

DATE 5/28/2004

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000022019

APPLICANT BO ROYALS PHONE 754.6737

ADDRESS 3882 W. US HIGHWA 90 LAKE CITY FL 32055

OWNER RICHARD RATLIFF PHONE 386.719.2122

ADDRESS 500 SW TURKEY GLEN FT. WHITE FL 32038

CONTRACTOR WILLIAM E. ROYALS PHONE 754.6737

LOCATION OF PROPERTY 47-S TO TO WATSON RD., R, GO 3 MILES TO SW TUKEY GLEN, TURN
L, GO TO THE END OF THE RD., STRAIGHT INTO DRIVEWAY LOT 5

TYPE DEVELOPMENT M/H & UTILITY ESTIMATED COST OF CONSTRUCTION .00

HEATED FLOOR AREA TOTAL AREA HEIGHT .00 STORIES

FOUNDATION WALLS ROOF PITCH FLOOR

LAND USE & ZONING A-3 MAX. HEIGHT 35

Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00

NO. EX.D.U. 0 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 32-5S-16-03745-105 SUBDIVISION TURKEY CROSSNGNRC.

LOT 5 BLOCK PHASE UNIT TOTAL ACRES 14.36

IH0000127

Culvert Permit No. PRIVATE Culvert Waiver 04-0540-N Contractor's License Number BLK Applicant/Owner/Contractor RK N

Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: 1 FOOT ABOVE ROAD

Check # or Cash 506

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power Foundation Monolithic
date/app. by date/app. by date/app. by

Under slab rough-in plumbing Slab Sheathing/Nailing
date/app. by date/app. by date/app. by

Framing Rough-in plumbing above slab and below wood floor
date/app. by date/app. by

Electrical rough-in Heat & Air Duct Peri. beam (Lintel)
date/app. by date/app. by date/app. by

Permanent power C.O. Final Culvert
date/app. by date/app. by date/app. by

M/H tie downs, blocking, electricity and plumbing Pool
date/app. by date/app. by

Reconnection Pump pole Utility Pole
date/app. by date/app. by date/app. by

M/H Pole Travel Trailer Re-roof
date/app. by date/app. by date/app. by

BUILDING PERMIT FEE \$.00 CERTIFICATION FEE \$.00 SURCHARGE FEE \$.00

MISC. FEES \$ 200.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 22.68 WASTE FEE \$ 49.00

FLOOD ZONE DEVELOPMENT FEE \$ CULVERT FEE \$ TOTAL FEE 321.68

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.

Prepared By and Return To:
BKL Partnership
672 East Duval Street
Lake City FL 32055

THIS CONTRACT FOR DEED, made this 19th day of January A.D. 2004, between BKL PARTNERSHIP, a Florida general partnership whose mailing address is 672 East Duval Street, Lake City, Florida 32055, hereinafter referred to as "Seller"*, and RICHARD E. RATLIFF AND KATHRYN C. RATLIFF, his wife, whose mailing address is Rt. 14 Box 293F Lake City, Florida 32024 hereinafter referred to as "Purchaser".*

WITNESSETH, that if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the Seller hereby covenants and agrees to convey and assure to said Purchaser their heirs, executors administrators or assigns, in fee simple, clear of all encumbrances whatever, by a good and sufficient Warranty Deed, the following described property, situated in the County of Columbia, State of Florida, known and described as follows, to wit:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Including 4 inch well, 1 horsepower pump, tank and 900 gallon septic tank.

Property Identification No. 32-5s-16-03745-105

The total agreed upon purchase price of the property shall be **Fifty three thousand three hundred and no/100----(\$53,300.00) Dollars**, payable at the times and in the manner following: **Three hundred and no/100----(\$300.00) Dollars** down, receipt of which is hereby acknowledged, and the balance of **\$53,000.00** payable monthly beginning **February 15, 2004**, in the amount of **\$559.00** per month with interest at the rate of **12 percent** from January 19, 2004, and continuing until all principal and accrued interest has been paid in full. Purchaser shall have the right to make prepayment at any time without penalty.

* "Seller" and "Purchaser" are used for singular or plural, as context requires.

At such time as the Purchaser shall have paid the full amount due and payable under this Contract, or at other times as provided herein, the Seller promises and agrees to convey the above described property to the Purchaser by good and sufficient Warranty Deed, subject to restrictions as set forth in this Contract For Deed.

The Seller warrants that the title to the property can be fully insured by a title insurance company authorized to do business in the State of Florida.

The Purchaser shall be permitted to go into possession of the property covered by this Contract immediately, and shall assume all liability for taxes from and after that date. Purchaser acknowledges receipt of this Contract.

The time of payment shall be of the essence and in the event of any default of payment of any of the purchase money as and when it becomes due, or in performance of any other obligations assumed by the Purchaser in this Contract, including the payment of taxes, and in the event that the default shall continue for a period of Fifteen (15) days, then the Seller may consider the whole of the balance due under this Contract immediately due and payable and collectible, or the Seller may rescind this Contract, retaining the cash consideration paid for it as liquidated damages, and this Contract then shall become null and void and the Seller shall have the right to re-enter and immediately take possession of the property covered by this Contract. In the event that it is necessary for the Seller to enforce this Contract by foreclosure proceedings, or otherwise, all costs of the proceedings, including a reasonable attorney's fee, shall be paid by the Purchaser. Installments not paid with Ten (10) days after becoming due under the terms of this Contract shall be subject to, and it is agreed Seller shall collect a late charge in the amount of Ten Percent (10%) of the monthly payment per month upon such delinquent installments. ANY PAYMENT MADE BY CHECK AND WHICH IS RETURNED UNPAID BY THE BANK WILL REQUIRE PURCHASER TO PAY A \$25.00 PENALTY FOR DISHONORED CHECK.

In the event this Contract is assigned, sold, devised, transferred, quit-claimed or in any way conveyed to another by the Purchaser, then in that event, all of the then remaining balance shall be due immediately due and payable and collectible.

Purchaser acknowledges that they have personally inspected subject property and found it to be as represented. Purchaser further agrees that the property is suitable for the purpose for which it is being purchased.

DEED RESTRICTIONS

For a period of twenty years from date hereof, no junk of any kind or description, including junk automobiles, junk electrical appliances, or worn out or discarded machinery, can be kept or placed upon this property.

No campers, motor homes, tents, buses, or similar type temporary housing may be occupied as a permanent residence. Mobile homes may not be placed on this property solely for rental purposes.

No defacement of property, such as a borrow pit, is allowed.

Swine are not allowed.

The developer may waive any of these restrictions for sufficient cause and good reason.

These restrictions terminate after 20 years unless approved in writing unanimously by the owners within the subdivision to extend for another 20 years.

IT IS MUTUALLY AGREED, by and between the parties hereto, that the time of each payment shall be an essential part of the Contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

SCHEDULE "A"

TURKEY CROSSING, AN UNRECORDED SUBDIVISION IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

DESCRIPTION:

PARCEL 5

COMMENCE AT THE NW CORNER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.00°12'18"E., ALONG THE WEST LINE OF SAID SECTION 32, 1340.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A COUNTY MAINTAINED GRADE ROAD: THENCE S.46°41'52"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 109.45 FEET; THENCE S.01°51'20"W., CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 75.18 FEET; THENCE S.18°05'28"E., ALONG SAID RIGHT-OF-WAY LINE, 208.53 FEET; THENCE S.06°21'00"W., ALONG SAID RIGHT-OF-WAY LINE, 360.64 FEET; THENCE N.89°26'42"E., 2075.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°26'42"E., 629.99 FEET; THENCE S.00°09'23"E., 1074.70 FEET; THENCE N.75°59'30"W., 606.41 FEET; THENCE N.75°31'22"W., 43.41 FEET; THENCE N.00°09'23"W., 910.95 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 14.36 ACRES, MORE OR LESS.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS FOLLOWS:

AN EASEMENT BEING 60 FEET IN WIDTH AND LYING 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE LINE: COMMENCE AT THE NW CORNER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.00°12'18"E., ALONG THE WEST LINE OF SAID SECTION 32, 1340.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A COUNTY MAINTAINED GRADE ROAD; THENCE S.46°41'52"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 109.45 FEET; THENCE S.01°51'20"W., CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 75.18 FEET; THENCE S.18°05'28"E., ALONG SAID RIGHT-OF-WAY LINE, 208.53 FEET; THENCE S.06°21'00"W., ALONG SAID RIGHT-OF-WAY LINE 360.64 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N.89°26'42"E., 2119.50 FEET TO THE RADIUS POINT OF A 60 FOOT RADIUS CUL-DE-SAC, SAID POINT BEING THE POINT OF TERMINATION OF SAID CENTERLINE, THE BOUNDARIES EXTEND OR CONTRACT AS REQUIRED TO CREATE THE EXTENSIONS OF SAID EASEMENT.

* "Seller" and "Purchaser" are used for singular or plural, as context requires.

At such time as the Purchaser shall have paid the full amount due and payable under this Contract, or at other times as provided herein, the Seller promises and agrees to convey the above described property to the Purchaser by good and sufficient Warranty Deed, subject to restrictions as set forth in this Contract For Deed.

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only

Zoning Official BLK 16.06.04

Building Official 6-17-04

AP# 0406-22

Date Received 6/8/04

By Jay L Permit # 22019

Flood Zone X

Development Permit N/A

Zoning A-3

Land Use Plan Map Category A-3

Comments

☒ Site Plan with Setbacks shown ☒ Environmental Health Signed Site Plan ☐ Env. Health Release

☒ Need a Culvert Permit ☒ Need a Waiver Permit ☐ Well letter provided ☒ Existing Well

Property ID 32-55-16-03745-105 Must have a copy of the property deed

New Mobile Home ☐ Used Mobile Home ☒ Year 1982

Subdivision Information Lot 5 Turkey Run Unrecorded Sub. Crossing

Applicant Richard William E. Royals Phone # 386-754-6737

Address 3882 West U.S. Hwy 90 Lake City, FL 32055

Name of Property Owner Richard Ratliff Phone# (386) 719-2122

911 Address 500 SW TURKEY GLN FT. WHITE FL 32038
623-1862

Name of Owner of Mobile Home Richard Ratliff Phone # (386) 719-2122

Address 500 SW TURKEY GLN FT WHITE FL 32038

Relationship to Property Owner Self

Current Number of Dwellings on Property 0

Lot Size 1074 x 629 x 911 x 606 Total Acreage 14.36

Explain the current driveway Existing (Private)

Driving Directions HWY 47 SOUTH TO WATSON RD. TURN RIGHT. GO 3 MILES TO SW TURKEY GLN TURN LEFT GO TO THE END OF THE RD STRAIGHT INTO DRIVEWAY LOT #5

Is this Mobile Home Replacing an Existing Mobile Home No

Name of Licensed Dealer/Installer William E. Royals Phone # 754-6737

Installers Address 3882 West U.S. Hwy. 90 Lake City, FL 32055

License Number IN0000127 Installation Decal # 195628

03745-105

PERMIT NUMBER

PERMIT WORKSHEET

Installer William E. Royals License # LU0000187

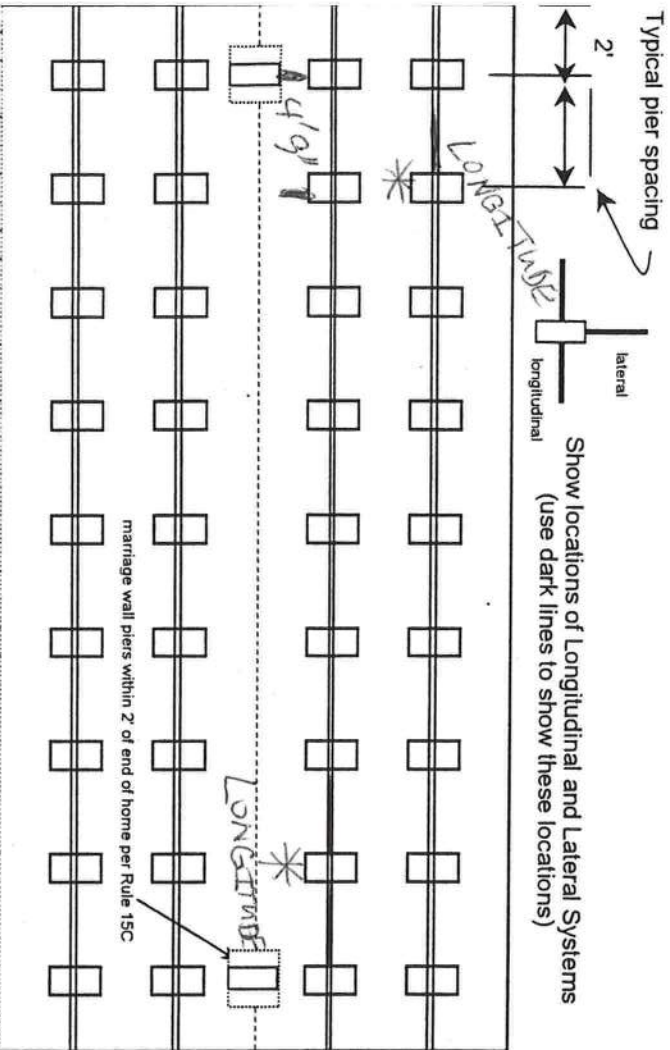
Address of home being installed 500 SW TURKEY GLN
FT. WHITE FL 32038

Manufacturer ELEETKOD Length x width 12x60

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 W.E.R.



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 # 195428

Triple/Quad ☐ Serial # GEO 141531

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (sq in)	Footer size (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'
1500 psf	4'6"	6'	7'	8'	8'	8'
2000 psf	6'	8'	8'	8'	8'	8'
2500 psf	7'6"	8'	8'	8'	8'	8'
3000 psf	8'	8'	8'	8'	8'	8'
3500 psf	8'	8'	8'	8'	8'	8'

* Interpolated from Rule 15C-1 pier spacing table.

PIER PAD SIZES

I-beam pier pad size

Perimeter pier pad size

Other pier pad sizes (required by the mfg.)

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

POPULAR PAD SIZES

Pad Size	Sq in
16 x 16	256
16 x 18	288
18.5 x 18.5	342
16 x 22.5	360
17 x 22	374
13 1/4 x 26 1/4	348
20 x 20	400
17 3/16 x 25 3/16	441
17 1/2 x 25 1/2	446
24 x 24	576
26 x 26	676

ANCHORS

FRAME TIES

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

TIEDOWN COMPONENTS

OTHER TIES

Number

Longitudinal Stabilizing Device (LSD)

Manufacturer Drive Technology

Longitudinal Stabilizing Device w/ Lateral Arms

Manufacturer

Sidewall

Longitudinal

Marriage wall

Shearwall

29

N/A

N/A

N/A

POCKET PENETROMETER TEST

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

X 1000 X 1000 X 1000

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 1000 X 1000 X 1000

TORQUE PROBE TEST

The results of the torque probe test is 385 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 slate approved lateral arm system is being used and 4 ft. anchors are allowed at the sidewall locations. 1 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 requires anchors with 4000 lb holding capacity.

Installer's initials MEK

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

William E. Rogers

Date Tested

5/11/04

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. N/A

Plumbing

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

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

Site Preparation

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

Fastening multi wide units

Floor: Type Fastener: N/A Length: N/A Spacing: N/A
Walls: Type Fastener: N/A Length: N/A Spacing: N/A
Roof: Type Fastener: N/A Length: N/A Spacing: N/A
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 MEK

Type gasket Pg. N/A

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

Weatherproofing

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

Miscellaneous

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

Installer verifies all information given with this permit worksheet is accurate and true based on the manufacturer's installation instructions and or Rule 15C-1 & 2

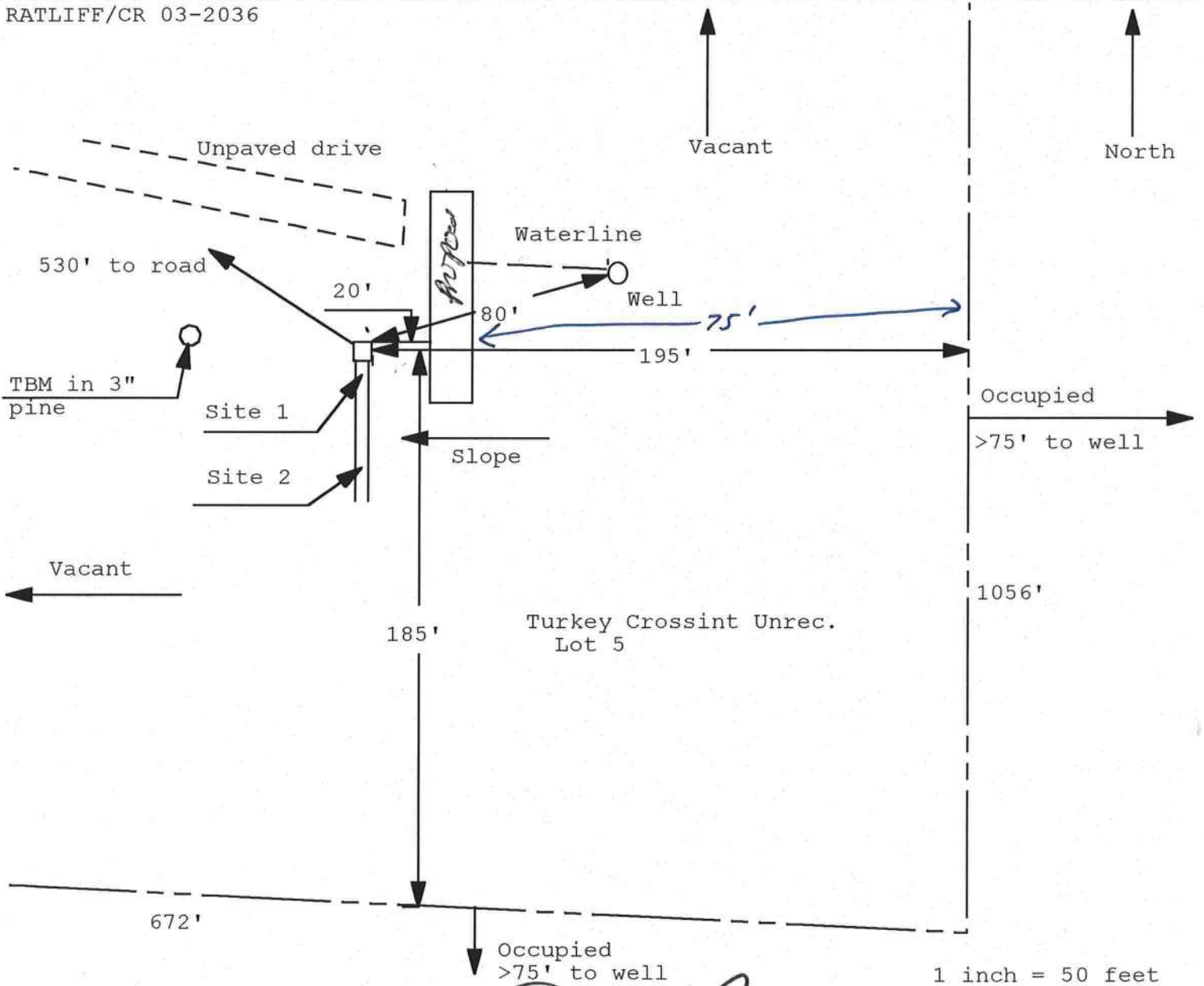
Installer Signature William E. Rogers

Date 5/11/04

Application for Onsite Sewage Disposal System
Construction Permit. Part II Site Plan
Permit Application Number: 04-054010

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT

RATLIFF/CR 03-2036



Site Plan Submitted By

Plan Approved Paul Lloyd Not Approved

Date 5/4/04

Date 5/4/04

By

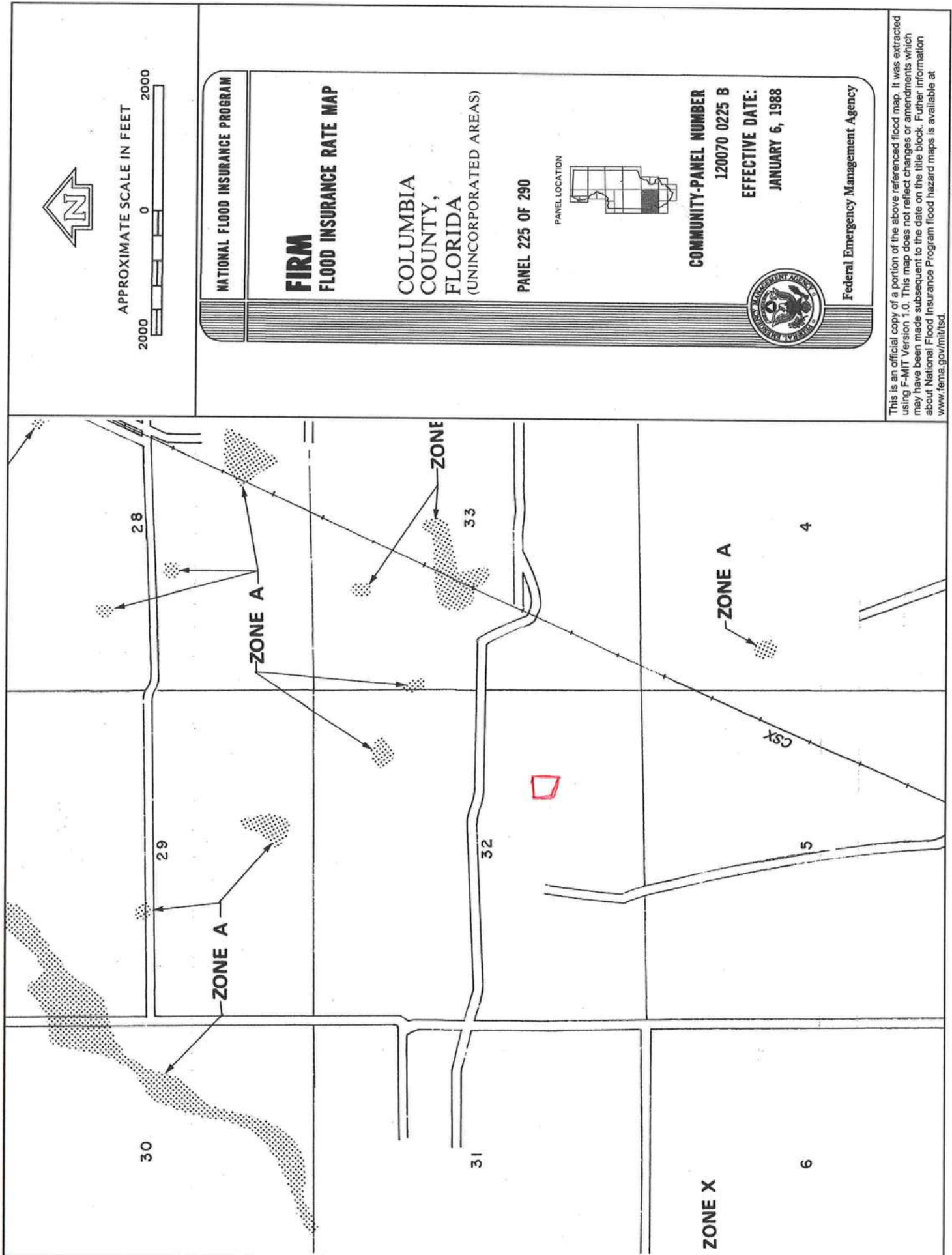
Paul Lloyd

Jakob G. G. G.

CPHU 5-11-04

Notes:

0406-22



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Version 1.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at www.fema.gov/nif/t/d.

DATE 3-2-04 INSPECTION TAKEN BY LH

BUILDING PERMIT # _____ CULVERT / WAIVER PERMIT # _____

WAIVER APPROVED _____ WAIVER NOT APPROVED _____

PARCEL ID # _____ ZONING _____

SETBACKS: FRONT _____ REAR _____ SIDE _____ HEIGHT _____

FLOOD ZONE _____ SEPTIC _____ NO. EXISTING D.U. _____

TYPE OF DEVELOPMENT Pre-MH Insp.

SUBDIVISION (Lot/Block/Unit/Phase) _____

OWNER Matthew Perkins Richard Ratliff PHONE 719-2160

ADDRESS _____

CONTRACTOR _____ PHONE _____

LOCATION 47 S (R) 240 (L) Itch (L) Grape to pavement ends
then 1st Drive on (R)

COMMENTS: S/W Tan & Brown Trim

INSPECTION(S) REQUESTED: _____ INSPECTION DATE: Wednesday

_____ Temp Power _____ Foundation _____ Set backs _____ Monolithic Slab
_____ Under slab rough-in plumbing _____ Slab _____ Framing
_____ Rough-in plumbing above slab and below wood floor _____ Other _____
_____ Electrtical Rough-in _____ Heat and Air duct _____ Perimeter Beam (Lintel)
_____ Permanent Power _____ CO Final _____ Culvert _____ Pool _____ Reconnection
_____ M/H tie downs, blocking, electricity and plumbing _____ Utility pole
_____ Travel Trailer _____ Re-roof _____ Service Change _____ Spot check/Re-check

INSPECTORS: _____

APPROVED X NOT APPROVED _____ BY (Signature) POWER CO. _____

INSPECTORS COMMENTS: _____