

DATE 10/15/2007

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000026327

APPLICANT ELWOOD TYRE PHONE 752-1223
ADDRESS 449 NE SUNNYBROOK ST LAE CITY FL 32055
OWNER ELWOOD TYRE PHONE 752-1223
ADDRESS 449 NE SUNNYBROOK ST LAE CITY FL 32055
CONTRACTOR TOM PRATOR PHONE 850-973-2353
LOCATION OF PROPERTY 441 R SUNNYBROOK, .5 MILES ON LEFT, 100FT BEFORE DUBLERUN RD

TYPE DEVELOPMENT MH,UTILITY ESTIMATED COST OF CONSTRUCTION 0.00
HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES
FOUNDATION WALLS ROOF PITCH FLOOR
LAND USE & ZONING RSF/MH 2 MAX. HEIGHT 35
Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00
NO. EX.D.U. 0 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 20-3S-17-05184-000 SUBDIVISION SUNNYBROOK UNREC
LOT 18 BLOCK PHASE UNIT TOTAL ACRES

IH0100241
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor
EXISTING 07-0709-E CS JH N
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: FLOOR ONE FOOT ABOVE THE ROAD

AUTHORIZATION LETTER REC'D

Check # or Cash 2778

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 \$ 200.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 77.00 WASTE FEE \$ 201.00
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ 25.00 CULVERT FEE \$ TOTAL FEE 553.00

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 INCONVENIENCE, 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.

Name:

Address:

This Instrument Prepared by:

Name: Elwood Tyne

Address: PO Box 1312
Lake City FL 32056

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

R 05182-002
SEC 20 T 35 R 17 E

Inst:200712019840 Date:8/31/2007 Time:9:27 AM

Doc Stamp-Deed:0.70

DC,P.DeWitt Cason , Columbia County Page 1 of 2

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 24th day of August, 2007, by
Ralph C Tyne

hereinafter called the Grantor, to Elwood Tyne and Connie Christie or living
whose post office address is PO Box 1312
hereinafter called the Grantee. Lake City FL 32056
Survivor

(Wherever 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, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ _____ 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 _____
County, State of _____, viz:

See Attachment "A"

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, and hereby 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, 19 ____.

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:

Witness Signature (as to first Grantor)

Printed Name

Witness Signature (as to first Grantor)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Grantor Signature

Printed Name

Post Office Address

Co-Grantor Signature, (if any)

Printed Name

Post Office Address

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY, that the above and foregoing

is a true copy of the original filed in this office.

P DeWITT CASON, CLERK OF COURTS

By

Date

Deputy Clerk



Attachment "A"

1.

Begin at an iron stake marking the southwest corner of the Northwest quarter of the Northeast quarter of Section 20, Township 3 South, Range 17 East, and run thence North 360 feet to the North line of Sunny Brook Road; thence East along the North line of said Road 560 feet to a Point of Beginning: Run thence North 300 feet; thence East 30 feet; thence South 300 feet; thence West 80 feet to said Point of Beginning; being better described as Lot Number Eighteen (18) of a private plat of Sunny Brook, a sub-division of the aforesaid Northwest quarter of the Northeast quarter of Section 20, Township 3 South, Range 17 East.

2.

and:

Begin at an iron stake marking the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 20, Township 3, Range 17 East, and run thence 360 feet to the North line of Sunny Brook Road; thence East along the North line of said Road 320 feet for a POINT OF BEGINNING:

Thence run North 300 feet; thence East 240 feet; thence South 300 feet to Sunny Brook Road; thence West along said Road 240 feet to the said POINT OF BEGINNING; being better described as Lots Numbers, fifteen (15), sixteen (16) and seventeen (17) of a Private Plat of Sunny Brook, a subdivision of the said Northwest Quarter of the Northeast of Section 20, Township 3 South, Range 17 East and subject to the General Taxes assessed for the year 1946.

3.

Less and Except:

Begin at an iron stake marking the SW corner of the NW 1/4 of NE 1/4 of Section 20, Township 3 South, Range 17 East, and run thence North 360 feet to the North line of said Sunnybrook Road thence East along the North line of said road 320 feet, for a Point of Beginning; thence run North 300 feet, thence East 80 feet, thence South 300 feet, to Sunnybrook Road, thence West along said road 80 feet to said point of beginning, being also described as Lot 15 of a private plat of Sunnybrook, a subdivision of said NW 1/4 of NE 1/4, Section 20, Township 3 South, Range 17 East.

4.

TOWNSHIP 3 SOUTH, RANGE 17 EAST.

Section 20: A parcel of land in Section 20, Township 3 South, Range 17 East, Columbia County, Florida, being more particularly described as follows: Begin at the Northwest corner of the South 660 feet of the NW1/4 of NE1/4 of said Section 20 and run N 04°09'56" W along the West line of said NW1/4 of NE1/4 a distance of 285 feet, more or less to a point on the centerline of a creek shown on a plat of OAK FOREST LANDING, a subdivision as recorded in Plat Book 6, Page 209 of the Public Records of Columbia County, Florida; thence Southeasterly, Easterly and Southeasterly along said creek centerline 936 feet, more or less, to a point on the North line of the South 660 feet of NW1/4 of NE1/4 of said Section 20; thence S 87°24'18" W along said South line 786 feet, more or less to the POINT OF BEGINNING. Containing 2.04 acres, more or less.