

DATE 08/16/2007

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000026142

APPLICANT PALMER DAUGHTRY PHONE 365-0365
ADDRESS 4158 W US HIGHWAY 90 LAKE CITY FL 32055
OWNER HIGH POINT FARMS PHONE 365-0365
ADDRESS BROOK LOOP LAKE CITY FL 32055
CONTRACTOR PALMER DAUGHTRY PHONE 365-0365
LOCATION OF PROPERTY HIGHWAY 90W, TR ON BROWN RD, TL ON BROOK LOOP, FRONT ENTRANCE
TYPE DEVELOPMENT ON-SITE SIGN ESTIMATED COST OF CONSTRUCTION 30000.00
HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES
FOUNDATION WALLS ROOF PITCH FLOOR
LAND USE & ZONING PRRD MAX. HEIGHT
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 20-3S-16-02203-003 SUBDIVISION HIGH POINT FARMS
LOT BLOCK PHASE UNIT TOTAL ACRES 172.00

Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor
EXISTING X07-311 BK JH N
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: NOC ON FILE

Check # or Cash 1071

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 \$ 150.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00
MISC. FEES \$ 0.00 ZONING CERT. FEE \$ FIRE FEE \$ 0.00 WASTE FEE \$
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ CULVERT FEE \$ TOTAL FEE 150.00

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 INCONVENIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

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

Columbia County Building Permit Application

CK# 1071
@ 9am

For Office Use Only Application # 0708-02 Date Received 8-2-07 By LH Permit # 26142
Application Approved by - Zoning Official BZK Date 10.08.07 Plans Examiner OKOTH Date 8-16-07
Flood Zone N/A Development Permit N/A Zoning PRRD Land Use Plan Map Category A-3

Comments _____

☒ NOC ☒ EH ☒ Deed or PA ☒ Site Plan ☒ State Road Info ☐ Parent Parcel # ☐ Development Perm

Name Authorized Person Signing Permit Palmer Daugherty Fax _____
Address 4158 West US Hwy 90 Phone 386-365-0365

Owners Name High Point Farms LLC Phone 386-365-0365

911 Address 4158 West US Hwy 90

Contractors Name Owner Phone _____

Address _____

Fee Simple Owner Name & Address High Point Farms LLC

Bonding Co. Name & Address _____

Architect/Engineer Name & Address _____

Mortgage Lenders Name & Address Mercantile Bank

Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progressive Ener.

Property ID Number 20-35-16-02203-003 Estimated Cost of Construction 30,000

Subdivision Name High Point Farms (meet @ Bonds) Lot _____ Block _____ Unit _____ Phase _____

Driving Directions 90 - Brown - Brook Loop 1st Rd to (R) at corner

Type of Construction Brick - Stone Sign on-site Number of Existing Dwellings on Property 2

Total Acreage 172 Lot Size 5m² Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Dr

Actual Distance of Structure from Property Lines - Front 15 Side 10 Side 10 Rear 0

Total Building Height 12 Number of Stories N/A Heated Floor Area _____ Roof Pitch _____

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.

Owner Builder or Authorized Person by Notarized Letter _____

STATE OF FLORIDA
COUNTY OF COLUMBIA

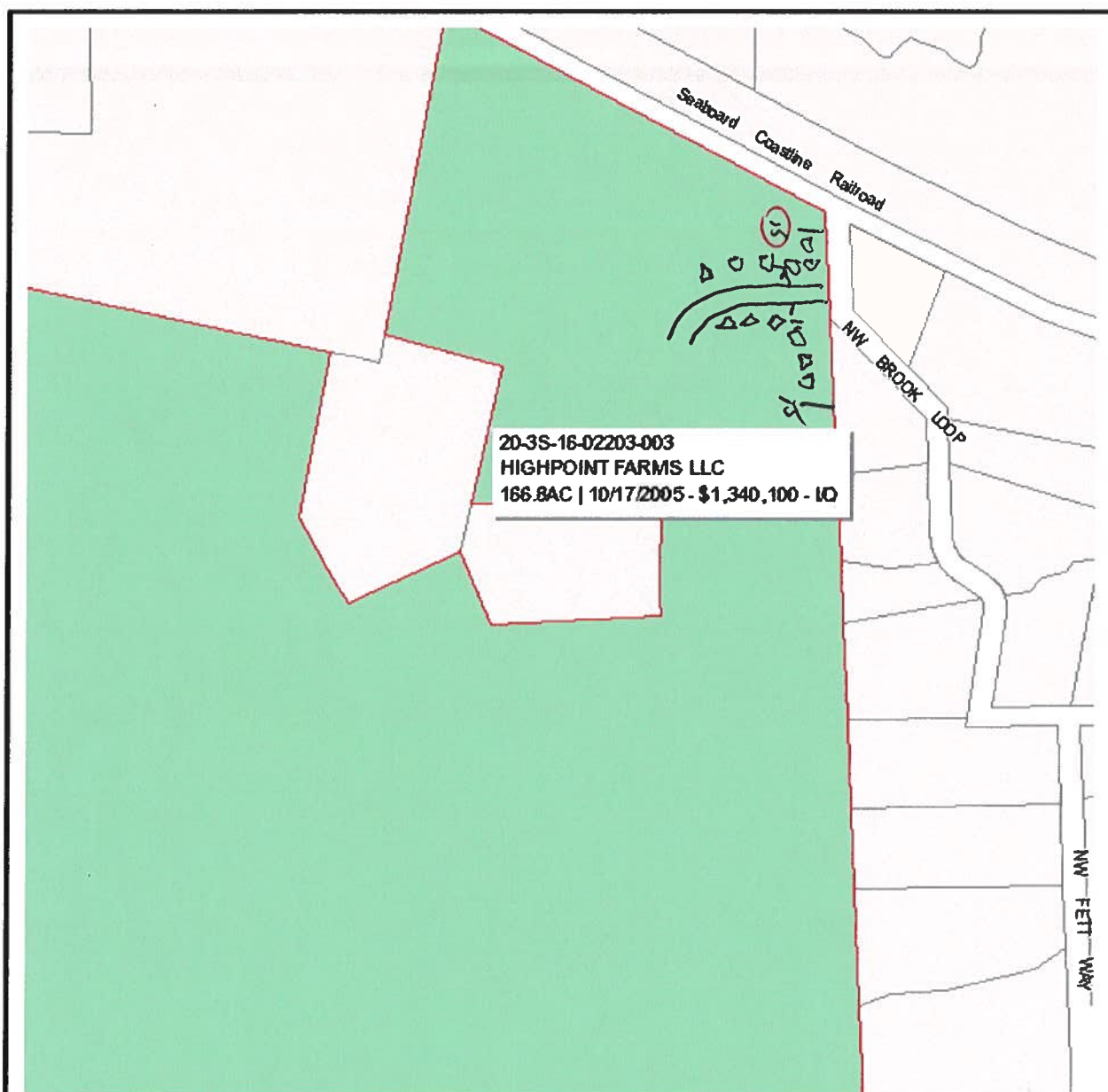
Sworn to (or affirmed) and subscribed before me

this 31st day of July 2007.

Personally known X or Produced Identification _____

Contractor Signature _____
Contractors License Number _____
Competency Card Number _____
NOTARY STAMP/SEAL _____

Notary Signature _____



Columbia County Property Appraiser

J. Doyle Crews, CFA - Lake City, Florida - 386-758-1083

PARCEL: 20-3S-16-02203-003 - MULTI-FAMI (000800)

Name: HIGHPOINT FARMS LLC	LandVal	\$1,072,854.00
Site:	BldgVal	\$92,502.00
Mail: 4158 US HIGHWAY 90 WEST	ApprVal	\$1,238,856.00
LAKE CITY, FL 32055	JustVal	\$1,238,856.00
Sales Info 10/17/2005 \$1,340,100.00 1/Q	Assd	\$1,238,856.00
	Exmpt	\$0.00
	Taxable	\$1,238,856.00

0 210 420 630 ft

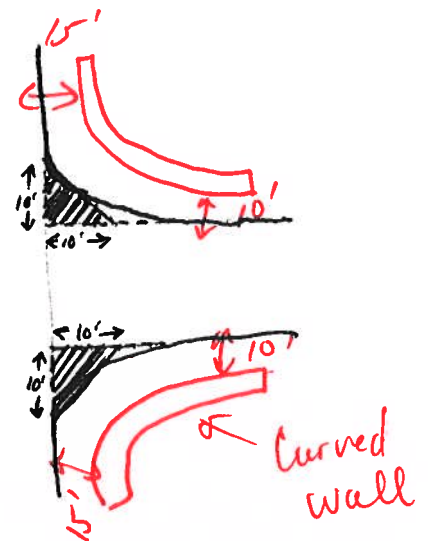
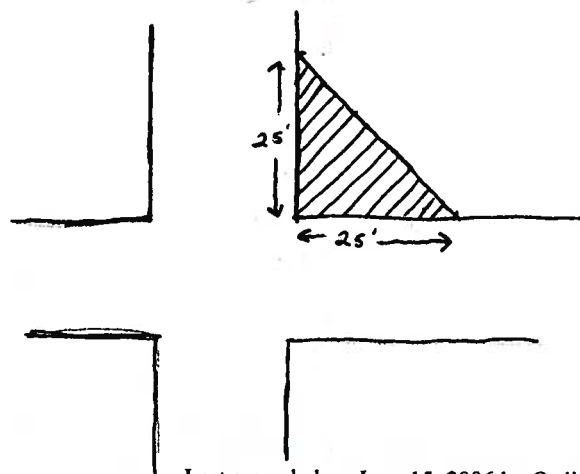


This information, GIS Map Updated: 5/11/2007, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its 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.

3. Off-site signs may not be erected within one hundred (100) feet of any church, school, cemetery, public park, public reservation, public playground, State or National forest, or railroad intersection.
4. Off-site signs shall not exceed a height above established grade of thirty-five (35) feet.

4.2.26 VISIBILITY AT INTERSECTIONS AND CURB BREAKS

- 4.2.26.1 Visibility at intersections. On a corner lot in all zoning districts, no fence, wall, hedge, landscaping, or structure shall be erected, placed, planted, or allowed to grow in such a manner as to obstruct vision between a height of two and one-half (2-1/2) feet and six (6) feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines twenty-five (25) feet from the point of such intersection.
- 4.2.26.2 Visibility at curb breaks. In all zone districts, where a curb break intersects a public right-of-way, no fence, wall, hedge, landscaping, or structure shall be erected, placed, planted, or allowed to grow in such a manner as to obstruct cross-visibility between a height of two and one-half (2-1/2) and six (6) ft. within the areas of property on both sides of the curb break formed by the intersection of each side of the curb break and public right-of-way lines with two (2) sides of each triangle being ten (10) ft. in length from the point of intersection and the third being a line connecting the end of the two (2) other sides.
- 4.2.26.3 Retaining walls. The requirements of this Section shall not be deemed to prohibit any necessary retaining wall.
- 4.2.26.4 Trees. Trees shall be permitted in the clear space provided that foliage is cut away within the prescribed heights.



NOTICE OF COMMENCEMENT FORM
COLUMBIA COUNTY, FLORIDA

THIS DOCUMENT MUST BE RECORDED AT THE COUNTY
CLERKS OFFICE BEFORE YOUR FIRST INSPECTION

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.

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Tax Parcel ID Number 20-35-16-02203-003

Permit Number _____

1. Description of property: (legal description of the property and street address or 911 address)

Brook Loop + Brown Rd. Lake City FL

See Att.

2. General description of improvement: Entrance Sign.

3. Owner Name & Address High Point Farms LLC 4158 West-015 Hwy 90
Interest In Property Owner L/C FL

4. Name & Address of Fee Simple Owner (if other than owner): _____

5. Contractor Name MARKHAM MASONRY, INC Phone Number 397-5032

Address 122 NW Summe Ct, Lake City, FL 32055

6. Surety Holders Name _____ Phone Number _____

Address _____

Amount of Bond _____

7. Lender Name Mercantile Bank Phone Number 755-5486

Address _____

8. Persons within the State of Florida designated by the Owner upon whom notices or other documents may be served as provided by section 718.13 (1)(a) 7; Florida Statutes:

Name W. J. DeWitt

Address _____

Inst: 200712017407 Date: 8/2/2007 Time: 9:53 AM
W. J. DeWitt DC, P. DeWitt Cason, Columbia County Page 1 of 2

9. In addition to himself/herself the owner designates _____ or

_____ to receive a copy of the Lien Notice as provided in Section 713.13 (1) -

(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) _____

THE OWNER MUST SIGN THE NOTICE OF COMMENCEMENT AND NO ONE ELSE MAY BE PERMITTED TO SIGN IN HIS/HER STEAD.

[Signature]
Signature of Owner

Sworn to (or affirmed) and subscribed before day of July 31, 2007.

[Signature] NOTARY STAMP/SEAL
Signature of Notary



EXHIBIT "A"

PARCEL NO. 1:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 20: A part of the W 1/2 of Section 20, Township 3 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the Southeast Corner of the N 1/2 of the SW 1/4 of said Section 20 and run N 89°27'42"W along said South line thereof 530.00 feet for a POINT OF BEGINNING; thence continue N 89°27'42"W along said South line, 2221.80 feet to the Southwest Corner of the N 1/2 of said SW 1/4; thence N 1°48'46"W along the West line thereof 1027.75 feet; thence S 51°14'30"E 339.37 feet; thence N 1°48'46"W 1040.00 feet; thence S 89°27'42"E 238.48 feet; thence N 1°15'54"E 975.62 feet to a point on the South Right-of-Way line of Brown Road (formerly Fairfield Farms Road); thence S 60°28'18"E along said Right-of-Way line 1985.31 feet; thence S 1°04'24"E parallel with the East line of said SW 1/4 a distance of 1870.14 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

PARCEL NO. 2:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 20: S 1/2 of SW 1/4. COLUMBIA COUNTY, FLORIDA.

PARCEL NO. 3:

SECTION 20: A part of the W 1/2 of Section 20, Township 3 South, Range 16 East, more particularly described as follows: Begin at the Southeast Corner of the N 1/2 of the SW 1/4 of said Section 20 and run N 89°27'42"W along the South line thereof, 530.00 feet; thence N 1°04'24"W, parallel with the East line of said SW 1/4, a distance of 1870.14 feet to a point on the South Right-of-Way line of Brown Road (formerly Fairfield Farms Road); thence S 60°28'18"E, along said South Right-of-Way line, 615.52 feet to a point on the East line of the W 1/2 of said SW 1/4; thence S 1°04'24"E, along said East line 1571.71 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPTING FROM THE ABOVE PARCELS:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 20: A part of the NW 1/4 of Section 20, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: Commence at the Northwest Corner of said Section 20 and run thence S 01°48'46"E, along the West line of said Section 20, 855.43 feet; thence S 60°28'43"E, 677.73 feet to the POINT OF BEGINNING; thence continue S 60°28'43"E, 1270.11 feet; thence S 13°11'44"W, 1109.31 feet; thence N 77°23'46"W, 1154.78 feet; thence N 01°47'21"E, 481.05 feet; thence S 89°29'07"E, 238.42 feet; thence N 01°15'54"E, 975.44 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

ALSO LESS AND EXCEPTING FROM THE ABOVE PARCELS:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 20: Part of the West 1/2 of Section 20, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: For Point of Reference commence at the Southeast Corner of said West 1/2; thence run North 01°03'36" West along the East Line of said West 1/2 a distance of 2899.81 feet to the South Right-of-Way Line of Brown Road; thence run North 60°24'10" West along said South Right-of-Way Line, a distance of 1331.79 feet; thence run South 13°11'18" West, a distance of 1020.84 feet to the POINT OF BEGINNING; thence run South 74°13'50" East, a distance of 373.17 feet; thence run South 12°28'40" West, a distance of 584.92 feet; thence run North 78°38'20" West, a distance of 350.45 feet; thence run North 01°55'21" West, a distance of 289.00 feet; thence run North 09°47'14" East, a distance of 243.37 feet; thence run South 77°23'25" East, a distance of 60.00 feet; thence run North 13°11'18" East, a distance of 90.30 feet to the POINT OF BEGINNING.

SUBJECT TO: A 30.00 foot easement for ingress, egress and utilities situated in the West 1/2 of Section 20, Township 3 South, Range 16 East, Columbia County, Florida, lying 15.00 feet either side of and parallel to the following described centerline: For Point of Reference commence at the Southeast Corner of said West 1/2; thence run North 01°03'36" West along the East Line of said West 1/2, a distance of 2899.81 feet to the South Right-of-Way Line of Brown Road; thence run North 60°24'10" West along said South Right-of-Way Line, a distance of 778.75 feet to the POINT OF BEGINNING of said centerline; thence run along said centerline the following courses: South 07°50'45" West, 998.42 feet; North 70°53'52" West, 118.20 feet; North 88°53'28" West, 134.50 feet to the terminus of said courses.

Inst:2005025905 Date:10/18/2005 Time:14:52

Doc Stamp-Deed : 9380.70

DC,P.DeWitt Cason,Columbia County B:1062 P:354