

DATE 03/29/2005

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000022959

APPLICANT JERRY CASTAGNA PHONE 387.752.1014

ADDRESS 180 AMENITY COURT LAKE CITY FL 32025

OWNER HAROLD RICHIE PHONE 386.752.1014

ADDRESS 303 SW MONTEGO AVENUE LAKE CITY FL 32025

CONTRACTOR WALLACE LOWRY ,UNIQUE POOLS PHONE 386.752.1014

LOCATION OF PROPERTY SR247-S TO MONTEGO,TL GO 1/4 MILE ON THE LEFT SIDE,BLACK
MAILBOX W/ BLUE REFLECTORS

TYPE DEVELOPMENT SWIMMING POOL ESTIMATED COST OF CONSTRUCTION 16000.00

HEATED FLOOR AREA TOTAL AREA HEIGHT .00 STORIES

FOUNDATION WALLS ROOF PITCH FLOOR

LAND USE & ZONING A-3 MAX. HEIGHT


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

NO. EX.D.U. 1 FLOOD ZONE DEVELOPMENT PERMIT NO.

PARCEL ID 14-5S-15-00459-203 SUBDIVISION

LOT BLOCK PHASE UNIT TOTAL ACRES 10.00

CPC1456899

Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor 

EXISTING X-05-0059 BLK HD N

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

COMMENTS: NOC ON FILE

Check # or Cash 1616

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 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 \$ 80.00 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 130.00

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.

Columbia County Building Permit Application

1616

Revised

For Office Use Only Application # 0503-31 Date Received 3-9-05 By UH Permit # 22959
Application Approved by - Zoning Official B2K Date 16.03.05 Plans Examiner HD Date 3-21
Flood Zone N/A Development Permit N/A Zoning A-3 Land Use Plan Map Category A-3
Comments _____

Applicants Name Unique Pools & Spas Phone (386) 752-1014
Address 180 Amenity Court, Lake City, FL 32625
Owners Name Harold Richie Phone (386) 758-6188
911 Address 303 SW Montego Ave, Lake City, FL 32025
Contractors Name Unique Pools & Spas Phone (386) 752-1014
Address 180 Amenity Court Lake City, FL 32025
Fee Simple Owner Name & Address _____
Bonding Co. Name & Address _____
Architect/Engineer Name & Address _____
Mortgage Lenders Name & Address _____
Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progressive E
Property ID Number 14-55-15E 00459-000 Estimated Cost of Construction \$16,000
Subdivision Name _____ Lot _____ Block _____ Unit _____ Phase _____
Driving Directions Go down Branford HWY then turn on Montego
Left 1/4 left side of road, Black mail box with
Blue reflectors
Type of Construction pool Number of Existing Dwellings on Property _____
Total Acreage 10 Lot Size _____ Do you need a - Culvert Permit or Culvert Waiver or Have an Existing
Actual Distance of Structure from Property Lines - Front 150 Side 800 Side 100 Rear 150
Total Building Height N/A Number of Stories N/A Heated Floor Area N/A Roof Pitch N/A

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 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 Agent (Including Contractor)

STATE OF FLORIDA
COUNTY OF COLUMBIA



SHARON D. JOHNSON
MY COMMISSION #DD366021
EXPIRES: OCT 26, 2008
Bonded through 1st State Insurance

Sworn to (or affirmed) and subscribed before me
this 8 day of March 2005.

Personally known ✓ or Produced Identification _____

Contractor Signature
Contractors License Number CPC 1456899
Competency Card Number _____
NOTARY STAMP/SEAL

Sharon D. Johnson
Notary Signature

Called Jerry on 3-22-05

NOTICE OF COMMENCEMENT FOR
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 14-55-15E-00459-000

1. Description of property: (legal description of the property and street address or 911 address)
10.01 Acres comm. 5 ft W of SW Cor of Lot 1
the crossroads S/D Unit 1, Run S 714.30 ft
for POB, Cont S 357.99 ft, E 1218.01 ft, N
357 ft, W 1218.01 ft to pub
303 SW Montego Ave, Lake City, FL 32025
2. General description of improvement: pool construction
3. Owner Name & Address Harold Richie, 303 SW Montego Ave
Lake City, FL 32025 Interest In Property _____
4. Name & Address of Fee Simple Owner (if other than owner): _____
5. Contractor Name Unique Pools & Spas Phone Number 386-752-1014
Address 180 Amenity Court, Lake City, FL 32055
6. Surety Holders Name N/A Phone Number _____
Address _____ Inst: 2005005571 Date: 03/09/2005 Time: 14:42
Amount of Bond _____ mk DC, P. DeWitt Cason, Columbia County B: 1040 P: 319
7. Lender Name N/A
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 N/A Phone Number _____
Address _____
9. In addition to himself/herself the owner designates _____ of _____
_____ to receive a copy of the Lienor's 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) _____

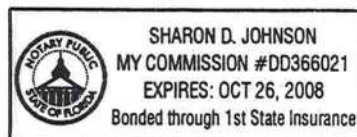
NOTICE AS PER CHAPTER 713, Florida Statutes:

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

Harold D. Richie
Signature of Owner

Sworn to (or affirmed) and subscribed before
day of 3/8, 2005

NOTARY STAMP/SEAL



Sharon D. Johnson
Signature of Notary



City of Lake City

150 NORTH ALACHUA STREET
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

POST OFFICE BOX 1687

PERMIT #

Residential Swimming Pool, Spa, and Hot Tub Safety Act Notice of Requirements

I (we) acknowledge that a new swimming pool, spa or hot tub will be constructed or installed at _____, and hereby affirm that one of the following methods will be used to meet the requirements of Chapter 515, Florida Statutes. (please initial the method(s) to be used for your pool)

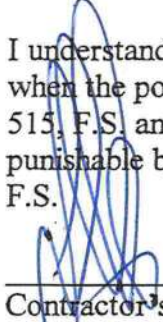
☒ The pool will be isolated from access to the home by an enclosure that meets the pool barrier requirements of Florida Statute 515.29;

☐ The pool will be equipped with an approved safety pool cover that complies with ASTM F1346-91 (Standard Performance Specifications for Safety Covers for Swimming Pools, Spas and Hot Tubs);

☐ All doors and windows providing direct access from the home to the pool will be equipped with an exit alarm that has a minimum sound pressure rating of 85 decibels at 10 feet;

☐ All doors providing direct access from the home to the pool will be equipped with self-closing, self-latching devices with release mechanisms placed no lower than 54" above the floor or deck;

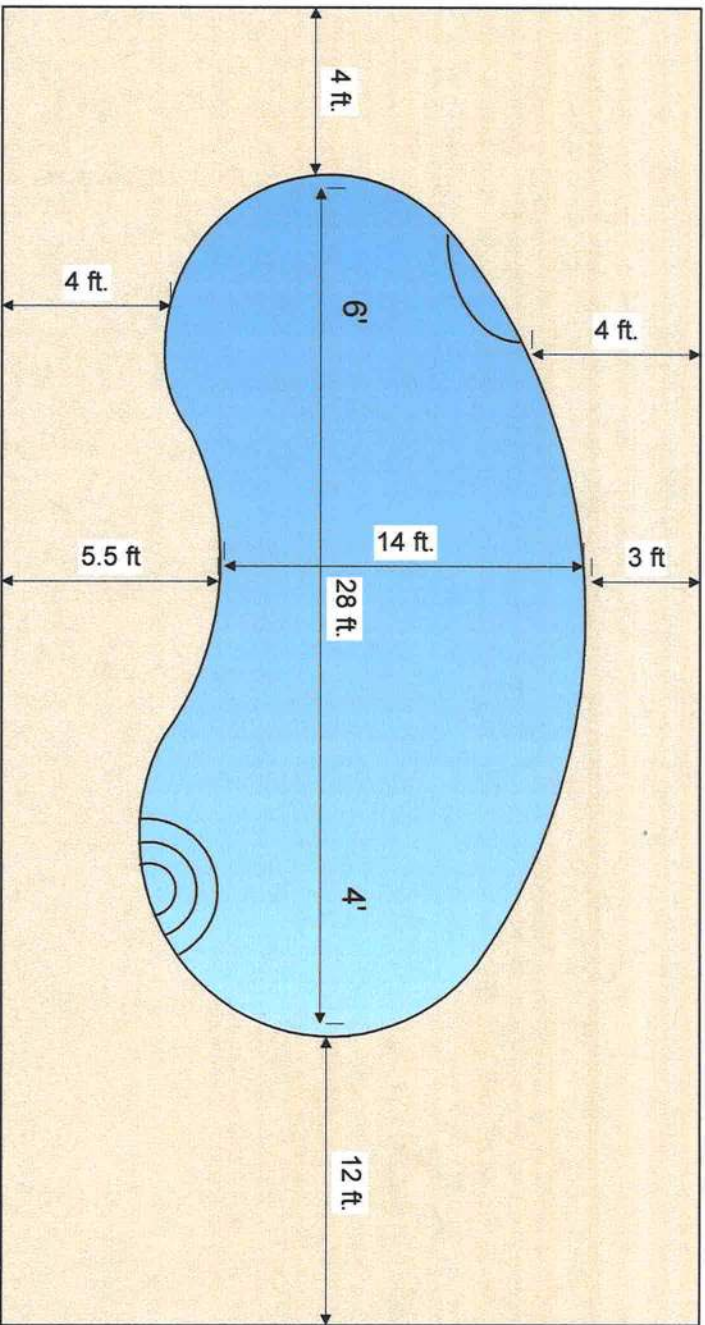
I understand that not having one of the above installed at the time of final inspection, or when the pool is completed for contract purposes, will constitute a violation of Chapter 515, F.S. and will be considered as committing a misdemeanor of the second degree, punishable by fines up to \$500 and/or up to 60 days in jail as established in Chapter 775, F.S.


Contractor's Signature & Date

Frank Soucinek
Contractor's Name (please print)

Harold D. Richie 2-16-05
Owner's Signature & Date

HAROLD D. RICHIE
Owner's Name (please print)



Unique Pools & Spas
180 Amenity Court
Lake City, FL 32055

Phone: (386) 752-1014
Fax: (386) 752-5613

Designed By:
Kern
Breedon

Design For:
Harold Richie
2/15/05

Richie Residence

EX 0788 PG 0799

WARRANTY DEED

OFFICIAL RECORDS

THIS INDENTURE made this 23rd day of March, 1994, between GULF ATLANTIC LAND AND TIMBER CORPORATION, a Delaware corporation qualified to do business in the State of Florida, whose mailing address is Route 10, Box 319, Lake City, Florida 32055 ("Grantor") and HAROLD DEAN RICHIE and JUSTINA L. RICHIE, his wife, whose mailing address is 7670 17th Way, St. Petersburg, Florida 33702 ("Grantee");

W I T N E S S E T H:

That Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, conveys, releases, vests, covenants and confirms unto Grantee, all that certain land situate in Columbia County, Florida:

A portion of the NW 1/4 of Section 14, Township 5 South, Range 15 East, Columbia County, Florida, being more particularly described as follows.

Commence at the NW corner of the SW 1/4 of said NW 1/4 of Section 14 and run along the West line of said section, S 00°24'30" E, 358.92 feet; thence run N 89°35'30" E, 25.00 feet to a point on the East right-of-way line of County Line Road (A 50 foot maintained right-of-way) and the corner of Section 14; thence continue, N 89°35'30" E, 1218.01 feet; thence run S 00°24'30" E, 357.99 feet; thence run S 89°35'30" W, 1218.01 feet to a point on the aforementioned East right-of-way line of County Line Road; thence run along said East right-of-way line, N 00°24'30" W, 357.99 feet to the POINT OF BEGINNING. CONTAINING 10.01 acres, more or less.

LOT 3, TIMBER RIDGE, (an unrecorded subdivision)

TAX PARCEL NO. 1 A PART OF 14-56-15E 00459 000

TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described premises unto the Grantee, heirs, assigns and assigns forever.

RECORDED IN BOOK 101, PAGE 101
F. DEWITT CASON, CLERK OF
COUNTY, COLUMBIA COUNTY
BY [Signature]

mailing address is 7670 17th Way, St. Petersburg, Florida 33702

("Grantee"):

WITNESSETH

That Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Columbia County, Florida:

A portion of the NW 1/4 of Section 14, Township 5 South, Range 10 East, Columbia County, Florida, being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of said NW 1/4 of Section 14 and run along the West line of said section, S 00°24'10" E, 258.82 feet; thence run N 89°35'30" E, 20.00 feet to a point on the East right-of-way line of County Line Road (a 50 foot maintained right of way) and the POINT OF BEGINNING; thence continue, N 89°35'30" E, 1218.01 feet; thence run S 00°24'10" E, 157.99 feet; thence run S 89°35'30" E, 1218.01 feet to a point on the aforementioned East right-of-way line of County Line Road; thence run along said East right-of-way line, N 00°24'10" E, 157.99 feet to the POINT OF BEGINNING. CONTAINING 10.01 Acres, more or less.

LOT 3, TOWER RIDGE, (an unrecorded subdivision)

TAX PARCEL NO.: A PART OF 14-35-15E-00459 000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is fully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that 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, 1993.

DOCUMENTARY STAMP

INTANGIBLE TAX

E. DEWITT CASAR, CLERK OF
COURT, COLUMBIA COUNTY

Ma. J. K...

IN WITNESS WHEREOF, Grantor has executed and delivered these presents, by its duly authorized officer, and affixed the corporate seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

GULF ATLANTIC LAND AND TIMBER
CORPORATION

James H. [Signature]

by [Signature]
JOSEPH T. CLAYTON, JR.,
Vice President

PAM [Signature]

[Signature]

[Signature]
(Print or Type Name)

(CORPORATE SEAL)

Witnesses

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23 day of March, 1994, by JOSEPH T. CLAYTON, JR., as the Vice President of GULF ATLANTIC LAND AND TIMBER CORPORATION, a Delaware corporation qualified to do business in the State of Florida, on behalf of the corporation, and who is personally known to me.

(NOTARIAL
SEAL)

JOSEPH T. CLAYTON, JR.
Vice President
of Gulf Atlantic Land and Timber Corp.
State of Florida
Commission Expires

[Signature]
Notary Public, State of Florida

(Print or Type Name)
My Commission Expires:

0788 00000

54-04104

OFFICIAL RECORDS

FILED AND RECORDED BY THE
CLERK OF THE COURT

MAR 23 1994

CLERK OF COURT
COLUMBIA COUNTY, FLORIDA
[Signature]



ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
10459-203		41,923	25,000	16,923	003

0005837 01 AV 0.278 **AUTO T3 0 0810 32024-12

[illegible]

RICHIE HAROLD DEAN &
JUSTINA L RICHIE
RT 27 BOX 230
LAKE CITY FL 32024-9287

14-5S-15 5000/5000 10.01 Acres
COMM 5 FT W OF SW COR OF LOT 1
THE CROSSROADS S/D UNIT 1, RUN
S 714.30 FT FOR POB, CONT S
357.99 FT, E 1218.01 FT, N
357.99 FT, W 1218.01 FT TO POB

AD VALOREM TAXES

ISSUING AUTHORITY	MILLAGE RATE (COLLECTS FOR A YEAR OF TAXABLE VALUE)	2000-2001
01 BOARD OF COUNTY COMMISSIONERS	0.7260	147.87
02 COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	7600	12.86
LOCAL	5.6290	95.26
CAPITAL OUTLAY	2.0000	33.85
SR SUWANNEE RIVER WATER MGT DIST	.4914	9.32
SH SHANDS AT LAKE SHORE	1.5000	25.38
A INDUSTRIAL DEVELOPMENT AUTH	.1380	2.34

TOTAL MILLAGE	19.2444	AD VALOREM TAXES	\$325.68
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NON-AD VALOREM ASSIGNMENTS

ACCOUNT	RATE	AMOUNT
FIR FIRE ASSESSMENTS		53.00
3AR SOLID WASTE - ANNUAL		147.00

THIS
NOTICE
FOR
YOUR
RECORDS

NON-AD VALOREM AGREEMENTS

COMBINED TAXES AND ASSESSMENTS	\$540.68	PAY ONLY ONE AMOUNT	See reverse side for important information
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PAY ONLY
ONE AMOUNT

See reverse side for
important information

IF PAID BY	Nov 30	Dec 31	Jan 31	Feb 29	Mar 31
PLEASE PAY	519.05	524.46	529.87	535.27	540.68

H-1B

DRIVER LICENSE CLASS E

Florida

The Sunshine State

LICENSE NUMBER
R200-344-51-244-0

HAROLD DEAN RICHIE
RT 27 BOX 230
LAKE CITY, FL 32024-0000

BIRTH DATE SEX HGT. REST. ENDORSE
07-04-51 M 6-00

ISSUED EXPIRES DUPLICATE
05-04-00 07-04-06 02-06-01

Harold D. Richie

SAFE DRIVER

0010102080020
Operation of a motor vehicle constitutes consent to any sobriety test required by law.

DRIVER LICENSE CLASS E

Florida

The Sunshine State

LICENSE NUMBER
R200-432-61-560-0

JUSTINA L RICHIE
303 SW MONTEGO AVE
LAKE CITY, FL 32024-0000

BIRTH DATE SEX HGT. REST. ENDORSE
02-20-61 F 5-01 B

ISSUED EXPIRES DUPLICATE
02-14-03 02-20-07 09-22-04

Justina L. Richie

SAFE DRIVER

0010409220062
Operation of a motor vehicle constitutes consent to any sobriety test required by law.

FAKED
2-14-06
CS

COLUMBIA COUNTY OFFICIAL

OCCUPANCY

COLUMBIA COUNTY, FLORIDA

Department of Building and Zoning Inspection

This Certificate of Occupancy is issued to the below named permit holder for the building and premises at the below named location, and certifies that the work has been completed in accordance with the Columbia County Building Code.

Parcel Number 14-5S-15-00459-203

Building permit No. 000022959

Use Classification SWIMMING POOL

Fire: 0.00

Permit Holder WALLACE LOWRY, UNIQUE POOLS

Waste: 0.00

Owner of Building HAROLD RICHIE

Total: 0.00

Location: 303 SW MONTEGO AVE, LAKE CITY, FL

Date: 02/14/2006

Harry Richie

Building Inspector

POST IN A CONSPICUOUS PLACE
(Business Places Only)

