

APPLICANTCHERYL VARNESPHONE623-1572

ADDRESS639SW GULL DRIVELAKE CITYFL32024

OWNERALVIN PONDS/ROBERT PONDSPHONE454-1142

ADDRESS256SE GRASSLAND TERRFT WHITEFL32038

CONTRACTORVIC ETHERIDGEPHONE462-7554

LOCATION OF PROPERTY47S, TL ON CR 138, TR ON LYNN SHERMAN TERR, 2ND DRIVE ON  
LEFT

TYPE DEVELOPMENTMH,UTILITYESTIMATED COST OF CONSTRUCTION0.00

HEATED FLOOR AREATOTAL AREAHEIGHTSTORIES

FOUNDATIONWALLSROOF PITCHFLOOR

LAND USE & ZONINGA-3MAX. HEIGHT

Minimum Set Back Requirments:STREET-FRONT30.00REAR25.00SIDE25.00

NO. EX.D.U.0FLOOD ZONEXDEVELOPMENT PERMIT NO.

PARCEL ID25-7S-16-04321-029SUBDIVISIONRUM ISLAND RANCHES

LOT16BBLOCKPHASEUNITTOTAL ACRES

IH0000144

Culvert Permit No.Culvert WaiverContractor's License NumberApplicant/Owner/Contractor

EXISTING08-267BKJHN

Driveway ConnectionSeptic Tank NumberLU & Zoning checked byApproved for IssuanceNew Resident

COMMENTS: ORIGINAL MH GRANDFATHERED AS SET PRIOR TO COUNTY HAVING REGULATIONS,  
2 UNITS OK, PER BK,ONE FOOT ABOVE THE ROAD

Check # or CashCASH

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary PowerFoundationMonolithic

date/app. bydate/app. bydate/app. by

Under slab rough-in plumbingSlabSheathing/Nailing

date/app. bydate/app. bydate/app. by

FramingRough-in plumbing above slab and below wood floor

date/app. bydate/app. by

Electrical rough-inHeat & Air DuctPeri. beam (Lintel)

date/app. bydate/app. bydate/app. by

Permanent powerC.O. FinalCulvert

date/app. bydate/app. bydate/app. by

M/H tie downs, blocking, electricity and plumbingPool

date/app. bydate/app. by

ReconnectionPump poleUtility Pole

date/app. bydate/app. bydate/app. by

M/H PoleTravel TrailerRe-roof

date/app. bydate/app. bydate/app. by

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

MISC. FEES \$250.00ZONING CERT. FEE \$50.00FIRE FEE \$0.00WASTE FEE \$

FLOOD DEVELOPMENT FEE \$FLOOD ZONE FEE \$25.00CULVERT FEE \$TOTAL FEE325.00

INSPECTORS OFFICECLERKS 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."

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN  
180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A  
PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION  
EVERY 180 DAYS. WORK SHALL BE CONSIDERED TO BE IN ACTIVE PROGRESS WHEN THE PERMIT HAS RECIEVED AN  
APPROVED INSPECTION WITHIN 180 DAYS.

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



# PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

**For Office Use Only** (Revised 1-10-08) Zoning Official BK 04.28.08 Building Official OK JTH 4-24-08

AP# 0804.44 Date Received 4-23-08 By CP Permit # 26965

Flood Zone X Development Permit N/A Zoning A-3 Land Use Plan Map Category A-3

Comments Original MH Grandfathered as set prior to County having any Regulations  
2 units OK per BK

FEMA Map# \_\_\_\_\_ Elevation \_\_\_\_\_ Finished Floor \_\_\_\_\_ River \_\_\_\_\_ In Floodway \_\_\_\_\_

☒ Site Plan with Setbacks Shown ☒ EH # 08-267 ☐ EH Release ☐ Well letter ☒ Existing well

☒ Recorded Deed or Affidavit from land owner ☒ Letter of Auth. from installer ☐ State Road Access

☐ Parent Parcel # \_\_\_\_\_ ☐ STUP-MH \_\_\_\_\_ ☐ F W Comp. letter \_\_\_\_\_

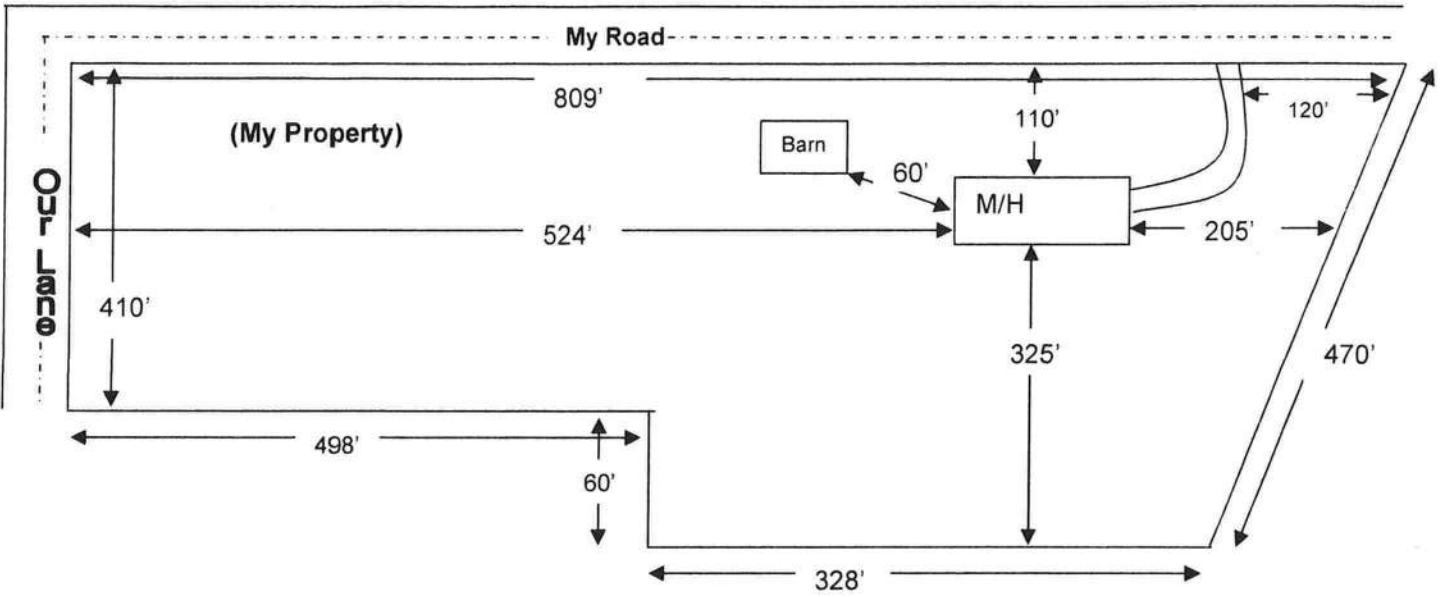
IMPACT FEES: EMS \_\_\_\_\_ Fire \_\_\_\_\_ Corr \_\_\_\_\_ Road/Code \_\_\_\_\_

WAIVED School \_\_\_\_\_ = TOTAL \_\_\_\_\_

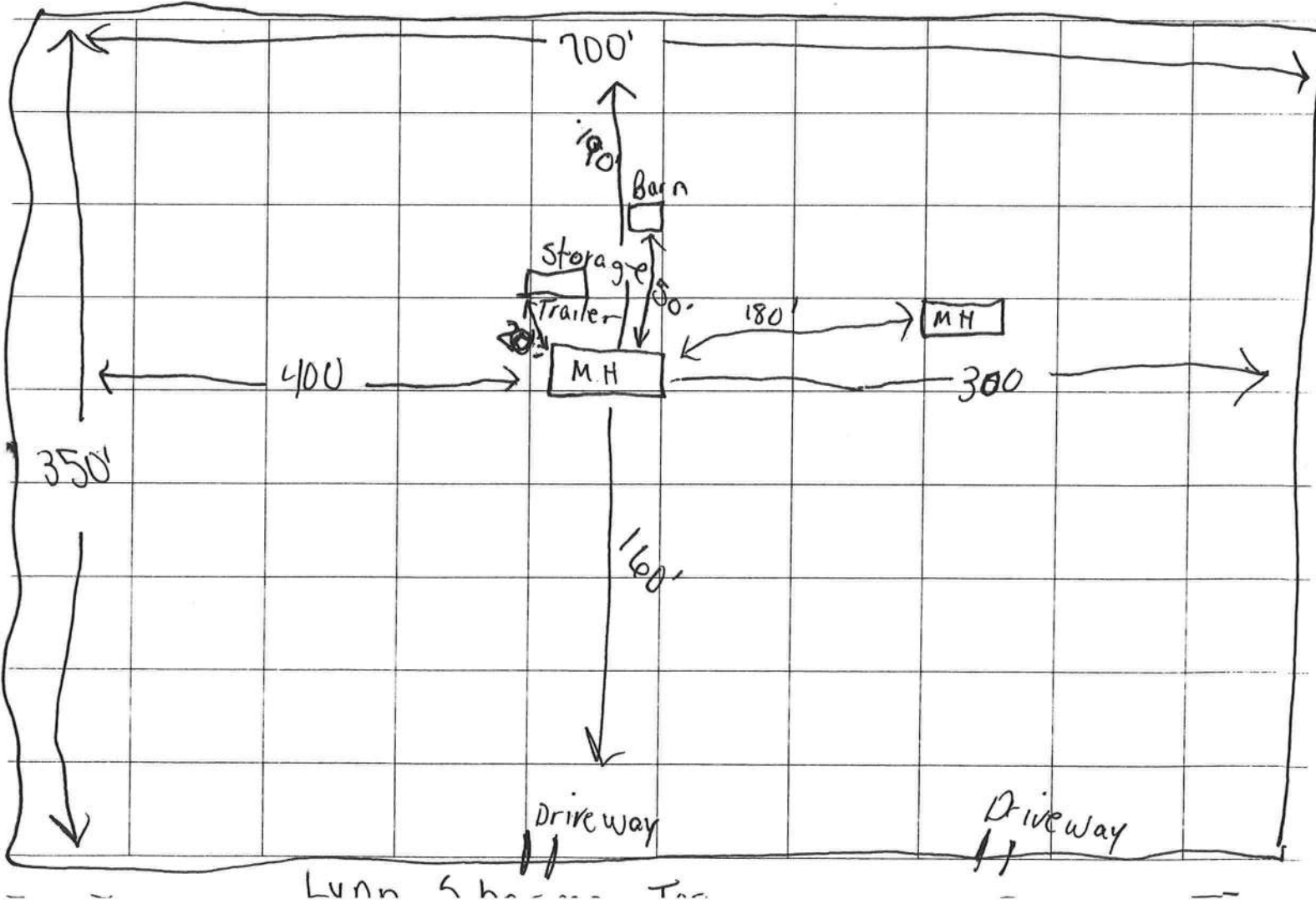
Property ID # 25-75-16 04321-029 Subdivision Lot 16B Rum Island Ranches

- New Mobile Home \_\_\_\_\_ Used Mobile Home ☒ MH Size 14x66 Year 1996
- Applicant Cheryl Varnes Phone # (386) 623-1522
- Address 639 SW Gull Dr. Lake City, FL 32024
- Name of Property Owner Alvin Ponds Jr. Phone # (386) 454-1142
- 911 Address 283 SW Lynn Sherman Terr. Ft White, FL 32038
- Circle the correct power company - FL Power & Light - Clay Electric  
 (Circle One) - Suwannee Valley Electric - Progress Energy
- Name of Owner of Mobile Home Robert Ponds Phone # (352) 256-0043  
 Address 256 SE Grassland Terr. Lake City, FL 32024
- Relationship to Property Owner Brother
- Current Number of Dwellings on Property 2
- Lot Size \_\_\_\_\_ Total Acreage 5
- Do you : Have Existing Drive or Private Drive or need Culvert Permit or Culvert Waiver (Circle one)  
 (Currently using) (Blue Road Sign) (Putting in a Culvert) (Not existing but do not need a Culvert)
- Is this Mobile Home Replacing an Existing Mobile Home Yes (Pd)
- Driving Directions to the Property SR 475 → CR 138 → left →  
Lynn Sherman Terr → Right → 2ND Drive on  
left.
- Name of Licensed Dealer/Installer Vic Eshenridge Phone # 386 462 7554
- Installers Address PO Box 3266 High Springs, FL 32655
- License Number TH0000144 Installation Decal # 294403

## SITE PLAN EXAMPLE / WORKSHEET



**Use this example to draw your own site plan. Show all existing buildings and any other homes on this property and show the distances between them, Also show where the roads or roads are around the property. This site plan can also be used for the 911 Addressing department if you include the distance from the driveway to the nearest property line.**



# PERMIT WORKSHEET

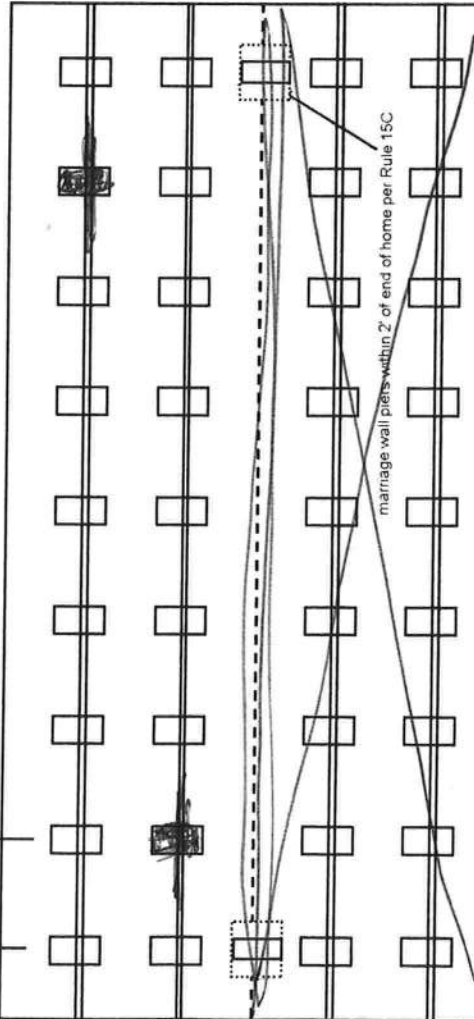
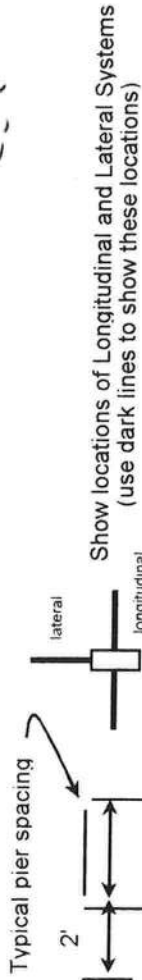
## PERMIT NUMBER

Installer Vic Edwards License # IA 0000144  
 Address of home being installed 2835W Lynn Sherman Terr  
Ft. White, FL 32038  
 Manufacturer Beverly Length x width 14x66

NOTE: if home is a single wide fill out one half of the blocking plan  
 if home is a triple or quad wide sketch in remainder of home

I understand Lateral Arm Systems cannot be used on any home (new or used)  
 where the sidewall ties exceed 5 ft 4 in.

Installer's initials QJR



New Home ☐ Used Home ☒  
 Home installed to the Manufacturer's Installation Manual ☐  
 Home is installed in accordance with Rule 15-C ☒  
 Single wide ☒ Wind Zone II ☒ Wind Zone III ☐  
 Double wide ☐ Installation Decal # 294 V03  
 Triple/Quad ☐ Serial # 5M43A252959363

## PIER SPACING TABLE FOR USED HOMES

Load bearing capacity	Footer size (sq in)	16" x 16" (256)	18 1/2" x 18 1/2" (342)	20" x 20" (400)	22" x 22" (484)*	24" x 24" (576)*	26" x 26" (676)
1000 psf	3'	4'	5'	6'	7'	8'	8'
1500 psf	4'	6'	7'	8'	9'	10'	11'
2000 psf	6'	8'	9'	10'	11'	12'	13'
2500 psf	7'	9'	10'	11'	12'	13'	14'
3000 psf	8'	10'	11'	12'	13'	14'	15'
3500 psf	8'	10'	11'	12'	13'	14'	15'

\* interpolated from Rule 15C-1 pier spacing table.

## PIER PAD SIZES

I-beam pier pad size 24x24  
 Perimeter pier pad size N/A  
 Other pier pad sizes (required by the mfg.) 16x16

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.

List all marriage wall openings greater than 4 foot and their pier pad sizes below.

Opening N/A Pier pad size \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## ANCHORS

4 ft

## FRAME TIES

within 2' of end of home spaced at 5' 4" oc

## TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)  
 Manufacturer \_\_\_\_\_  
 Longitudinal Stabilizing Device w/ Lateral Arms  
 Manufacturer \_\_\_\_\_

## OTHER TIES

Number 19  
 Sidewall \_\_\_\_\_  
 Longitudinal \_\_\_\_\_  
 Marriage wall \_\_\_\_\_  
 Shearwall 2



PERMIT NUMBER

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to 1000 psf or check here to declare 1000 lb. soil without testing.

X 1000 X X

POCKET PENETROMETER TESTING METHOD

1. Test the perimeter of the home at 6 locations.
2. Take the reading at the depth of the footer.
3. Using 500 lb. increments, take the lowest reading and round down to that increment.

X X X X

TORQUE PROBE TEST

The results of the torque probe test is 180 inch pounds or check here if you are declaring 5' anchors without testing. A test showing 275 inch pounds or less will require 4 foot anchors.

**Note:** A state approved lateral arm system is being used and 4 ft anchors are allowed at the sidewall locations. I understand 5 ft anchors are required at all centerline tie points where the torque test reading is 275 or less and where the mobile home manufacturer may require anchors with 4000 lb holding capacity.

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Date Tested

Electrical

Connect electrical conductors between multi-wide units, but not to the main power source. This includes the bonding wire between multi-wide units. Pg.

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg.

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg.

Site Preparation

Debris and organic material removed  
Water drainage: Natural Swale Pad Other

Fastening multi wide units

Floor: Type Fastener: Length: Spacing:  
Walls: Type Fastener: Length: Spacing:  
Roof: Type Fastener: Length: Spacing:  
For used homes a min. 30 gauge, 8" wide, galvanized metal strip will be centered over the peak of the roof and fastened with galv. roofing nails at 2" on center on both sides of the centerline.

Gasket (weatherproofing requirement)

I understand a properly installed gasket is a requirement of all new and used homes and that condensation, mold, mildew and buckled marriage walls are a result of a poorly installed or no gasket being installed. I understand a strip of tape will not serve as a gasket.

Installer's initials

Type gasket Pg.

Installed:  
Between Floors Yes  
Between Walls Yes  
Bottom of ridgebeam Yes

Weatherproofing

The bottomboard will be repaired and/or taped. Yes Pg.  
Siding on units is installed to manufacturer's specifications. Yes  
Fireplace chimney installed so as not to allow intrusion of rain water. Yes

Miscellaneous

Skirting to be installed. Yes No  
Dryer vent installed outside of skirting. Yes N/A  
Range downflow vent installed outside of skirting. Yes  
Drain lines supported at 4 foot intervals. Yes  
Electrical crossovers protected. Yes  
Other:

Installer verifies all information given with this permit worksheet is accurate and true based on the

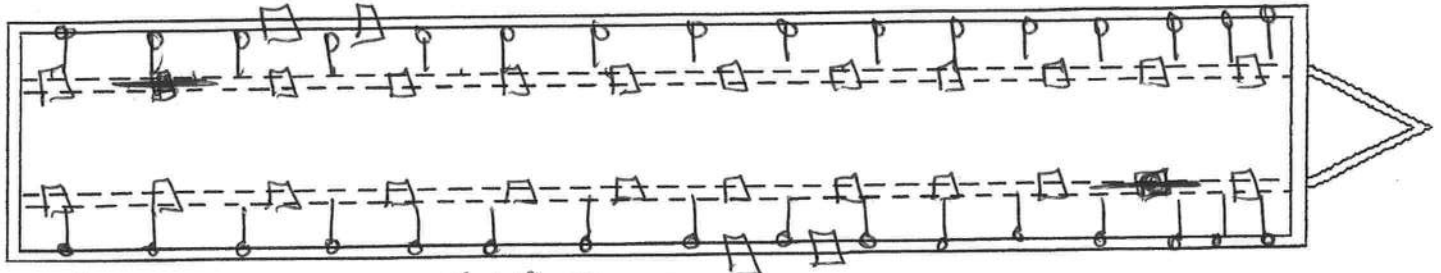
Installer Signature

Date

4-16-08

Applicant shall provide layout from manufacturer specific to the model installed. This form may be used if the layout from the manufacturer is not available.

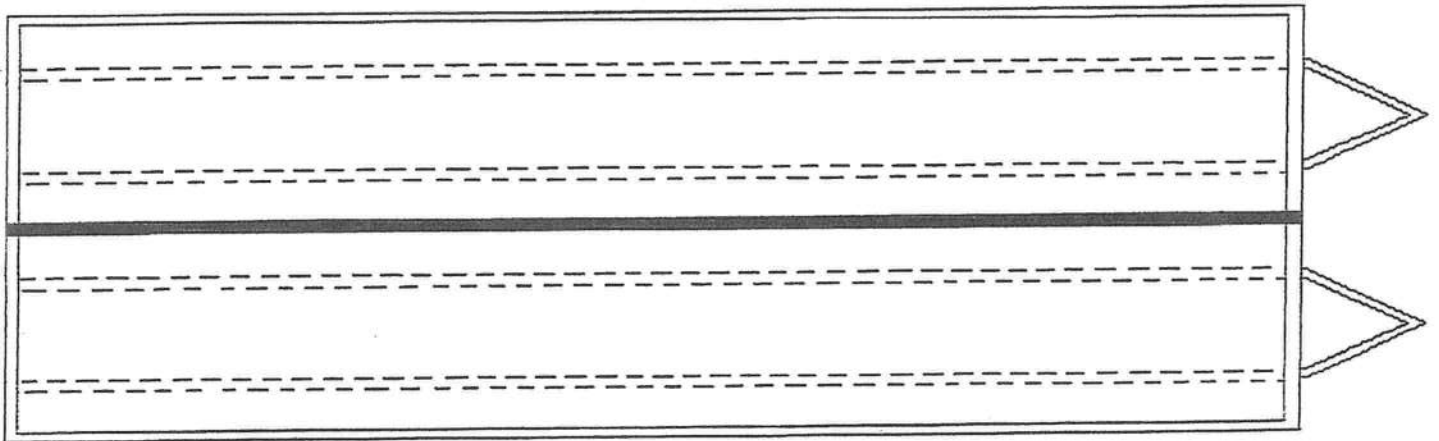
### SINGLE WIDE MOBILE HOME



5' Anchors on 5' 4" Center  
 Piers on 24x24 ABS PADS on 6' 5" Centers

### DOUBLE WIDE MOBILE HOME

~~OLIVER~~ Technology longitudinal Stabilizer Devices



ANCHOR



PIER



PIER FOOTING

Show all pier (with size of piers & pads) and anchor location, with maximum spacing and distance from end walls, as required in the manufacturer's specifications. Any special pier footing required (over 16 x 16 inches) shall be noted separately with required dimensions per the manufacturer's specifications. To determine footing size and spacing, a soil bearing capacity test shall be used. Pier footings to be poured-in-place, whether required by manufacturer's specifications or by preference, must be inspected by the Building Department prior to pouring.

**CODE ENFORCEMENT  
PRELIMINARY MOBILE HOME INSPECTION REPORT**

DATE RECEIVED 3/25/08 BY G IS THE MH ON THE PROPERTY WHERE THE PERMIT WILL BE ISSUED? \_\_\_\_\_  
OWNERS NAME Cheryl Barnes PHONE 454-1142 CELL \_\_\_\_\_  
ADDRESS 256 SE Grassland Terr., L.C.  
MOBILE HOME PARK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_  
DRIVING DIRECTIONS TO MOBILE HOME 4415, TL CR 18, TR Grassland  
Terr., 2nd on right

MOBILE HOME INSTALLER Robert Steppard PHONE \_\_\_\_\_ CELL \_\_\_\_\_

**MOBILE HOME INFORMATION**

MAKE General YEAR 1996 SIZE 14 x 70 COLOR Gray/Blue  
SERIAL No. GMHGA 252959 363  
WIND ZONE II Must be wind zone II or higher NO WIND ZONE I ALLOWED

**INSPECTION STANDARDS****INTERIOR:**

(P or F) - P= PASS F= FAILED

☒ SMOKE DETECTOR ( ) OPERATIONAL ( ) MISSING  
☒ FLOORS ( ) SOLID ( ) WEAK ( ) HOLES DAMAGED LOCATION \_\_\_\_\_  
☒ DOORS ( ) OPERABLE ( ) DAMAGED  
☒ WALLS ( ) SOLID ( ) STRUCTURALLY UNSOUND  
☒ WINDOWS ( ) OPERABLE ( ) INOPERABLE  
☒ PLUMBING FIXTURES ( ) OPERABLE ( ) INOPERABLE ( ) MISSING  
☒ CEILING ( ) SOLID ( ) HOLES ( ) LEAKS APPARENT  
☒ ELECTRICAL (FIXTURES/OUTLETS) ( ) OPERABLE ( ) EXPOSED WIRING ( ) OUTLET COVERS MISSING ( ) LIGHT  
FIXTURES MISSING

**EXTERIOR:**

☒ WALLS/SIDING ( ) LOOSE SIDING ( ) STRUCTURALLY UNSOUND ( ) NOT WEATHERTIGHT ( ) NEEDS CLEANING  
☒ WINDOWS ( ) CRACKED/BROKEN GLASS ( ) SCREENS MISSING ( ) WEATHERTIGHT  
☒ ROOF ( ) APPEARS SOLID ( ) DAMAGED

**STATUS**APPROVED ☒ WITH CONDITIONS: \_\_\_\_\_

NOT APPROVED \_\_\_\_\_ NEED RE-INSPECTION FOR FOLLOWING CONDITIONS: \_\_\_\_\_

SIGNATURE [Signature] ID NUMBER 462 DATE 3-26-08



STATE OF FLORIDA  
DEPARTMENT OF HEALTH

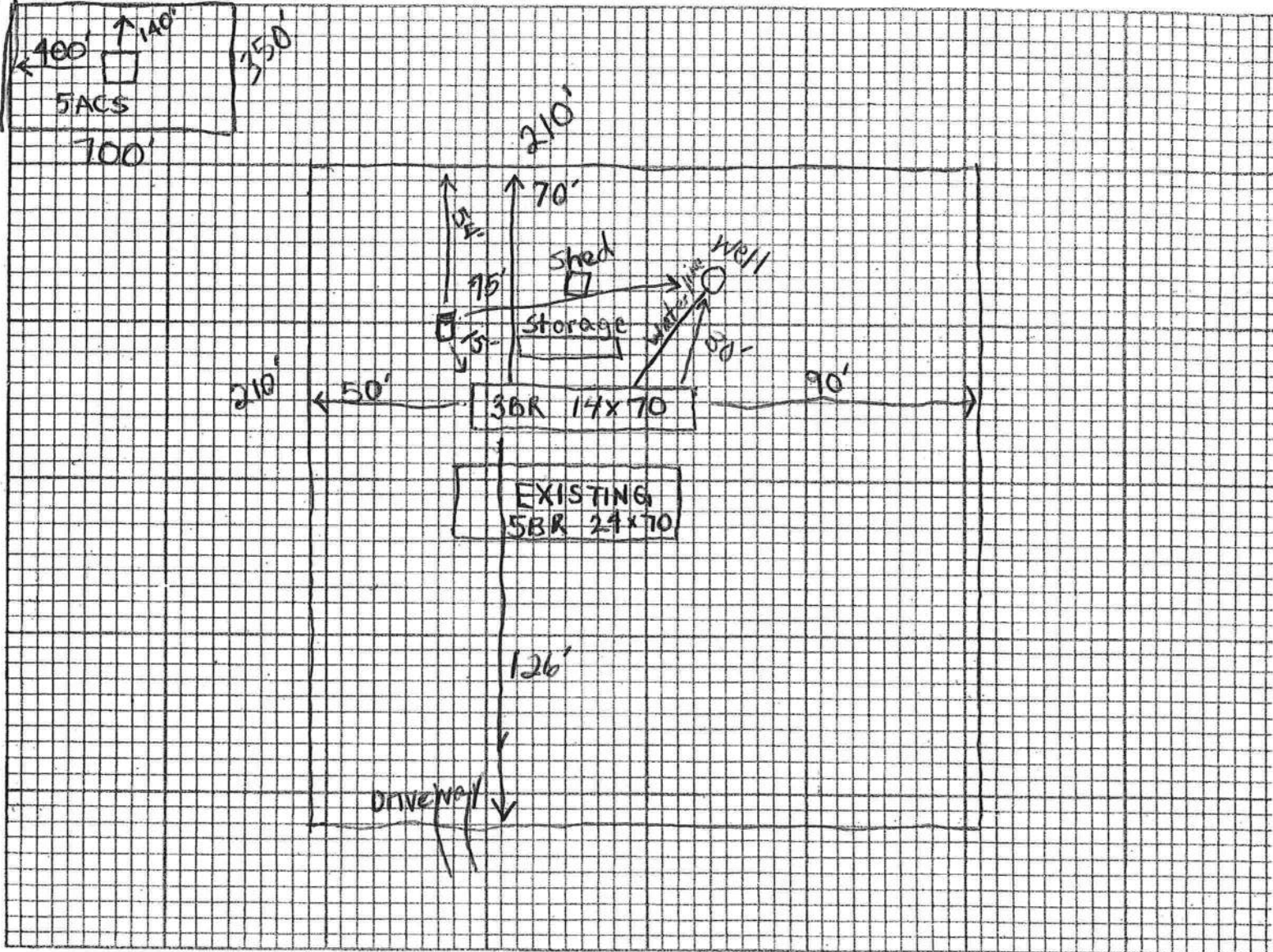
68-267-e

APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number \_\_\_\_\_

PART II - SITE PLAN

Scale: Each block represents 5 feet and 1 inch = 50 feet.



Notes: \_\_\_\_\_

Site Plan submitted by: CHV

Plan Approved APPROVED Signature \_\_\_\_\_  
By APPROVED Not Approved \_\_\_\_\_  
Columbia CHD

AGENT  
Title

Date 3/25/08

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT



**OWNER IMPACT FEE OCCUPANCY AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

**BEFORE ME**, the undersigned authority, personally appeared Alvin L. Ponds  
("Owner"), who, after being duly sworn, deposes and says:

1. Except as otherwise stated herein, Affiant has personal knowledge of the facts and matters set forth in this affidavit.

2. Affiant is the owner of the following described real property located in Columbia County, Florida, (herein "the property"):

- (a) Parcel No.: 04321-029  
(b) Legal description (may be attached): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Affiant has or will apply to the Columbia County Building Department for a building permit for the replacement of a building or dwelling unit on the property where no additional square footage or dwelling units will be created and will be located on the same property.

4. Either based upon Affiant's personal knowledge or the attached signed written statement of another person, a certificate of occupancy has been issued for the replacement building or dwelling on the property within seven (7) years of the date the previous building or dwelling unit was previously occupied. The building or dwelling unit was last occupied on 4.5.08.

5. This affidavit is given for the purpose of obtaining an exemption pursuant to Article VIII, Section 8.01, Columbia County Comprehensive Impact Fee Ordinance No. 2007-40, adopted October 18, 2007, as may be amended.

Further Affiant sayeth naught.

Alvin L. Ponds Jr.  
Print: Alvin L. Ponds Jr.  
Address: P.O. Box 1098  
Alachua, Fla. 32616

**SWORN TO AND SUBSCRIBED** before me this 21 day of April, 2008, by Alvin L. Ponds Jr., who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARIES SEAL)

Victoria Johns  
Notary Public, State of Florida

My Commission Expires:



# Columbia County Property Appraiser

DB Last Updated: 4/15/2008

## 2008 Proposed Values

Tax Record

Property Card

Interactive GIS Map

Print

Parcel: 25-7S-16-04321-029

Search Result: 1 of 1

### Owner & Property Info

<b>Owner's Name</b>	PONDS ALVIN LAMAR JR		
<b>Site Address</b>			
<b>Mailing Address</b>	220 MALTAS AVE INTERLACHEN, FL 32148		
<b>Use Desc. (code)</b>	MOBILE HOM (000200)		
<b>Neighborhood</b>	25716.02	<b>Tax District</b>	3
<b>UD Codes</b>	MKTA02	<b>Market Area</b>	02
<b>Total Land Area</b>	5.000 ACRES		
<b>Description</b>	S1/2 OF W1/2 OF W1/2 OF SW1/4 OF NE1/4 EX RD R/W. (AKA LOT 16-B RUM ISLAND RANCHES UNREC) ORB 436-329, 628-316, 628-321, 799-1262, 799-1265,		

### GIS Aerial



### Property & Assessment Values

<b>Mkt Land Value</b>	cnt: (4)	\$52,750.00
<b>Ag Land Value</b>	cnt: (0)	\$0.00
<b>Building Value</b>	cnt: (2)	\$22,166.00
<b>XFOB Value</b>	cnt: (1)	\$400.00
<b>Total Appraised Value</b>		\$75,316.00

<b>Just Value</b>	\$75,316.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$75,316.00
<b>Exempt Value</b>	\$0.00
<b>Total Taxable Value</b>	\$75,316.00

### Sales History

Sale Date	Book/Page	Inst. Type	Sale Vlmp	Sale Qual	Sale RCode	Sale Price
7/20/1987	628/316	CD	I	U		\$17,500.00

### Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	MOBILE HME (000800)	1976	Below Avg. (03)	1495	1575	\$8,206.00
2	MOBILE HME (000800)	1994	Alum Siding (26)	672	672	\$13,960.00
<b>Note:</b> All S.F. calculations are based on exterior building dimensions.						

### Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0296	SHED METAL	1995	\$400.00	80.000	8 x 10 x 0	(.00)

### Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000200	MBL HM (MKT)	4.000 AC	1.00/1.00/1.00/1.00	\$10,000.00	\$40,000.00
009945	WELL/SEPT (MKT)	1.000 UT - (.000AC)	1.00/1.00/1.00/1.00	\$2,000.00	\$2,000.00

BN 0628 150316  
OFFICIAL RECORD

CONTRACT FOR DEED

THIS CONTRACT FOR DEED, Made and entered into on this 17th day of JULY, 19 87, by and between JAMES NEWTON HOLLINGSWORTH, IV hereinafter called the parties of the first part, and ALVIN LAMAR FONDS, JR. and ROBERT ALAN FONDS hereinafter called the parties of the second part:

WITNESSETH:

That for and in consideration of the payments, mutual covenants and agreements hereinafter contained on the part of each of the parties hereto to be kept and performed, and for the further consideration of Ten Dollars (\$10.00) paid by the parties of the second part to the parties of the first part, receipt of which is hereby acknowledged, the parties of the first part agree to sell to the parties of the second part, and the parties of the second part agree to purchase from the parties of the first part all of that lot (including 1974 New Moon mobile home) or parcel of land situated, lying and being in the County of COLUMBIA, State of FLORIDA, said lands being more particularly described as follows:

S 1/2 of W 1/2 of SW 1/4 of the NE 1/4 of Section 25, Township 7 South, Range 16 East, Columbia County, Fla.. less road right-of-way and utility easements, containing 5 acres more or less; s/k/a the South 1/2 of Tract #16, Section 1, Rum Island Ranches. Together with a non-exclusive easement for ingress and egress over that certain property described in SCHEDULE A, attached hereto, and by reference made a part hereof.

1. The said parties of the second part herein covenant and agree to pay to the said parties of the first part the sum of Seventeen Thousand Five Hundred Dollars (\$17,500.00), as the full purchase price of the above described property, in the following manner:

- a. \$2,500.00 in cash at or before the execution and delivery of this Contract, receipt of which is hereby acknowledged.
- b. \$15,000.00 representing the balance due upon said purchase price, plus interest at the rate of 11% per annum on the balance of the principal from time to time due and unpaid, in regular monthly payments in the amount of:
  - \* \$235.75 each month commencing on the first day of August, 19 87, and continuing on the first day of each month thereafter until all sums due hereunder have been paid in full. A late payment penalty of \$20.00 shall also be due with any payment that is received later than the 10th day of that month.
- c. Interest shall begin to run on the unpaid principal balance as of the date of signing of this Agreement, and all sums paid hereunder shall be first applied to the accrued interest due, with the remainder applied to the principal due. It is mutually understood and agreed between the parties hereto that the parties

\* Consisting of 96 equal monthly payments

DOCUMENTARY STAMP \$22.50  
INTANGIBLE TAX \$0.00  
MARY B. CHILDS, CLERK OF  
COURTS, COLUMBIA COUNTY  
BY [Signature] D.C.

ALP RAP

RECORDED  
INDEXED  
JUL 21 1987  
COLUMBIA COUNTY, FLA.



of the second part may, at any time during the term of this Contract, prepay in full the sums due hereunder without penalty; and shall require buyer to keep the improvements of the property insured for fire and extended coverage (or windstorm) for at least the full insurable value with \$100.00 deductible clause with seller named as additional insured. The buyer shall also be required to carry liability insurance in the amount to indemnify the seller against all liability claims arising from buyer's use and purchase of said property.

2. The parties of the first part agree to execute and deliver to the parties of the second part, upon the receipt by the parties of the first part of the entire purchase price herein set forth, and upon the compliance of the parties of the second part with all of the terms and conditions of this Contract, a good and sufficient Warranty Deed conveying the fee simple title unto the parties of the second part to the property herein described, free and clear of all encumbrances except assessments and restrictions of record, taxes for the current year in which this Contract shall be executed, and any lien or encumbrance arising or accruing subsequent to the date of the execution of this Contract as a result of action by the party of the second part.

3. The Buyers further understand that the conveyance of the Warranty Deed to them will contain a clause making said transfer subject to an outstanding undivided three-fourths interest in oil, gas and mineral rights, under said property, pursuant to the transfers dated October 27, 1944, and October 10, 1947, recorded at Deed Book 44, at page 553, Deed Book 38, at page 175 and Deed Book 258, at page 251, all in the Public Records of Columbia County, Florida; and subject to the subsequent holders of said rights as shown by further instruments in the Public Records of Columbia County, Florida.

4. The parties of the second part do herein and hereby agree to purchase said land and pay the purchase price as hereinabove set forth. The said parties of the second part agree to pay all taxes, assessments and impositions levied or assessed against said property subsequent to the date hereof, at the time the same shall become due and payable. All taxes levied or assessed against the property must be paid not later than April 1 of each year. If same shall not be promptly paid, the parties of the first part, their heirs, legal representatives or assigns may at any time pay the same and the amount of the taxes, assessments or impositions, shall be added to the amount of the Contract price still due and payable and every payment so made by the parties of the first part shall draw interest at the rate of 18 percentum per annum (18%).

5. The parties of the second part covenant and agree that they will not permit, commit, or suffer any waste, impairment or deterioration of the property or any part thereof, and that they will keep the building and the premises in good repair and condition throughout the life of this Contract. Parties of the second part also agree that no trees with or that will achieve a diameter of ten (10) inches are to be cut, felled, severed, or removed from the property until four (4) years payment have been received by the party of the first part, unless authorized in writing by the party of the first part. Party of the second part also agrees to

M0628 P0317  
OFFICIAL RECORDS

keep the property free from trash, garbage or anything that in the sellers' opinion impairs or reduces the property's aesthetic value or appeal.

6. The parties of the second part also shall not allow any liens or encumbrances to be placed on the property without the knowledge and written permission of the party of the first part and that the parties of the second part will satisfy any lien or encumbrance, and that the party of the second part will indemnify and reimburse the party of the first part for any and all liens and encumbrances.

7. The parties of the second part further agree that if this Contract becomes in default and is placed in the hands of an attorney for collection, or for other necessary action, to pay a reasonable attorney's fee and such other reasonable costs that may be incurred thereby whether suit be brought or not.

8. Time is of the essence of this Contract, and in case of failure of said parties of the second part to make any of the payments or perform any of the other covenants on their part for a period of thirty (30) days after the same shall be due, this Contract shall be forfeited and determined at the election of the parties of the first part; and, the said parties of the second part shall forfeit all payments made by them on this Contract and forfeit all rights acquired hereunder, and such payments shall be retained, by the parties of the first part, and they shall have the right to re-enter and take possession of said land and premises and every part thereof, and seller may pursue any other remedies provided by law.

9. Seller will pay for recording of Contract of deed. Buyer will pay for Documentary Stamps on deed, recording the deed and any intangible tax associated with this contract. Buyer will also pay for Title Insurance if so desired by the buyer.

This Contract for Deed is subject to the terms, conditions and covenants indicated above as well as the restrictions listed below which shall run with the land. The Parties of the second part acknowledge that they have read these restrictions and agree to be bound by them.

a. Residential buildings must not be less than 700 square feet of floor space, exclusive of garages, carports, and open or screened porches. No structure of a temporary character, including but not limited to tents, shacks, garages or other buildings shall be used on any lot at any time as a residence. A temporary structure will be permitted for a period of six (6) months while a permanent structure is under construction. This restriction does not apply to the use of a mobile home which is less than five years old and more than 35 feet in length. An equivalent prefabricated building of modular construction will be permitted. Other mobile homes may be permitted if approved in writing by the Seller.

b. No noxious or offensive activity shall be carried on upon any lot, or shall anything be done on it that may be or become an annoyance or nuisance to the neighborhood. No hogs, swine or sheep may be kept on or about the property.

EX 0628 PG0318  
OFFICIAL RECORDING

c. No lot shall be used or maintained as a dumping ground or storage area for rubbish, trash, garbage or other loose matter. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

d. No motor vehicle without a current license tag may be parked or stored over thirty (30) days. All such motor vehicles in violation of this provision shall be towed away by the seller at the buyers' expense.

e. There shall be permitted only one (1) mobile home or permanent dwelling per lot unless otherwise approved in writing by the Seller.

f. All mobile homes or permanent dwellings must be set back at least 25 feet from the nearest road right of way and/or side lot line unless approved in writing by the Seller.

10. This Contract constitutes the entire agreement between the parties hereto and the parties of the first part are not liable or bound in any manner by expressed or implied warranties, guarantee, promises, statements, representations or information not specifically set forth herein. This agreement shall be binding on the parties hereto, their heirs, devisees, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

*[Signature]*  
*[Signature]*

Parties of the First Part:

*[Signature]*  
 JAMES NEWTON HOLLINGSWORTH, JR.

Signed, sealed and delivered in our presence as witnesses:

*[Signature]*  
*[Signature]*

Parties of the Second Part:

*[Signature]*  
 ALVIN LAMAR PONDS, JR.  
*[Signature]*  
 ROBERT ALAN PONDS

BOOKED FOR  
 OFFICIAL RECORDS



STATE OF FLORIDA  
COUNTY OF COLLIER

Personally came before me JAMES NEWTON ROLLINGSWORTH, IV

who being to me well known and known by me to be the individual described in and who executed the above and foregoing instrument and he acknowledged before me that he signed, sealed and delivered the same at the time and place, in the manner, and for the uses and purposes as therein set forth and contained.

WITNESS my hand and official seal on this 21st day of JULY  
A.D., 19 87.

Karen Hadley  
Notary Public, State of Florida at Large  
My Commission Expires:

Notary Public, State of Florida  
My Commission Expires March 12, 1991  
Revised Two Year Term - Notary Public

STATE OF FLORIDA  
COUNTY OF COLLIER

Personally came before me ALVIN LAMAR POND, JR. and  
ROBERT ALAN POND

who being to me well known and known by me to be the individual described in and who executed the above and foregoing instrument and he acknowledged before me that he signed, sealed and delivered the same at the time and place, in the manner, and for the uses and purposes as therein set forth and contained.

WITNESS my hand and official seal on this 21st day of JULY  
A.D., 19 87.

Karen Hadley  
Notary Public, State of Florida at Large  
My Commission Expires:

Notary Public, State of Florida  
My Commission Expires March 12, 1991  
Revised Two Year Term - Notary Public

80628 PG0320  
OFFICIAL RECORDS

## SCHEDULE A

The Northerly 671.45 feet of Lot 17 of Run Island Ranches, an un-recorded subdivision, (measured along the East line of Lot 17) of the Easterly 25.00 feet of Lot 17 (measured perpendicular to said East line of Lot 17);

Also, the Northerly 671.45 feet of Lot 16, of said Run Island Ranches (measured along the West line of said Lot 16) of the Westerly 25.00 feet of Lot 16 (measured perpendicular to the said West line of Lot 16); Also, that part of Lots 13, 14, 15 and 16 of Run Island Ranches being more particularly described as follows:

Commencing at the Northwest corner of said Lot 16 as a point of reference, run South 0 deg. 42 min. 02 sec. East along the West line of said Lot 16, a distance of 671.45 feet; thence run North 88 deg. 38 min. 01 sec East, a distance of 25.00 feet to the point of beginning; thence from said point of beginning continue North 88 deg. 38 min. 01 sec. East, a distance of 960.20 feet to a point, said point being the intersection of the West line of said Lot 13 and a curve, concaved Westerly, having a central angle of 297 deg. 59 min 44 sec. and a radius of 50.00 feet; thence run Northeasterly, Easterly, Southeasterly, Southerly, Southwesterly, Westerly and Northwesterly along the arc of said curve, an arc distance of 261.80 feet to a point of intersection of the said West line of Lot 13 and said curve, (chord bearing and distance between said points being South 0 deg. 41 min. 26 sec. East, 50.00 feet, said chord also lying along the said West line of Lot 13); thence from said intersection run South 88 deg. 38 min. 01 sec. West, a distance of 960.19 feet; thence run North 0 deg. 42 min. 02 sec. West, a distance of 50.00 feet to the point of beginning.

Reserving unto the grantor and his successors and assigns an easement for ingress and egress and public utilities over and across the above described property.

*Alvin Lamar Ponds, Jr.*  
ALVIN LAMAR PONDS, JR.

*Robert Alvin Ponds*  
ROBERT ALVIN PONDS

OK 0628 PED 321  
OFFICIAL RECORDS

LETTER OF AGENT AUTHORIZATION

This is to certify that I personally authorize Cheryl Vaughn  
~~may~~ to apply and obtain permits pertaining to the  
placement of mobile home on 283 SW Lynn Sherman Ter. Ft White  
property which property ID # is 04321-029.

Authorized signature: [Signature]

Company Name: AAA Mobile Home Transport

License Number: TH0000144

Date: 4-16-08

State of Florida

County of Alachua

Sworn to and subscribed before me this 16th day of April  
2008 by Vic Ethridge. Personally known to me  
or have produced identification \_\_\_\_\_. Type of identification \_\_\_\_\_.

Deborah Morrison  
Notary of the Public

