

DATE 08/15/2005

# Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000023492

APPLICANT DENNIS ONDRAKO PHONE 623-7556  
ADDRESS 166 SW GRANADA TERR LAKE CITY FL 23024  
OWNER THOMAS KENNEDY PHONE 375-7800  
ADDRESS 166 SW GARDNER TERR LAKE CITY FL 32024  
CONTRACTOR MIKE FLANAGAN PHONE 375-7800  
LOCATION OF PROPERTY 47 S, R 242, R WISE DR, L GARDNER, 3RD LOT ON LEFT

TYPE DEVELOPMENT SWIMMING POOL ESTIMATED COST OF CONSTRUCTION 25000.00  
HEATED FLOOR AREA TOTAL AREA HEIGHT .00 STORIES  
FOUNDATION WALLS ROOF PITCH FLOOR  
LAND USE & ZONING RSF-2 MAX. HEIGHT 35  
Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00  
NO. EX.D.U. 1 FLOOD ZONE NA DEVELOPMENT PERMIT NO.

PARCEL ID 24-4S-16-03113-124 SUBDIVISION WISE ETATES  
LOT 4 BLOCK B PHASE UNIT TOTAL ACRES .50

CPC1456740  
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor  
EXISTING X05-0226 BK N  
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: ELEVATION ON THE PLAT SHOWS ELEVATION SET AT 92.5 FEET, THIS IS NOT A  
HABITABLE STRUCTURE SO THIS DOES NOT APPLY

NOC ON FILE Check # or Cash 576

## FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power date/app. by Foundation date/app. by Monolithic date/app. by  
Under slab rough-in plumbing date/app. by Slab date/app. by Sheathing/Nailing date/app. by  
Framing date/app. by Rough-in plumbing above slab and below wood floor date/app. by  
Electrical rough-in date/app. by Heat & Air Duct date/app. by Peri. beam (Lintel) date/app. by  
Permanent power date/app. by C.O. Final date/app. by Culvert date/app. by  
M/H tie downs, blocking, electricity and plumbing date/app. by Pool date/app. by  
Reconnection date/app. by Pump pole date/app. by Utility Pole date/app. by  
M/H Pole date/app. by Travel Trailer date/app. by Re-roof date/app. by

BUILDING PERMIT FEE \$ 125.00 CERTIFICATION FEE \$ .00 SURCHARGE FEE \$ .00  
MISC. FEES \$ .00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ WASTE FEE \$  
FLOOD ZONE DEVELOPMENT FEE \$ CULVERT FEE \$ TOTAL FEE 175.00  
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.



**NOTICE OF COMMENCEMENT FORM  
COLUMBIA COUNTY, FLORIDA**

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.

Tax Parcel ID Number 24-45-16-03113-124

1. Description of property: (legal description of the property and street address or 911 address)  
Lot 4, Block B, of Wise Estates + subdivision according to the plat thereof recorded in Plat Book 7, Pages 164-167 of The Public Records of Columbia Co. FL.
2. General description of improvement: Pool (INGROUND)
3. Owner Name & Address Thomas Kennedy Jr. 166 SW Gardner Terr. Lake City, FL 32024 Interest in Property Fee Simple
4. Name & Address of Fee Simple Owner (if other than owner): \_\_\_\_\_
5. Contractor Name Mike Flanagan, H2O 9nd. 9th Phone Number 352-375-7800  
Address 4404 NW 135th Gainesville, FL 32609
6. Surety Holders Name N/A Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Amount of Bond \_\_\_\_\_ Inst: 2005018387 Date: 08/02/2005 Time: 13:52  
DC, P. DeWitt Cason, Columbia County B: 1053 P: 1862
7. Lender Name N/A Phone Number \_\_\_\_\_  
Address \_\_\_\_\_
8. Persons within the State of Florida designated by the Owner to whom notices or other documents may be served as provided by section 718.13 (1)(a) 7; Florida Statutes:  
Name N/A Phone Number \_\_\_\_\_  
Address \_\_\_\_\_
9. In addition to himself/herself the owner designates N/A to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) in this notice.  
(a) 7. Phone Number of the designee \_\_\_\_\_
10. Expiration date of the Notice of Commencement (the expiration date is 1 (one) year from the date of recording. (Unless a different date is specified) 8-2-05

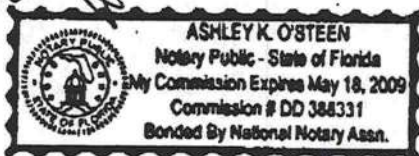
**NOTICE AS PER CHAPTER 713, Florida Statutes:**

The owner must sign the notice of commencement and no one else may be permitted to sign in his/her stead.

Signature of Owner

Sworn to (or affirmed) and subscribed before day of 7-13-, 2005

NOTARY STAMP/SEAL



Signature of Notary



1-356-755-9644 FAX

STATE OF FLORIDA, COUNTY OF COLUMBIA  
I HEREBY CERTIFY that the above and foregoing is a true copy of the original filed in this office.  
P. DeWITT CASON, CLERK OF COURTS





## Columbia County Building Permit Application

For Office Use Only Application # 0508-15 Date Received 8/2/05 By G Permit # 23492  
 Application Approved by - Zoning Official \_\_\_\_\_ Date \_\_\_\_\_ Plans Examiner OK JTH Date 8-8-05  
 Flood Zone N/A Development Permit — Zoning R2F-2 Land Use Plan Map Category RLD  
 Comments Elevation shows 92.5 ft. this is not a habital structure  
this does not apply

Applicants Name Dennis Ondrako Phone 386 623-7556  
 Address 166 SW GARDNER TERRACE LAKE CITY, FL 32024  
 Owners Name Thomas Kennedy Phone 375-7800  
 911 Address 166 SW Gardner Terrace Lake City FL 32024  
 Contractors Name Mike Flanagan Phone 352-375-7800  
 Address 4404 NW 135T Gainesville, FL 32609  
 Fee Simple Owner Name & Address Fee Simple  
 Bonding Co. Name & Address N/A  
 Architect/Engineer Name & Address N/A  
 Mortgage Lenders Name & Address N/A

Property ID Number 24-45-16-03113-124 Estimated Cost of Construction \$25,000.00  
 Subdivision Name WISE ESTATES Lot 4 Block B Unit \_\_\_\_\_ Phase \_\_\_\_\_  
 Driving Directions 475, TR CR 242, TR WISE DR., TL on Gardner,  
3rd lot on left.

Type of Construction BRICK Swimming Pool Number of Existing Dwellings on Property 1  
 Total Acreage .56 AC Lot Size \_\_\_\_\_ Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Driv  
 Actual Distance of Structure from Property Lines - Front 43' Side 135' Side 135' Rear 103'  
 Total Building Height \_\_\_\_\_ Number of Stories \_\_\_\_\_ Heated Floor Area 34' Roof Pitch 80'

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.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

[Signature]  
 Owner Builder or Agent (Including Contractor)

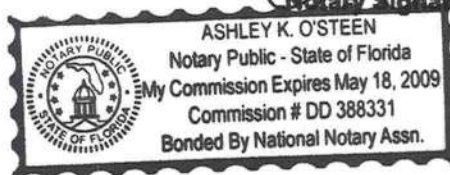
[Signature]  
 Contractor Signature  
 Contractors License Number CAC1456740  
 Competency Card Number N/A

STATE OF FLORIDA  
 COUNTY OF COLUMBIA

Sworn to (or affirmed) and subscribed before me  
 this 13th day of July 2005.  
 Personally known ✓ or Produced Identification \_\_\_\_\_

NOTARY STAMP/SEAL

[Signature]  
 Notary Signature



[Signature]

Dennis

Home  
Showcase**ABSTRACT & TITLE SERVICES, INC.**

283 NW Cole Terrace

Lake City, FL 32055

(386) 752-0946/FAX (386) 752-7668

To:	Name	Phone #	Fax #
X	Tom Kennedy		7559844

From: Traci Landry

No. of pages including cover is 2

RE: \_\_\_\_\_

Our File #: 15053

Date/Time :

**COMMENTS:**

Attached please find:

Warranty Deed

Thanks,  
Traci

(0508-15)



ATS# 15053

Prepared by:  
 Michael H. Harrell  
 Abstract & Title Services, Inc.  
 283 NW Cole Terrace  
 Lake City, Florida 32055

# Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 10th day of June, 2005 by

**Matthew S. Simpson, and his wife, Lori G. Simpson**

hereinafter called the grantor, to

Inst: 2005014347 Date: 06/20/2005 Time: 11:45

Doc Stamp-Deed : 1113.00

**Thomas C. Kennedy Jr., A Single Person**

MK DC, P. Dewitt Cason, Columbia County B: 1049 P: 1036

whose post office address is: 585 S W Symphony Loop, Lake City, FL 32024  
 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, viz: Parcel ID# 24-4S-1B-03113-124

**Lot 4, Block B, of Wise Estates, a subdivision according to the plat thereof recorded in Plat Book 7, Pages 164-167, of the Public Records of Columbia County, Florida.**

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 December 31, 2004.

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:

Megan Harrell  
 Witness Megan Harrell

Matthew S. Simpson  
 Matthew S. Simpson

Traci Landry  
 Witness TRACI LANDRY

Lori G. Simpson  
 Lori G. Simpson

STATE OF FLORIDA  
 COUNTY OF COLUMBIA

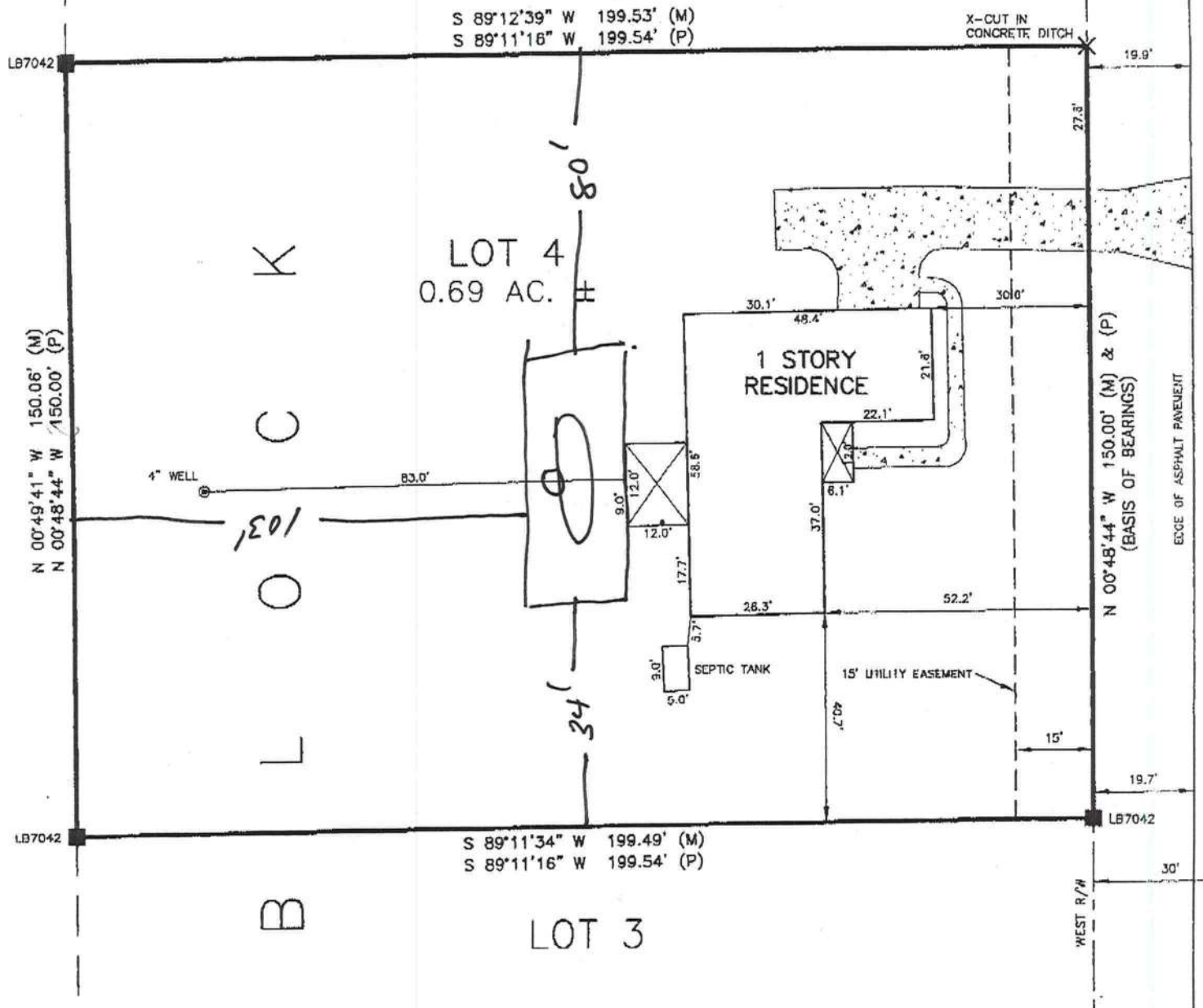
The foregoing instrument was acknowledged before me this 10th day of June, 2005 by Matthew S. Simpson, and his wife, Lori G. Simpson personally known to me or, if not personally known to me, who produced Driver's License No. \_\_\_\_\_ for identification and who did not take an oath.



Megan M. Marable  
Notary Public

My Commission Expires:

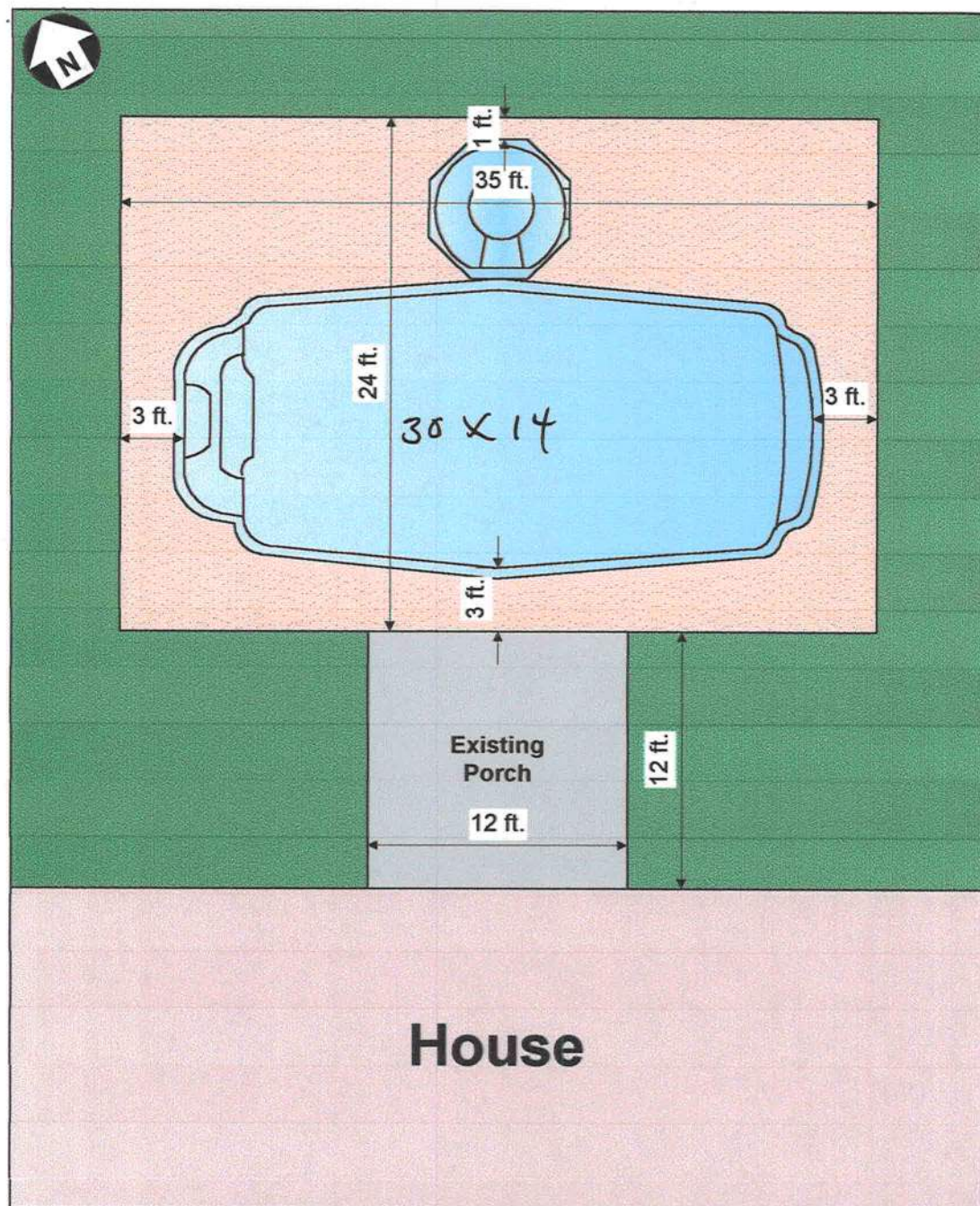
# STORMWATER RETENTION AREA POND #4



## NOTES:

1. BEARINGS ARE BASED ON THE WEST RIGHT OF WAY OF SW GARDNER TERRACE, BEING N 00°48'44" W.
2. SUBJECT PROPERTY LIES IN ZONE "X", AN AREA OUTSIDE OF THE 500-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNIT LAST REVISION DATE JANUARY 6, 1988. FLOOD ZONE LINES, IF ANY, ARE SCALED FROM FLOOD INSURANCE RATE MAPS, PROVIDED BY F
3. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHO HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SL
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGAR EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT ROVIDED BY THE CLIENT.
5. CLOSURE EXCEEDS 1 : 10,000.
6. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.





SCALE: 1/8" = 1'

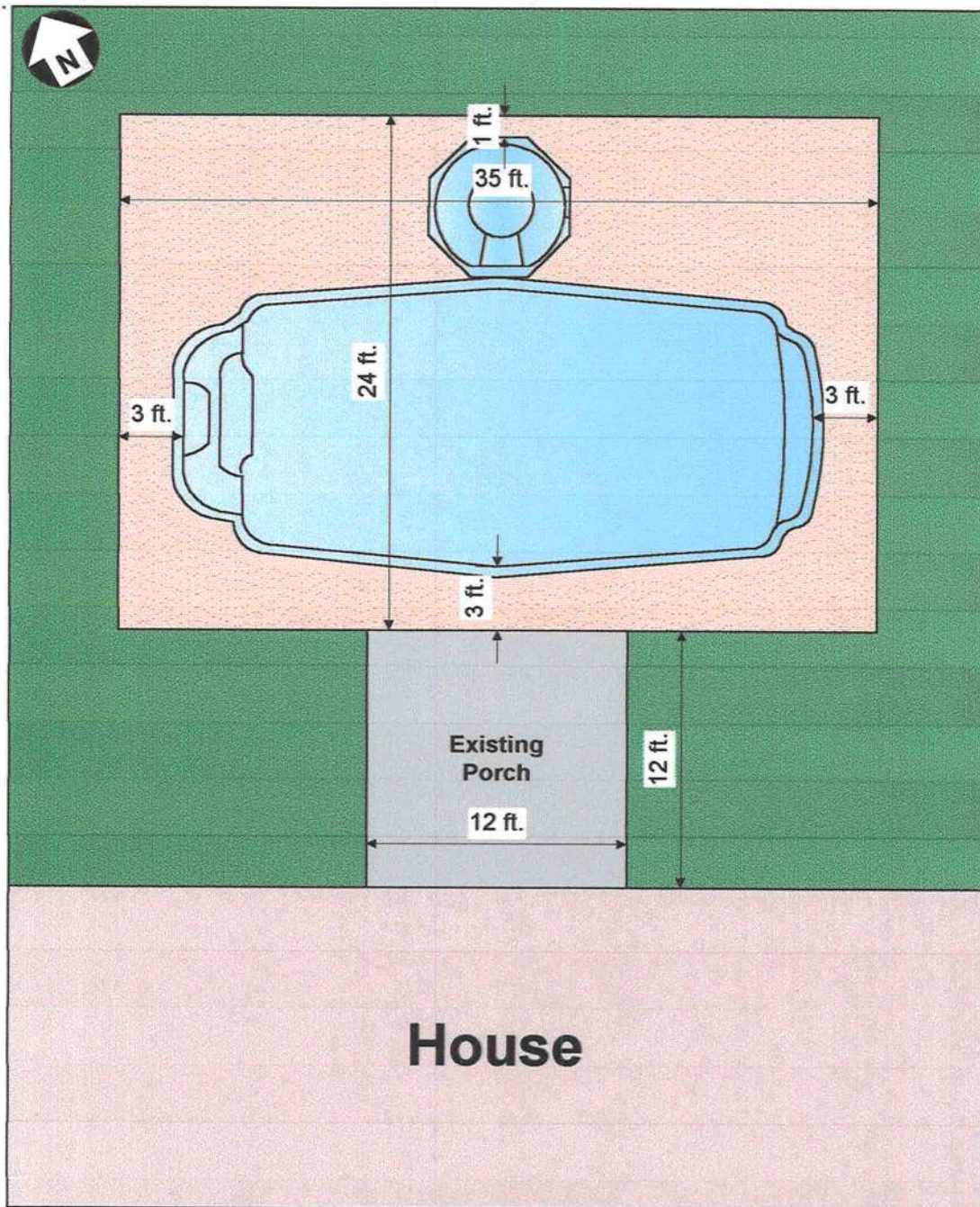
Home Showcase  
6933 NW 4th Blvd  
Gainesville FL 32608

Phone: 3562-333-7779  
Fax: 352-333-\*7713

Designed by:  
Bil Rapelye  
8/2/05

HSC-002  
Designed  
for:





SCALE: 1/8" = 1'

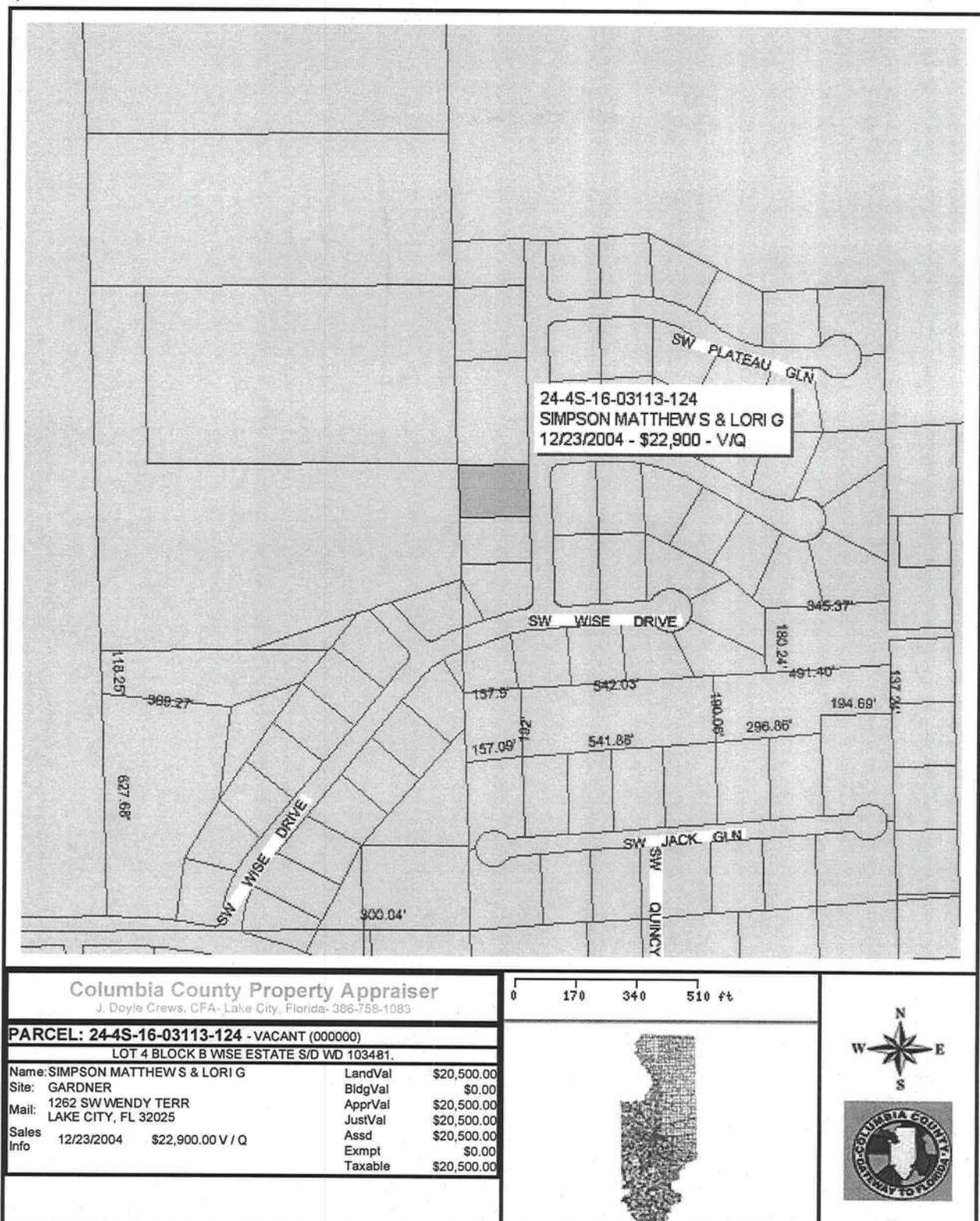
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Designed by:  
Bil Rapelye  
8/2/05

HSC-002  
Designed  
for:





This information, GIS Map Updated: 6/2/2005, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.



*Getting recorded deed*

# Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 10th day of June, 2005 by

**Matthew S. Simpson, and his wife, Lori G. Simpson**

hereinafter called the grantor, to

**Thomas C. Kennedy Jr., A Single Person**

whose post office address is: 585 S W Symphony Loop, Lake City, FL 32024  
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, viz: Parcel ID# 24-4S-16-03113-124

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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 December 31, 2004.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Matthew S. Simpson

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Lori G. Simpson

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 10th day of June, 2005 by Matthew S. Simpson, and his wife, Lori G. Simpson personally known to me or, if not personally known to me, who produced Driver's License No. \_\_\_\_\_ for identification and who did not take an oath.

(SEAL)

\_\_\_\_\_  
Notary Public

My Commission Expires: