



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

**PETITION OF OWNER TO VOLUNTARILY ANNEX
REAL PROPERTY TO THE CITY OF LAKE CITY, FLORIDA**

Petitioner(s): PEURRUNG, VICTORIA

Whose mailing address is: 2000 W US Highway 90, Lake City, Florida 32055

2194 + 2196 W US HWY 90

Hereby petition the City Council of the City of Lake City, Florida, to voluntarily annex the real property of petitioner(s) to the City of Lake City, Florida ("City"), pursuant to and in accordance with the provisions of Chapter 171.044, Florida Statutes, and state(s):

1. That petitioner(s) is/are the sole owner(s) of the real property described on Schedule "A" attached hereto and by this reference made a part of this petition) the "Real Property"), as evidenced by a deed or other document recorded in Official Record Book 1272, Pages 0426, public records of Columbia County, Florida, copy of which is attached hereto.
2. If the Real Property is annexed to the City, petitioner(s) agree(s) to and will abide by and comply with all existing and future laws, rules and regulations which presently are and from time to time in the future may be in effect within the City.
3. That the Real Property of the petitioner(s) qualifies and is eligible to be annexed to the boundaries of the City, pursuant to the provisions of Chapter 171, Florida Statutes.
4. That the Real Property of the petitioner(s) is presently classified under the Columbia County Land Use Plan for Commercial / Retail use and is zoned CI (Commercial, Intensive) Under the Columbia County zoning ordinance.
5. If not already connected to the City's utility services, petitioner(s) agree(s) to and file an application for a connection to the City's water and sewer utility lines to serve said Real Property upon application for Development Permit and agree(s) to abide by and comply with all the terms and conditions of the city codes, resolutions, and further agree(s) to pay all costs relating to the connection fees, installation costs, impact fees, and service charges.



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WHEREFORE, petitioner(s) request(s) that the City immediately take action to approve this petition and annex the Real Property into the City.

DATED this 8th day of March, 2024

Signed, sealed and delivered in the presence of:

Note: Name must appear as on deed. Attach corporate seal if required

Summer Nunez

(Witness) Printed Name

[Handwritten Signature]

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

PEURRUNG, VICTORIA

(Owner) Printed Name

[Handwritten Signature]

(Owner) Signature

(Owner) Printed Name

(Owner) Signature

(Owner) Printed Name

(Owner) Signature

STATE OF FL

COUNTY OF Columbia

I HEREBY CERTIFY that on this day, March 8th 2024, personally appeared before me, by means of Physical presence or online notarization, who is personally known to me or who has produced Driver's License as identification, who is person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this 8th day of March, 2024

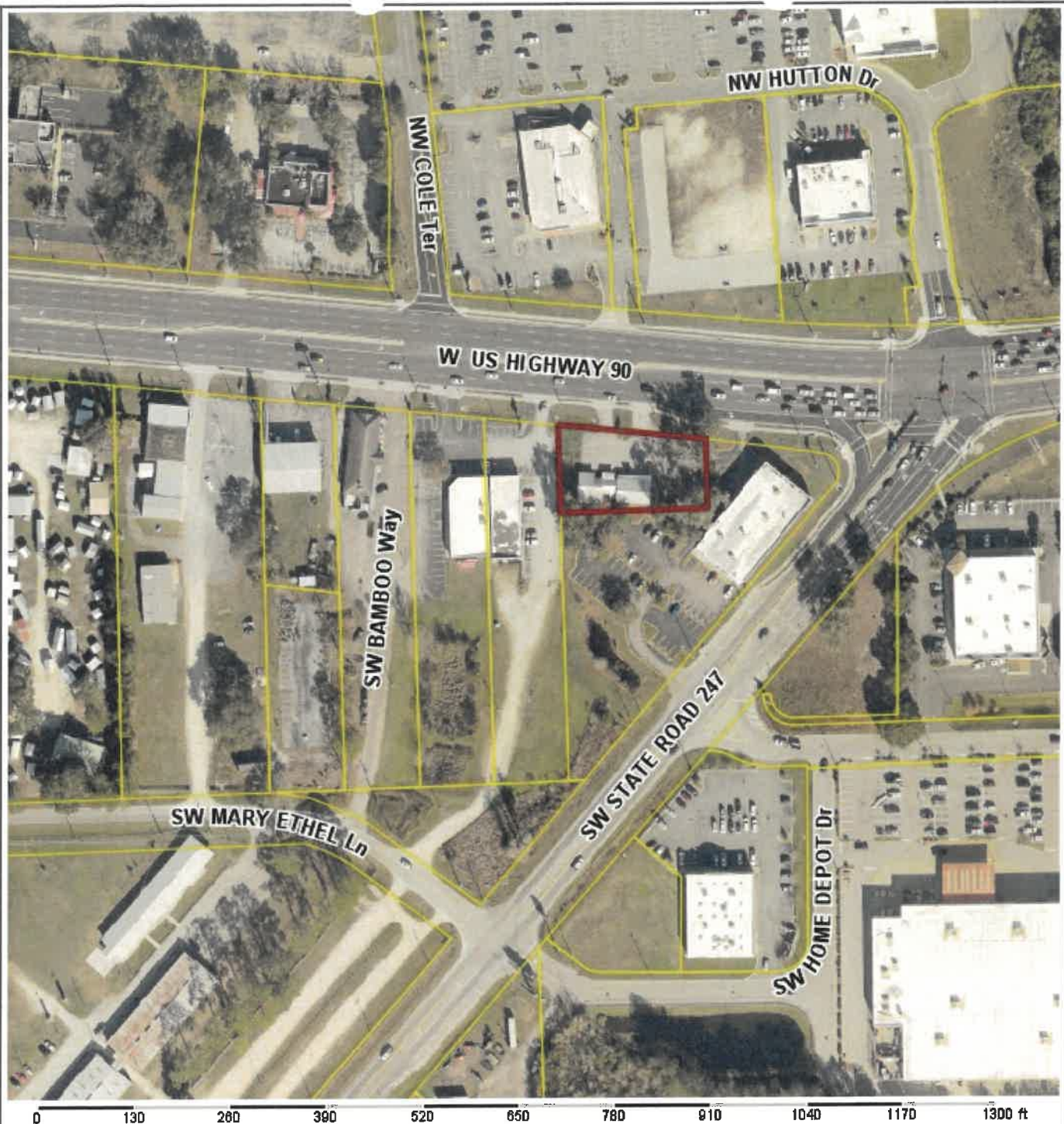
(Notary Seal on)



[Handwritten Signature]

Notary Public, State of FLORIDA

Personally Known OR Produced Identification Type of Identification Produced Driver's License



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 36-3S-16-02631-000 (10740) | STORES/1 STORY (1100) | 0.583 AC

LOTS 2, 3, 4 & 5 BLOCK A WESTWOOD PARK SUBDIVISION. 337-685, WD 1001-2463, QC 1072-510, QC 1272-423, WD 1272-426,

VYP, LLC
 Owner: 794 SW MANDIBI DR
 LAKE CITY, FL 32024
 Site: 2196 W US HIGHWAY 90, LAKE CITY

2024 Working Values	
Mkt Lnd	\$228,600
Ag Lnd	\$0
Bldg	\$34,779
XFOB	\$0
Just	\$263,379
Appraised	\$263,379
Assessed	\$263,379
Exempt	\$0
Total	county:\$239,425
Taxable	city:\$0
	other:\$0
	school:\$263,379

Sales	3/29/2014	\$180,000	1 (Q)
Info	1/26/2006	\$100	1 (U)
	12/9/2003	\$100	1 (U)

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 4/11/2024 and may not reflect the data currently on file at our office.



**PLEASE FIND ATTACHED THE REPORT
FOR THE FOLLOWING SITE**

BV Project #: 164758.23R000-001.389 [Version 3]

Service: Topographic Survey

Site Name: Take 5 Oil Change 2194 - FL

Site Address: 2194 West US Highway 90

City/State: Lake City/FL

In order to ensure that all comments are addressed properly, please send them to **Alyssa Girten** at alyssa.girten@bureauveritas.com. Also, please place the BV Project # in the subject line for reference.

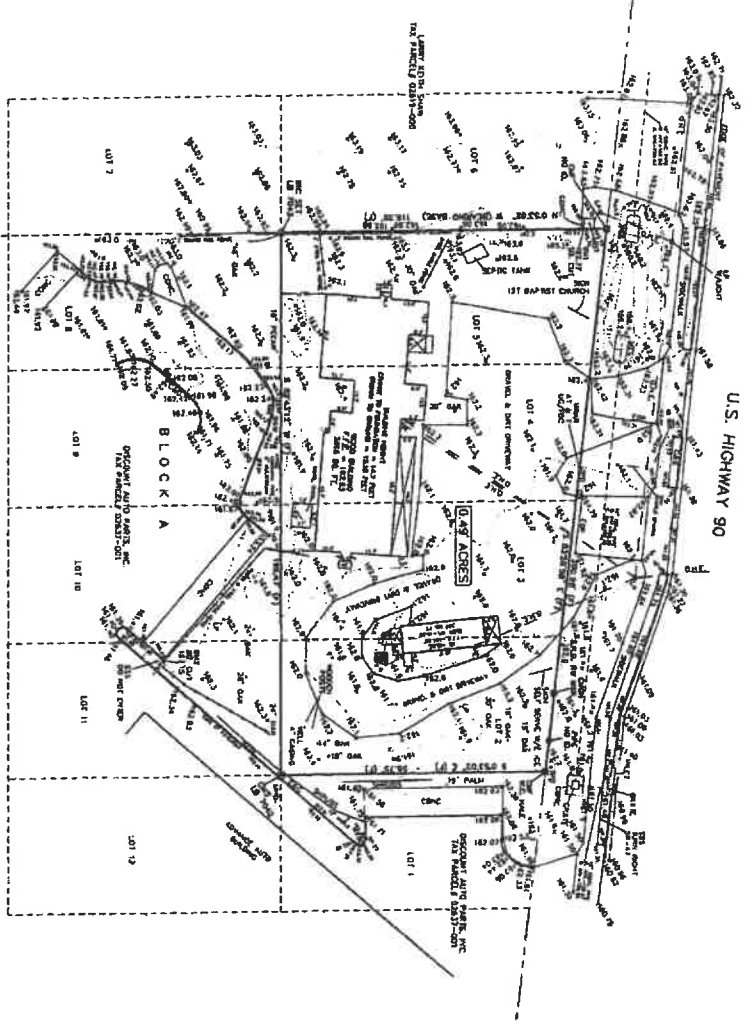
If you have any questions regarding this project, please contact **Cliff Stout** at Cliff.Stout@bureauveritas.com.

RECORD LEGAL DESCRIPTION

LOTS 2, 3, 4 AND 5, BLOCK A, WESTWOOD PARK, SECTION A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 45 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION EMBRACING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAME C.W. BROWN AND W.W. NIHISER, SURVEYORS, DATED JUNE 8, 1926, AND FILED IN THE OFFICIAL RECORDS OF THE COLUMBIA COUNTY CLERK OF CIRCUIT COURTS ON JULY 6, 1926; LESS AND EXCEPT THAT PORTION HERETOFORE ACQUIRED BY THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAYS.

ALTA/ASCM LAND TITLE SURVEY

LOT 2, 3, 4 & 5, BLOCK A, WESTWOOD PARK
IN SECTION 36, TOWNSHIP 3 SOUTH RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



Block	Lot	Area (sq. ft.)	Area (sq. ft.)
BLOCK A	1	10,000	10,000
	2	10,000	10,000
	3	10,000	10,000
	4	10,000	10,000
	5	10,000	10,000
	6	10,000	10,000
	7	10,000	10,000
	8	10,000	10,000
	9	10,000	10,000
	10	10,000	10,000
	11	10,000	10,000
	12	10,000	10,000
	13	10,000	10,000
BLOCK B	1	10,000	10,000
	2	10,000	10,000
	3	10,000	10,000
	4	10,000	10,000
	5	10,000	10,000
	6	10,000	10,000
	7	10,000	10,000
	8	10,000	10,000
	9	10,000	10,000
	10	10,000	10,000
	11	10,000	10,000
	12	10,000	10,000
	13	10,000	10,000

DESCRIPTION:
 Lot 2, 3, 4 & 5 of Block A, Westwood Park, Section 36, Township 3 South, Range 16 East, Columbia County, Florida, as shown on the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988.

NOTES:

- 1) Subordinate to all recorded plat maps.
- 2) Boundary lines are shown as shown on the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988.
- 3) Easements are shown as shown on the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988.
- 4) Easements are shown as shown on the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988.
- 5) Easements are shown as shown on the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988.
- 6) Easements are shown as shown on the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988.
- 7) Easements are shown as shown on the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988.
- 8) Easements are shown as shown on the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988.
- 9) Easements are shown as shown on the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988.
- 10) Easements are shown as shown on the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988.
- 11) Easements are shown as shown on the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988.
- 12) Easements are shown as shown on the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988.
- 13) Easements are shown as shown on the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988, and as amended by the Official Plat of the Columbia County, Florida, Board of County Commissioners, dated June 15, 1988.

In Witness Whereof, the Surveyor has hereunto set his hand and the seal of his office at Columbia, Florida, this 15th day of June, 1988.

Surveyor: T. Edgar, F.S.S.
 (Seal) [Seal of Surveyor]

Witness: J. Edgar, F.S.S.
 (Seal) [Seal of Witness]

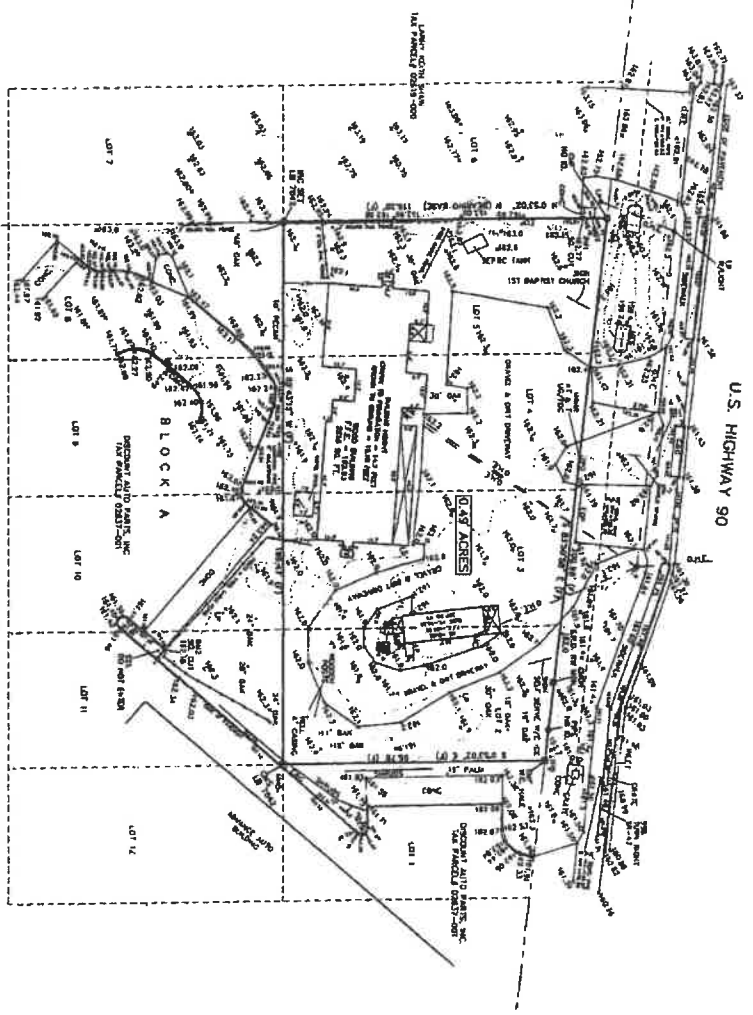
ALTA/ASCM LAND TITLE SURVEY

Donald F. Lee and Associates, Inc.
 SURVEYORS - ENGINEERS
 1400 Highway 201, Suite 101
 Columbia, Florida 32909
 Phone: (904) 251-4144
 Fax: (904) 251-4142

Date: 02/12/2013 Drawn by: A.V.C. Computer: A.V.C. Checked: F.T.B.	Scale: 1"=50' Final Book: 17-689 Sheet: 17-18A Date: 6-20-20
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ALTA/ASCM LAND TITLE SURVEY

LOT 2, 3, 4 & 5, BLOCK A, WESTWOOD PARK
IN SECTION 36, TOWNSHIP 3, SOUTH RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



LEGEND	
---	Property Line
---	Survey Line
---	Right-of-Way Line
---	Boundary Line
---	Centerline
---	Reference Line
---	Other

DESCRIPTION:
 This is a plat of Block A of Westwood Park, Section 36, Township 3 South, Range 16 East, Columbia County, Florida, containing 12 lots in the SW 1/4 of the SW 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, and being 1/4 of the SW 1/4 of the SW 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, as shown on the plat of the subdivision, recorded by the State of Florida, the date of which is shown on the plat.

NOTES:

- 1) Measurements are as shown and depicted on the plat of the plat.
- 2) Boundary lines are shown and depicted on the plat of the plat.
- 3) Buildings are shown and depicted on the plat of the plat.
- 4) Survey monuments are shown and depicted on the plat of the plat.
- 5) The survey was made on the 15th day of May, 2013.
- 6) The survey was made by the Surveyor and the Surveyor's assistants.
- 7) The survey was made in accordance with the laws of the State of Florida.
- 8) The survey was made in accordance with the laws of the State of Florida.
- 9) The survey was made in accordance with the laws of the State of Florida.
- 10) The survey was made in accordance with the laws of the State of Florida.
- 11) The survey was made in accordance with the laws of the State of Florida.
- 12) The survey was made in accordance with the laws of the State of Florida.
- 13) The survey was made in accordance with the laws of the State of Florida.
- 14) The survey was made in accordance with the laws of the State of Florida.
- 15) The survey was made in accordance with the laws of the State of Florida.

In witness whereof, the Surveyor has hereunto set his hand and the seal of his office, at Columbia, Florida, this 15th day of May, 2013.

Surveyor: T. Gregory, P.E.
 Florida Reg. No. 5626
 Date: 5/15/2013
 Commission Expires: 5/15/2016

ALTA/ASCM LAND TITLE SURVEY CAD FILE: 150310C

Donald F. Lee and Associates, Inc.
 SURVEYORS - ENGINEERS
 1910 Augustine Avenue, Suite 200
 Palm Bay, Florida 32909
 Phone: (888) 726-4444
 Fax: (888) 726-4444
 Website: www.dfla.com

Date: 05/15/2013 Draft: A & D Commission: A & C Checked: T & B	VANTAGE PROPERTIES 1500 Palm Bay, FL 32909 Phone: (888) 726-4444
---	--

FFD/lss
1803.02-14-055
3/20/2014

REC. 27.00
DOC. 1260.00
INT. _____
INDEX _____
CONSIDERATION \$170.00

This instrument prepared by
Herbert F. Darby
Darby Peele Crapps Green & Stadler, LLP
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707

Inst:201412004811 Date:4/3/2014 Time:2:49 PM
Doc Stamp-Deed:1260.00
DC,P.DeWitt Cason,Columbia County Page 1 of 3 B:1272 P 426

WARRANTY DEED

THIS WARRANTY DEED made this 29th day of March, 2014, by WILLIAM D. EPPERSON, a single person not residing on the property, but whose mailing address is 205 North 15th Street, Haines City, Florida 33844, hereinafter called the Grantor, to JCP-VYP, LLC., a Florida limited liability company, whose post office address is 7585 216th Street, O'Brien, Florida 32071, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and 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 the Grantee, all that certain land situate in Columbia County, Florida, viz:

Lots Numbers 2, 3, 4, and 5 of Block A of WESTWOOD PARK, SECTION A, a Subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, in Columbia County, Florida, according to Map of same by C. W. Brown and W. W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Office of the Clerk of Circuit Court, Columbia County, Florida, on July 6, 1926, in Columbia County, Florida. LESS AND EXCEPT that portion heretofore acquired by the State of Florida for road right-of-ways.

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, and limitations of record, if any, and all zoning and land

use rules and regulations, but this shall not serve to reimpose the same.

Identified on the Tax Roll as Parcel Number: 36-3S-16-02631-000

N. B. Grantor hereby warrants that neither the subject property nor any contiguous property was ever utilized by him or any member of his family as their homestead.

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 the Grantor hereby covenants with said Grantee that the 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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

① Mary A. Miller
Witness
✓ MARY A. MILLER
(Print/type name)

② Greg Harris
Witness
✓ Greg Harris
(Print/type name)

William D. Epperson (SEAL)
WILLIAM D. EPPERSON

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 29th day of March, 2014, by WILLIAM D. EPPERSON, who is personally known to me.



(NOTARIAL SEAL)

Crystal C. King
Notary Public, State of Florida
CRYSTAL C. KING
(Print/type name)

My Commission Expires:



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

Detail by Entity Name

Florida Limited Liability Company

VYP,LLC

Filing Information

Document Number	L06000119883
FEI/EIN Number	20-8146945
Date Filed	12/15/2006
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	03/07/2022
Event Effective Date	NONE

Principal Address

794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Changed: 03/07/2022

Mailing Address

794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Changed: 03/07/2022

Registered Agent Name & Address

PEURRUNG, VICTORIA
794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Authorized Person(s) Detail

Name & Address

Title MGR

PEURRUNG, VICTORIA Y

794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Annual Reports

Report Year	Filed Date
2022	03/18/2022
2023	04/03/2023
2024	02/03/2024

Document Images

02/03/2024 -- ANNUAL REPORT	View image in PDF format
04/03/2023 -- ANNUAL REPORT	View image in PDF format
03/18/2022 -- ANNUAL REPORT	View image in PDF format
03/07/2022 -- LC Name Change	View image in PDF format
04/20/2021 -- ANNUAL REPORT	View image in PDF format
04/17/2020 -- ANNUAL REPORT	View image in PDF format
12/09/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/22/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
01/06/2016 -- ANNUAL REPORT	View image in PDF format
01/06/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
02/10/2013 -- ANNUAL REPORT	View image in PDF format
01/19/2012 -- ANNUAL REPORT	View image in PDF format
01/11/2011 -- ANNUAL REPORT	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format
01/26/2009 -- ANNUAL REPORT	View image in PDF format
01/14/2008 -- ANNUAL REPORT	View image in PDF format
03/25/2007 -- ANNUAL REPORT	View image in PDF format
12/15/2006 -- Florida Limited Liability	View image in PDF format



GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, PEURRUNG, VICTORIA (owner name), owner of property parcel
 number 363S1602631000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Kimmy Phan	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Victoria Peurrung _____ 3-28-24 _____
 Owner Signature (Notarized) Date

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Kimmy Phan Victoria Peurrung,
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) Driver License on this 28th day of March, 2024.

Ashley A. Trail _____ (Seal/Stamp)
 NOTARY'S SIGNATURE

