

App # 43991/44007 culvert

SCANNED

## Columbia County New Building Permit Application

**For Office Use Only** Application # 1908-92 Date Received 8/24/19 By MG Permit # 38875  
Zoning Official 7.C. / LH Date 9-3-19 Flood Zone X Land Use Ag Zoning PRD  
FEMA Map # \_\_\_\_\_ Elevation \_\_\_\_\_ MFE 134' River N/A Plans Examiner 7.C. Date 9-3-19  
Comments Floor Elevation 134' 11-5-19  
☒ NOC ☒ EH ☒ Deed or PA ☐ Site Plan ☐ State Road Info ☐ Well letter ☒ 911 Sheet ☐ Parent Parcel # \_\_\_\_\_  
☐ Dev Permit # \_\_\_\_\_ ☐ In Floodway ☐ Letter of Auth. from Contractor ☐ F W Comp. letter \_\_\_\_\_  
☐ Owner Builder Disclosure Statement ☐ Land Owner Affidavit ☐ Ellisville Water ☐ App Fee Paid ☒ Sub VF Form

Septic Permit No. 19-0642 OR City Water ☐ Fax \_\_\_\_\_  
Applicant (Who will sign/pickup the permit) SUZANNE STEWART Phone 386-752-8653  
Address 465 NW ORANGE STREET, LAKE CITY, FL 32055  
Owners Name BILL RIVERS Phone 386-438-9118  
911 Address 236 NW TAYLOR MAGEE PL, LAKE CITY, FL 32055  
Contractors Name BRYAN ZECHER Phone 386-752-8653  
Address 465 NW ORANGE STREET, LAKE CITY, FL 32055  
Contractor Email ZECHEROFFICE@GMAIL.COM \*\*\*Include to get updates on this job.

Fee Simple Owner Name & Address \_\_\_\_\_  
Bonding Co. Name & Address \_\_\_\_\_  
Architect/Engineer Name & Address SABO ENGINEERING, 1205 BEACH BLVD. JAX BEACH, FL  
Mortgage Lenders Name & Address DRUMMOND COMMUNITY BANK, CHIEFLAND FL 32626  
Circle the correct power company ☐ FL Power & Light ☐ Clay Elec. ☒ Suwannee Valley Elec. ☐ Duke Energy  
Property ID Number 30-2S-17-04800-115 Estimated Construction Cost \$280,000.  
Subdivision Name PINES OF FALLING CREEK Lot 15 Block \_\_\_\_\_ Unit \_\_\_\_\_ Phase \_\_\_\_\_  
Driving Directions from a Major Road TAKE US-41, TURN RIGHT ONTO FALLING CREEK RD.  
CONTINUE ONTO NW FALLING CREEK RD AND THEN TURN RIGHT ONTO NW TAYLOR  
MAGEE PLACE. JOBSITE WILL BE ON THE RIGHT.

Construction of NEW HOME Commercial OR ☒ Residential  
Proposed Use/Occupancy RESIDENTIAL Number of Existing Dwellings on Property 0  
Is the Building Fire Sprinkled? \_\_\_\_\_ If Yes, blueprints included \_\_\_\_\_ Or Explain \_\_\_\_\_  
Circle Proposed ☒ Culvert Permit or ☐ Culvert Waiver or ☐ D.O.T. Permit or ☐ Have an Existing Drive  
Actual Distance of Structure from Property Lines - Front 60 Side 91 Side 91 Rear 135  
Number of Stories 1 Heated Floor Area 2256 2250 Total Floor Area 3332 3328 Acreage 1.590  
Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) \_\_\_\_\_

**Columbia County Building Permit Application**

**CODE: Florida Building Code 2017 and the 2014 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.

BILL RIVERS

Print Owners Name

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.

Contractor's Signature

Contractor's License Number

Columbia County

Competency Card Number

1257343

1624

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 23<sup>rd</sup> day of August 2019.

Personally known ☒ or Produced Identification

Suzanne Stewart

SEAL:



SUZANNE STEWART

MY COMMISSION # FF 936523

EXPIRES: November 16, 2019

Bonded Thru Budget Notary Services

State of Florida Notary Signature (For the Contractor)

# SUBCONTRACTOR VERIFICATION

APPLICATION/PERMIT # 1908-92 JOB NAME Rivers

**THIS FORM MUST BE SUBMITTED BEFORE A PERMIT WILL BE ISSUED**

Columbia County issues combination permits. One permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the general contractors permit.

**NOTE:** It shall be the responsibility of the general contractor to make sure that all of the subcontractors are licensed with the Columbia County Building Department.

Use website to confirm licenses: <http://www.columbiacountyfla.com/PermitSearch/ContractorSearch.aspx>

**NOTE:** If this should change prior to completion of the project, it is your responsibility to have a corrected form submitted to our office, before that work has begun.

Violations will result in stop work orders and/or fines.

<b>ELECTRICAL</b> <input checked="" type="checkbox"/>	Print Name <u>Marc Matthews</u> Signature <u>[Signature]</u> Company Name: <u>Matthews Electric</u> License #: <u>EC13005459</u> Phone #: <u>386-344-2029</u>	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Lab <input type="checkbox"/> w/c <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>MECHANICAL/</b> <b>VC</b> <input checked="" type="checkbox"/>	Print Name <u>Anthony Franks</u> Signature <u>[Signature]</u> Company Name: <u>Franks &amp; Lane heating and air</u> License #: <u>CAC1818631</u> Phone #: <u>386-466-7514</u>	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Lab <input type="checkbox"/> w/c <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>PLUMBING/</b> <b>GAS</b> <input checked="" type="checkbox"/>	Print Name <u>Cody Barrs</u> Signature <u>[Signature]</u> Company Name: <u>Barrs Plumbing</u> License #: <u>CFC1427145</u> Phone #: <u>386-623-0509</u>	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Lab <input type="checkbox"/> w/c <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>ROOFING</b> <input checked="" type="checkbox"/>	Print Name <u>Robert Oakes</u> Signature <u>[Signature]</u> Company Name: <u>Oakes Roofing &amp; Construction</u> License #: <u>CCC1328699</u> Phone #: <u>386-364-4838</u>	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Lab <input type="checkbox"/> w/c <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>SHEET METAL</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Lab <input type="checkbox"/> w/c <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>FIRE SYSTEM/</b> <b>SPRINKLER</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Lab <input type="checkbox"/> w/c <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>SOLAR</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Lab <input type="checkbox"/> w/c <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>STATE</b> <b>SPECIALTY</b> <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Lab <input type="checkbox"/> w/c <input type="checkbox"/> EX <input type="checkbox"/> DE



## Legend

### Parcels

### Roads

- Roads
- others
- Dirt
- Interstate
- Main
- Other
- Paved
- Private
- 2018Aerials

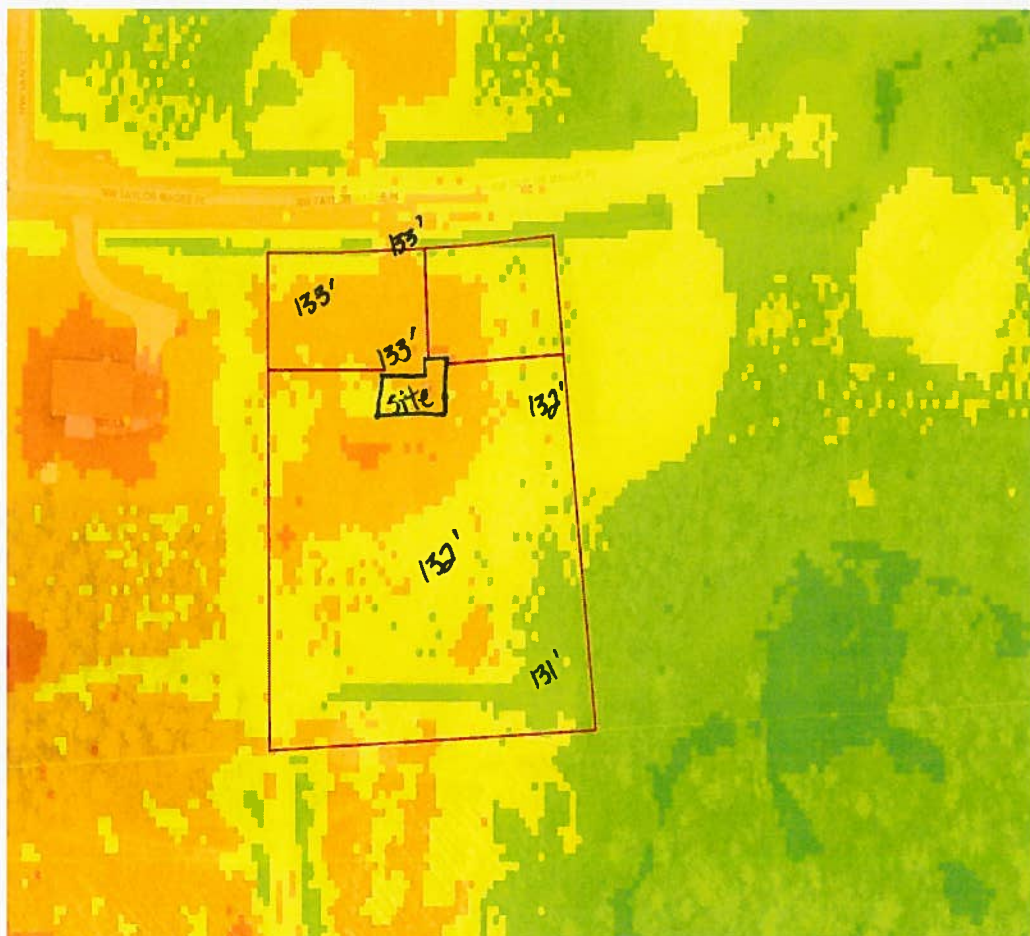
### SectionTownshipAndRange

### LidarElevations



# Columbia County, FLA - Building & Zoning Property Map

Printed: Tue Sep 03 2019 10:06:25 GMT-0400 (Eastern Daylight Time)



## Parcel Information

Parcel No: 30-2S-17-04800-115

Owner: RIVERS BILL ANOTHY

Subdivision: PINES OF FALLING CREEK

Lot:

Acres: 1.52720308

Deed Acres: 1.59 Ac

District: District 1 Ronald Williams

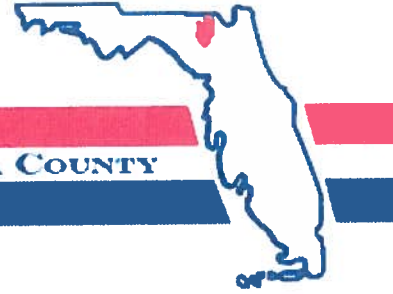
Future Land Uses: Agriculture - 3

Flood Zones: A,

Official Zoning Atlas: A-3, PRD

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

District No. 1 - Ronald Williams  
District No. 2 - Rocky Ford  
District No. 3 - Bucky Nash  
District No. 4 - Toby Witt  
District No. 5 - Tim Murphy



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

**Address Assignment and Maintenance Document**

To maintain the county wide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for addressing and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Services Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County

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Date/Time Issued: **8/8/2019 7:31:22 PM**  
Address: **236 NW TAYLOR MAGEE PI**  
City: **LAKE CITY**  
State: **FL**  
Zip Code **32055**

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Parcel ID **04800-115**

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REMARKS: Address for proposed structure on parcel.

**NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION AND ACCESS INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION AND/OR ACCESS INFORMATION BE FOUND TO BE IN ERROR OR CHANGED, THIS ADDRESS IS SUBJECT TO CHANGE.**

Address Issued By: **Signed:/ Matt Crews**

Columbia County GIS/911 Addressing Coordinator

**COLUMBIA COUNTY  
911 ADDRESSING / GIS DEPARTMENT**

263 NW Lake City Ave., Lake City, FL 32055 Telephone: (386) 758-1125  
Email: [gis@columbiacountyfla.com](mailto:gis@columbiacountyfla.com)

## Legend

### Roads

- Roads
- others
- Dirt
- Interstate
- Main
- Other
- Paved
- Private
- 2018Aerials
- Parcels

### SectionTownshipAndRange

### 2018 Flood Zones

- 0.2 PCT ANNUAL CHANCE

- A
- AE
- AH
- DevZones1
- others
- A-1
- A-2
- A-3
- CG
- CHI
- CI
- CN
- CSV
- ESA-2
- I
- ILW
- MUD-I
- PRD
- PRRD
- RMF-1
- RMF-2
- RO
- RR
- RSF-1
- RSF-2
- RSF-3
- RSF/MH-1
- RSF/MH-2
- RSF/MH-3
- DEFAULT

# Columbia County, FLA - Building & Zoning Property Map

Printed: Tue Sep 03 2019 10:23:42 GMT-0400 (Eastern Daylight Time)



## Parcel Information

Parcel No: 30-2S-17-04800-115  
Owner: RIVERS BILL ANOTHY  
Subdivision: PINES OF FALLING CREEK  
Lot:  
Acres: 1.52720308  
Deed Acres: 1.59 Ac  
District: District 1 Ronald Williams  
Future Land Uses: Agriculture - 3  
Flood Zones: A,  
Official Zoning Atlas: A-3, PRD

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# Columbia County Property Appraiser

Jeff Hampton

## 2019 Preliminary Certified Values

updated: 8/14/2019

Parcel: << 30-2S-17-04800-115 >>

Aerial Viewer Pictometry Google Maps

### Owner & Property Info

Result: 1 of 1

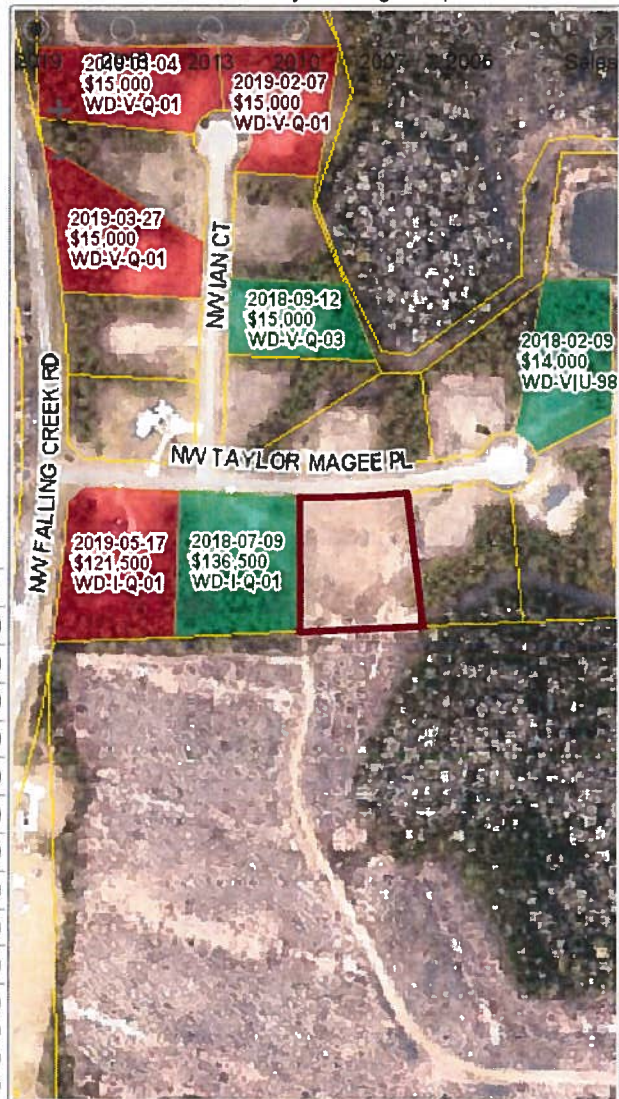
Owner	RIVERS BILL ANOTHY 810 SW AMBERWOOD LP #101 LAKE CITY, FL 32025		
Site			
Description*	LOT 15 PINES OF FALLING CREEK. WD 1280-746, QC 1319-201,		
Area	1.59 AC	S/T/R	30-2S-17
Use Code**	VACANT (000000)	Tax District	3

\*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 Preliminary Certified	
Mkt Land (2)	\$13,000	Mkt Land (2)	\$14,250
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$13,000	Just	\$14,250
Class	\$0	Class	\$0
Appraised	\$13,000	Appraised	\$14,250
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$13,000	Assessed	\$14,250
Exempt	\$0	Exempt	\$0
Total	county:\$13,000	Total	county:\$14,250
Taxable	city:\$13,000	Taxable	city:\$14,250
	other:\$13,000		other:\$14,250
	school:\$13,000		school:\$14,250



### ▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
7/20/2016	\$16,500	1319/0201	QC	V	U	11
8/27/2014	\$16,500	1280/0746	WD	V	Q	01

### ▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

### ▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

### ▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
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### NOTICE OF COMMENCEMENT

Loan No: XXXXXXXXXX  
STATE OF FLORIDA  
COUNTY OF Columbia

THE UNDERSIGNED hereby gives notice that improvements 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. Description of Property:
  - a. Property Address: TBD NW TAYLOR MAGEE PL  
LAKE CITY, FL 32055
  - b. Legal Description: Lot 15, Pines of Falling Creek, according to the map or plat thereof, as recorded in PRRD Book 1, Page(s) 26 through 27, of the Public Records of Columbia County, Florida
2. Description of Improvements: Construction of Single Family Residence
3. Owner Information:
  - a. Name and Address: Bill Rivers and  
810 SW Amberwood Loop Apt 101, Lake City, FL 32025
  - b. Interest in Property: Fee Simple
  - c. Name and Address of Fee Simple Title Holder (if other than Owner)
4. Contractor Name and Address: BRYAN ZECHER HOMES, INC  
465 NW Orange Street, Lake City, FL 32055
5. Other Contractor(s) Name and Address:
6. Surety:
7. Lender: DRUMMOND COMMUNITY BANK  
1627 N YOUNG BLVD, CHIEFLAND, FL 32626
8. 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: N/A
9. In addition to himself, Owner designated the following persons to receive a copy of the Lienor's Notice as provided in section 713.13(1)(b), Florida Statutes: N/A
10. Expiration date of Notice of Commencement (the expiration date is 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 WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

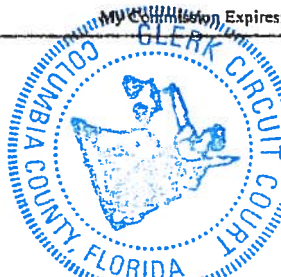
Bill Rivers  
Bill Rivers

Sworn to and subscribed before me this August 9, 2019

Brandi Lynn Lee  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG052483  
Expires 12/5/2020

NOTICE OF COMMENCEMENT  
Laser Forms Inc. #PE0105 4/18

Brandi Lynn Lee  
Notary Public, State of FL  
At Large

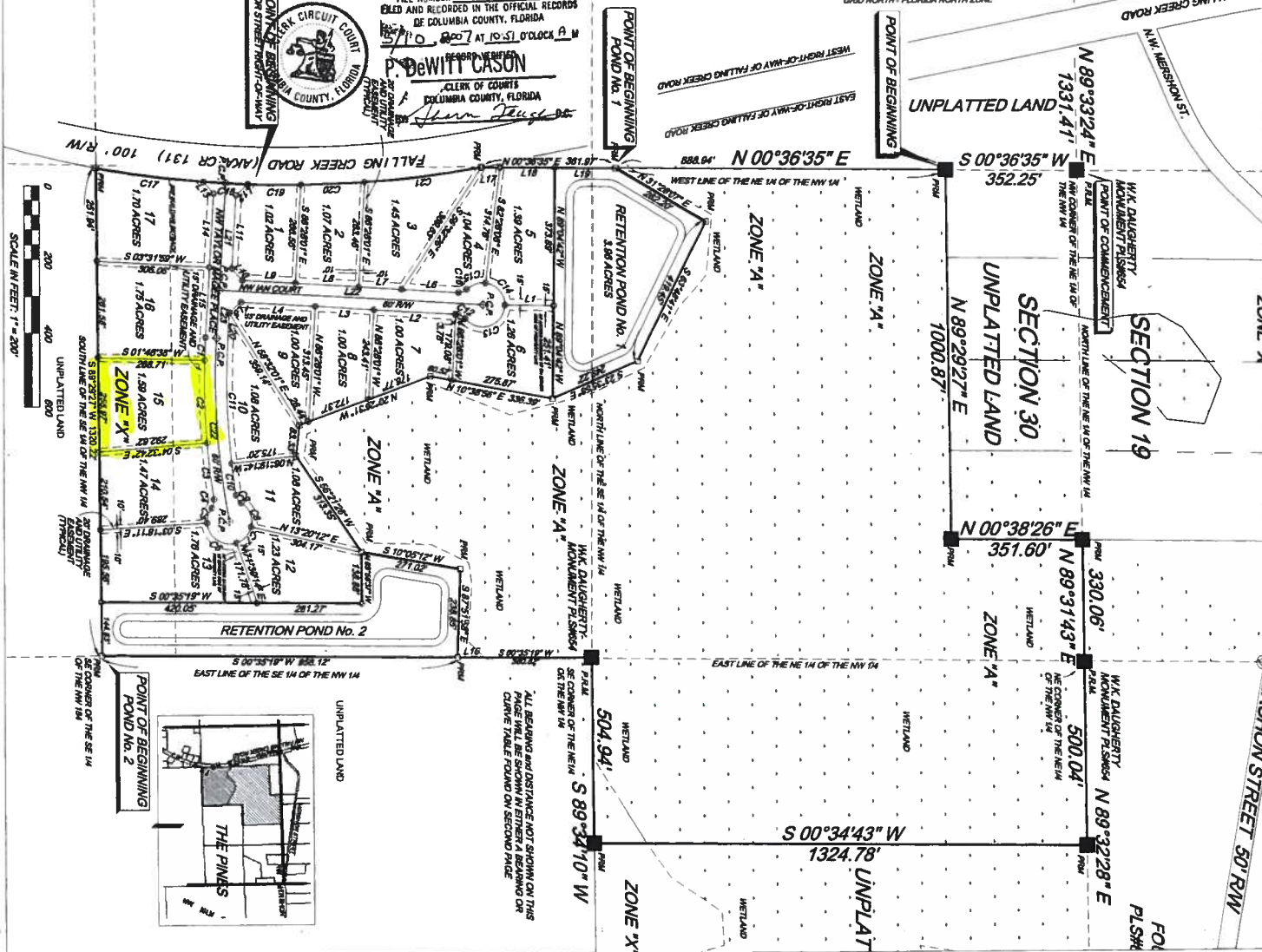


STATE OF FLORIDA, COUNTY OF COLUMBIA  
HEREBY CERTIFY, that the above and foregoing  
is a true copy of the original filed in this office.  
P. DeWitt CASON, CLERK OF COURTS  
By Kathy W. Smith  
Date 8/12/2019





FILE NUMBER 2007 010456



# PINES OF FALLING CREEK

LOCATED IN SECTION 30, TOWNSHIP 2 SOUTH,  
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

86.95 ACRES 17 LOTS

### Legal Description

being a part of Sackville 30, Township 2 South, Range 17 East, Columbia County, Florida, and being more particularly described as follows: Commence at a concrete monument (designated as and by H, K, Dampney) meeting the NW Corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Sackville 30, Township 2 South, Range 17 East, thence proceed S 00° 30'25" W along the west line of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Sackville 30, Township 2 South, Range 17 East, a distance of 100.67 feet to a point, thence proceed N 00° 38'26" E for a distance of 551.60 feet to a point, on the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , thence proceed N 60° 38'26" E for a distance of 100.67 feet to a point, thence proceed N 60° 38'26" E for a distance of 100.67 feet to a point, on the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , thence proceed N 60° 38'26" E along the north line of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  for a distance of 330.00 feet to a concrete monument (designated as and by H, K, Dampney) meeting the NE Corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , thence proceed N 60° 38'26" E along the north line of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  for a distance of 600.00 feet to a point, thence proceed S 00° 34'45" W for a distance of 126.91 feet to a point on the south line of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Sackville 30, Township 2 South, Range 17 East, a distance of 604.04 feet to a concrete monument meeting the SW Corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  (designated as and by H, K, Dampney), thence proceed S 60° 35'17" W along the East line of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  for a distance of 191.61 feet to a point on the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , thence proceed S 60° 35'27" W along the south line of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  for a distance of 126.92 feet to a point on the section (designated as and by H, K, Dampney) meeting the NW Corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , thence proceed S 60° 35'27" W along the south line of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  for a distance of 126.92 feet to a point on the section (designated as and by H, K, Dampney) meeting the NW Corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , thence proceed S 60° 35'27" W along the south line of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  for a distance of 104.67 feet to a point on the west line of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Sackville 30, Township 2 South, Range 17 East, a distance of 126.91 feet, which is the point of beginning;

Containing an area of 86.852 acres +/-.

[illegible]

**Legal Description:** Pond No. 2

[illegible]

**Having an area of 3.00 acres +/-**

**CERTIFIED TO: J.C. MARSH & SONS, INC.**

THE UNDERSIGNED, SHERIFF, SHERIFF AND CLERK, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN, THAT THE SAID PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 17, A LOCAL ACT, AND THE COLUMBIAN COUNTY LAND DEVELOPMENT CODE AND THAT THE FOREMAN'S REPRESENTATION WAS AFFIRMED AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

\_\_\_\_\_  
SHERIFF

\_\_\_\_\_  
CLERK

DRAWING DATE: APR. 2, 2007

ALLEN D. HARRIS, PLAT WITH

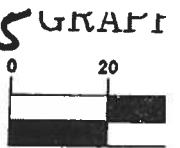
FILED: SHERIFF, AUG 1, 2008 - PAGE 28, 2007

THE TROUBLE TRUCK,  
ALMA, CA 91607  
PH: (714) 623-4400

SHEET 1 OF 2

# RIVERS SITE PLAN

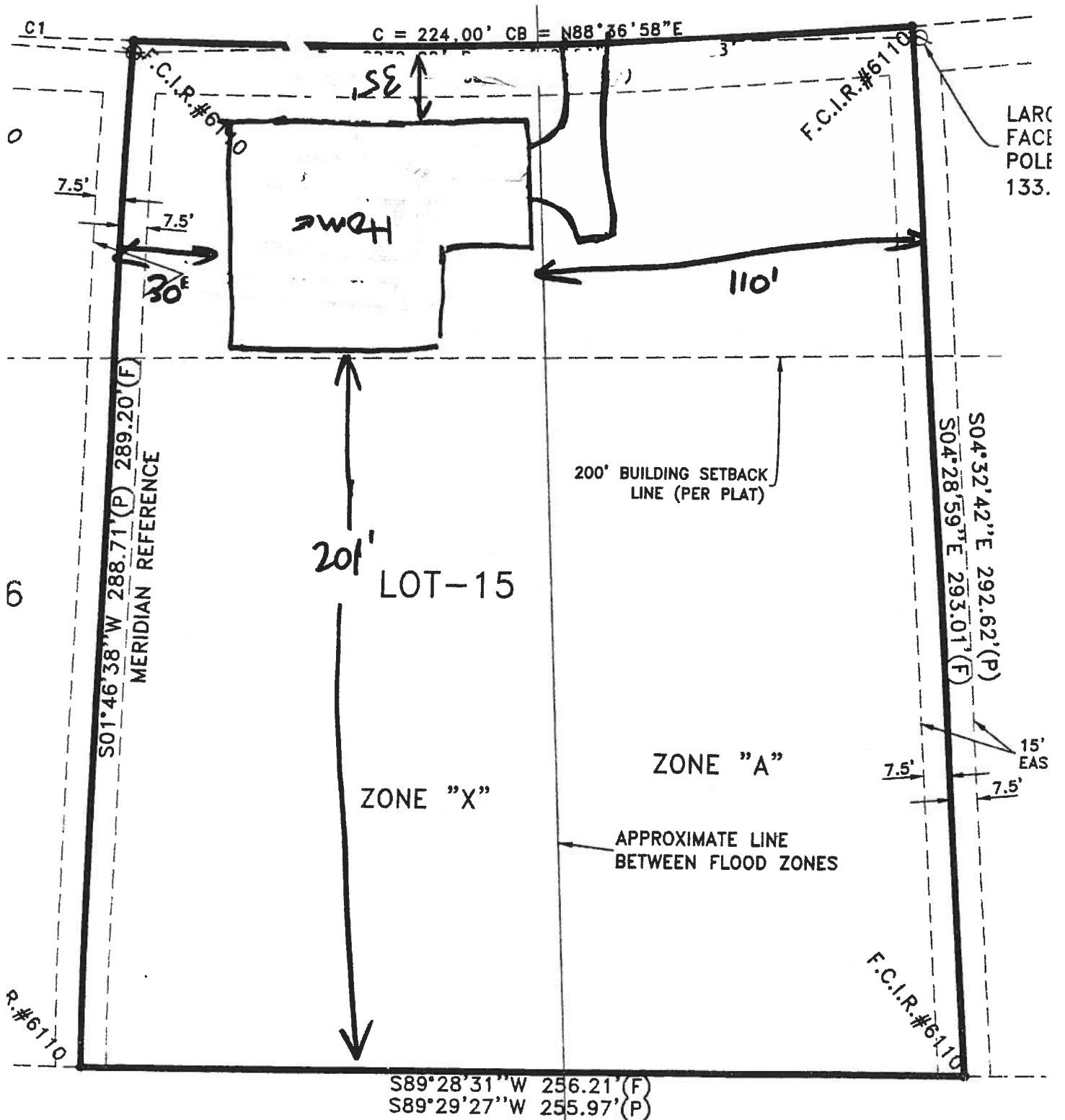
PROPERTY ID 30-25-17-04800-115



NW. TAYLOR MAGEE PLACE

ASPHALT PAVEMENT (PUBLIC ROAD)

( I  
1 IN





**Columbia County Property Appraiser**

Jeff Hampton

**2020 Working Values**

updated 10/30/2019

Parcel: &lt;&lt; 30-2S-17-04800-115 &gt;&gt;

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 1 of 1

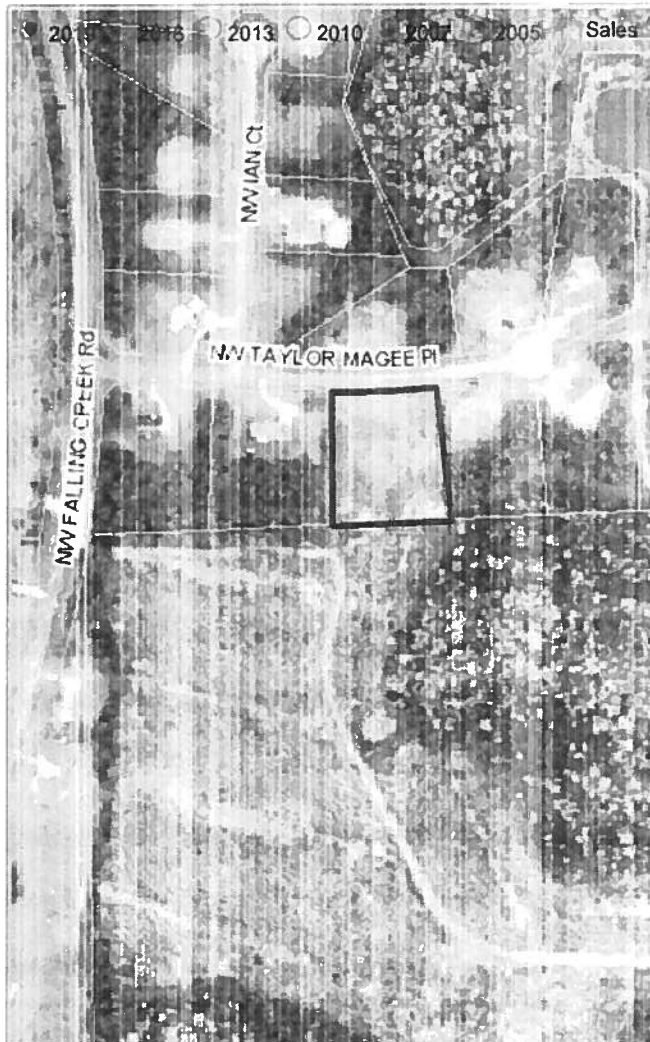
Owner	RIVERS BILL ANOTHY 810 SW AMBERWOOD LP #101 LAKE CITY, FL 32025		
Site	236 TAYLOR MAGEE PL, LAKE CITY		
Description*	LOT 15 PINES OF FALLING CREEK. WD 1280-746, QC 1319-201, WD 1390-2577		
Area	1.59 AC	S/T/R	30-2S-17
Use Code**	VACANT (000000)	Tax District	3

\*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**

2019 Certified Values		2020 Working Values	
Mkt Land (2)	\$14,250	Mkt Land (2)	\$14,250
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$14,250	Just	\$14,250
Class	\$0	Class	\$0
Appraised	\$14,250	Appraised	\$14,250
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$14,250	Assessed	\$14,250
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$14,250 city:\$14,250 other:\$14,250 school:\$14,250	Total Taxable	county:\$14,250 city:\$14,250 other:\$14,250 school:\$14,250

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
8/2/2019	\$100	1390/2577	WD	V	U	11
7/20/2016	\$16,500	1319/0201	QC	V	U	11
8/27/2014	\$16,500	1280/0746	WD	V	Q	01

**▼ Building Characteristics**

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

**▼ Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000000	VAC RES (MKT)	1.000 LT - (1.590 AC)	1.00/1.00 1.00/1.00	\$11,000	\$11,000
009945	WELL/SEPT (MKT)	1.000 UT - (0.000 AC)	1.00/1.00 1.00/1.00	\$3,250	\$3,250

Search Result: 1 of 1

Prepared by:  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055

4-9088

## Corrective Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 2 day of August, 2019, Brian Slanker, hereinafter called the grantor, to Bill Anothy Rivers whose address is: 810 SW Amberwood Loop, Apt. 101, Lake City, FL 32025 hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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:

**Lot 15, Pines of Falling Creek, according to the map or plat thereof, as recorded in PRRD Book 1, Page(s) 26 through 27, of the Public Records of Columbia County, Florida.**

**The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same, who in fact resides at:**

141 NW Taylor MaGee Pl, Lake City, FL 32055

**The Purpose of this Deed is to Correct that Certain Quit Claim Deed dated July 20, 2016, Filed July 22, 2016 in OR Book 1319, Page 201. Wherein the Grantor did not state that property conveyed was not Homestead of Grantor.**

TOGETHER with all 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 the prior year.

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:

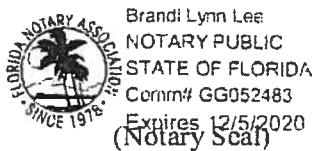
Wei Chen E Shao  
Witness:  
Printed Name:

Brian Slanker  
Brian Slanker

Brandi Lynn Lee  
Witness:  
Printed Name:

STATE OF Florida  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 2 day of August, 2019 by Brian Slanker, personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.



Brandi Lynn Lee  
Notary Public





STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL  
SYSTEM  
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. 19-0041DATE PAID: 8/8/2019FEE PAID: 318.80RECEIPT #: 1420212

## APPLICATION FOR:

☒ New System    ☐ Existing System    ☐ Holding Tank    ☐ Innovative  
☐ Repair    ☐ Abandonment    ☐ Temporary    ☐

APPLICANT: Bill RiversAGENT: ROCKY FORD, A & B CONSTRUCTIONTELEPHONE: 386-497-2311MAILING ADDRESS: 546 SW Dortch Street, FT. WHITE, FL, 32038

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

## PROPERTY INFORMATION

LOT: 15 BLOCK: NA SUB: Pines of Falling Creek PLATTED: 5/7/07PROPERTY ID #: 30-2S-17-04800-115 ZONING: Res I/M OR EQUIVALENT: ☒ Y / ☒ NPROPERTY SIZE: 1.59 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ ≤2000GPD ☐ >2000GPDIS SEWER AVAILABLE AS PER 381.0065, FS? ☒ Y / ☒ N DISTANCE TO SEWER: NA FTPROPERTY ADDRESS: NW Taylor Magee Pl Lake CityDIRECTIONS TO PROPERTY: 41 North Right on NW Falling Creek Rd Right on NW Taylor Magee Pl to site on Right

## BUILDING INFORMATION

☒ RESIDENTIAL ☐ COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	SF Residential	3	2256	Zone A
2				
3				

☐ Floor/Equipment Drains ☐ Other (Specify) \_\_\_\_\_SIGNATURE: Rocky D FordDATE: 8/8/2019

DH 4015, 08/09 (Obsoletes previous editions which may not be used)  
Incorporated 64E-6.001, FAC

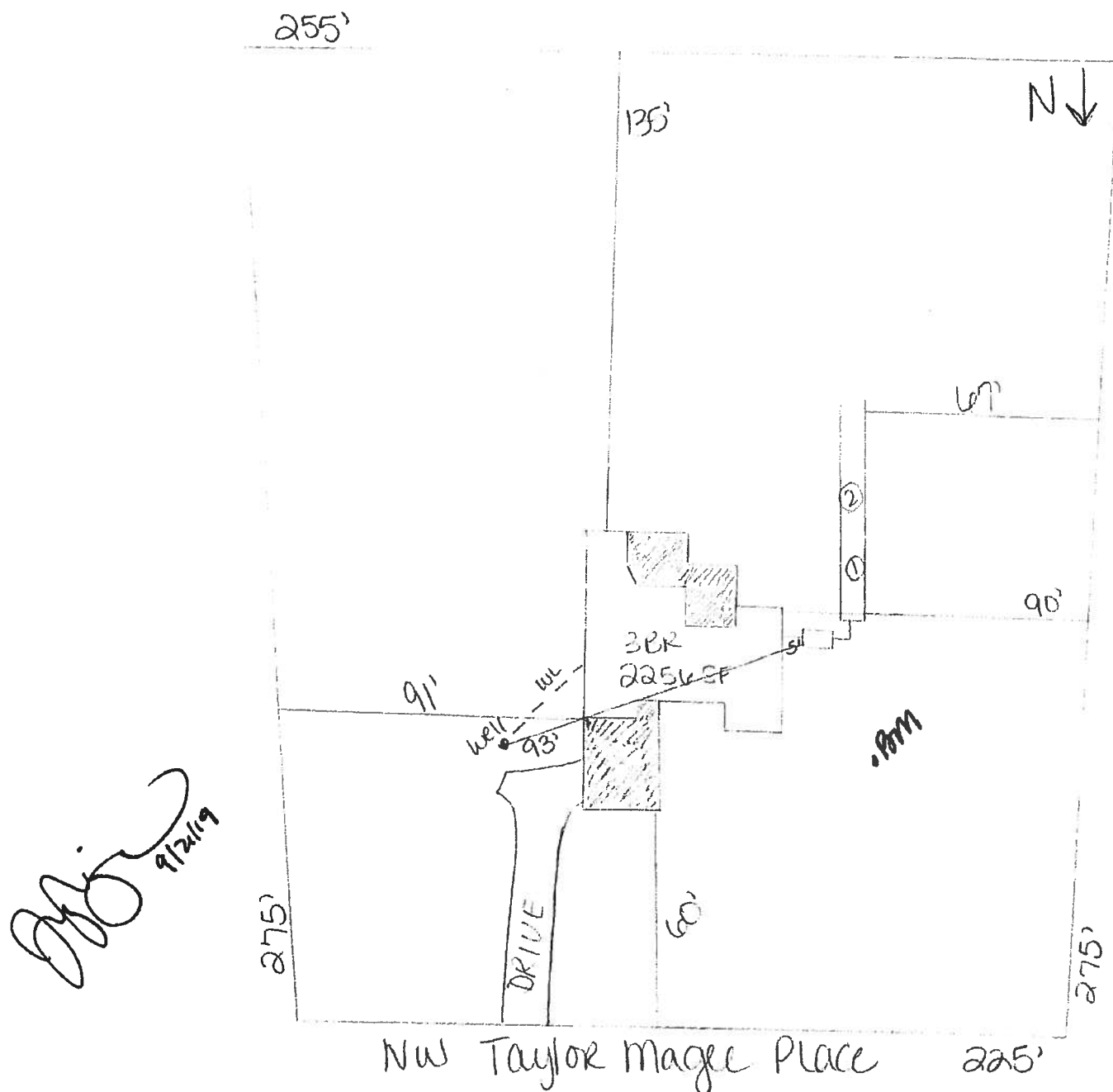
## A. Rivers

1 inch = 40 feet

Rochy, D 7-0

8-20-19

19-0642



STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number

19-0642A. Rivers

PART II - SITEPLAN

Scale: 1 inch = 40 feet.

See  
attached

Notes:

Site Plan submitted by:

Kathy D. F. D.Plan Approved [Signature]

Not Approved \_\_\_\_\_

MASTER CONTRACTOR

Date 8/20/19By [Signature]Columbin

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT  
9/21/19