

Columbia County Building Permit Application – "Owner and Contractor Signature Page"

CODES: 2020 Florida Building Code 7th Edition and the 2017 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.

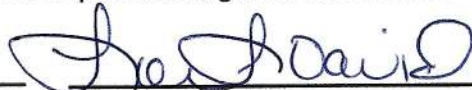
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY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

Gator Land Development

Printed Owners Name



Owners Signature

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

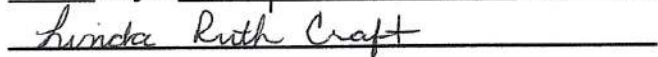


Contractor's Signature

Contractor's License Number CBC1259347
Columbia County
Competency Card Number 002132

Affirmed and subscribed before me the Contractor by means of ☒ physical presence or ☐ online notarization, this

26 day of May, 2023, who was personally known ☒ or produced ID ☐


Linda Ruth Craft
State of Florida Notary Signature (For the Contractor)



Prepared by:
Brian A. Block, Esq.
Providence Title Company, LLC
1449 SW 74th Drive, Suite 200
Gainesville, Florida 32607

File Number: 23-01022ND

RECORDED ELECTRONICALLY
County Columbia
Instrument # 202312003027
Date 2/22/23 Time 12:53P
OR Book 1485 Page 240

Parcel ID Number: 15-4S-16-03011-127

GENERAL WARRANTY DEED

Made this February 17, 2023 A.D. by **Stanley Crawford Construction, Inc.**, a Florida corporation whose address is 1482 SW Commercial Glen, Lake City, Florida 32025, hereinafter called the grantor, to **Gator Land Development, LLC**, a Florida limited liability company whose post office address is 169 SW Dusk Glen, Lake City, Florida 32024, 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, viz:

LOT 27 OF ROSE POINTE (NOW KNOWN AS COTTAGE GROVE), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 59, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

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, 2022.

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

Signed, sealed and delivered in our presence:



Witness Signature


Sonia Hopewell

Witness Printed Name

STANLEY CRAWFORD CONSTRUCTION, INC.,
a Florida corporation

By: 

Mary Ann Crawford, Vice President



Witness Signature

Nancy K. Dinsmore

Witness Printed Name

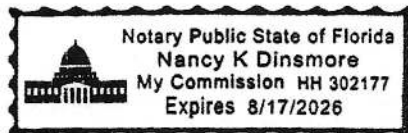
Prepared by:
Brian A. Block, Esq.
Providence Title Company, LLC
1449 SW 74th Drive, Suite 200
Gainesville, Florida 32607

File Number: 23-01022ND

Parcel ID Number: **15-4S-16-03011-127**

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization this 17th day of February, 2023, by Mary Ann Crawford, Vice President of Stanley Crawford Construction, Inc., who [☒] is personally known to me or who has produced _____ as identification.





Notary Public

Print Name. _____

Nancy K. Dinsmore

My Commission Expires: _____