

DATE 02/14/2008

Columbia County Building Permit
This Permit Must Be Prominently Posted on Premises During Construction

PERMIT
000026757

APPLICANT ELMER ELKINS PHONE 407-579-2146
ADDRESS PO BOX 780538 ORLANDO FL 32878
OWNER ELMER ELKIS PHONE 407-579-2146
ADDRESS 538 SW PINERIDGE CT LAKE CITY FL 32024
CONTRACTOR OWNER PHONE _____
LOCATION OF PROPERTY 90 W, L 247, L 240, L PINERIDE CT, 1ST DRIVE ON LEFT
AFTER AIRSTRIP ON THE LEFT
TYPE DEVELOPMENT 6 MONTH RV ESTIMATED COST OF CONSTRUCTION 0.00
HEATED FLOOR AREA _____ TOTAL AREA _____ HEIGHT _____ STORIES _____
FOUNDATION _____ WALLS _____ ROOF PITCH _____ FLOOR _____
LAND USE & ZONING AG-3 MAX. HEIGHT 35
Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00
NO. EX.D.U. 0 FLOOD ZONE NA DEVELOPMENT PERMIT NO. _____

PARCEL ID 12-5S-15-00447-205 SUBDIVISION PINERIDGE ACRES UNREC
LOT 5 BLOCK _____ PHASE _____ UNIT _____ TOTAL ACRES 10.04

Culvert Permit No. _____ Culvert Waiver _____ Contractor's License Number _____ Applicant/Owner/Contractor *Elmer Elkins*
EXISTING 08-0040-N CS LH Y
Driveway Connection _____ Septic Tank Number _____ LU & Zoning checked by _____ Approved for Issuance _____ New Resident _____

COMMENTS: 6 MONTH RV TEMPORARY PERMIT

STUP APPROVED 0801-12

Check # or Cash 4699

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 \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00
MISC. FEES \$ 0.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 38.50 WASTE FEE \$ 100.50
FLOOD DEVELOPMENT FEE \$ _____ FLOOD ZONE FEE \$ _____ CULVERT FEE \$ _____ TOTAL FEE 189.00
INSPECTORS OFFICE *Z. H* CLERKS OFFICE *msy*

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."

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 THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED TO BE IN ACTIVE PROGRESS WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

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

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00

538 SW Pineridge Ct
Lake City FL 32024

COLUMBIA COUNTY, FLORIDA
LAND DEVELOPMENT REGULATION ADMINISTRATOR
SPECIAL PERMIT FOR TEMPORARY USE
APPLICATION

Permit No. 0801-12

Date 2-4-08

Fee 200.00

Receipt No. 3816

26757

Certain uses are of short duration and do not create excessive incompatibility during the course of the use. Therefore, the Land Development Regulation Administrator is authorized to issue temporary use permits for the following activities, after a showing that any nuisance or hazardous feature involved is suitably separated from adjacent uses; excessive vehicular traffic will not be generated on minor residential streets; and a vehicular parking problem will not be created:

1. In any zoning district: special events operated by non-profit, eleemosynary organizations.
2. In any zoning district: Christmas tree sales lots operated by non-profit, eleemosynary organizations.
3. In any zoning district: other uses which are similar to (1) and (2) above and which are of a temporary nature where the period of use will not extend beyond thirty (30) days.
4. In any zoning district: mobile homes or travel trailers used for temporary purposes by any agency of municipal, County, State, or Federal government; provided such uses shall not be or include a residential use.
5. In any zoning district: mobile homes or travel trailers used as a residence, temporary office, security shelter, or shelter for materials of goods incident to construction on or development of the premises upon which the mobile home or travel trailer is located. Such use shall be strictly limited to the time construction or development is actively underway. In no event shall the use continue more than twelve (12) months without the approval of the Board of County Commissioners and the Board of County Commissioners shall give such approval only upon finding that actual construction is continuing.
6. In agricultural, commercial, and industrial districts: temporary religious or revival activities in tents.

Laurie Building & Zoning

7. In agricultural districts: In addition to the principal residential dwelling, one (1) additional mobile homes may be used as an accessory residence, provided that such mobile homes are occupied by persons related by the grandparent, parent, step-parent, adopted parent, sibling, child, stepchild, adopted child or grandchild of the family occupying the principal residential use. Such mobile homes are exempt from lot area requirements, and shall not be located within required yard areas. Such mobile homes shall not be located within twenty (20) feet of any building. A temporary use permit for such mobile homes may be granted for a time period up to one (1) year. When the temporary use permit expires, the applicant may invoke the provisions of Section 14.9, entitled Special Family Lot Permits.
8. In shopping centers within Commercial Intensive districts only: mobile recycling collection units. These units shall operate only between the hours of 7:30 a.m. and 8:30 p.m. and shall be subject to the review of the Land Development Regulation Administrator. Application for permits shall include written confirmation of the permission of the shopping center owner and a site plan which includes distances from buildings, roads, and property lines. No permit shall be valid for more than thirty (30) days within a twelve (12) month period, and the mobile unit must not remain on site more than seven (7) consecutive days. Once the unit is moved off-site, it must be off-site for six (6) consecutive days.
9. In any zoning district: A temporary business, as defined within these Land Development Regulations. At least sixty (60) days prior to the commencement date of the temporary permit, the applicant shall submit an application to the County, which shall include the following information.
 - a. the name and permanent address or headquarters of the person applying for the permit;
 - b. if the applicant is not an individual, the names and addresses of the business;
 - c. the names and addresses of the person or persons which will be in direct charge of conducting the temporary business;
 - d. the dates and time within which the temporary business will be operated;
 - e. the legal description and street address where the temporary business will be located;
 - f. the name of the owner or owners of the property upon which the temporary business will be located;
 - g. a written agreement containing the permission from the owner of the property for its use for a temporary business must be attached to and made a part of the application for the permit;

- h. a site plan showing display areas, plans for access and egress of vehicular traffic, any moveable interim structures, tents, sign and banner location and legal description of the property must accompany the application for the temporary use permit; and
- i. a public liability insurance policy, written by a company authorized to do business in the State of Florida, insuring the applicant for the temporary permit against any and all claims and demands made by persons for injuries or damages received by reason of or arising out of operating the temporary business. The insurance policy shall provide for coverage of not less than one million dollars (\$1,000,000.00) for damages incurred or claims by more than one person for bodily injury and not less than two million dollars (\$2,000,000.00) for damages incurred or claims by more than one person for bodily injury and fifty thousand dollars (\$50,000.00) for damages to property for one person and one hundred thousand dollars (\$100,000.00) for damages to property claimed by more than one person. The original or duplicate of such policy, fully executed by the insurer, shall be attached to the application for the temporary permit, together with adequate evidence that the premiums have been paid.

The sales permitted for a temporary business, as defined with these land development regulations, including, but not limited to, promotional sales such as characterized by the so-called "sidewalk "sale", "vehicle sale", or "tent sale", shall not exceed three (3) consecutive calendar days.

There must be located upon the site upon which the temporary business shall be conducted public toilet facilities which comply with the State of Florida code, potable drinking water for the public, approved containers for disposing of waste and garbage and adequate light to illuminate the site at night time to avoid theft and vandalism.

If the application is for the sale of automobiles or vehicles, the applicant shall provide with the application a copy of a valid Florida Department of Motor Vehicle Dealers license and Department of Motor Vehicle permit to conduct an "offsite" sale. If any new vehicles are to be displayed on the site, a copy of the factory authorization to do so will be required to be filed with the application.

No activities, such as rides, entertainment, food, or beverage services shall be permitted on the site in conjunction with the operation of the temporary business.

Not more than one (1) sign shall be located within or upon the property for which the temporary permits is issued, and shall not exceed sixteen (16) square feet in surface area. No additional signs, flags, banners, balloons or other forms of visual advertising shall be permitted. The official name of the applicant and its permanent location and street address, together with its

permanent telephone number, must be posted on the site of the property for which the temporary permit is issued and shall be clearly visible to the public.

Any applicant granted a temporary permit under these provisions shall also comply with and abide by all other applicable federal, State of Florida, and County laws, rules and regulations.

Only one (1) tent, not to exceed three hundred fifty (350) square feet in size shall be permitted to be placed on the site of the temporary business and such tent, if any, shall be properly and adequately anchored and secured to the ground or to the floor of the tent.

No person or entity shall be issued more than one (1) temporary permit during each calendar year.

The temporary permit requested by an applicant shall be issued or denied within sixty (60) days following the date of the application therefor is filed with the Land Development Regulation Administrator.

10. In agriculture and environmentally sensitive area districts: a single recreational vehicle as described on permit for living, sleeping, or housekeeping purposes for one-hundred eighty (180) consecutive days from date that permit is issued, subject to the following conditions:
 - a. Demonstrate a permanent residence in another location.
 - b. Meet setback requirements.
 - c. Shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
 - d. Upon expiration of the permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property for 180 consecutive days.
 - e. Temporary RV permits are renewable only after one (1) year from issuance date of any prior temporary permit.

Temporary RV permits existing at the effective date of this amendment may be renewed for one (1) additional temporary permit in compliance with these land development regulations, as amended. Recreational vehicles as permitted in this section are not to include RV parks.

Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which temporary use permit is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the special permit is granted, shall be deemed a violation of these land development regulations and punishable as provided in Article 15 of these land development regulations.

1. Name of Title Holder(s) Elmer & Juana Elkins

Address 11623 English St. City Orlando Zip Code 32817
FL

Phone 407 579-2146

NOTE: If the title holder(s) of the subject property are appointing an agent to represent them, a letter from the title holder(s) addressed to the Land Development Regulation Administrator **MUST** be attached to this application at the time of submittal stating such appointment.

Title Holder(s) Representative Agent(s) _____

Address _____ City _____ Zip Code _____

Phone () _____

2. Size of Property 10.4 acres

3. Tax Parcel ID# 00447-205

4. Present Land Use Classification A-3

5. Present Zoning District A-3

6. Proposed Temporary Use of Property RV

(Include the paragraph number the use applies under listed on Page 1 and 2)

7. Proposed Duration of Temporary Use 6mo.

8. Attach Copy of Deed of Property.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

Elmer ELKINS

Applicants Name (Print or Type)

Elmer Elkins

Applicant Signature

2-4-08

Date

Approved

✓ afs

OFFICIAL USE

2-4-08

Denied

Reason for Denial

Conditions (if any)

NAME: HOMEFOCUS SERVICES, LLC
ADDRESS: 1831 CHESTNUT ST., ST. LOUIS, MO 63103

THIS INSTRUMENT PREPARED BY:
HOMEFOCUS SERVICES, LLC
Rosemary O. Hildreth

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED IN A TITLE INSURANCE
COMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER(S): 17-2-31-6296-07060

GRANTEE(S) S.S.#(S): XXXXXXXXXX XXXXXXXXXX
FILE NO: 24987

WARRANTY DEED

This WARRANTY DEED made this 7th of May, 2001.
By **John K. Canino AND Denise Figueroa**

whose marital status is: **married**
hereinafter called the GRANTOR(S), whose address is:

to **Elmer Elkins AND Juana Y. Elkins**

whose marital status is: **married**
hereinafter called the GRANTEE(S),
whose address is: 11623 English Street, Orlando, FL 32817

WITNESSETH; That said Grantor(s), for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee(s), all that certain land situate in **Orange County, Florida**, viz:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION



OR Bk 6262 Pg 1190
Orange Co FL 2001-0219930
Recorded - Martha D. Haynie

EXHIBIT "A"

ALL THAT CERTAIN LAND SITUATE IN ORANGE COUNTY, FLORIDA, VIZ:

**LOT 6, BLOCK G, ORLANDO ACRES FIRST ADDITION, ACCORDING TO THE
PLAT THEREOF RECORDED IN PLAT BOOK S, PAGE 71, OF THE PUBLIC
RECORDS OF ORANGE COUNTY, FLORIDA.**

**Being that parcel of land conveyed to JOHN K. CANINO AND DENISE FIGUEROA,
HUSBAND AND WIFE from BARBARA BUCHANAN, UNMARRIED by that deed dated
01/21/1997 and recorded 01/22/1997 in Deed Book 5188, at Page 4986 of the ORANGE
County, FL Public Registry.**

Tax Map Reference: 17-2-31-6296-07060

COPY

This Instrument Prepared by & return to:
Name: Joyce Kirpach, an employee of
TITLE OFFICES, LLC
Address: 1089 SW MAIN BLVD.
LAKE CITY, FLORIDA 32025
File No. 04Y-09080JK

Inst: 2004024076 Date: 10/26/2004 Time: 15:40
Doc Stamp-Deed : 252.00
DC, P. DeWitt Cason, Columbia County B: 1029 P: 297

Parcel I.D. #: 00447-205

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 25th day of October, A.D. 2004 by

BETTY J. ODELL, *Single* hereinafter called the grantor, to
ELMER ELKINS and JUANA Y. ELKINS, HIS WIFE, whose post office address is
11623 ENGLISH ST, ORLANDO, FL 32817, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Columbia County, State of FLORIDA, viz:

A PORTION OF THE SW ¼ OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID SW ¼ OF SECTION 12 AND RUN ALONG THE WEST LINE OF SAID SECTION, S 00°08'02" E, A DISTANCE OF 35.28 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89°10'48" E, A DISTANCE OF 1296.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PINE RIDGE LANE (A 60 FOOT WIDE ROAD); THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE, S 00°10'16" E, A DISTANCE OF 349.49 FEET; THENCE RUN S 89°10'48" W, A DISTANCE OF 1296.44 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF SAID SECTION 12; THENCE RUN ALONG SAID WEST LINE, N 00°08'02" W, A DISTANCE OF 349.49 FEET TO THE POINT OF BEGINNING.

(LOT 5, PINE RIDGE ACRES, AN UNRECORDED SUBDIVISION)

SUBJECT TO: RIGHTS OF HOLDERS OF AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, AND OTHER MINERALS IN, ON OR UNDER THE ABOVE DESCRIBED PROPERTY AS EVIDENCED BY MINERAL RIGHT AND ROYALTY TRANSFER DATED NOVEMBER 15, 1948, AND RECORDED IN DEED BOOK 66, PAGE 113, PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA.

Mineral Rights and Royalty Transfer as recorded in Deed Book 66, Page 113, public records of Columbia County, Florida.

Subject to possible lien for maintenance fees and/or association dues to the property owner's association, if any.

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 grantees that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land, and 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, 2003.

Inst: [REDACTED] Date: 10/26/2004 Time: 15:40
Doc Stamp-Deed : 252.00
DC, P. Dewitt Cason, Columbia County B: 1029 P: 298

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:

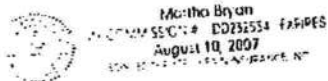
Martha Bryan
Witness Signature
Martha Bryan
Printed Name

Regina Simpkins
Witness Signature
Regina Simpkins
Printed Name

Betty J. Odell L.S.
BETTY J. ODELL
Address:
674 SW PINE RIDGE CT, LAKE CITY, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 25th day of October, 2004, by BETTY J. ODELL, who is known to me or who has produced *Betty J. Odell* as identification.



Martha Bryan
Notary Public
My commission expires _____