

DATE 05/16/2019

Columbia County Building Permit

This Permit Must Be Prominently Posted on Premises During Construction

PERMIT
000038124

APPLICANT ROGER WHIDDON PHONE 386.867.0812

ADDRESS 295 NW COMMONS LP., STE. 115-262 LAKE CITY FL 32055

OWNER DIANE HEAGLE PHONE 386.623.3842

ADDRESS 457 SW WENDY TER LAKE CITY FL 32025

CONTRACTOR ROGER WHIDDON PHONE 386.754.7367

LOCATION OF PROPERTY 441 SOUTH RIGHT ON 242 LEFT ON WENDY ON L TO ADDRESS 457.

TYPE DEVELOPMENT ROOF OVERLAY MH ESTIMATED COST OF CONSTRUCTION 0.00

HEATED FLOOR AREA TOTAL AREA HEIGHT STOREYS

FOUNDATION WALLS ROOF PITCH 6:12 FLOOR


LAND USE & ZONING MAX. HEIGHT

Minimum Set Back Requirements: STREET FRONT REAR SIDE

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

PARCEL ID 28-4S-17-08832-000 SUBDIVISION

LOT BLOCK PHASE UNIT 0 TOTAL ACRES 23.46

CCC1330273 

Culvert Permit No. Culvert Waiver Contractor's License Number Applicant Owner Contractor

Driveway Connection Septic Tank Number Flood & Zoning checked by JLW Approved for Issuance N New Resident Time STOP No.

COMMENTS: NOC ON FILE.

Check # or Cash CASH RECEIPT

FOR BUILDING & ZONING DEPARTMENT ONLY

Temporary Power Foundation Monolithic (Footer Slab)

 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 Insulation

 date/app. by date/app. by

Rough-in plumbing above slab and below wood floor Electrical rough-in

 date/app. by date/app. by

Heat & Air Duct Peri. beam (Lintel) Pool

 date/app. by date/app. by

Permanent power C.O. Final Culvert

 date/app. by date/app. by

Pump pole Utility Pole M/H tie downs, blocking, electricity and plumbing

 date/app. by date/app. by

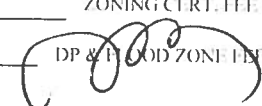

Reconnection RV Re-roof

 date/app. by date/app. by

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

MISC. FEES \$ 75.00 ZONING CERT. FEE \$ FIRE FEE \$ 0.00 WASH FEE \$

PLAN REVIEW FEE \$ DP & FLOOD ZONE FEE \$ CULVERT FEE \$ **TOTAL FEE** 75.00

INSPECTOR'S OFFICE  CLERK'S 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.

NOTICE: ALL OTHER APPLICABLE STATE OR FEDERAL PERMITS SHALL BE OBTAINED BEFORE COMMENCEMENT OF THIS PERMITTED DEVELOPMENT.

"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 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 INSPECTION.

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

**Columbia County Building Permit Application
Re-Roofs, Roof Repairs, Roof Over's**

For Office Use Only Application # 1905 59 Date Received 5/16 By JW Permit # 38124

Plans Examiner _____ Date _____ ☒ NOC ☐ Deed or PA ☐ Contractor Letter of Auth. ☐ F W Comp. letter
☒ Product Approval Form ☐ Sub VF Form ☐ Owner POA ☐ Corporation Doc's and/or Letter of Auth.

Comments _____

FAX 386-754-7367

Applicant (Who will sign/pickup the permit) Roger Whiddon

Phone 386-867-0812

Address 295 NW Commons Loop, Suite 115-262, Lake City, FL 32055

Owners Name ☒ Diane Feagle

Phone 386-623-3842

911 Address 457 SW Wendy Terrace, Lake City, FL 32025

Contractors Name Whiddon Construction Co., Inc

Phone 386-754-7367

Address 295 NW Commons Loop, Suite 115-262, Lake City, FL 32055

Contractors Email roger@whiddonconstruction.com

***Include to get updates for this job.

Fee Simple Owner Name & Address _____

Bonding Co. Name & Address _____

Architect/Engineer Name & Address _____

Mortgage Lenders Name & Address _____

Property ID Number 28-4S-17-08832-000

Subdivision Name _____ **Lot** _____ **Block** _____ **Unit** _____ **Phase** _____

Driving Directions Take the 1st left onto NE Madison St. / Take the 1st left onto N Marion Ave / Take the 2nd right onto W Duval St

Turn left onto N 1st St / Turn right onto SW County Road 242A / Take the 2nd left onto SW Wendy Ter. / 457 SW Wendy Terr is on the left.

Construction of (circle) Re-Roof - Roof repairs - Roof Overlay or Other _____

Cost of Construction \$5,000.00

Commercial OR ☒ **Residential**

Type of Structure (House; Mobile Home; Garage; Exxon) Mobile Home

Roof Area (For this Job) SQ FT 2,100 SF **Roof Pitch** 6 / 12, _____ / 12 **Number of Stories** 1

Is the existing roof being removed No **If NO Explain** Installing new metal roof over existing shingles.

Type of New Roofing Product (Metal; Shingles; Asphalt Flat) Metal

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. **CODE: 2014 Florida Building Code.**

Columbia County Building Permit Application

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 such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

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.

Martin Feagle
Print Owners Name

Martin Feagle
Owners Signature

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

****If this is an Owner Builder Permit Application then, ONLY the owner can sign the building permit when it is 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.

R. Whidden
Contractor's Signature

Contractor's License Number CCC1330273

✓ Columbia County

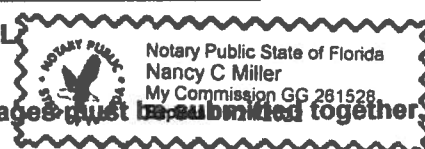
Competency Card Number 1426

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 16 day of May 2019.

Personally known ☒ or Produced Identification _____

Nancy C Miller
State of Florida Notary Signature (For the Contractor)

SEAL



As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. Statewide approved products are listed online @ www.floridabuilding.org

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING			
B. SLIDING			
C. SECTIONAL/ROLL UP			
D. OTHER			
2. WINDOWS			
A. SINGLE/DOUBLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. FIXED			
E. MULLION			
F. SKYLIGHTS			
G. OTHER			
3. PANEL WALL			
A. SIDING			
B. SOFFITS			
C. STOREFRONTS			
D. GLASS BLOCK			
E. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES			
B. NON-STRUCTURAL METAL	Agri-Metal Supply	26 GA Tuff Rib Roof Panel	FL13768.2-R4
C. ROOFING TILES			
D. SINGLE PLY ROOF			
E. OTHER			
5. STRUCTURAL COMPONENTS			
A. WOOD CONNECTORS			
B. WOOD ANCHORS			
C. TRUSS PLATES			
D. INSULATION FORMS			
E. LINTELS			
F. OTHERS			
6. NEW EXTERIOR			
ENVELOPE PRODUCTS			

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) performance characteristics which the product was tested and certified to comply with, 3) copy of the applicable manufacturers installation requirements.

Further, I understand these products may have to be removed if approval cannot be demonstrated during inspection.


 Contractor OR Agent Signature _____ Date _____

NOTES: _____

Columbia County Property Appraiser

Jeff Hampton

2018 Tax Roll Year

updated: 3/29/2019

Parcel: << **28-4S-17-08832-000** >>

Owner & Property Info

Result 8 of 28

Owner	FEAGLE RYAN MARLIN C/O MARLIN FEAGLE PO BOX 1653 LAKE CITY, FL 32056		
Site	457 WENDY TERR,		
Description*	BEG SE COR OF NW1/4, RUN W 1286.49 FT TO E R/W WENDY RD, RUN N ALONG R/W 1057.69 FT, E 864.87 FT, S 160.15 FT, W 3.91 FT, S 165.50 FT, E 441 FT, S 732.99 FT TO POB. EX 4.48 ACRES AS DESC IN SWD 1310-1395. 772-1244-1247, 790-406, 799- 1927, 799-1927, 876-2 ...more>>>		
Area	23.46 AC	S/T/R	28-4S-17
Use Code**	IMPROVED A (005000)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2018 Certified Values		2019 Working Values	
Mkt Land (2)	\$5,371	Mkt Land (2)	\$6,621
Ag Land (1)	\$5,390	Ag Land (1)	\$5,390
Building (1)	\$15,518	Building (1)	\$14,778
XFOB (7)	\$4,550	XFOB (7)	\$4,550
Just	\$109,566	Just	\$110,076
Class	\$30,829	Class	\$31,339
Appraised	\$30,829	Appraised	\$31,339
SOH Cap [?]	\$0	SOH Cap [?]	\$27
Assessed	\$30,829	Assessed	\$31,312
Exempt	HX H3 \$25,000	Exempt	HX H3 \$25,000
Total Taxable	county:\$5,829 city:\$5,829 other:\$5,829 school:\$5,829	Total Taxable	county:\$6,312 city:\$6,312 other:\$6,312 school:\$6,312

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
1/4/2018	\$100	1351/0268	LE	I	U	14
2/5/2016	\$100	1310/1389	LE	I	U	14
12/29/1994	\$0	799/1927	WD	V	U	03
5/10/1994	\$44,500	790/0406	WD	V	Q	
3/12/1993	\$0	772/1244	PR	V	U	11

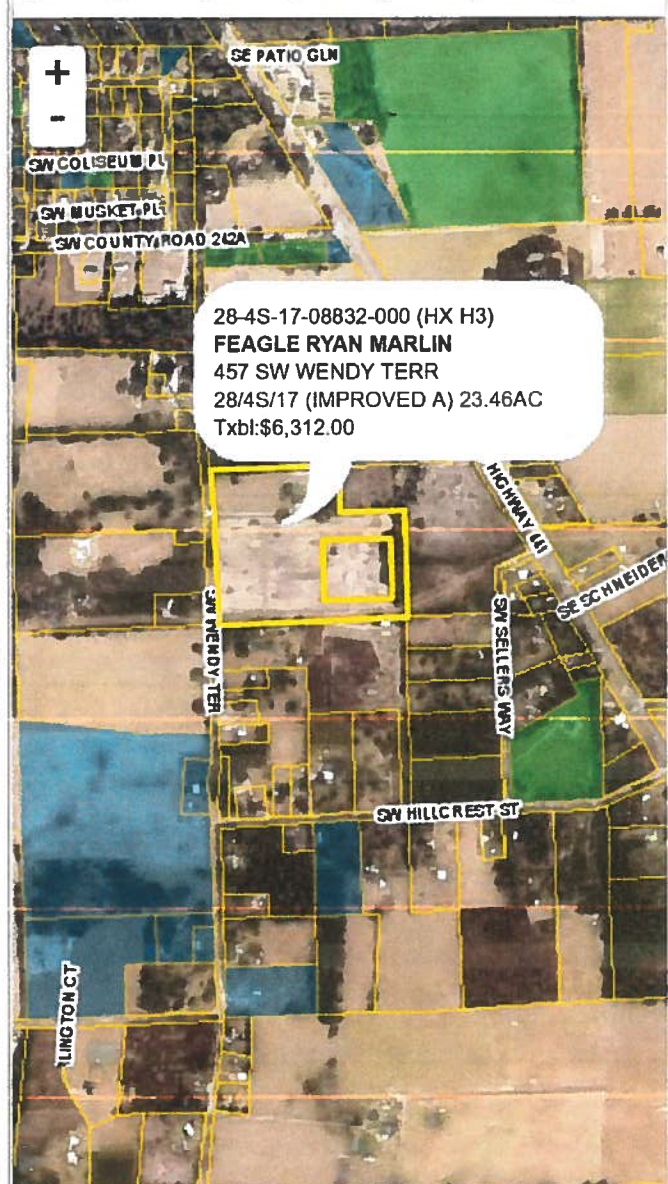
Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	MOBILE HME (000800)	1994	1152	1728	\$14,778

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

28-4S-17-08832-000

Clerk's Office Stamp

Inst: 201912011330 Date: 05/16/2019 Time: 4:33PM
Page 1 of 1 B: 1384 P: 2012, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this **NOTICE OF COMMENCEMENT**.

1. Description of property (legal description):
a) Street (job) Address: 457 SW Wendy Terrace, Lake City, FL 32025
2. General description of improvements: Roof-Over
3. Owner Information or Lessee Information if the Lessee contracted for the improvements:
a) Name and address: Diane Feagle, PO Box 1653, Lake City, FL 32056
b) Name and address of fee simple titleholder (if other than owner) _____
c) Interest in property _____
4. Contractor Information
a) Name and address: Whiddon Construction Company, Inc., 295 NW Commons Loop, Ste 115-262, Lake City, FL 32055
b) Telephone No.: 386-754-7367
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address: _____
b) Amount of Bond: _____
c) Telephone No.: _____
6. Lender
a) Name and address: _____
b) Phone No. _____
7. Person 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:
a) Name and address: _____
b) Telephone No.: _____
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
a) Name: _____ OF _____
b) Telephone No.: _____
9. Expiration date of Notice of Commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR 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 YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA

10. Marlin Feagle
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager
MARLIN Feagle
Printed Name and Signatory's Title/Office

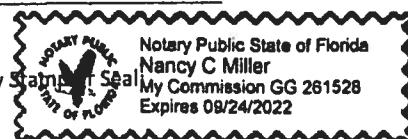
The foregoing instrument was acknowledged before me, a Florida Notary, this 16 day of May, 20 19, by:

Marlin Feagle as owner for self
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known _____ OR Produced Identification ☒ Type FL DL

Notary Signature Nancy C Miller

Notary Stamp Seal



Red 6/100
Doc 0.70

THIS INSTRUMENT PREPARED BY
AND RETURN TO::

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

Inst: 201812000253 Date: 01/04/2018 Time: 3:20PM
Page 1 of 7 B: 1351 P: 268, P. DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.70

ENHANCED LIFE ESTATE DEED

THIS INDENTURE made this 4th day of January, 2018, between **MARLIN M. FEAGLE** and his wife, **DIANE M. FEAGLE**, whose mailing address is Post Office Box 1653, Lake City, Florida 32056-1653, (herein Grantors), and **RYAN MARLIN FEAGLE**, whose mailing address is 457 SW Wendy Terrace, Lake City, Florida 32025, (herein Grantee).

The terms Grantors and Grantee shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders; the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantors, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to Grantee forever the following described property in Columbia County, Florida:

**SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**

Grantors reserve unto themselves, for and during their lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantors further reserve unto themselves, for and during their lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose of, in whole or in part, or grant any interest therein, to the aforementioned premises, by gift, sale, or otherwise, with or without consideration, so as to terminate the interest of the Grantee, as Grantors in their sole and absolute discretion shall decide, except that Grantors shall not have the right to dispose of the property by devise upon their death.

Grantors further reserve unto themselves the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. Grantee shall hold a remainder interest in the property described herein and upon the death of the last to die of Grantors, if the property described herein has not been previously disposed of prior to Grantors' deaths, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances as may exist at that time. Grantors shall have no liability for waste. Grantors shall have full power and authority to dispose of the property during Grantors' lifetime, without joinder of the remainder holder, and Grantor shall have full power to retain all proceeds generated by any disposition of the property during Grantors' lifetime.

SUBJECT TO easements and restrictions of record and taxes.

TOGETHER WITH all the tenements, hereditaments, privileges, appurtenances thereto belonging or in any way appertaining to the said property.

Grantors hereby covenant with said Grantee that Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors 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 said Grantors have executed this deed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Diane S. Edenfield
Witness

DIANE S. EDENFIELD
Print or Type Name

Jenni Lee
Witness

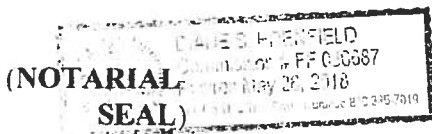
Jenni Lee
Print or Type Name

Marlin M. Feagle (SEAL)
MARLIN M. FEAGLE

Diane M. Feagle (SEAL)
DIANE M. FEAGLE

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 4th day of April, 2018, by **MARLIN M. FEAGLE** and his wife, **DIANE M. FEAGLE**, who are personally known to me.



Diane S. Edenfield
Notary Public, State of Florida

My commission expires: 05/26/18

EXHIBIT "A" TO
ENHANCED LIFE ESTATE DEED FROM
MARLIN M. FEAGLE AND HIS WIFE, DIANE M. FEAGLE,
TO RYAN MARLIN FEAGLE

PARCEL 1:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 28: SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4, Columbia County, Florida.

LESS AND EXCEPT:

Commence at the Southeast corner of the SW 1/4 of the NW 1/4 of Section 28, Township 4 South, Range 17 East, and run West along the South line of the SW 1/4 of the NW 1/4, 315.00 feet; thence run North parallel to the East line of the SW 1/4 of the NW 1/4, 227.00 feet; thence run East parallel to the South line of the SW 1/4 of NW 1/4, 315.00 feet to the East line of the SW 1/4 of the NW 1/4; thence run South along said East line of the SW 1/4 of the NW 1/4, 227.00 feet to the **POINT OF BEGINNING**.

ALSO LESS AND EXCEPT:

Commence at the NE corner of SE 1/4 of NW 1/4 of Section 28, Township 4 South, Range 17 East, Columbia County, Florida, for the **POINT OF BEGINNING**; run thence S 1°53'19" E along the Easterly line of said SE 1/4 of NW 1/4, 437.09 feet; thence S 87°32'13" W, 437.09 feet; thence N 1°53'19" W, 407.09 feet; thence S 87°32'13" W, 894.11 feet to the Easterly maintained right-of-way line of Wendy Road; thence N 00°50'24" W along said Easterly maintained right-of-way line 30.00 feet to the Northerly line of SE 1/4 of NW 1/4, Section 28, Township 4 South, Range 17 East, thence N 87°32'13" E, along said Northerly line 1330.65 feet to **POINT OF BEGINNING**.

ALSO LESS AND EXCEPT:

A portion of the SE 1/4 of the NW 1/4 of Section 28, Township 4 South, Range 17 East, Columbia County, Florida, and being more particularly described as follows: Commence at the Northwest corner of the SE 1/4 of NW 1/4 of said Section and run thence S 6°10'19" E along the right-of-way of Wendy Road, a 60-foot right-of-way as established by previous surveys in area, a distance of 30.07

feet to the **POINT OF BEGINNING**; thence continue S 6°10'19" E, a distance of 247.43 feet; thence run N 87°32'16" E, now departing from the said right-of-way, a distance of 873.17 feet; thence run N 1°57'31" W, a distance of 246.94 feet; thence run S 87°32'16" W a distance of 891.35 feet to the **POINT OF BEGINNING**.

ALSO LESS AND EXCEPT:

Commence at the NE corner of SE 1/4 of NW 1/4 of Section 28, Township 4 South, Range 17 East, Columbia County, Florida, run thence S 1°53'19" E, along the Easterly line of said SE 1/4 of NW 1/4, 437.09 feet for the **POINT OF BEGINNING**; thence continue Southerly along said Easterly line of the SE 1/4 of NW 1/4, 165.5 feet; thence S 87°32'13" W, 441.0 feet; thence N 1°53'19" W, 165.5 feet to the SW corner of property previously deeded by Susan Witt to Gregory Alan Lowery as described in Official Records Book 675, Page 663; thence N 87°32'13" E, 441.0 feet to the Easterly line of said SE 1/4 of NW 1/4 and the **POINT OF BEGINNING**.

The foregoing property is also described as follows:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

A part of the NW 1/4 of Section 28, Township 4 South, Range 17 East, more particularly described as follows: Begin at the Southeast corner of said NW 1/4 and run S 88°43'38" W, along the South line thereof, 1286.49 feet to a point on the East right-of-way line of Wendy Road; thence N 0°56'37" W, along said East right-of-way line, 695.82 feet; thence N 5°05'13" W, still along said East right-of-way line, 361.87 feet; thence N 88°39'02" E, 864.87 feet; thence S 1°31'19" E, 160.15 feet; thence S 88°39'02" W, 3.91 feet; thence S 1°31'19" E, 165.50 feet; thence N 88°39'02" E, 441.00 feet to a point on the East line of said NW 1/4; thence S 1°31'19" E, along said East line, 732.99 feet to the **POINT OF BEGINNING**. Columbia County, Florida. Containing 27.94 acres, more or less.

LESS AND EXCEPT the following described parcel:

A parcel of land lying in Section 28, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the NW 1/4 of Section 28, Township 4 South, Range 17 East; thence N 01°31'19" W along the East line of said NW 1/4 for 130.00 feet; thence S 88°43'38" W for 100.00 feet to the **POINT OF**

BEGINNING of the herein described parcel of land; thence continue S 88°43'38" W for 470.00 feet; thence N 01°31'19" W for 415.50 feet; thence N 88°43'38" E for 470.00 feet; thence S 01°31'19" E for 415.00 feet to the **POINT OF BEGINNING**.

Said parcel of land situate, lying and being in Columbia County, Florida, containing 4.477 acres, more or less.

TOGETHER WITH:

A 30 foot wide easement for the purpose of ingress, egress and utilities lying 30 feet North and West of the following described line:

Commence at the Southeast corner of the NW 1/4 of Section 28, Township 4 South, Range 17 East; thence N 01°31'19" W along the East line of said NW 1/4 for 130.00 feet; thence S 88°43'38" W for 100.00 feet; thence continue S 88°43'38" W for 220.00 feet to the **POINT OF BEGINNING** of the herein described line; thence S 01°31'19" E for 130.00 feet to the intersection with the South line of land as described in Official Records Book 799, Page 1927, of the public records of Columbia County, Florida; thence S 88°43'38" W along said South line for 966.28 feet to the intersection with the East right-of-way line of Wendy Road and the Point of Terminus.

The net legal description containing 23.463 acres, more or less.

Tax Parcel No.: 28-4S-17-08832-000

PARCEL 2:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 28: N 1/2 of SW 1/4 of NW 1/4; and also begin at SE corner of N 1/2 of SW 1/4 of NW 1/4; run South 100 feet; West 210 feet; North 100 feet; East 210 feet to **POINT OF BEGINNING**. This part containing 20.48 acres, more or less.

ALSO:

Commence at the Northwest corner of Section 28, Township 4 South, Range 17 East, Columbia County, Florida, and run thence N 89°26'52" E, along the North line of said Section 28, 44.90 feet; thence S 00°52'23" E, 199.33 feet; thence S 00°01'23" W, 598.76 feet; thence N 88°22'17" E, 110.50 feet; thence S 06°44'32" W, 505.10 feet to the **POINT OF BEGINNING**; thence continue S 06°44'32" W,

34.32 feet; thence N 88°22'51" E, 747.81 feet; thence N 04°53'02" E, 11.46 feet; thence N 89°52'56" W, 744.46 feet to the **POINT OF BEGINNING**. This portion containing 0.39 acres, more or less.

Total Parcel 2 containing 20.550 acres, more or less.

Tax Parcel No.: 28-4S-17-08832-014

PARCEL 3:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 28: Begin at the SW corner of the SW 1/4 of the NE 1/4, Section 28, Township 4 South, Range 17 East, Columbia County, Florida, and run thence N 01°57'31" W, along the West line of said SW 1/4 of NE 1/4 1058.71 feet; thence N 88°11'07" E, 508.63 feet to the West right-of-way line of State Road No. 25 (U.S. Highway 41 and 441); thence S 30°57'19" E along the said West right-of-way line, 713.73 feet to the North line of Sellers Road (county maintained graded road); thence S 59°04'31" W along said North line, 244.25 feet; thence S 01°51'36" E, 306.67 feet along the West line of Sellers Road to the South line of said SW 1/4 of NE 1/4; thence S 87°17'59" W, along said South line, 641.01 feet to the **POINT OF BEGINNING**.

ALSO:

Commence at the NE corner of SE 1/4 of NW 1/4, run South 276.93 feet for **POINT OF BEGINNING**; continue South 325.66 feet; thence West 441 feet; thence North 165.5 feet; thence East 3.91 feet; thence North 160.16 feet; thence East 437.09 feet to **POINT OF BEGINNING**.

Total Parcel 3 containing 18.060 acres, more or less.

Tax Parcel No. 28-4S-17-08817-000.

PARCEL 4:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 28: S 1/2 of SW 1/4 of NW 1/4 of said Section 28; **LESS** .48 acres located in the NE corner thereof described in Official Records Book 834, Page 365; **ALSO EXCEPT** .25 acres described in Official Records Book 1132, Page 2281 and Official Records Book 481, Page 279. **ALSO EXCEPT** 1.64 acres

described in Official Records Book 423, Page 607. Containing 17.630 acres,
more or less.

Tax Parcel No. 28-4S-17-08832-013

PARCEL 5:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 29: Two (2) acres on East side of N 1/2 of SE 1/4 of NE 1/4.

Tax Parcel No.: 29-4S-17-08849-000.