



01/19/2006

# Columbia County Building Permit

This Permit Expires One Year From the Date of Issue

PERMIT

000024399

APPLICANT RODGER COFFMAN PHONE 352.867.8440  
ADDRESS 3220 SE 24 STREET OCALA FL 34470  
OWNER DON BLAND & ERIKA ENG PHONE 386.719.2184  
ADDRESS 547 NW LAKE VALLEY TERRACE LAKE CITY FL 32055  
CONTRACTOR ADRIAN LUCAS PHONE 352.867.8440  
LOCATION OF PROPERTY LAKE JEFFREY ROAD, TL ON SCENIC LAKE DRIVE, TR LAKE VALLEY DRIVE, 5TH FROM THE END ON LEFT

TYPE DEVELOPMENT POOL ENCLOURE ESTIMATED COST OF CONSTRUCTION 5850.00  
HEATED FLOOR AREA                      TOTAL AREA                      HEIGHT                      STORIES                       
FOUNDATION                      WALLS                      ROOF PITCH                      FLOOR                       
LAND USE & ZONING RSF-2 MAX. HEIGHT                       
Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00  
NO. EX.D.U. 1 FLOOD ZONE XPS DEVELOPMENT PERMIT NO.                     

PARCEL ID 22-3S-16-02269-105 SUBDIVISION LAKE VALLEY @ WOODBOROUGH  
LOT 5 BLOCK                      PHASE                      UNIT 0 TOTAL ACRES                     

                                          SCC056778 Rodger M Coffman  
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor  
EXISTING X-06-088 BLK JTH N  
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: NOC ON FILE.

Check # or Cash 6171

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

BUILDING PERMIT FEE \$ 30.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00  
MISC. FEES \$ 0.00 ZONING CERT. FEE \$                      FIRE FEE \$ 0.00 WASTE FEE \$                       
FLOOD DEVELOPMENT FEE \$                      FLOOD ZONE FEE \$                      CULVERT FEE \$                      TOTAL FEE 30.00  
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.

## Columbia County Building Permit Application

Revised 9-23-04

or Office Use Only Application # 0603-72 Date Received 3/21 By JW Permit # 29399  
 Application Approved by - Zoning Official BLK Date 05/04/06 Plans Examiner OK JTH Date 3-21-06  
 Flood Zone Xp survey Development Permit N/A Zoning RSF-2 Land Use Plan Map Category RES. Low Den.  
 Comments 6171

Applicants Name ADRIAN LUCAS - Roden Coffman Phone (352) 867-8440  
 Address 3220 SE 24 ST. OCALA, FL 34470  
 Owners Name DONALD BLAND & ERIKA K. ENG Phone (386) 719-2184  
 911 Address 547 NW LAKE VALLEY TER., LAKE CITY, FL 32025  
 Contractors Name ADRIAN LUCAS Phone (352) 867-8440  
 Address 3220 SE 24 ST. OCALA, FL 34470  
 Fee Simple Owner Name & Address DONALD B B ERIKA K. ENG, 547 LAKE VALLEY TER, LAKE CITY  
 Bonding Co. Name & Address NA FL 32025  
 Architect/Engineer Name & Address BRUCE M. SCHAFER, 7104 NW 42 LN, GAINESVILLE, FL 32606  
 Mortgage Lenders Name & Address N/A  
 Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progressive Energy  
 Property ID Number R02269-105 Estimated Cost of Construction \$5850.00  
 Subdivision Name LAKE VALLEY IN WOODBOROUGH Lot 5 Block      Unit      Phase       
 Driving Directions N ON LAKE JEFFERY DRIVE TO L ON SENIC LAKE DRIVE TO R ON LAKE VALLEY TER TO SITE ON L

Type of Construction ALUMINUM Number of Existing Dwellings on Property 1  
 Total Acreage      Lot Size 1/4 X 1/4 Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive  
 Actual Distance of Structure from Property Lines - Front 52' Side 29' Side 49' Rear 52'  
 Total Building Height 20' Number of Stories      Heated Floor Area      Roof Pitch     

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.

OWNERS AFFIDAVIT: I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning.

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Owner Builder or Agent (Including Contractor)



Laurie Hodson  
 MY COMMISSION # 00336  
 EXPIRES: June 28, 2006  
 Bonded thru Notary Public Under

Contractor Signature

Contractors License Number SC-C 056778

Competency Card Number     

NOTARY STAMP/SEAL

STATE OF FLORIDA  
 COUNTY OF COLUMBIA

Sworn to (or affirmed) and subscribed before me

this 21 day of March 2006

Personally known      or Produced Identification     

Notary Signature

JW left message 4.5.06

**NOTICE OF COMMENCEMENT**

PERMIT # \_\_\_\_\_

Tax Folio/Parcel ID 202269-105State: FloridaCounty: Columbia

Inst: 2006006939 Date: 03/21/2006 Time: 11:20

J.P. DC, P. DeWitt Cason, Columbia County B: 1077 P: 2787

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in the notice of commencement.

1. Description of property (legal description of property, lot, block and street address if available):  
547 N.W. LAKE VALLEY TERR LAKE CITY FL 32055  
LOT 5 of LAKE VALLEY IN BOUND BOROUGH # PB 6 PAGE 174 Columbia County
2. General description of improvement: POOL SCREEN ENCLOSURE \*
  - a. Owner Name: DONALD BLAND ENG AND ERIKA K. ENG
  - Owner Address: 547 N.W. LAKE VALLEY TERR, LAKE CITY FL 32055
  - b. Interest in property: OWNER IN FEE SIMPLE
  - c. Name and address of fee simple title holder (if other than owner): NA
3. Contractor: (Qualifier name & address) Adrian Lucas  
3220 NE 24th Street Ocala, FL 34470
4. Surety: Name and address: NA Amount of bond \$ \_\_\_\_\_
5. Lender: (name & address) NA
6. Persons 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: (name & address): NA
7. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes: (name & address) NA
8. Expiration date of Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified) \_\_\_\_\_

Blond

Signature of owner

STATE OF FLORIDA  
COUNTY OF COLUMBIA

THIS INSTRUMENT WAS PREPARED BY:

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

RETURN TO:

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

Inst:2005026732 Date:10/26/2005 Time:09:34

Doc Stamp-Deed : 3149.30

mk DC, P. DeWitt Cason, Columbia County B:1063 P:374

File No. 05-816

Property Appraiser ID No. R02269-105

WARRANTY DEED

THIS INDENTURE, made this 21st day of October, 2005, between ISAAC CONSTRUCTION, INC., a corporation existing under the laws of the State of Florida, whose post office address is 144 SW Waterford Court, Suite 101, Lake City, Florida 32025, and having its principal place of business in the County of Columbia, State of Florida, party of the first part, and DONALD BLAND ENG and ERIKA K. ENG, Husband and Wife, whose post office address is 547 NW Lake Valley Terrace, Lake City, FL 32025, of the County of Columbia and the State of Florida, parties of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said parties of the second part, and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Columbia and State of Florida, more particularly described as follows:

Lot 5, LAKE VALLEY IN WOODBOROUGH, a subdivision according to the plat thereof recorded in Plat Book 6, Page 144 of the public records of Columbia County, Florida.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belong or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with said

parties of the second part that it is lawfully seized of said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered  
in our presence:

ISAAC CONSTRUCTION, INC.,  
A Florida Corporation

[Signature]  
(First Witness)

CRYSTAL L. BRUNNER  
Printed Name

[Signature]  
(Second Witness)

AREN D. WRIGHT  
Printed Name

By:

[Signature]  
isaac Bratkovich  
President

(CORPORATE SEAL)

Inst:2005026732 Date:10/26/2005 Time:09:34  
Doc Stamp-Deed : 3149.30

DC, P. Dewitt Cason, Columbia County B:1063 P:375

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of October, 2005, by ISAAC BRATKOVICH, President of ISAAC CONSTRUCTION, INC., a Florida corporation, on behalf of said corporation. He is personally known to me and did not take an oath.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_



**NORRIS & FOREMAN, P.A.**

**ATTORNEYS AT LAW**  
253 N.W. MAIN BOULEVARD  
P.O. DRAWER 2349  
LAKE CITY, FL 32056-2349

John E. Norris  
Guy W. Norris  
Joel F. Foreman

Tel: (386) 752-7240  
Fax: (386) 752-1577

**January 6, 2006**

**Woodborough Corporation**  
**Attn: Mr. William C. Rowan**  
**1306 NW Scenic Lake Drive**  
**Lake City, Florida 32055**

**Re: Proposed pool construction for Lot 5,**  
**Lake Valley in Woodborough**  
**Subdivision, Phase 1,**  
**547 NW Lake Valley Terrace, Lake City,**  
**Florida 32025, Bland and Erika Eng**

**Dear Bill:**

**Enclosed are the plans and specifications for the pool Bland and Erika Eng plan to build onto their home at Lot 5, Lake Valley in Woodborough Subdivision, Phase 1.**

**If there are any concerns regarding the plans, please do not hesitate to contact Bland Eng at 719-2184.**

**With best regards, I am**

**Very truly yours,**

  
**Guy W. Norris**

**GWN:sfb**  
**Enclosure**  
**Cc. Bland & Erika Eng**









# COLUMBIA COUNTY FLORIDA DEPARTMENT OF BUILDING AND ZONING

## OCCUPANCY

### COLUMBIA COUNTY, FLORIDA

#### Department of Building and Zoning Inspection

*This Certificate of Occupancy is issued to the below named permit holder for the building and premises at the below named location, and certifies that the work has been completed in accordance with the Columbia County Building Code.*

Parcel Number 22-3S-16-02269-105

Building permit No. 000024399

Use Classification POOL ENCLOSURE

Fire: 0.00

Permit Holder ADRIAN LUCAS

Waste: 0.00

Owner of Building DON BLAND & ERIKA ENG

Total: 0.00

Location: 547 NW LAKE VALLEY TERR, LAKE CITY, FL 32055

Date: 07/05/2006



*Harry Dickie*

Building Inspector

POST IN A CONSPICUOUS PLACE  
(Business Places Only)





