



GROWTH MANAGEMENT

205 North Marion Ave
Lake City, Florida 32055
Telephone (386) 719-5750
growthmanagement@lcfla.com

FOR PLANNING USE ONLY

Application # Z _____
Application Fee \$ _____
Receipt No. _____
Filing Date _____
Completeness Date _____

Less Than or Equal to 10 Acres: \$750.00

Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: Tennis Forever
2. Address of Subject Property: 2189 SW Bascom Norris Drive, Lake City, FL
3. Parcel ID Number(s): 06-4S-17-08045-000
4. Future Land Use Map Designation: Residential-moderate
5. Existing Zoning Designation: RSF-2
6. Proposed Zoning Designation: RMF-1
7. Acreage: 22.05
8. Existing Use of Property: Vacant
9. Proposed use of Property: Multi-family housing

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Carol Chadwick, PE Title: Civil Engineer
Company name (if applicable): _____
Mailing Address: 1208 SW Fairfax Glen
City: Lake City State: FL Zip: 32025
Telephone: () 307.680.1772 Fax: () Email: ccpewyo@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Tennis forever LLC
Mailing Address: PO Box 219
City: Lake City State: FL Zip: 32056
Telephone: (321) 315.5319 Fax: () Email: anjanviplav@icloud.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: na
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes _____ ☒ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☒ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes _____ ☒ No _____
Variance Application No. _____
Special Exception: ☐ Yes _____ ☒ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 6. Proof of Ownership (i.e. deed).
- 7. Agent Authorization Form (signed and notarized).
- 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

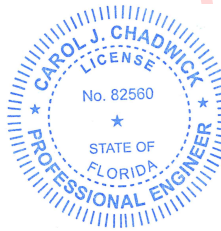
A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature



Digitally signed by

Carol Chadwick

DN: c=US,

o=Florida,

dnQualifier=A014

10D0000017EB6D

924CE0005954C,

cn=Carol

Chadwick

Date: 2023.02.08

Date

09:49:43 -05'00'

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____, 20__, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Signature of Notary

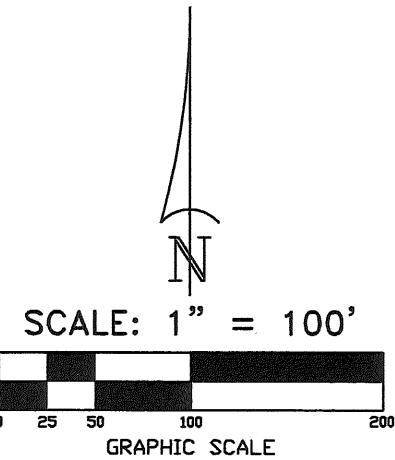
Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

A BOUNDARY SURVEY IN:
SECTION 6, TOWNSHIP 6 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

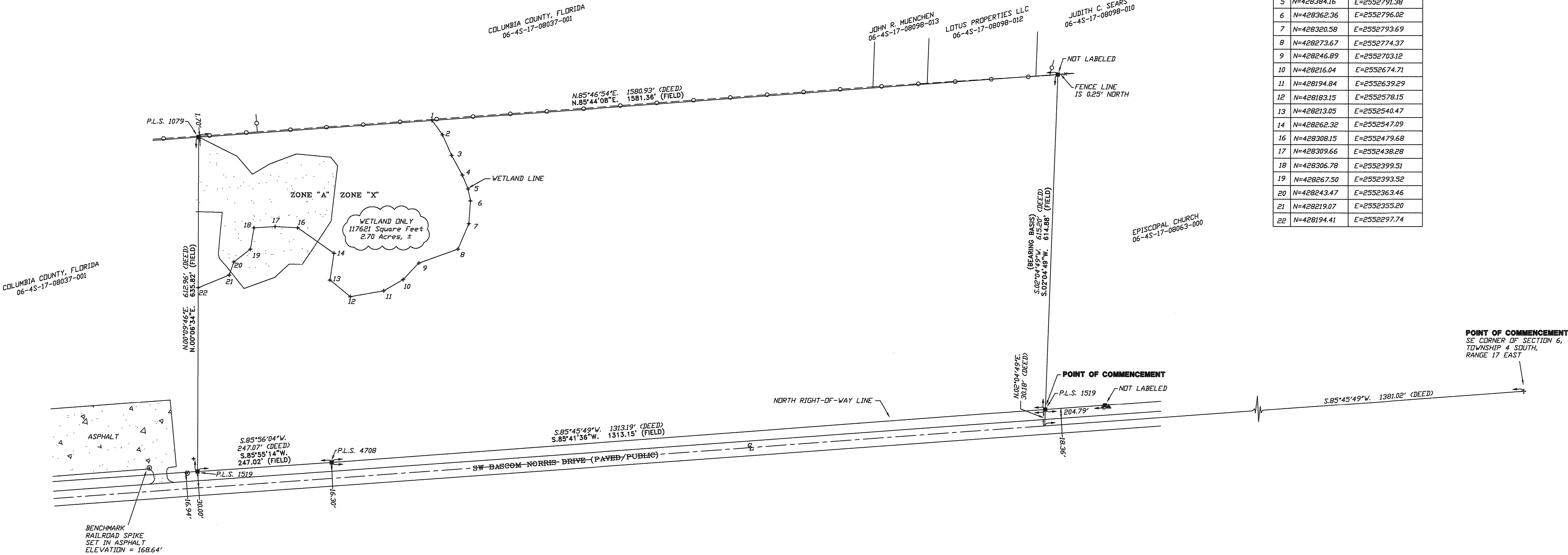
SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON A DEED BEARING OF S.02°04'49"W., FOR THE EAST LINE THEREOF.
3. IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A" AS PER FLOOD INSURANCE RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NO. 1202300920. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

DESCRIPTION:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.85°45'49"W., ALONG THE SOUTH LINE OF SAID SECTION 6, 1381.02' FEET, THENCE N.02°04'49"E., 30.18' FEET TO THE NORTH RIGHT-OF-WAY LINE OF BROWN LANE AND TO THE POINT OF BEGINNING, THENCE S.85°45'49"W., ALONG SAID NORTH RIGHT-OF-WAY LINE, 1313.19' FEET, THENCE S.85°56'04"W., STILL ALONG SAID NORTH RIGHT-OF-WAY LINE, 247.07' FEET, THENCE N.00°09'46"E., 612.96' FEET, THENCE N.85°46'54"E., 1580.93' FEET, THENCE S.02°04'49"W., 615.20' FEET TO THE POINT OF BEGINNING, SAID LANDS BEING A PART OF THE SW 1/4 OF SE 1/4 AND PART OF THE SE 1/4 OF SW 1/4.



SYMBOL LEGEND:	
4"x4" CONCRETE MONUMENT FOUND	4"x4" CONCRETE MONUMENT SET
IRON PIPE FOUND	IRON PIN AND CAP SET
7"x" CUT IN PAVEMENT	CALCULATED PROPERTY CORNER
NAIL & DISK	POWER POLE
FIRE HYDRANT	WATER METER
UTILITY BOX	WELL
SANITARY MANHOLE	CENTERLINE
SECTION LINE	ELECTRIC LINES
WIRE FENCE	CHAIN LINK FENCE
WIDEN FENCE	AS PER A PLAT OF RECORD
DEED	AS PER A DEED OF RECORD
CALC.	AS PER CALCULATIONS
FIELD	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT

WETLAND TABLE		
NO.	NORTH	EAST
1	N=428509.94	E=2552722.66
2	N=428482.47	E=2552742.90
3	N=428445.05	E=2552760.27
4	N=428409.27	E=2552780.37
5	N=428384.16	E=2552791.38
6	N=428362.36	E=2552796.02
7	N=428320.58	E=2552793.69
8	N=428273.67	E=2552774.37
9	N=428246.89	E=2552703.12
10	N=428216.04	E=2552674.71
11	N=428194.84	E=2552639.29
12	N=428183.15	E=2552578.15
13	N=428213.05	E=2552540.47
14	N=428262.32	E=2552574.09
16	N=428308.15	E=2552479.68
17	N=428309.66	E=2552438.28
18	N=428306.78	E=2552399.51
19	N=428267.50	E=2552393.52
20	N=428243.47	E=2552363.46
21	N=428219.07	E=2552355.20
22	N=428194.41	E=2552297.74



BRITT SURVEYING
& MAPPING, LLC



LAND SURVEYORS AND MAPPERS, L.B. # 8016
2086 SW MAIN BLVD, SUITE 112
LAKE CITY, FLORIDA 32025
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573
WWW.BRITTSURVEYING.COM

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND METS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.067, FLORIDA STATUTES.
DATE: 05/14/2020
FIELD SURVEY DATE: 06/02/2020
DRAWING DATE: 06/02/2020
L. SCOTT BRITT, P.S.M.
CERTIFICATION # 5707
NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL LICENSE NUMBER, THIS SURVEYING MAP IS NOT VALID FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CERTIFIED TO:

FIELD BOOK: SEE PAGE(S): FILE
JOB NUMBER: L-26567

SW CHAPEL HILL ST

SW BASCOM NORRIS DR

SW TOMOKA TER

SW STATE ROAD 47

SW MARVIN BURNETT RD

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 7, 2022

re: Tennis Forever Concurrency Impact Analysis

The site is currently vacant. The maximum allowed dwelling units is 88. Two bedroom dwelling units were used for these calculations.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table I
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table I
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

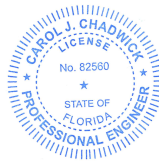
Summary of analyses:

- Trip generation: 585 ADT & 55 Peak PM trips
- Potable Water: 17600 gallons per day
- Potable Water: 17600 gallons per day
- Solid Waste: 128 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick

DN: c=US, o=Florida,

dnQualifier=A01410D0000017EB6-

D924CE0005954C, cn=Carol

Chadwick

Date: 2023.02.08 09:49:08 -05'00'

Carol Chadwick, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL22399



**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	DU	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	88.00	585.20	54.56

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
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Apartment	200.00	88.00	17600.00
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* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
------------------------------	---	---	-------------------------

Apartment	200.00	88.00	17600.00
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* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	Tons Per Dwelling Unit**	bedrooms	Total (Tons Per Year)
Apartment	4.00	176.00	128.00

**4# per bedroom per day

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 7, 2022

re: Tennis Forever meets of the Requirements of Article 12 of the Land Development Regulations

The Tennis Forever proposed zoning change is consistent with Lake City's requirements of Article 12 of the Land Development Regulations.

- a) Whether the proposed change would be in conformance with the City's comprehensive plan or would have an adverse effect on the City's comprehensive plan.

Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

- b) The existing land use pattern.

Analysis: The proposed zoning change would create a multi-family parcel with direct access to SW Bascom Norris Drive. It is immediately adjacent to the sports complex with only a small portion adjacent to single family residential. Other parcels with zoning are located in the area but are also isolated from sites with the same zoning.

- c) Possible creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: Other parcels with zoning are located in the area but are also isolated from sites with the same zoning. No single family residential zoned property would be impacted.

- d) The population density pattern and possible increase or overtax the load on public facilities such as schools, utilities, streets, etc.

Analysis: The site is located on SW Bascom Norris Drive which is an arterial road. The City of Lake City was consulted prior to submitting this application and are aware of the water and sewer demand. Additional students may be present in the district as a result of the development.

- e) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Analysis: The proposed zoning change would create a multi-family parcel with direct access to SW Bascom Norris Drive. It is immediately adjacent to the sports complex with only a small portion adjacent to single family residential. Other parcels with zoning are located in the area but are also isolated from sites with the same zoning.

- f) Whether changed or changing conditions make the passage of the proposed amendment

necessary.

Analysis: Housing is needed in the area due to the increase in people moving to the area.

- g) Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis: The proposed change will not adversely affect living condition in the neighborhood as the only access will be directly from SW Bascom Norris Drive.

- h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Analysis: Increase in traffic will be on an arterial road.

- i) Whether the proposed change create a drainage problem.

Analysis: No drainage problems will be created with the zoning change.

- j) Whether the proposed change will seriously reduce light and air to the adjacent areas.

Analysis: The site development will not reduction of light or air to adjacent areas.

- k) Whether the proposed change will adversely affect the property values in the adjacent area.

Analysis: The zoning change will not adversely affect property values in the area.

- l) Whether the proposed change will be a deterrent to the improvements or development of adjacent property in accordance with existing regulations.

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as the area.

- m) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with public welfare.

Analysis: The proposed change will not grant special privileges to the owner.

- n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis: The owners wants to construct multi-family housing which is not compatible with the current zoning.

- o) Whether the proposed change suggested is out of scale with the needs of the neighborhood or the County.

Analysis: Overall, there is a need for multi-family properties to service the growth in the area.

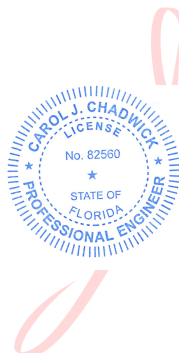
- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations the Planning and Zoning Board shall consider and study:

- i. The need and justification for the change.
- ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

Analysis: The owner purchased this property some years ago and would like to develop it.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000017EB6D
924CE0005954C,
cn=Carol
Chadwick
Date: 2023.02.08
09:48:35 -05'00'

Carol Chadwick, P.E.

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 10/6/2022

Parcel: << **06-4S-17-08045-000 (45451)** >>

Owner & Property Info

Owner	TENNIS FOREVER LIMITED LIABILITY COMPANY PO BOX 219 LAKE CITY, FL 32056		
Site	2183 SW Dr, LAKE CITY 2069 SW BASCOM NORRIS Dr		
Description*	COMM SE COR OF SEC, W 1381.02 FT, N 30.18 FT TO N R/W OF BROWN LN (NKA BASCOM NORRIS DR) & POB, W ALONG N R/W 1313.19 FT, W STILL ALONG N R/W 247.07 FT, N 612.96 FT, E 1580.93 FT, S 615.20 FT TO POB. 682-439, 712-700, 948-436, WD 1412-710, WD 1412-728, WD ...more>>>		
Area	22.05 AC	S/T/R	06-4S-17
Use Code**	NON AG ACREAGE (9900)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$149,400	Mkt Land	\$496,125
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$149,400	Just	\$496,125
Class	\$0	Class	\$0
Appraised	\$149,400	Appraised	\$496,125
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$149,400	Assessed	\$496,125
Exempt	\$0	Exempt	\$0
Total	county:\$149,400	Total	county:\$496,125
Taxable	city:\$149,400	Taxable	city:\$496,125
	other:\$0		other:\$0
	school:\$149,400		school:\$496,125

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/14/2022	\$100	1471/1278	WD	V	U	11
5/27/2020	\$432,500	1412/0723	WD	V	Q	01
5/27/2020	\$185,400	1412/0718	WD	V	Q	01
5/14/2020	\$100	1412/0710	WD	V	U	30
2/6/2002	\$100	0948/0436	WD	V	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	6.640 AC	1.0000/1.0000 1.0000/ /	\$22,500 /AC	\$149,400
9900	AC NON-AG (MKT)	15.410 AC	1.0000/1.0000 1.0000/ /	\$22,500 /AC	\$346,725

Prepared by:

Branden L. Strickland, Esq.
Strickland Law Firm, P.L.
283 NW Cole Terrace
Lake City, FL 32055
File #: 22-0572

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, names, addresses, tax identification number and legal description furnished by parties.

Inst: 202212014112 Date: 07/19/2022 Time: 3:46PM
Page 1 of 3 B: 1471 P: 1278, James M Swisher Jr, Clerk of Court
Columbia County, By: VC *W*
Deputy Clerk Doc Stamp-Deed: 0.70

Warranty Deed

THIS WARRANTY DEED, made this 14 day of July, 2022, between North Florida International School LLC, a Florida Limited Liability Company, and Tennis Forever Limited Liability Company, a Florida Limited Liability Company (herein Grantor), to Tennis Forever Limited Liability Company, a Florida Limited Liability Company, whose address is 1361 SW Sisters Welcome Road, Lake City, FL 32025 (hereinafter Grantee).

The terms Grantor and Grantee, shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantees forever the following described property in **Columbia County, Florida**:

See Exhibit "A" Attached Hereto and by this Reference Made a Part Thereof.

SUBJECT TO all reservations, restrictions and easements of record, if any.

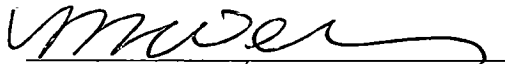
SUBJECT to easements and restrictions of record and taxes accruing subsequent to the prior year.

TOGETHER WITH ALL the tenements, hereditaments, privileges, appurtenances, thereto belonging or in any way appertaining to the said property.

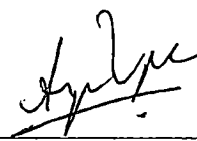
Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

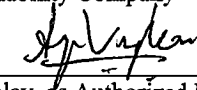
IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on this date the year first above written.

Signed, Sealed, and Delivered in the Presence
of:


WITNESS Madison Williams


WITNESS Michael H. Harrell


Anjan Viplav, as Authorized Member of North
Florida International School LLC, a Florida
Limited Liability Company


Anjan Viplav, as Authorized Member of Tennis
Forever Limited Liability Company, a Florida
Limited Liability Company

STATE OF FLORIDA

COUNTY OF COLUMBIA

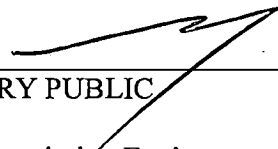
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, by means of physical presence, personally appeared Anjan Viplav, as Authorized Member of North Florida International School LLC, a Florida Limited Liability Company and Anjan Viplav, as Authorized Member of Tennis Forever Limited Liability Company, a Florida Limited Liability Company, to me known to be the person described in and who executed the foregoing instrument that he/she acknowledged before me that he executed the same, and who provided DL as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of July, 2022.

(SEAL)



MICHAEL H. HARRELL
Notary Public
State of Florida
Comm# HH203548
Expires 11/30/2025


NOTARY PUBLIC

My Commission Expires:

22-0572

Exhibit "A"

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 85°45'49" W ALONG THE SOUTH LINE OF SAID SECTION 6, 1381.02 FEET, THENCE N 2°04'49" E, 30.18 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BROWN LANE AND TO THE POINT OF BEGINNING, THENCE S 85°45'49" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 1313.19 FEET, THENCE S 85°56'04" W STILL ALONG SAID NORTH RIGHT-OF-WAY LINE, 247.07 FEET, THENCE N 0°09'46" E, 612.96 FEET, THENCE N 85°46'54" E, 1580.93 FEET, THENCE S 2°04'49" W, 615.20 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING A PART OF THE SW ¼ OF SE ¼ AND A PART OF THE SW ¼ OF THE SE ¼ AND A PART OF THE SE ¼ OF SW ¼.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

TENNIS FOREVER LIMITED LIABILITY COMPANY

Filing Information

Document Number	L15000082757
FEI/EIN Number	47-4110918
Date Filed	05/11/2015
Effective Date	05/11/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/29/2016

Principal Address

250 NW MAIN BLVD
UNIT 219
Lake City, FL 32056

Changed: 07/18/2022

Mailing Address

P.O. BOX 219
Lake City, FL 32055

Changed: 07/18/2022

Registered Agent Name & Address

VIPLAV, ANJAN
1361 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

Name Changed: 09/29/2016

Address Changed: 07/31/2015

Authorized Person(s) Detail

Name & Address

Title Authorized Member

VIPLAV, ANJAN
1363 SW Sisters Welcome Road
Lake City, FL 32025

Annual Reports

Report Year	Filed Date
2021	03/29/2021
2021	04/29/2021
2022	03/23/2022

Document Images

03/23/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/29/2021 -- ANNUAL REPORT	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
04/16/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format
09/29/2016 -- REINSTATEMENT	View image in PDF format
08/14/2015 -- CORLCRACHG	View image in PDF format
05/11/2015 -- Florida Limited Liability	View image in PDF format

Authority to Act as Agent

On my/our behalf, I appoint Carol Chadwick, PE
(Name of Person to Act as my Agent)

for n.a.
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Site Plan
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: ANJAN VIPLAV

Applicant/Owner's Title: MEMBER.

On Behalf of: TENNIS FOREVER LLC
(Company Name, if applicable)

Telephone: 321 315 5319 Date: 11/01/2022

Applicant/Owner's Signature: [Signature]

Print Name: ANJAN VIPLAV

STATE OF FLORIDA
COUNTY OF COLUMBIA

The Foregoing instrument was acknowledged before me this 1ST day of NOVEMBER, 20 22, by _____, whom is personally known by me ☒ OR produced identification ☒.
Type of Identification Produced DRIVING LICENSE.

[Signature]
(Notary Signature)

(SEAL)



Columbia County Tax Collector

generated on 12/7/2022 4:15:22 PM EST

Tax Record

Last Update: 12/7/2022 4:14:51 PM EST

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
R08045-000	REAL ESTATE	2022			
Mailing Address TENNIS FOREVER LIMITED LIABILITY COMPANY PO BOX 219 LAKE CITY FL 32056 Property Address 2183 LAKE CITY GEO Number 064S17-08045-000					
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
<u>Legal Description (click for full description).</u> 06-4S-17 9900/000022.05 Acres COMM SE COR OF SEC, W 1381.02 FT, N 30.18 FT TO N R/W OF BROWN LN (NKA BASCOM NORRIS DR) & POB, W ALONG N R/W 1313.19 FT, W STILL ALONG N R/W 247.07 FT, N 612.96 FT, E 1580.93 FT, S 615.20 FT TO POB. 682-439, 712-700, 948-436, WD 1412-710, WD 1412-728, WD 1471-1278,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	496,125	0	\$496,125	\$2,431.01
BOARD OF COUNTY COMMISSIONERS	7.8150	496,125	0	\$496,125	\$3,877.22
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	496,125	0	\$496,125	\$371.10
LOCAL	3.2990	496,125	0	\$496,125	\$1,636.72
CAPITAL OUTLAY	1.5000	496,125	0	\$496,125	\$744.19
SUWANNEE RIVER WATER MGT DIST	0.3368	496,125	0	\$496,125	\$167.09
LAKE SHORE HOSPITAL AUTHORITY	0.0001	496,125	0	\$496,125	\$0.05
Total Millage		18.5989	Total Taxes		\$9,227.38
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$50.40
Total Assessments					\$50.40
Taxes & Assessments					\$9,277.78
If Paid By					Amount Due
11/30/2022					\$8,906.67
12/31/2022					\$8,999.45
1/31/2023					\$9,092.22
2/28/2023					\$9,185.00
3/31/2023					\$9,277.78

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

[Click Here To Pay Now](#)