACTOR Mike Todd PHONE 386.755.4387  
 THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

*Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.*

<b>ELECTRICAL</b>	Print Name <u>Math Burns Electric</u>	Signature <u>See Attached</u>	Phone #: <u>386-935-0444</u>
<u>14.0</u>	License #: <u>EC13006531</u>		
<b>MECHANICAL/</b>	Print Name <u>D.L. Williams Htg &amp; Cooling</u>	Signature <u>D.L. Williams</u>	Phone #: <u>386-754-1987</u>
<u>A/C 13</u>	License #: <u>CAC1816913</u>		
<b>PLUMBING/</b>	Print Name <u>Hometown Plumbing</u>	Signature <u>AD-R</u>	Phone #: <u>386-754-6140</u>
<u>GAS 298</u>	License #: <u>CFC1728890</u>		
<b>ROOFING</b>	Print Name <u>Mike Todd Construction</u>	Signature <u>[Signature]</u>	Phone #: <u></u>
	License #: <u></u>		
<b>SHEET METAL</b>	Print Name <u></u>	Signature <u></u>	Phone #: <u></u>
	License #: <u></u>		
<b>FIRE SYSTEM/</b>	Print Name <u></u>	Signature <u></u>	Phone #: <u></u>
<b>SPRINKLER</b>	License #: <u></u>		
<b>SOLAR</b>	Print Name <u></u>	Signature <u></u>	Phone #: <u></u>
	License #: <u></u>		


Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
<b>MASON</b> <u>LIAC</u>	<u>000222</u>	<u>Harold Houston Construction</u>	<u>[Signature]</u>
<b>CONCRETE FINISHER</b>	<u>000310</u>	<u>Parrish Enterprises</u>	<u>[Signature]</u>
FRAMING			
INSULATION			
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
<b>PAINTING</b>	<u>1040</u>	<u>John Davis Painting</u>	<u>[Signature]</u>
ACOUSTICAL CEILING			
GLASS			
CERAMIC TILE			
<b>FLOOR COVERING</b>	<u>000710</u>	<u>Brown Van-Carpet One</u>	<u>[Signature]</u>
ALUM/VINYL SIDING			
GARAGE DOOR			
METAL BLDG ERECTOR			

**F. S. 440.103 Building permits; identification of minimum premium policy.**—Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

**Development Permit**  
**F 023- 16-007**

FLOOD ZONE AE BY BS 2-4-2009 FIRM COMMUNITY # 120070 - PANEL # 458-C  
FIRM 100 YEAR ELEVATION 34.4' PLAN INCLUDED YES or NO  
REQUIRED LOWEST HABITABLE FLOOR ELEVATION 35.4'  
IN THE REGULATORY FLOODWAY YES or NO RIVER Itchetucknee  
SURVEYOR / ENGINEER NAME Curtis Keen LICENSE NUMBER 23836

DATE THE FINISHED FLOOR ELEVATION CERTIFICATE WAS PROVIDED





STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL  
SYSTEM  
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. 16-0464M  
DATE PAID: 8/2/16  
FEE PAID: 285.00  
RECEIPT #: 1250664

## APPLICATION FOR:

☐ New System ☐ Existing System ☐ Holding Tank ☐ Innovative  
☐ Repair ☐ Abandonment ☐ Temporary ☒ MODIFICATION

APPLICANT: David MorganAGENT: ROCKY FORD, A & B CONSTRUCTIONTELEPHONE: 386-497-2311MAILING ADDRESS: 546 SW Dortch Street, FT. WHITE, FL, 32038

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

## PROPERTY INFORMATION

LOT: 5 BLOCK: na SUB: Three Rivers Estates unit 1 PLATTED: 5/1/02PROPERTY ID #: 00-00-00-00533-000 ZONING: Res I/M OR EQUIVALENT: ☐ Y ☒ NPROPERTY SIZE: 1.54 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐  $\leq 2000$  GPD ☐  $> 2000$  GPDIS SEWER AVAILABLE AS PER 381.0065, FS? ☐ Y ☒ N DISTANCE TO SEWER: — FTPROPERTY ADDRESS: 218 SW Riverside Ave, Fort White, FL, 32038

DIRECTIONS TO PROPERTY: 47 South, TR on US 27, TL on Riverside (3 Rivers), 5<sup>th</sup> lot  
on the right

## BUILDING INFORMATION

☒ RESIDENTIAL ☐ COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	SF Residential	3	2512	ORIGINAL 384 SQ Feet ADDING
2				2128 SQ Feet & 3/5 R'S
3				

☒ Floor/Equipment Drains ☒ Other (Specify) \_\_\_\_\_SIGNATURE: Rocky D FordDATE: 1/26/2016

STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number \_\_\_\_\_

*MORGAN*

----- PART II - SITEPLAN -----

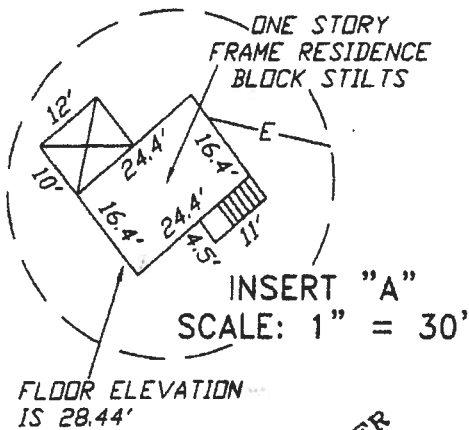
Scale: 1 inch = 40 feet.

*SEE ATTACHED*

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

Site Plan submitted by: *Rodney D. [Signature]* MASTER CONTRACTOR  
Plan Approved *[Signature]* Not Approved \_\_\_\_\_ Date *8/15/16*  
By *[Signature]* *Columbia* County Health Department

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



**DESCRIPTION:**

LOT 5 OF 'THREE RIVERS ESTATES SECTION NO. 1' AS PER  
PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 53 OF THE  
PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.  
TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS  
AND EGRESS:  
(SEE SHEET # 2 FOR DESCRIPTION AND DETAILS)

WOOD DOCK  
APPARENT USE  
(DECK ELEVATION  
IS 20.98')

AUG 01 2016

FLOOR ELEVATION  
IS 28.44'

ICHETUCKNEE RIVER

WOOD DOCK

WETLAND-  
LOCATION  
LINE

NOTE: UNLESS OTHERWISE DENOTED  
ALL PROPERTY CORNERS LOCATED  
HAD NO IDENTIFICATION.

SEE  
INSERT "A"

LOT 6

L.S. BRITT  
P.L.S. 5757

SPIKE SET IN  
30" HICKORY TREE  
ELEVATION = 28.32'

**DIRT  
DRIVE**

S Y M B O L   L E G E N D:

- |   |                               |         |                            |
|---|-------------------------------|---------|----------------------------|
| ■ | 4"x4" CONCRETE MONUMENT FOUND | CL      | CENTERLINE                 |
| □ | 4"x4" CONCRETE MONUMENT SET   | --E--   | ELECTRIC LINES             |
| ● | IRON PIPE FOUND               | --X--   | WIRE FENCE                 |
| ○ | IRON PIN AND CAP SET          | --○--   | CHAIN LINK FENCE           |
| * | "X" CUT IN PAVEMENT           | --□--   | WOODEN FENCE               |
| + | CALCULATED PROPERTY CORNER    | —, —    | SECTION LINE               |
| ⊙ | NAIL & DISK                   | (PLAT)  | AS PER A PLAT OF RECORD    |
| ⊕ | POWER POLE                    | (DEED)  | AS PER A DEED OF RECORD    |
| ▲ | WATER METER                   | (CALC.) | AS PER CALCULATIONS        |
| ⊙ | UTILITY BOX                   | (FIELD) | AS PER FIELD MEASUREMENTS  |
| * | WELL                          | P.R.M.  | PERMANENT REFERENCE MARKER |
| ⊙ | SANITARY MANHOLE              | P.C.P.  | PERMANENT CONTROL POINT    |
| + | SIGN POST                     |         |                            |



SCALE: 1" = 60'



CERTIFIED TO:

DAVID & BRYAN MORGAN

**SURVEYOR'S CERTIFIC**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY  
TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOA  
IN CHAPTER 65C-07, FLORIDA ADMINISTRATIVE CODE DEPARTMENT

10/29/15  
-----  
FIELD SURVEY DATE

11/05/15  
DRAWING DATE

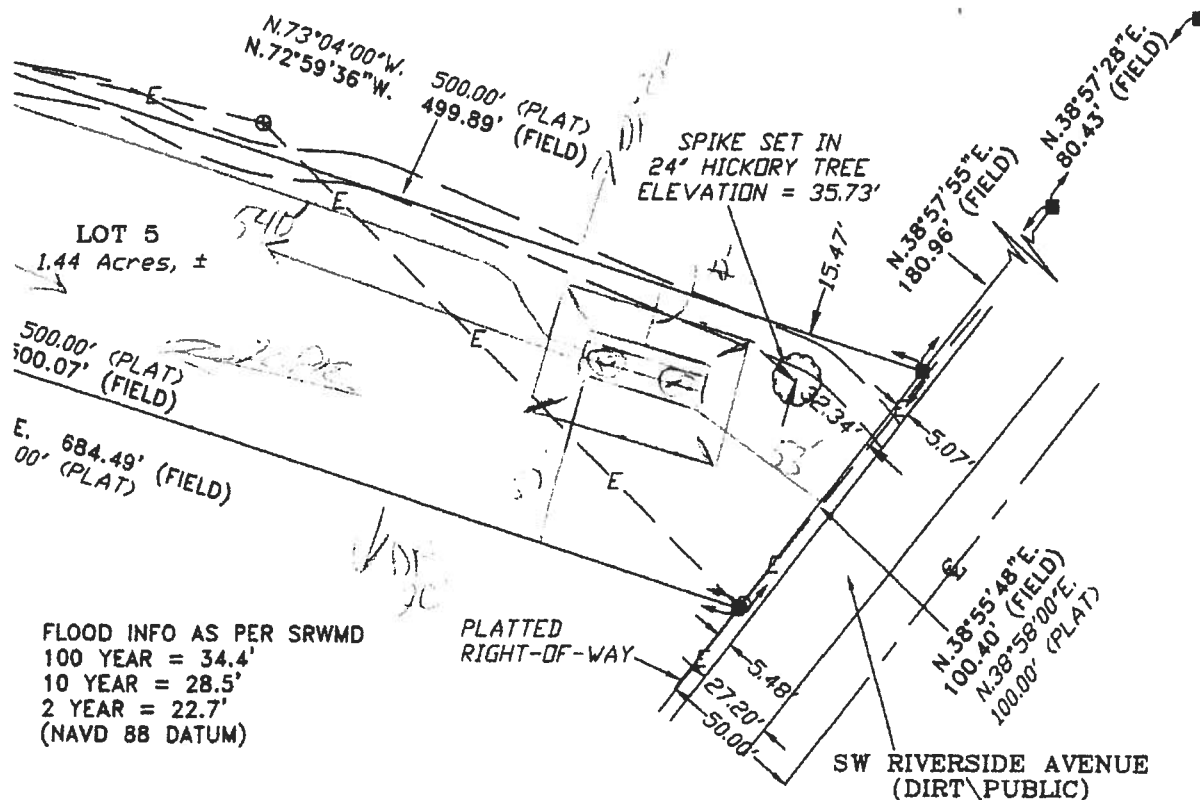
NOTE: UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RA: MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATION

FIELD BOOK: SEE PAGE(S): FILE

BOUNDARY SURVEY IN SECTION 26, TOWNSHIP 6 SOUTH,  
RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
2. BEARINGS ARE BASED ON SAID PLAT OF RECORD.
3. THIS PARCEL IS IN ZONE "AE" AND IS SUBJECT TO FLOODING. A BASE FLOOD ELEVATION IS ESTABLISHED TO BE 34.4 FEET AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NO. 12023C0458C. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. (BASED ON NAVD 88 DATUM)
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREDON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREDON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREDON ARE IN FEET AND DECIMAL PARTS THEREDF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREDON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.
10. ALL ELEVATIONS SHOWN HEREDON ARE BASED ON NAVD 88 DATUM.



POSSIBLE CHARGE AND MEETS THE MINIMUM  
F PROFESSIONAL SURVEYORS AND MAPPERS  
EXCEPTION IN ORDER TO LICENSED SURVEYORS.

*Scott Britt*  
L. SCOTT BRITT, P.S.M.  
CERTIFICATION # 5757  
DEAL OF A FLORIDA LICENSED SURVEYOR AND  
PURPOSES ONLY AND IS NOT VALID.



# BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016

2086 SW MAIN BLVD, SUITE 112, LAKE CITY, FLORIDA 32025

(386)752-7163 FAX (386)752-5573

www.brittsurvey.com

WORK ORDER # L-23730

## ONE FOOT RISE CERTIFICATION

OWNER: David & Bryn Morgan

DESCRIPTION: Lot 5, Three Rivers Estates Section no. 1, Columbia  
County, Florida

BASE FLOOD ELEVATION: 34.4'

COMMUNITY PANEL NUMBER: 12023C0458C dated 02/04/2009


PROJECT: 28' x 46' HOME, 28'x46' CONCRETE PAD AT GRADE  
24' x 16' EXISTING HOME/10'x12' EXISTING PORCH

FLOOD AREA (isolated) AT BASE FLOOD ELEVATION= 140 ACRES

FILL OF FLOODPLAIN: N/A

LOWEST AVERAGE GROUND ELEVATION AT BUILDING = 24.5'

I hereby certify that the placement of the 28'x46' raised home on columns, 28'x 46' concrete pad at grade, 24'x 16' home/10'x12' proch will increase the Suwannee River floodplain less than one foot at the project location. The average ground elevation at the home is 24.5'. The lowest horizontal member of the home will be required to be set at 12 inches above the 100 year flood minimum.

  
Curtis E. Keen, PE #23836  
EB #3761

Date: 07/26/16

Copy: David Morgan



## ONE FOOT RISE CALCULATIONS

OWNER: David & Bryn Morgan

DESCRIPTION: Lot 5, Three Rivers Estates Section no. 1, Columbia County, Florida

BASE FLOOD ELEVATION: 34.4'

COMMUNITY PANEL NUMBER: 12023C0458C dated 02/04/2009

PROJECT: 28' x 46' HOME, 28'x 46' CONCRETE PAD AT GRADE.  
24' x 16' EXISTING HOME/10'x12' EXISTING PORCH

FLOOD AREA (isolated) AT BASE FLOOD ELEVATION= 140 ACRES

FILL OF FLOODPLAIN: N/A

LOWEST AVERAGE GROUND ELEVATION AT BUILDING = 24.5'

This project will be located in the staging area of the Ichetucknee River and not the floodway.  
No step backwater calculations are required. The calculations are based on the amount of  
floodplain volume removed if the foundation is enclosed.

$$\% \text{ FLOODPLAIN AREA REMOVED} = \frac{1,792 \text{ s.f.}/43,560 \text{ s.f.}}{140 \text{ acres}} = 0.0294\%$$

$$\text{FLOODPLAIN LEVEL INCREASE} = \frac{1,792 \text{ s.f.} \times 1.0 \text{ feet}}{140 \text{ ac.} \times 43,560 \text{ s.f.}} = 0.0003 \text{ foot}$$

*Curtis E. Keen 7/26/16*

Curtis E. Keen, PE #23836  
EB #3761

Date: 07/26/16



# Columbia County Property Appraiser

updated: 5/5/2016

**2015 Tax Year****Parcel:** 00-00-00-00533-000

&lt;&lt; Next Lower Parcel   Next Higher Parcel &gt;&gt;

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

Interactive GIS Map

Print

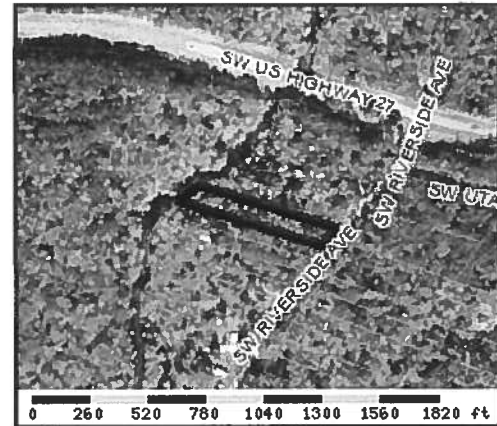
&lt;&lt; Prev

Search Result: 16 of 73

Next &gt;&gt;

## Owner & Property Info

Owner's Name	MORGAN DAVID RANDAL &		
Mailing Address	BRYNN PARKER MORGAN 2103 WHITNEY OAKS DR OCEAN SPRINGS, MS 39564		
Site Address	218 SW RIVERSIDE AVE		
Use Desc. (code)	SINGLE FAM (000100)		
Tax District	3 (County)	Neighborhood	100000
Land Area	1.542 ACRES	Market Area	02
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 5 UNIT 1 THREE RIVERS ESTATES. ORB 327-638, WD 1195- 1190, WD 1282-590,			



## Property & Assessment Values

2015 Certified Values		
<b>Mkt Land Value</b>	cnt: (0)	\$95,000.00
<b>Ag Land Value</b>	cnt: (1)	\$0.00
<b>Building Value</b>	cnt: (1)	\$12,907.00
<b>XFOB Value</b>	cnt: (1)	\$1,914.00
<b>Total Appraised Value</b>		\$109,821.00
<b>Just Value</b>		\$109,821.00
<b>Class Value</b>		\$0.00
<b>Assessed Value</b>		\$109,821.00
<b>Exempt Value</b>		\$0.00
<b>Total Taxable Value</b>	Cnty: \$109,821 Other: \$109,821   Schl: \$109,821	

2016 Working Values ( Hide Values)		
<b>Mkt Land Value</b>	cnt: (0)	\$95,000.00
<b>Ag Land Value</b>	cnt: (1)	\$0.00
<b>Building Value</b>	cnt: (1)	\$12,504.00
<b>XFOB Value</b>	cnt: (1)	\$1,914.00
<b>Total Appraised Value</b>		\$109,418.00
<b>Just Value</b>		\$109,418.00
<b>Class Value</b>		\$0.00
<b>Assessed Value</b>		\$109,418.00
<b>Exempt Value</b>		\$0.00
<b>Total Taxable Value</b>	Cnty: \$109,418 Other: \$109,418   Schl: \$109,418	

**NOTE: 2016 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.**

## Sales History

Show Similar Sales within 1/2 mile

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
9/29/2014	1282/590	WD	I	Q	01	\$142,500.00
5/28/2010	1195/1190	WD	I	Q	01	\$141,300.00

## Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	SFR PILING (000300)	1960	AVERAGE (05)	384	504	\$12,504.00
<b>Note:</b> All S.F. calculations are based on exterior building dimensions.						

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0084	DOCK-RIVER	1993	\$1,914.00	0000330.000	0 x 0 x 0	(000.00)



INSERT "A"  
SCALE: 1" = 30'

WOOD JOCK  
APPARENT USE  
CODEK ELEVATION  
IS 20.987

TO, 3 UP THREE RIVERS ESTATES SECTION NO. 1 AS PER THE  
PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 53 OF THE  
PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA  
TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS  
AND EGRESS;  
(SEE SHEET # 2 FOR DESCRIPTION AND DETAILS)

Nightbird's  
house

Neighbor's  
Main House

ICHETUCKNEE RIVER

SEPTIC TANK  
APPARENT USE

544

LS BR177  
PLS 5757

NOTE: UNLESS OTHERWISE DENOTED  
ALL PROPERTY CORNERS LOCATED  
HAD NO IDENTIFICATION.

SET  
INSERT  
A

150

## 6' Between Dwellings

SYMBOL LEGEND

SPRINKLER SET IN  
30" HICKORY TREE  
ELEVATION = 28.32m

# NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

00-00-00-00533-000

Clerk's Office Stamp

Inst: 201612009778 Date: 06/13/2016 Time: 2:34PM  
Page 1 of 1 B: 1316 P: 1912, P.DeWitt Cason, Clerk of Court  
Columbia County, By: BD  
Deputy Clerk

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): Lot 5 unit 1 Three Rivers Estates  
a) Street (job) Address: 218 S.W. Riverside Ave Ft White FL 32038
2. General description of improvements: Rebate EXISTING Cabin, Build new House
3. Owner Information or Lessee information if the Lessee contracted for the improvements:  
a) Name and address: David Morgan 218 S.W. Riverside Ave Ft White FL 32038  
b) Name and address of fee simple titleholder (if other than owner) \_\_\_\_\_  
c) Interest in property Owner
4. Contractor Information  
a) Name and address: Mike Todd Construction 129 N.E Colburn Ave Lake City FL 32055  
b) Telephone No.: 386-755-4387
5. Surety Information (if applicable, a copy of the payment bond is attached):  
a) Name and address: \_\_\_\_\_  
b) Amount of Bond: \_\_\_\_\_  
c) Telephone No.: \_\_\_\_\_
6. Lender  
a) Name and address: \_\_\_\_\_  
b) Phone No. \_\_\_\_\_
7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:  
a) Name and address: Mike Todd Construction 129 N.E Colburn Ave Lake City FL 32055  
b) Telephone No.: 386-755-4387
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:  
a) Name: Mike Todd OF Mike Todd Construction, Inc.  
b) Telephone No.: 386-755-4387
9. Expiration date of Notice of Commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): \_\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

10. [Signature]  
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

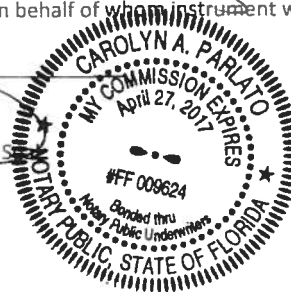
Contractor Mike Todd  
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 13 day of June, 2016 by:  
Mike Todd as Agent for David Morgan  
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known ☒ OR Produced Identification ☐ Type \_\_\_\_\_

Notary Signature [Signature]

Notary Stamp or Seal



# Columbia County Property Appraiser

updated: 5/5/2016

**2015 Tax Year**

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

**Parcel:** 00-00-00-00533-000

&lt;&lt; Next Lower Parcel

Next Higher Parcel &gt;&gt;

Interactive GIS Map

Print

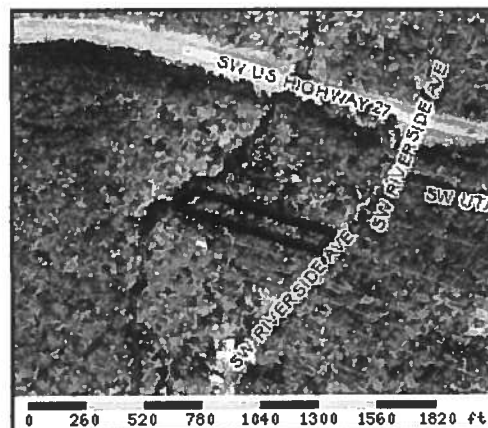
## Owner & Property Info

&lt;&lt; Prev

Search Result: 16 of 73

Next &gt;&gt;

<b>Owner's Name</b>	MORGAN DAVID RANDAL &		
<b>Mailing Address</b>	BRYNN PARKER MORGAN 2103 WHITNEY OAKS DR OCEAN SPRINGS, MS 39564		
<b>Site Address</b>	218 SW RIVERSIDE AVE		
<b>Use Desc. (code)</b>	SINGLE FAM (000100)		
<b>Tax District</b>	3 (County)	<b>Neighborhood</b>	100000
<b>Land Area</b>	1.542 ACRES	<b>Market Area</b>	02
<b>Description</b>	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. LOT 5 UNIT 1 THREE RIVERS ESTATES ORB 327-638, WD 1195- 1190, WD 1282-590,		



## Property & Assessment Values

2015 Certified Values		
<b>Mkt Land Value</b>	cnt: (0)	\$95,000.00
<b>Ag Land Value</b>	cnt: (1)	\$0.00
<b>Building Value</b>	cnt: (1)	\$12,907.00
<b>XFOB Value</b>	cnt: (1)	\$1,914.00
<b>Total Appraised Value</b>		\$109,821.00
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2016 Working Values <span>( Hide Values )</span>		
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## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0084	DOCK-RIVER	1993	\$1,914.00	0000330.000	0 x 0 x 0	(000.00)

## Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000132	SFR RIVER (MKT)	100 FF - (0000001.542AC)	1.00/1.00/1.00/1.00	\$950.00	\$95,000.00

Columbia County Property Appraiser

updated: 5/5/2016

&lt;&lt; Prev

16 of 73

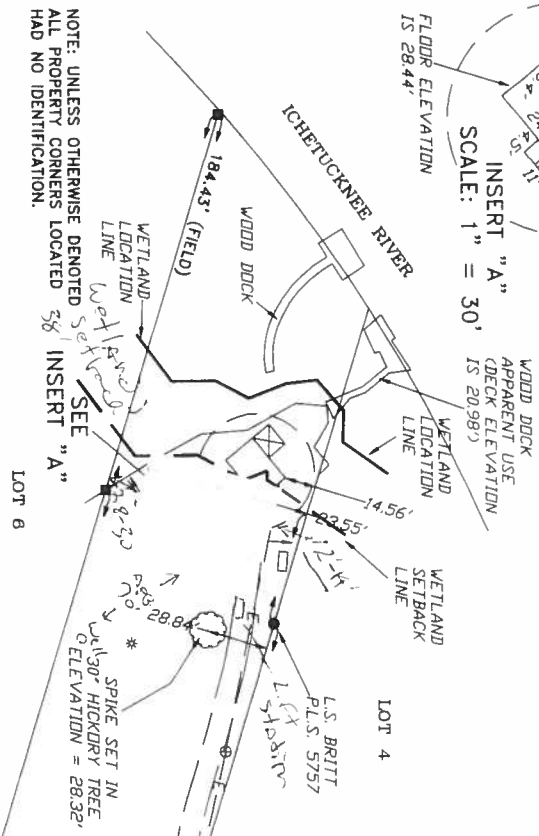
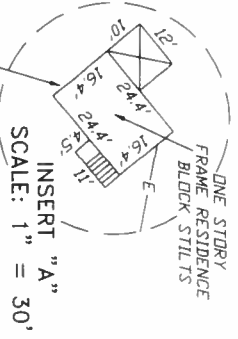
Next &gt;&gt;

## DISCLAIMER

This information 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.

BOUNDARY SURVEY IN SECTION 26, TOWNSHIP 6 SOUTH,  
RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA.

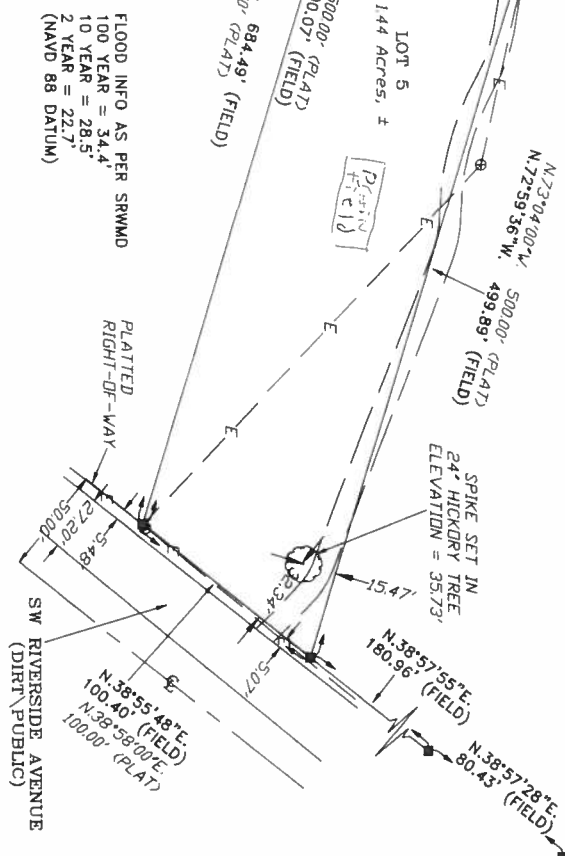
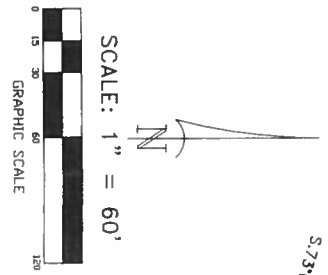
DESCRIPTION:  
LOT 5 OF "THREE RIVERS ESTATES SECTION NO. 1" AS PER THE  
PLAT RECORDED IN PLAT BOOK 3, PAGE 53 OF THE  
PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA  
TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS  
AND EGRESS (SEE SHEET # 2 FOR DESCRIPTION AND DETAILS)



- SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
  2. BEARINGS ARE BASED ON SAID PLAT OF RECORD.
  3. THIS PARCEL IS IN ZONE "AE" AND IS SUBJECT TO FLOODING. A BASE FLOOD ELEVATION IS ESTABLISHED TO BE 34.4 FEET AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NO. 1202300458C. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. (BASED ON NAVD 88 DATUM)
  4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREIN.
  5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREIN.
  6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
  7. DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMAL PARTS THEREOF.
  8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
  9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREIN IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.
  10. ALL ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD 88 DATUM.

# SYMBOL LEGEND:

4"x4" CONCRETE MONUMENT FOUND	—E—	CENTERLINE
4"x4" CONCRETE MONUMENT SET	—X—	ELECTRIC LINES
IRON PIPE FOUND	—O—	WIRE FENCE
IRON PIN AND CAP SET	—O—	CHAIN LINK FENCE
"X" CUT IN PAVEMENT	—O—	WOODEN FENCE
+ CALCULATED PROPERTY CORNER	—	SECTION LINE
⊕ NAIL & DISK	(PLAT)	AS PER A PLAT OF RECORD
⊕ POWER POLE	(DEED)	AS PER A DEED OF RECORD
⊕ WATER METER	(CALC.)	AS PER CALCULATIONS
⊕ UTILITY BOX	(FIELD)	AS PER FIELD MEASUREMENTS
* WELL	P.R.M.	PERMANENT REFERENCE MARKER
⊕ SANITARY MANHOLE	P.C.P.	PERMANENT CONTROL POINT
+ SIGN POST		



CERTIFIED TO:

DAVID & BRYAN MORGAN

*David Morgan*

FIELD BOOK SEE PAGE(S) FILE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I HAVE READ THE ENTIRE SURVEY AND THE ORIGINAL FIELD NOTES AND I AM Satisfied THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. I HAVE ALSO READ THE ENTIRE SURVEY AND THE ORIGINAL FIELD NOTES AND I AM Satisfied THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

FIELD SURVEY DATE: 11/05/15

DRAWING DATE: 11/05/15

L. SCOTT BRITT, P.S.M.  
CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



BRITT SURVEYING  
& MAPPING, LLC

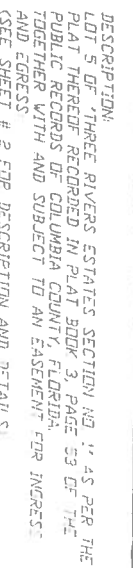
LAND SURVEYORS AND MAPPERS, L.B. # 8016

2006 SW MAIN BLVD., SUITE 112, LAKE CITY, FLORIDA 32829

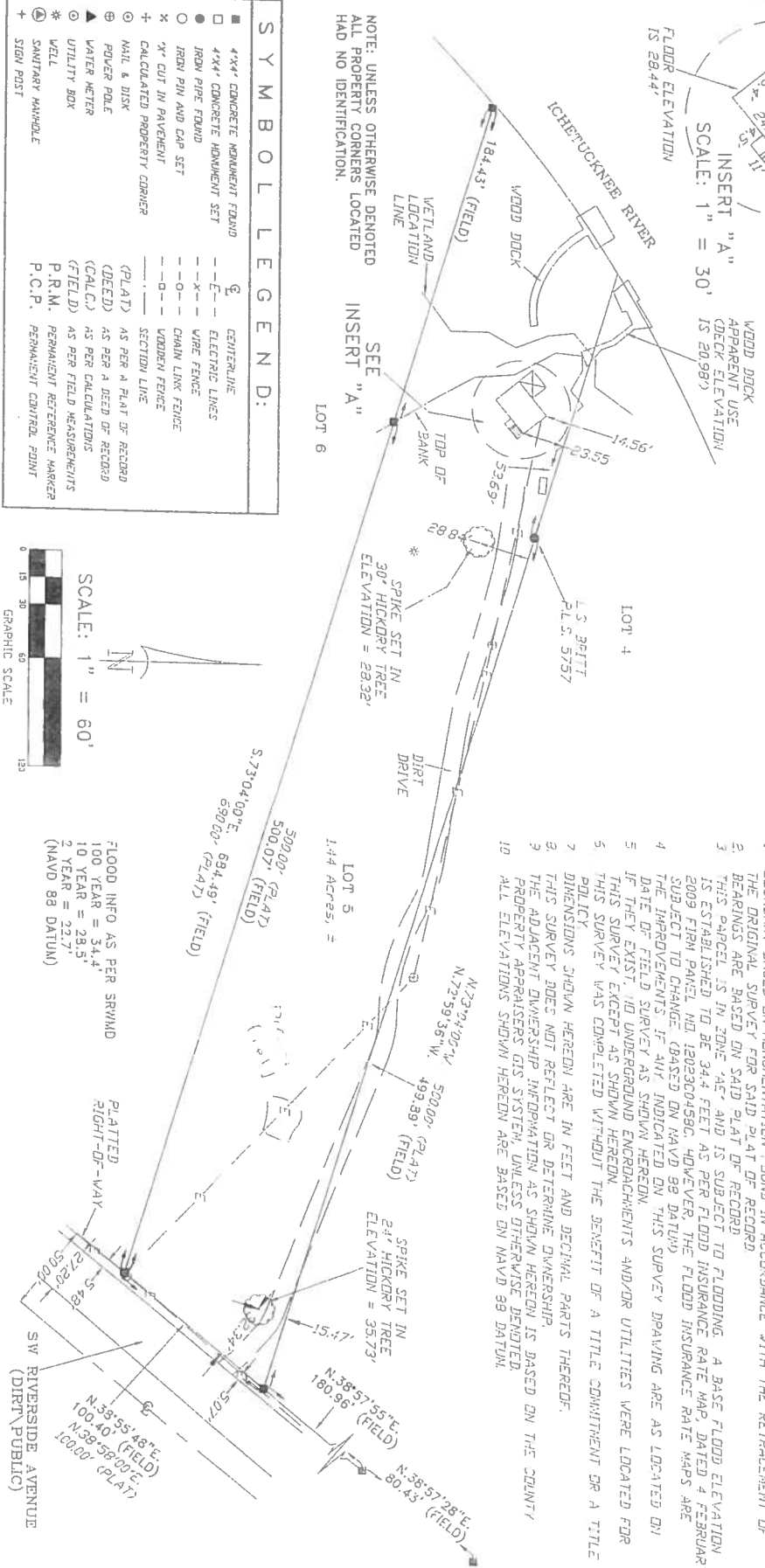
(386) 752-7163 FAX (386) 752-5573

WORK ORDER # L-23730

DESCRIPTION:  
LOT 5 OF "THREE RIVERS ESTATES SECTION 10", AS PER THE  
PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 53 OF THE  
PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.  
TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS  
AND EGRESS  
AS SET FORTH # 2 EMP. DESCRIPTION AND DETAIL(S)



BOUNDARY SURVEY IN SECTION 26, TOWNSHIP 5 SOUTH,  
RANGE 15 EAST,  
COLUMBIA COUNTY, FLORIDA.



WORK ORDER # L-23730

WORK ORDER # L-23730