

DATE 11/30/2005

# Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000023917

APPLICANT MIRANDA M.KOON PHONE 386.752.1014  
ADDRESS 180 AMENITY CT LAKE CITY FL 32025  
OWNER MICHAEL & CATHY SAPELAK PHONE 386.758.1746  
ADDRESS 355 SW NIGHTSHADE DR LAKE CITY FL 32024  
CONTRACTOR WALLACE LOWRY PHONE 386.752.1014

LOCATION OF PROPERTY 47-S TO WESTER RD, TL GO 1/2 MILE TO WESTER WOODS S/D, TL RD  
DEAD ENDS, TR ON NIGHTSHADE & FOLLOW RD TO END, LAST PL ON R

TYPE DEVELOPMENT SWIMMING POOL ESTIMATED COST OF CONSTRUCTION 18500.00

HEATED FLOOR AREA                      TOTAL AREA                      HEIGHT .00 STORIES                     

FOUNDATION                      WALLS                      ROOF PITCH                      FLOOR                     

LAND USE & ZONING RSF-1 MAX. HEIGHT 35

Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00

NO. EX.D.U. 1 FLOOD ZONE                      DEVELOPMENT PERMIT NO.                     

PARCEL ID 30-4S-17-08898-115 SUBDIVISION WESTER WOODS

LOT 15 BLOCK                      PHASE                      UNIT                      TOTAL ACRES 1.01

                                          CP01456899 Miranda M. Koon  
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor

EXISTING X-05-0327 BLK JTH N

Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: NOC ON FILE

Check # or Cash 2105

## 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 date/app. by

Permanent power                      C.O. Final                      Culvert                       
date/app. by 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 date/app. by

M/H Pole                      Travel Trailer                      Re-roof                       
date/app. by date/app. by date/app. by

BUILDING PERMIT FEE \$ 95.00 CERTIFICATION FEE \$ .00 SURCHARGE FEE \$ .00

MISC. FEES \$ .00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ .00 WASTE FEE \$                     

FLOOD DEVELOPMENT FEE \$                      FLOOD ZONE FEE \$                      CULVERT FEE \$                      TOTAL FEE 145.00

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 INCONVIENCE, 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 9-23-0

For Office Use Only Application # 05-11-58 Date Received 11/16/05 By G Permit # 23917  
Application Approved by - Zoning Official BLK Date 29.11.05 Plans Examiner AK JTH Date 11/16/05  
Flood Zone N/A Development Permit N/A Zoning RSF-1 Land Use Plan Map Category RES. U.L. Dev.  
Comments \_\_\_\_\_

Applicants Name Miranda M. Koon Phone 386.752.1014  
Address 180 Amenity Ct., Lake City, FL 32025  
Owners Name Michael A. and Cathy A. Sapelak Phone 386.758.1746  
911 Address 355 SW Nightshade Dr., Lake City, FL 32024  
Contractors Name Unique Pools & Spas - WALLACE LOWERY Phone 386.752.1014  
Address 180 Amenity Ct. Lake City, FL 32025  
Fee Simple Owner Name & Address \_\_\_\_\_  
Bonding Co. Name & Address \_\_\_\_\_  
Architect/Engineer Name & Address UNIQUE POOLS & SPAS  
Mortgage Lenders Name & Address \_\_\_\_\_  
Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progressive Energy  
Property ID Number 30-45-17-08898-115 Estimated Cost of Construction 18,500.  
Subdivision Name N/A WESTERWOODS Lot N/A Block 15 Unit \_\_\_\_\_ Phase \_\_\_\_\_  
Driving Directions From I-75 & Hwy 47; Go south on 47, 3/4 of a mile and turn left on Wester Road. Go 1/2 mile and turn left into Wester Woods S/D. The road will deadend. Turn (R) on Nightshade and follow road to the end. Last house on right.  
Type of Construction N/A Swimming Pool Number of Existing Dwellings on Property \_\_\_\_\_  
Total Acreage 1.010 Lot Size \_\_\_\_\_ Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive  
Actual Distance of Structure from Property Lines - Front 73'+ Side 71.9' Side 69.7' Rear 146'  
Total Building Height \_\_\_\_\_ Number of Stories \_\_\_\_\_ Heated Floor Area N/A Roof Pitch N/A

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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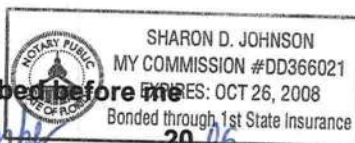
Miranda M. Koon  
Owner Builder or Agent (Including Contractor)

STATE OF FLORIDA  
COUNTY OF COLUMBIA

Sworn to (or affirmed) and subscribed before me

this 16 day of November 2005

Personally known ✓ or Produced Identification \_\_\_\_\_



Wallace Lowery  
Contractor Signature

Contractors License Number CPC1456899

Competency Card Number \_\_\_\_\_

NOTARY STAMP/SEAL

Sharon Johnson  
Notary Signature

Notary Signature

- called MIRANDA 11-30-05 -



After Recording return to:

Unique Pools & Spas

PO Box 1867

Lake City, FL 32056

Permit No. \_\_\_\_\_

Inst:2005028491 Date:11/16/2005 Time:10:53

MD

DC,P.DeWitt Cason,Columbia County B:1065 P:490

## NOTICE OF COMMENCEMENT

### FS 713.13

State of Florida

County of Columbia \_\_\_\_\_

**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 this Notice of Commencement.

1. Legal description of property and street address if available: Lot 15, Wester Woods, a subdivision according to the plat thereof as recorded in plat book 7, pages 36&37.

General description of improvement: Installing in-ground, concrete swimming pool.

2. Owner Information: Name and address:

Michael A. Sapelak and Cathy A. Sapelak, 355 SW. Nightshade DR., Lake City, FL 32024

b. Interest in property: 100%

c. Name and address of fee simple titleholder (if other than Owner) \_\_\_\_\_

3. Contractor: Name and address: Unique Pools & Spas – PO Box 1867

Lake City, FL 32056

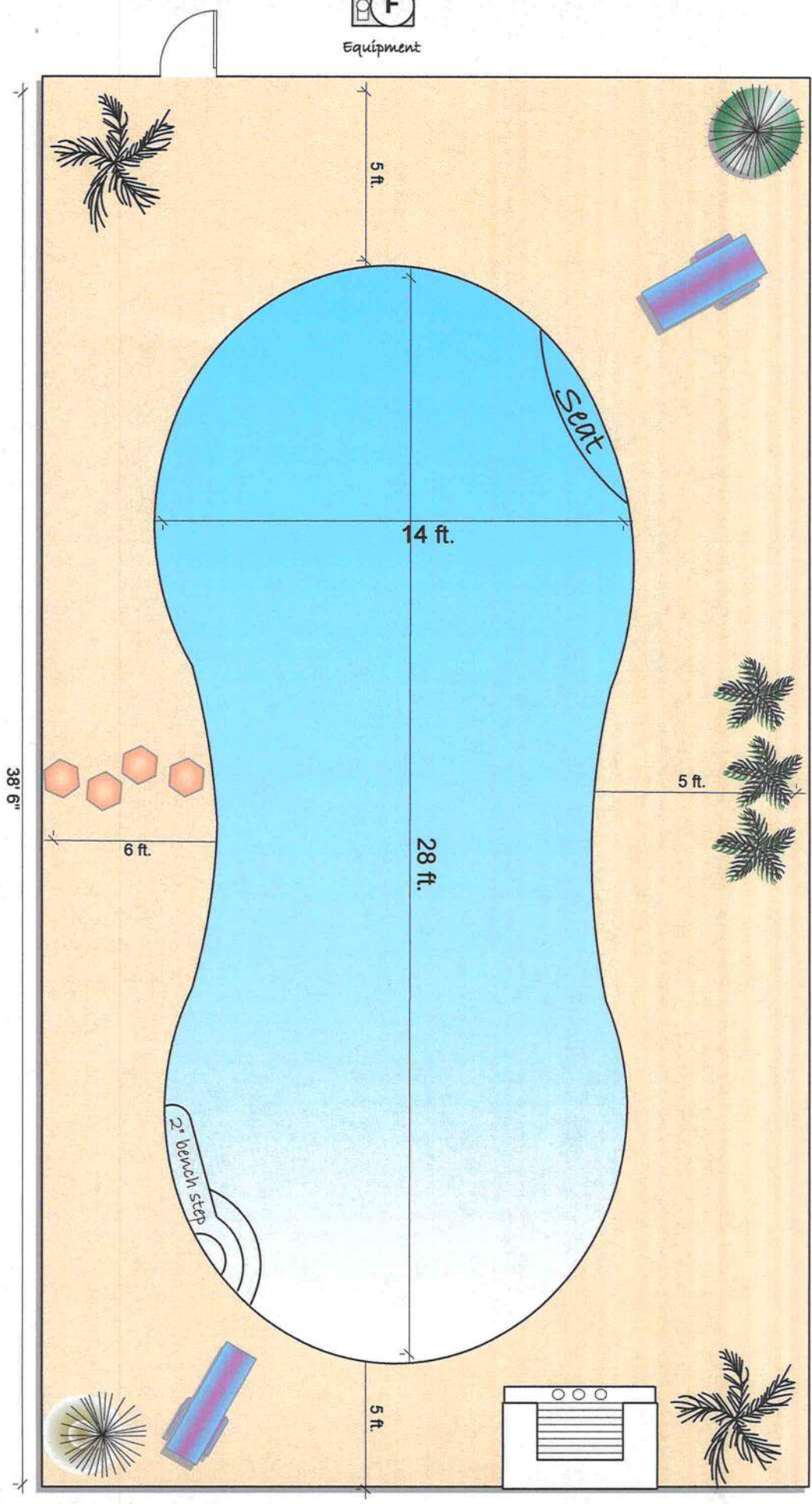
Phone number (386) 752-1014

Fax number (optional, if service by fax is acceptable) (386) 752-5613

4. Surety: Name and address N/A

Phone number N/A

Fax number (optional, if service by fax is \_\_\_\_\_)



Mike and Cathy Sapelak 355 SW Night Shade Dr. Lake City, FL 32024			
Unique Pools and Spas 180 NW Amenty Ct, Lake City, FL 32025			
DRAFT		DESIGNER	
Miranda Koon		RFV	
SCALE	1/8" = 1'	October 10, 2005	SHEET 1 OF 1



THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID 05-313  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

Inst:2005011064 Date:05/11/2005 Time:14:19

Doc Stamp-Deed : 1679.30

RETURN TO:

LLH DC, P. Dewitt Cason, Columbia County B:1045 P:2323

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

Property Appraiser's  
Parcel Identification No. R08898-115

WARRANTY DEED

THIS INDENTURE, made this 4th day of May, 2005, between ERKINGER HOME BUILDERS, INC., a corporation existing under the laws of the State of Florida, whose post office address is: 248 SE Nassau Street, Lake City, FL 32025 and having its principal place of business in the County of Columbia, State of Florida, party of the first part, and MICHAEL A. SAPELAK and CATHY A. SAPELAK, Husband and Wife, whose post office address is: 355 SW Nightshade Drive, Lake City, FL 32024, of the State of Florida, party 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 party of the second part, 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 15, WESTER WOODS, a subdivision according to the plat thereof as recorded in Plat Book 7, Pages 36 and 37 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.


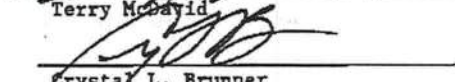
And the said party of the first part doth covenant with said

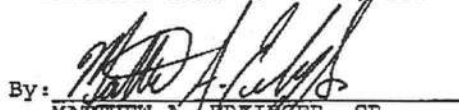
party of the second part that it is lawfully seized of said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful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

Signed, sealed and delivered  
in our presence:

ERKINGER HOME BUILDERS, INC.

  
Terry McDavid  
  
Crystal L. Brunner

By:   
MATTHEW A. ERKINGER, SR.,  
President

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 4th day of May, 2005, by MATTHEW A. ERKINGER, SR., President of ERKINGER HOME BUILDERS, INC., a State of Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

  
Notary Public  
My Commission Expires: \_\_\_\_\_



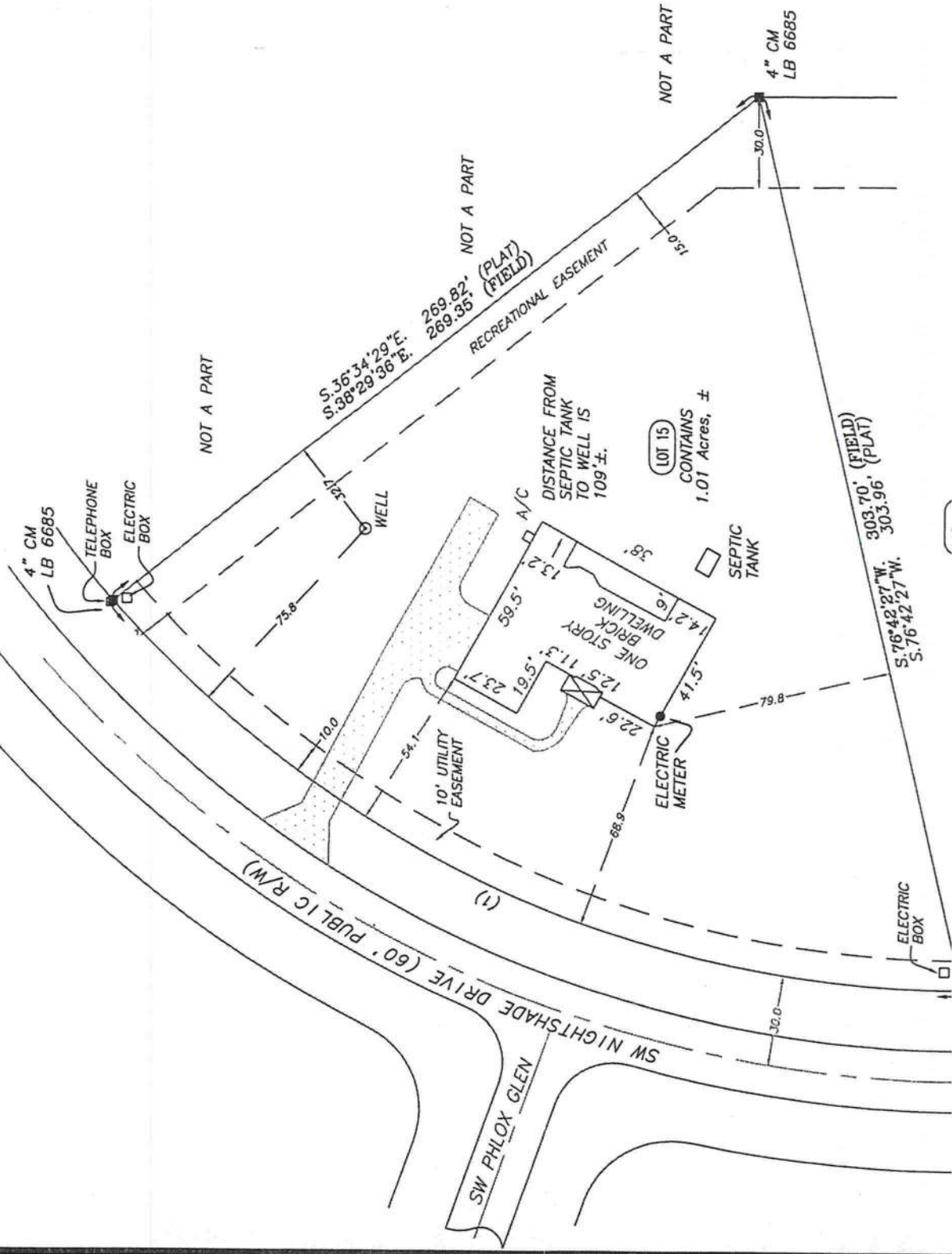
Inst:2005011064 Date:05/11/2005 Time:14:19  
Doc Stamp-Deed : 1679.30  
DC,P.Dewitt Cason,Columbia County B:1045 P:2324



Curve number 1 (FIELD) Curve number 1 (PLAT)

Radius= 370.00  
Delta= 49°15'49"  
Arc= 318.13  
Tangent= 169.65  
Chord= 308.42  
Chord Brg. N.24°30'12"E.

Radius= 370.00  
Delta= 49°16'05"  
Arc= 318.16  
Chord= 308.45  
Chord Brg. N.26°25'53"E.

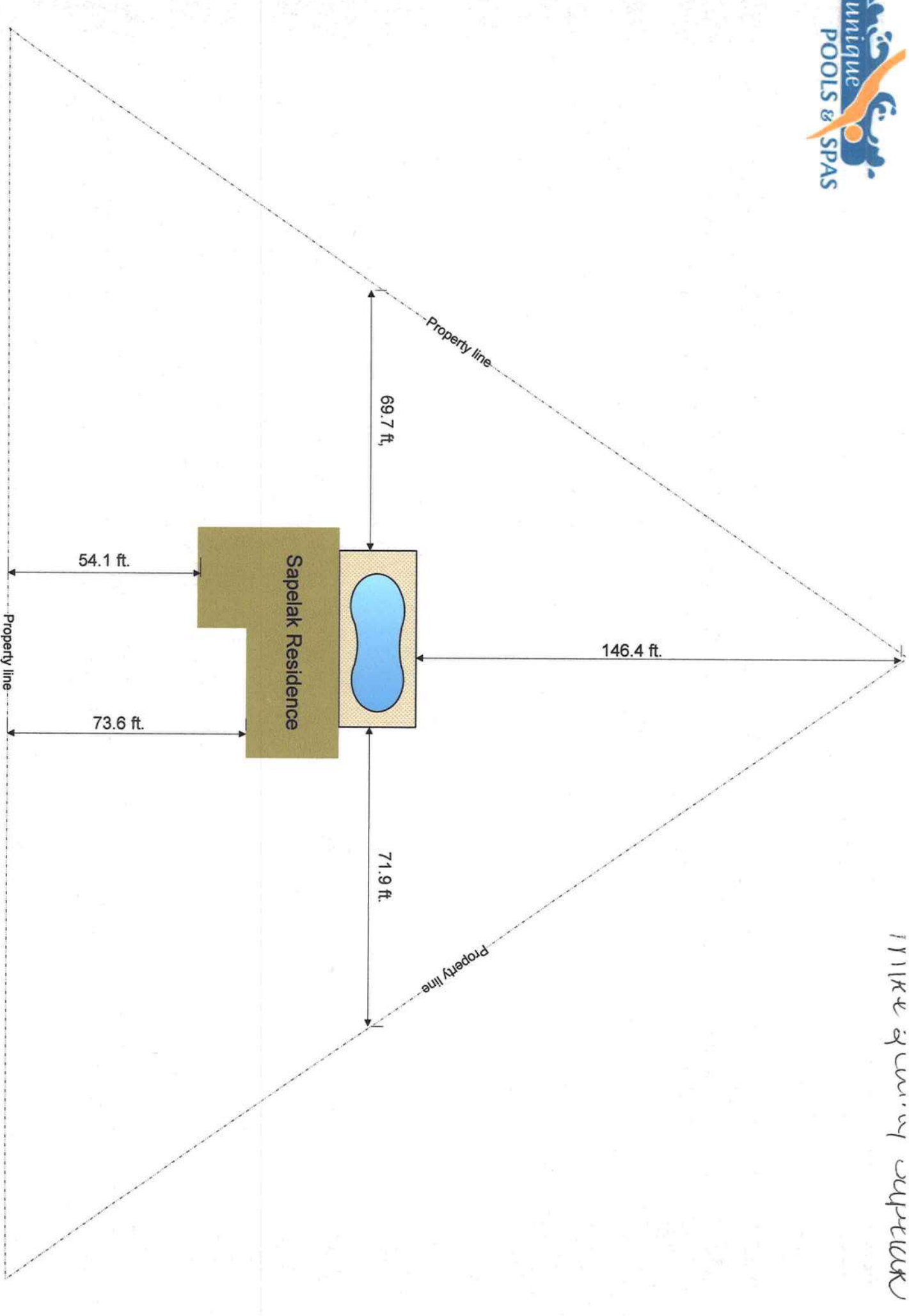


DESCRIPTION:  
LOT 15 OF "WE  
7 PAGES 36-37

SURVEYOR'S NC

1. BOUNDARY E
2. RETRACEMENT
3. BEARINGS B
4. THE SOUTH
5. THIS PARCEL
6. 500 YEAR F
7. JANUARY 6,
8. NO EASEMEN
9. ACCORDING
10. THE IMPROVE
11. AS LOCATED
12. IF THEY EXIS
13. WERE LOCAT
14. "NOT VALID
15. OF A FLORID
16. CLOSURE OF
17. THIS SURVEY
18. OR TITLE POI
19. EASEMENTS
20. OF RECORD,
21. CERTIFIED TC
22. MICHAEL AN
23. FIRST FEDEI
24. TERRY MCD
25. ATTORNEY'S
26. FIRST AMER
27. OLD REPUB
28. COMPANY

1711Kt quarry surface



SW Nightshade Drive