

**Columbia County New Building Permit Application**

**For Office Use Only** Application # 1710-45 Date Received 10-12-17 By LH Permit # 35935/2499

Zoning Official [Signature] Date 10-27-17 Flood Zone X Land Use A Zoning A-3

FEMA Map # \_\_\_\_\_ Elevation \_\_\_\_\_ MFE 1' above River Plans Examiner T.C. Date 10-26-17

Comments ★ 50 foot setbacks on all sides

☒ NOC ☐ EH ☐ Deed or PA ☐ Site Plan ☐ State Road Info ☒ Well letter ☒ 911 Sheet ☐ Parent Parcel # \_\_\_\_\_

☐ Dev Permit # \_\_\_\_\_ ☐ 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. 17-0554 OR City Water ☐ Fax 386-462-7718

Applicant (Who will sign/pickup the permit) Anna L. Allen Phone 386-418-4663

Address 13919 NW 145th Avenue, Alachua, FL 32615

Owners Name Brian Lavin and Jennifer Steck Phone 815-531-5252

911 Address 398 SW Heflin Avenue, Fort White, FL 32038

Contractors Name Wm Carl Herring, III Phone 386-418-4663

Address 13919 NW 145th Avenue, Alachua, FL 32615

Contractor Email flahomes@windstream.net \*\*\*Include to get updates on this job.

Fee Simple Owner Name & Address Brian Lavin and Jennifer Steck

Bonding Co. Name & Address \_\_\_\_\_

Architect/Engineer Name & Address Frank Sapienza, Jr, 1821 SW 101 Dr, Gainesville, FL 32607, Lic #48566

Mortgage Lenders Name & Address \_\_\_\_\_

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

Property ID Number 30-7S-17-10058-591 Estimated Construction Cost \$160,000

Subdivision Name Santa Fe River Plantations Lot 1 Block \_\_\_\_\_ Unit \_\_\_\_\_ Phase \_\_\_\_\_

Driving Directions from a Major Road 47 S to US 27. Turn left. Turn right on CR 138.

Left on Heflin Avenue. Lot on right. Begins just past SW Bay Place. Fla Homes sign on

the lot. 30' 5'

Construction of Single Family Home Commercial ☐ OR ☒ Residential

Proposed Use/Occupancy Homestead Number of Existing Dwellings on Property 0

Is the Building Fire Sprinkled? No 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 108.7 Side 146.9 Side 91 Rear 88

Number of Stories 1 Heated Floor Area 1600 Total Floor Area 1712 Acreage 2.55+-

Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) \_\_\_\_\_

ck# 18083 File for 10.30.17

**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.

Brian Gavin

*Brian Gavin*

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

Jennifer Steck

*Jennifer Steck*

Print Owners Name

Owners Signature

**\*\*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.

*W. Carl H. [Signature]*

Contractor's Signature

Contractor's License Number CBC 052062  
Columbia County  
Competency Card Number 1282

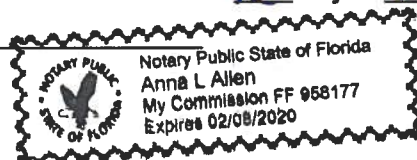
Affirmed under penalty of perjury to by the Contractor and subscribed before me this 12 day of October 2017.

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

*W. H. Allen*

State of Florida Notary Signature (For the Contractor)

SEAL:



# SUBCONTRACTOR VERIFICATION

Lavin I  
Steck

APPLICATION/PERMIT # 1710-45

JOB NAME Lavin/steck

THIS FORM MUST BE SUBMITTED BEFORE A PERMIT WILL BE ISSUED

Columbia County issues combination permits. 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 general contractors permit.

**NOTE:** It shall be the responsibility of the general contractor to make sure that all of the subcontractors are licensed with the Columbia County Building Department.

**Use website to confirm licenses:** <http://www.columbiacountyfla.com/PermitSearch/ContractorSearch.aspx>

**NOTE:** If this should change prior to completion of the project, it is your responsibility to have a corrected form submitted to our office, before that work has begun.

Violations will result in stop work orders and/or fines.

<b>ELECTRICAL</b> <input checked="" type="checkbox"/> CC# 811	Print Name <u>Ryan Beville</u> Signature <u>[Signature]</u> Company Name: <u>RBI Electrical Contracting, LLC</u> License #: <u>EC 13004236</u> Phone #: <u>(352) 339-0369</u>	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>MECHANICAL/A/C</b> <input type="checkbox"/> CC#	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>PLUMBING/GAS</b> <input type="checkbox"/> CC#	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>ROOFING</b> <input type="checkbox"/> CC#	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>SHEET METAL</b> <input type="checkbox"/> CC#	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>FIRE SYSTEM/SPRINKLER</b> <input type="checkbox"/> CC#	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>SOLAR</b> <input type="checkbox"/> CC#	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>STATE SPECIALTY</b> <input type="checkbox"/> CC#	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE

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<b>MECHANICAL/A/C</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need - Lic - Liab - W/C - EX - DE
<b>PLUMBING/GAS</b> <input checked="" type="checkbox"/>	Print Name <u>Daniel Mossburg</u> Signature <u>[Signature]</u> Company Name: <u>Live Oak Plumbing, Inc.</u> License #: <u>CFC 1427438</u> Phone #: <u>386-362-1767</u>	Need - Lic - Liab - W/C - EX - DE
<b>ROOFING</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need - Lic - Liab - W/C - EX - DE
<b>SHEET METAL</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need - Lic - Liab - W/C - EX - DE
<b>FIRE SYSTEM/SPRINKLER</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need - Lic - Liab - W/C - EX - DE
<b>SOLAR</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need - Lic - Liab - W/C - EX - DE
<b>STATE SPECIALTY</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need - Lic - Liab - W/C - EX - DE



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<b>MECHANICAL/</b> <b>A/C</b> <input checked="" type="checkbox"/>	Print Name <u>Nancy Fenton</u> Company Name: <u>PL HOME PERFORMANCE</u> CC# <u>1889</u>	Signature <u>[Signature]</u> License #: <u>CAL058264</u> Phone #: <u>386-454-7117</u>	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>PLUMBING/</b> <b>GAS</b> <input type="checkbox"/>	Print Name _____ Company Name: _____ CC# _____	Signature _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
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<b>STATE</b> <b>SPECIALTY</b> <input type="checkbox"/>	Print Name _____ Company Name: _____ CC# _____	Signature _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE

*Ray  
Walshok  
to Sign*

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<b>ROOFING</b> <input checked="" type="checkbox"/>	Print Name <u>Robert Ogles</u> Signature <u>[Signature]</u> Company Name: <u>Ogles Roofing &amp; Construction LLC</u> CC# <u>1019</u> License #: <u>CCC-7328699</u> Phone #: <u>386-364-4838</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>SHEET METAL</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ CC# _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
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RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 3072413 2 PG(S)

7/26/2017 4:11 PM  
BOOK 4533 PAGE 2162  
J.K. JESS' IRBY  
Clerk of the Court, Alachua County, Florida  
ERECORDED Receipt# 783815  
Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$234.50  
Intang. Tax: \$0.00

Prepared by and Return to:  
Crystal L. Curran, an employee of  
Alachua Title Services, LLC,  
16407 N.W. 174th Drive, Suite C  
Alachua, Florida 32615  
386-418-8183

File Number:17-156

BEING RERECORDED TO RECORD IN THE CORRECT COUNTY.

## Warranty Deed

Made on July 24, 2017 A.D. by and between **Betsy S. Patterson and William Michael Patterson, husband and wife**, whose address is 24079 NW 188th Avenue, High Springs, Florida 32643, hereinafter called the "grantor", to **Brian Lavin and Jennifer Steck, as joint tenants with right of survivorship**, whose post office address is 20526 NW County Road 235A Alachua, FL 32615, 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 Ten Dollars, (\$10.00) 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, to-wit:**

**Lot 1, A Replat of Lots 38, 45 and 46 of Santa Fe River Plantations, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 13, 13A through 13D, of the Public Records of Columbia County, Florida.**

**Parcel Identification Number: 30-75-17-10058-591**

**Subject** to covenants, conditions, restrictions and easements of record.

**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, 2016.

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

Signed, sealed and delivered in the presence of these witnesses:

Crystal L. Curran  
Witness Signature  
Print Name: Crystal L. Curran

Sue Reichert  
Witness Signature  
Print Name: Sue Reichert

Crystal L. Curran  
Witness Signature  
Print Name: Crystal L. Curran

Sue Reichert  
Witness Signature  
Print Name: Sue Reichert

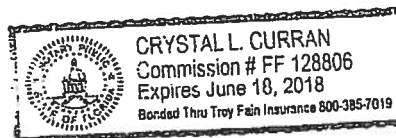
Betsy Patterson  
Betsy S. Patterson  
415 NW 4TH AVE, High Springs, Florida 32643

William Michael Patterson  
William Michael Patterson  
415 NW 4TH AVE, High Springs, Florida 32643

State of Florida  
County of Alachua

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on July 24, 2017, by Betsy S. Patterson and William Michael Patterson, who has produced a valid driver's license as identification.

Crystal L. Curran  
NOTARY PUBLIC  
Crystal L. Curran  
Notary Print Name  
My Commission Expires: June 18, 2018





# BOUNDARY SURVEY

LYING IN SECTION 30, TOWNSHIP 7 SOUTH,  
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

## LEGAL DESCRIPTION

LOT 1, OF REPLAT OF LOTS 38, 45 AND 46  
OF SANTA FE RIVER PLANTATIONS, ACCORDING  
TO THE PLAT THEREOF, RECORDED IN PLAT  
BOOK 5, PAGES 13-13D OF THE PUBLIC  
RECORDS OF COLUMBIA COUNTY, FLORIDA.

## FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN FLOOD  
ZONE X (AREAS DETERMINED TO BE OUTSIDE  
THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS  
SHOWN ON FLOOD INSURANCE RATE MAP  
NUMBER 120023C0532C FOR COLUMBIA  
COUNTY, FLORIDA AND INCORPORATED AREAS.  
EFFECTIVE DATE FEBRUARY 4, 2009, FOR  
COLUMBIA COUNTY, COMMUNITY NUMBER  
120070 PANEL NUMBER 0532 SUFFIX C.

## SURVEYOR NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS PROJECTED FROM AN ASSUMED BEARING OF S 25°47'43"E, ALONG THE EAST LINE OF THE SUBJECT PARCEL.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.

## LEGEND

- = FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)
- = FOUND 5/8" REBAR (NO IDENTIFICATION)
- (M) = MEASURED
- (P) = PLAT DATA
- R/W = RIGHT OF WAY
- X— = 4" WIRE FENCE LINE
- O— = OVERHEAD UTILITY LINE
- C— = WOOD POWER POLE
- A— = GUY ANCHOR
- T— = METAL STOP SIGN
- P— = TELEPHONE PEDESTAL

**S.W. BAY PLACE**  
BAY AVENUE (PER PLAT)  
(60' R/W)

R/W LINE

FENCE CORNER  
0.2'S & 0.1'W  
OF REBAR

S87°37'11"E  
30.17'(P)  
S87°38'27"E  
30.13'(M)

±18' WIDE  
DIRT ROAD

±21' ASPHALT PAVEMENT

**S.W. HELFIN AVENUE (PER PLAT)**  
RIVERSIDE STREET (PER PLAT)  
(60' R/W)

S25°47'43"E  
584.32'(P)  
S25°47'43"E  
584.32'(M)

LOT 2

N02°22'49"E  
541.47'(P)  
N02°24'30"E  
541.52'(M)

PROPOSED LOCATION OF  
64.0' x 24.0' RESIDENCE

**LOT 1**  
TAX PARCEL No. 30-75-17-10058-591  
CONTAINING ±2.55 ACRES  
(VACANT LANDS)

BUILDING SETBACK  
LINE (TYPICAL)

FENCE CORNER  
0.5'N & 0.4'W  
OF REBAR

N87°37'11"W 350.15'(P)  
N87°38'31"W 350.35'(M)

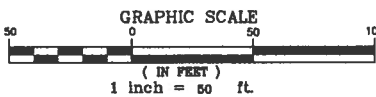
FENCE CORNER  
0.4'S OF LINE

FENCE CORNER  
0.4'S & 0.4'W  
OF REBAR

LOT 30

LOT 31

LOT 32



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C10(P)	53.95'	50.00'	61°49'16"	29.94'	51.37'	S56°42'27"E
C10(M)	53.95'	50.00'	61°49'20"	29.94'	51.37'	S56°44'42"E

CERTIFIED TO:

I HEREBY CERTIFY THAT THE SURVEY WAS MADE PERSONALLY BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE DATA WERE OBTAINED BY MEASUREMENTS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION. I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA, LICENSE NO. 120070, AND I AM NOT PROVIDING THIS SERVICE FOR ANY OTHER PROJECT OR FOR ANY OTHER PERSON OR ENTITY.

LOREN ARNOLD FLOWERS

PROFESSIONAL SURVEYOR & MAPPER  
FLA. LICENSE NO. 120070



**FLOWERS SURVEYING  
AND MAPPING INC.**  
207 SE CONDOR GLEN  
HIGH SPRINGS, FLORIDA 32643  
(386) 454-8147

BRIAN LAVIAN  
JENNIFER STECK  
FLA. HOMES, INC. R/C  
COLUMBIA BANK  
ALACHUA TITLE SERVICES, LLC

FIELD BOOK: SEE FOLDER	JOB NUMBER: 17-079
DRAWN: LAF	
CHECKED: LAF	
SURVEY DATE: 08/22/17	SHEET: 1 OF 1

## CLYATT WELL DRILLING, INC.

(Established in 1971)

Post Office Box 180

Worthington Springs, Florida 32697

Phone (386)496-2488 \*\*\* FAX (386)496-4640

## WELL DESCRIPTION

DESCRIPTION DATE

10/12/2017

### CUSTOMER NAME AND ADDRESS

Fla Homes, Inc.  
13919 NW 145th Ave.  
Alachua, FL 32615

### DESCRIPTION OF WORK

Well Letter For Lavin-Steck  
398 SW Helfan Ave. (refl:n)  
Ft. White, FL 32038

### DESCRIPTION

Feet 4" Well  
1 HP Submersible Pump  
Feet 1-1/4" Drop Pipe  
Feet 14/3 Submersible Pump Wire  
81 Gallon Pressure Tank  
4 X 1-1/4 Well Seal  
Controls and Fittings  
Sales Tax @ 6.50%

*The above description is provided to give a brief description of the water well to be constructed by Clyatt Well Drilling, Inc.*



# **COLUMBIA COUNTY**

## **911 ADDRESSING / GIS DEPARTMENT**

**263 NW Lake City Ave., Lake City, FL 32055**

Telephone: (386) 758-1125 x 1 \* Fax: (386) 758-1365 \* Email: [gis@columbiacountyfla.com](mailto:gis@columbiacountyfla.com)



### **Address Assignment and Maintenance Document**

To maintain the county wide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for addressing and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Services Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County

---

Date/Time Issued:	<b>7/27/2017 4:28:00 PM</b>
Address:	<b>398 SW HEFLIN Ave</b>
City:	<b>FORT WHITE</b>
State:	<b>FL</b>
Zip Code	<b>32038</b>

---

Parcel ID	<b>10058-591</b>
-----------	------------------

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REMARKS: Address for proposed structure on parcel.

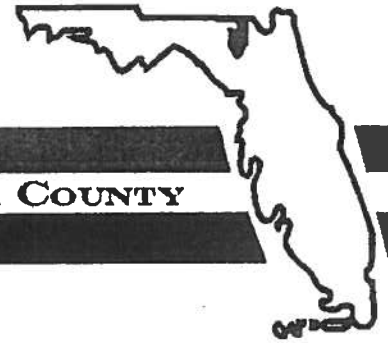
Address Issued By: **Signed:/ Ronal N. Croft**

Columbia County GIS/911 Addressing Department

**NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION AND ACCESS INFORMATION RECEIVED FROM THE REQUESTER. SHOULD AT A LATER DATE, THE LOCATION AND/OR ACCESS INFORMATION BE FOUND TO BE IN ERROR OR CHANGED, THIS ADDRESS IS SUBJECT TO CHANGE.**

District No. 1 - Ronald Williams  
District No. 2 - Rusty DePratter  
District No. 3 - Bucky Nash  
District No. 4 - Everett Phillips  
District No. 5 - Tim Murphy

**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**



August 17, 2017

VIA ELECTRONIC MAIL

Anna L. Allen  
Fla Homes, Inc  
13919 NW 145<sup>th</sup> Ave  
Alachua, FL 32615

Re: Statement of Land Use and Zoning  
Tax Parcel Number 30-7s-17-10058-591

Dear Ms. Allen,

In response to your request for a statement of land use and zoning for Tax Parcel Number 30-7s-17-10058-591, the subject property is located in the unincorporated limits of Columbia County, Florida, has an Agriculture Future Land Use Map Designation and an Agriculture-3 ("A-3") Zoning Designation.

The subject property is a legal nonconforming lot of record and is a buildable lot. If you have any additional questions, please do not hesitate to contact me via email or phone at [bstubbs@columbiacountyfla.com](mailto:bstubbs@columbiacountyfla.com) or (386) 754-7119.

Sincerely,

A handwritten signature in black ink, appearing to read "B. M. Stubbs".

Brandon M. Stubbs  
County Planner/LDR Admin.  
Building & Zoning

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.  
AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529 ▼ LAKE CITY, FLORIDA 32056-1529 ▼ PHONE: (386) 755-4100

8-21-17  
Julie



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

PERMIT NO. 17-0554N  
DATE PAID: 8/17/17  
FEE PAID: 425.00  
RECEIPT #: 1504001

APPLICATION FOR:

☒ New System    ☐ Existing System    ☐ Holding Tank    ☐ Innovative  
☐ Repair    ☐ Abandonment    ☐ Temporary    ☐ \_\_\_\_\_

APPLICANT: Brian Lavin and Jennifer Steck

AGENT: Fla Homes, Inc R/C

TELEPHONE: 386-418-4663

MAILING ADDRESS: 13919 NW 145th Avenue, Lake City, FL 32615

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: 1 BLOCK: \_\_\_\_\_ SUBDIVISION: Santa Fe River Plantations PLATTED: 8/19/77

PROPERTY ID #: 30-7S-17-10058-591 ZONING: Vacant I/M OR EQUIVALENT: ☐ No ☒ Yes

PROPERTY SIZE: 2.55 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ ☐ ≤2000GPD ☐ >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? ☐ No ☒ Yes DISTANCE TO SEWER: \_\_\_\_\_ FT

PROPERTY ADDRESS: 398 SW Heflin Avenue, Fort White, FL 32038

DIRECTIONS TO PROPERTY: See Attached

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	SFD	3	1600	
2				
3				
4				

☐ Floor/Equipment Drains ☐ Other (Specify) \_\_\_\_\_

SIGNATURE: A. H. Allen, agent

DATE: 08-16-17

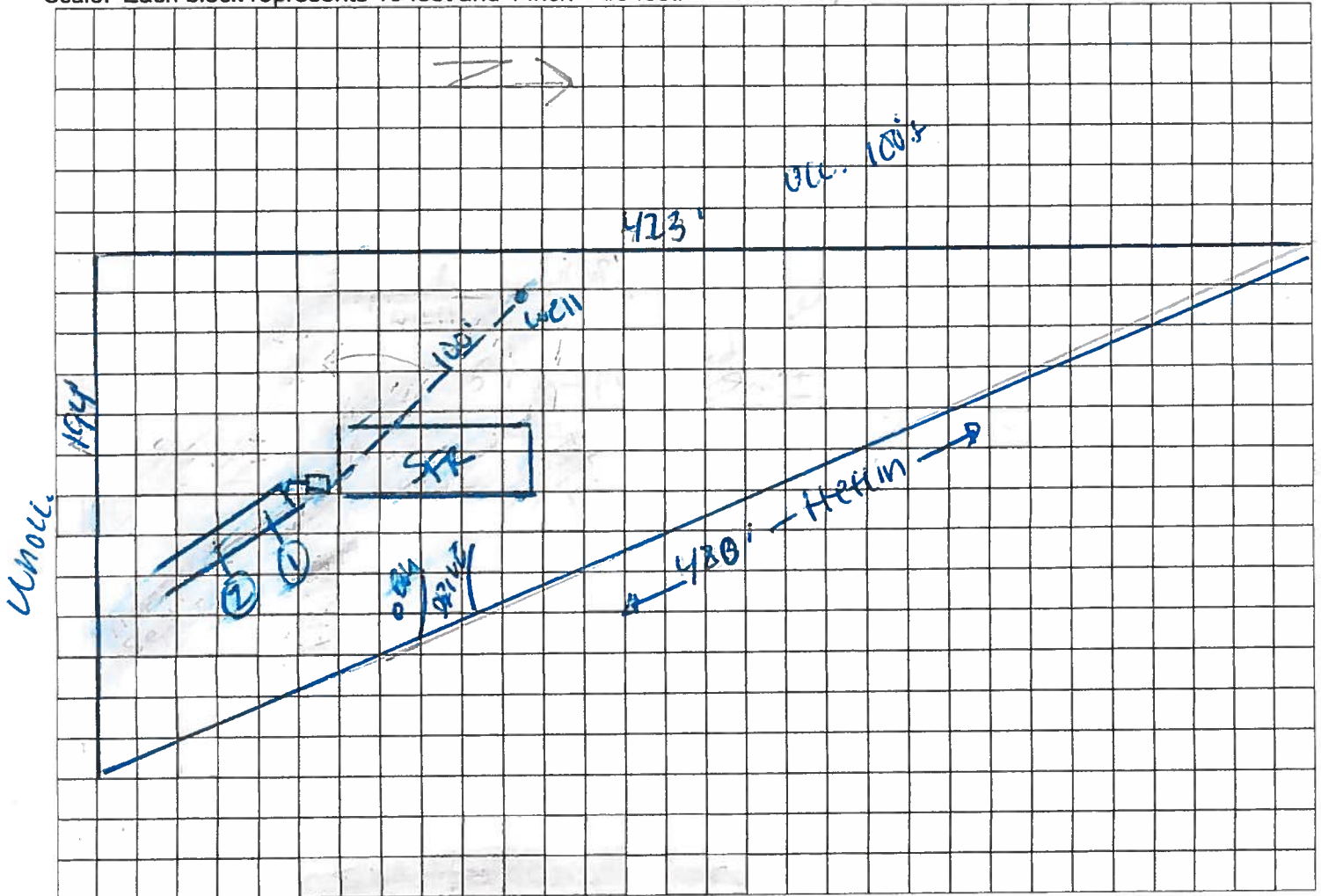


STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number 17-0554N

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

Scale: Each block represents <sup>15</sup>10 feet and 1 inch = <sup>60</sup>40 feet. *Lavin/stock*



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

Site Plan submitted by: Fla. Homes Inc R/C

Plan Approved X Not Approved \_\_\_\_\_

By [Signature] Culley County Health Department

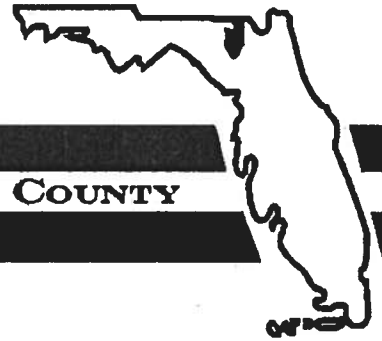
Agnt

Date 8/25/17

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

District No. 1 - Ronald Williams  
District No. 2 - Rusty DePratter  
District No. 3 - Bucky Nash  
District No. 4 - Everett Phillips  
District No. 5 - Tim Murphy

**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**



August 17, 2017

VIA ELECTRONIC MAIL

Anna L. Allen  
Fla Homes, Inc  
13919 NW 145<sup>th</sup> Ave  
Alachua, FL 32615

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Tax Parcel Number 30-7s-17-10058-591

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The subject property is a legal nonconforming lot of record and is a buildable lot. If you have any additional questions, please do not hesitate to contact me via email or phone at [bstubbs@columbiacountyfla.com](mailto:bstubbs@columbiacountyfla.com) or (386) 754-7119.

Sincerely,

A handwritten signature in black ink, appearing to read "B. M. Stubbs".

Brandon M. Stubbs  
County Planner/LDR Admin.  
Building & Zoning

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.  
AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529 ▼ LAKE CITY, FLORIDA 32056-1529 ▼ PHONE: (386) 755-4100

8-21-17  
mlie

**RECORDED IN OFFICIAL RECORDS**  
**INSTRUMENT # 3072413 2 PG(S)**

Prepared by and Return to:  
Crystal L. Curran, an employee of  
Alachua Title Services, LLC,  
16407 N.W. 174th Drive, Suite C  
Alachua, Florida 32615  
386-418-8183

7/26/2017 4:11 PM  
BOOK 4533 PAGE 2162  
J.K.'JESS' IRBY  
Clerk of the Court, Alachua County, Florida  
ERECORDED Receipt# 783815  
Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$234.50  
Intang. Tax: \$0.00

**File Number:17-156**

BEING RERECORDED TO RECORD IN THE CORRECT COUNTY.

## **Warranty Deed**

Made on July 24, 2017 A.D. by and between **Betsy S. Patterson and William Michael Patterson, husband and wife**, whose address is 24079 NW 188th Avenue, High Springs, Florida 32643, hereinafter called the "grantor", to **Brian Lavin and Jennifer Steck, as joint tenants with right of survivorship**, whose post office address is 20526 NW County Road 235A Alachua, Fl 32615, 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 Ten Dollars, (\$10.00) 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**, to-wit:

**Lot 1, A Replat of Lots 38, 45 and 46 of Santa Fe River Plantations, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 13, 13A through 13D, of the Public Records of Columbia County, Florida.**

**Parcel Identification Number: 30-75-17-10058-591**

**Subject** to covenants, conditions, restrictions and easements of record.

**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, 2016.

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

Signed, sealed and delivered in the  
presence of these witnesses:

Crystal L. Curran  
Witness Signature  
Print Name: Crystal L. Curran

Sue Reichert  
Witness Signature  
Print Name: Sue Reichert

Crystal L. Curran  
Witness Signature  
Print Name: Crystal L. Curran

Sue Reichert  
Witness Signature  
Print Name: Sue Reichert

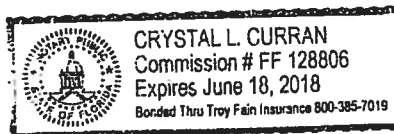
Betsy Patterson  
Betsy S. Patterson  
415 NW 4TH AVE, High Springs, Florida 32643

William Michael Patterson  
William Michael Patterson  
415 NW 4TH AVE, High Springs, Florida 32643

State of Florida  
County of Alachua

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on July 24, 2017, by Betsy S. Patterson and William Michael Patterson, who has produced a valid driver's license as identification.

Crystal L. Curran  
NOTARY PUBLIC  
Crystal L. Curran  
Notary Print Name  
My Commission Expires: June 18, 2018





STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL  
SYSTEM

PERMIT #: 12-SC-1784339  
APPLICATION #: AP1304001  
DATE PAID: 8/17/17  
FEE PAID: 425.00  
RECEIPT #: 3329718  
DOCUMENT #: PR1073950

CONSTRUCTION PERMIT FOR: OSTDS New  
APPLICANT: BRIAN\*\*17-0554 LAVIN  
PROPERTY ADDRESS: 398 SW HEFLIN Ave Fort White, FL 32038  
LOT: 1 BLOCK: \_\_\_\_\_ SUBDIVISION: Santa Fe River Plantation  
PROPERTY ID #: 10058-591 [SECTION, TOWNSHIP, RANGE, PARCEL NUMBER]  
[OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T [ 900 ] GALLONS / GPD \_\_\_\_\_ Septic \_\_\_\_\_ CAPACITY  
A [ ] GALLONS / GPD \_\_\_\_\_ N/A \_\_\_\_\_ CAPACITY  
N [ ] GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK:1250 GALLONS]  
K [ ] GALLONS DOSING TANK CAPACITY [ ] GALLONS @ [ ] DOSES PER 24 HRS #Pumps [ ]

D [ 375 ] SQUARE FEET \_\_\_\_\_ Drainfield \_\_\_\_\_ SYSTEM  
R [ ] SQUARE FEET \_\_\_\_\_ N/A \_\_\_\_\_ SYSTEM  
A TYPE SYSTEM: [X] STANDARD [ ] FILLED [ ] MOUND [ ]  
I CONFIGURATION: [X] TRENCH [ ] BED [ ]

N  
F LOCATION OF BENCHMARK: Nail with pink ribbon in Oak tree at driveway.

I ELEVATION OF PROPOSED SYSTEM SITE [ 36.00 ] [ INCHES ] FT [ ] ABOVE [X] BELOW BENCHMARK/REFERENCE POINT

E BOTTOM OF DRAINFIELD TO BE [ 66.00 ] [ INCHES ] FT [ ] ABOVE [X] BELOW BENCHMARK/REFERENCE POINT

L

D FILL REQUIRED: [ 0.00 ] INCHES EXCAVATION REQUIRED: [ 0.00 ] INCHES

O The system is sized for 3 bedrooms with a maximum occupancy of 6 persons (2 per bedroom), for a total estimated flow of 300 gpd.

T The licensed contractor installing the system is responsible for installing the minimum category of tank in accordance with s. 64E-6.013(3)(f), FAC.

H

E

R

SPECIFICATIONS BY: Jeremy X Gifford TITLE: Environmental Specialist I

APPROVED BY: Jeremy X Gifford TITLE: Environmental Specialist I Columbia CHD

DATE ISSUED: 08/25/2017 EXPIRATION DATE: 02/25/2019

DH 4016, 08/09 (Obsoletes all previous editions which may not be used)

Incorporated: 64E-6.003, FAC

*Handwritten signature*



Prepared by and Return to:  
Crystal L. Curran  
Alachua Title Services, LLC  
16407 N.W. 174th Drive, Suite C  
Alachua, Florida 32615  
386-418-8183

File No.: 17-156

3 5935

### **NOTICE OF COMMENCEMENT**

Pursuant of Section 713.13 Florida Statutes, the undersigned gives notice of the following:

Within 30 days from the recording of this Notice, Improvements generally described as **NEW HOME** will be commenced on the real property in Columbia County, Florida, legally described as:

**Lot 1, A Replat of Lots 38, 45 and 46 of Santa Fe River Plantations, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 13, 13A through 13D, of the Public Records of Columbia County, Florida.**

Street address, if any, of said real property: **00 Sw Heflin Ave, Fort White, Florida 32038**. This property is owned by **Brian Lavin and Jennifer Steck**, whose address is: 20526 NW County Road 235 A, Alachua, Florida 32615.

The owner's interest in the site of the improvement is fee simple.

Name and address of fee simple title holder if other than the above owner:

**N/A**

The name and address of the contractor(s) is (are):

**FLA. HOMES INC. REALTY/ CONSTRUCTION  
13919 NW 145TH AVENUE  
ALACHUA, FL 32615**

The name and address of the surety on the payment bond (if any) is: **N/A** The amount of said bond is \$**N/A**. **N/A** is designated as the person upon whom all 11 notices and other documents relating to Florida Mechanic's Lien Law shall be served. (Services upon such person shall constitute service upon the owner). Copy of Notice to Owner shall also be served on July 24, 2017.

Signed, sealed and delivered in the  
presence of these witnesses:

Crystal L. Curran  
- Witness  
Shelby  
- Witness

Brian Lavin  
- Borrower  
Jennifer Steck  
- Borrower

State of Florida

County of Alachua

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me on 18<sup>th</sup> day of OCTOBER 2017 by Brian Lavin and Jennifer Steck, who is/are personally known to me or who has/have produced a valid driver's license as identification.

Crystal L. Curran  
NOTARY PUBLIC  
Crystal L. Curran  
Printed Name of Notary  
My Commission Expires: JUNE 18, 2018



# BOUNDARY SURVEY

LYING IN SECTION 30, TOWNSHIP 7 SOUTH,  
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

## LEGAL DESCRIPTION

LOT 1, OF REPLAT OF LOTS 38, 45 AND 46  
OF SANTA FE RIVER PLANTATIONS, ACCORDING  
TO THE PLAT THEREOF, RECORDED IN PLAT  
BOOK 5, PAGES 13-13D OF THE PUBLIC  
RECORDS OF COLUMBIA COUNTY, FLORIDA.

## FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN FLOOD  
ZONE X (AREAS DETERMINED TO BE OUTSIDE  
THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS  
SHOWN ON FLOOD INSURANCE RATE MAP  
NUMBER 120023C0532C FOR COLUMBIA  
COUNTY, FLORIDA AND INCORPORATED AREAS,  
EFFECTIVE DATE FEBRUARY 4, 2009, FOR  
COLUMBIA COUNTY, COMMUNITY NUMBER  
120070 PANEL NUMBER 0532 SUFFIX C.

## SURVEYOR NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS PROJECTED FROM AN ASSUMED BEARING OF S 25°47'43"E, ALONG THE EAST LINE OF THE SUBJECT PARCEL.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.

## LEGEND

- = FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)
- = FOUND 5/8" REBAR (NO IDENTIFICATION)
- (M) = MEASURED
- (P) = PLAT DATA
- R/W = RIGHT OF WAY
- X- = 4" WIRE FENCE LINE
- OHE- = OVERHEAD UTILITY LINE
- CP = WOOD POWER POLE
- GA = GUY ANCHOR
- MS = METAL STOP SIGN
- TP = TELEPHONE PEDESTAL

**S.W. BAY PLACE**  
**BAY AVENUE (PER PLAT)**  
(60' R/W)

R/W LINE

FENCE CORNER  
0.2'S & 0.1'W  
OF REBAR

S87°37'11"E  
30.17'(P)  
S87°38'27"E  
30.13'(M)



LOT 2

N02°22'49"E 541.47'(P)  
N02°24'30"E 541.52'(M)

PROPOSED LOCATION OF  
64.0' x 24.0' RESIDENCE

**LOT 1**

TAX PARCEL No. 30-7S-17-10058-591  
CONTAINING ±2.55 ACRES  
(VACANT LANDS)

BUILDING SETBACK  
LINE (TYPICAL)

FENCE CORNER  
0.5'N & 0.4'W  
OF REBAR

N87°37'11"W 350.15'(P)  
N87°38'31"W 350.35'(M)

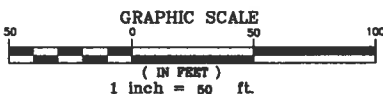
FENCE CORNER  
0.4'S OF LINE

FENCE CORNER  
0.4'S & 0.4'W  
OF REBAR

LOT 30

LOT 31

LOT 32



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C10(P)	53.95'	50.00'	81°48'16"	29.94'	51.37'	S56°42'27"E
C10(M)	53.95'	50.00'	81°48'20"	29.94'	51.37'	S56°44'42"E

CERTIFIED TO:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, NUMBERED COPY OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT FOR RELATION TO THIS MAP BY ANYONE OTHER THAN THE SURVEYOR IN PROGRESS.

LOUIE ANN FLOWERS

PROFESSIONAL SURVEYOR & MAPPER  
FLA. LICENSE NO. 8802



FLOWER'S SURVEYING  
AND MAPPING INC.  
207 SE CONDOR GLEN  
HIGH SPRINGS, FLORIDA 32643  
(386) 454-8147

BRIAN LAVAN  
JENNIFER STECK  
FLA HOMES, INC. R/C  
COLUMBIA BANK  
ALACHUA TITLE SERVICES, LLC

FIELD BOOK: SEE FOLDER	JOB NUMBER: 17-079
DRAWN: LAF	SHEET
CHECKED: LAF	1 OF 1
SURVEY DATE: 05/22/17	

**Columbia County Building Department  
Culvert Waiver**

**Culvert Waiver No.  
000002499**

DATE: 10/31/2017 BUILDING PERMIT NO. 35935  
APPLICANT ANNA L. ALLEN PHONE 386.418.4663  
ADDRESS 13919 NW 145TH AVENUE ALACHUA FL 32615  
OWNER BRIAN LAVIN & JENNIFER STECK PHONE 815 531 5252  
ADDRESS 398 SW HEEFIN AVENUE FT. WHITE FL 32038  
CONTRACTOR WILLIAM CARL HERRING, III. PHONE 386 418.4663  
LOCATION OF PROPERTY 47-S TO US 27, TL TO C-138, TL TO HEEFIN, TL ON R JUST PAST  
SW BAY PLACE, (SEE FLA HOMES SIGN)

SUBDIVISION/LOT/BLOCK/PHASE/UNIT SANTEE RIVER PLANT 1

PARCEL ID # 30-7S-17-10058-591

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: 

A SEPARATE CHECK IS REQUIRED  
MAKE CHECKS PAYABLE TO BCC

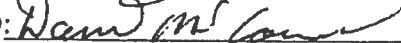
Amount Paid 50.00

**PUBLIC WORKS DEPARTMENT USE ONLY**

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

X APPROVED NOT APPROVED - NEEDS A CULVERT PERMIT

COMMENTS: \_\_\_\_\_

SIGNED:  DATE: 11/8/17

**ANY QUESTIONS PLEASE CONTACT THE  
PUBLIC WORKS DEPARTMENT AT 386-758-1019**

**View Results Online:**

**<http://www.columbiacountyfla.com/PermitSearch/CulvertSearch.aspx>**

