GROWTH MANAGEMENT
205 North Marion Ave.
Lake City, FL 32055
Telephone: (386) 719-5750
E-mail: growthmanagement@locfla.com

FOR PLANNING USE ONLY
Application # _____
Application Fee $_____
Receipt No._____
Filing Date_____
Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

Small Scale: $750.00 Large Scale: $1,500.00

A. PROJECT INFORMATION

1. Project Name: NORTHWEST QUADRANT LAND TRUST
2. Address of Subject Property: NW HALL OF FAME DRIVE, LAKE CITY FL 32055
3. Parcel ID Number(s): 34-3S-16-02463-115
4. Existing Future Land Use Map Designation: COMMERCIAL
5. Proposed Future Land Use Map Designation: RES HIGH DENSITY (20 DU/ACRE)
6. Zoning Designation: COMMERCIAL GENERAL (PROPOSED CHANGE TO RMF-2)
7. Acreage: 18.75 ACRES
8. Existing Use of Property: COMMERCIAL
9. Proposed use of Property: RES HIGH DENSITY (20 DU/ACRE)

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title ☑ 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): NORTHWEST QUADRANT LAND TRUST (Daniel Crapps, Trustee)
   Mailing Address: 291 NW MAIN BLVD
   City: LAKE CITY State: FL Zip: 32055
   Telephone: (386) 397-3002 Fax: (____) _____ Email: dcrapps@danielcrapps.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: N/A
   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. _____
   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 land use amendments, an analysis of the impacts to Public Schools is required.

4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.

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 Comprehensive Plan Amendment is as follows:
   a. Small Scale Comprehensive Plan Amendment (10 Acres or less) =$750.00
   b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = $1,500.00 or actual city cost
   c. Text Amendment to the Comprehensive Plan = $750

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
    The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper copies of proposed Comprehensive Plan Amendment 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 BEFORETHE 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 Date

CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2025.06.20 13:29:40 -04'00'

PLAT BOOK 6, PAGE 25

90-09752
6

FLORIDA'S GATEWAY CENTER NORTH

IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST

COLUMBIA COUNTY, FLORIDA

CITY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the City of Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Herbert F. Darby
Herbert Darby, City Attorney

DATE: 2 / 14 / 1990.

ACCEPTANCE FOR MAINTENANCE

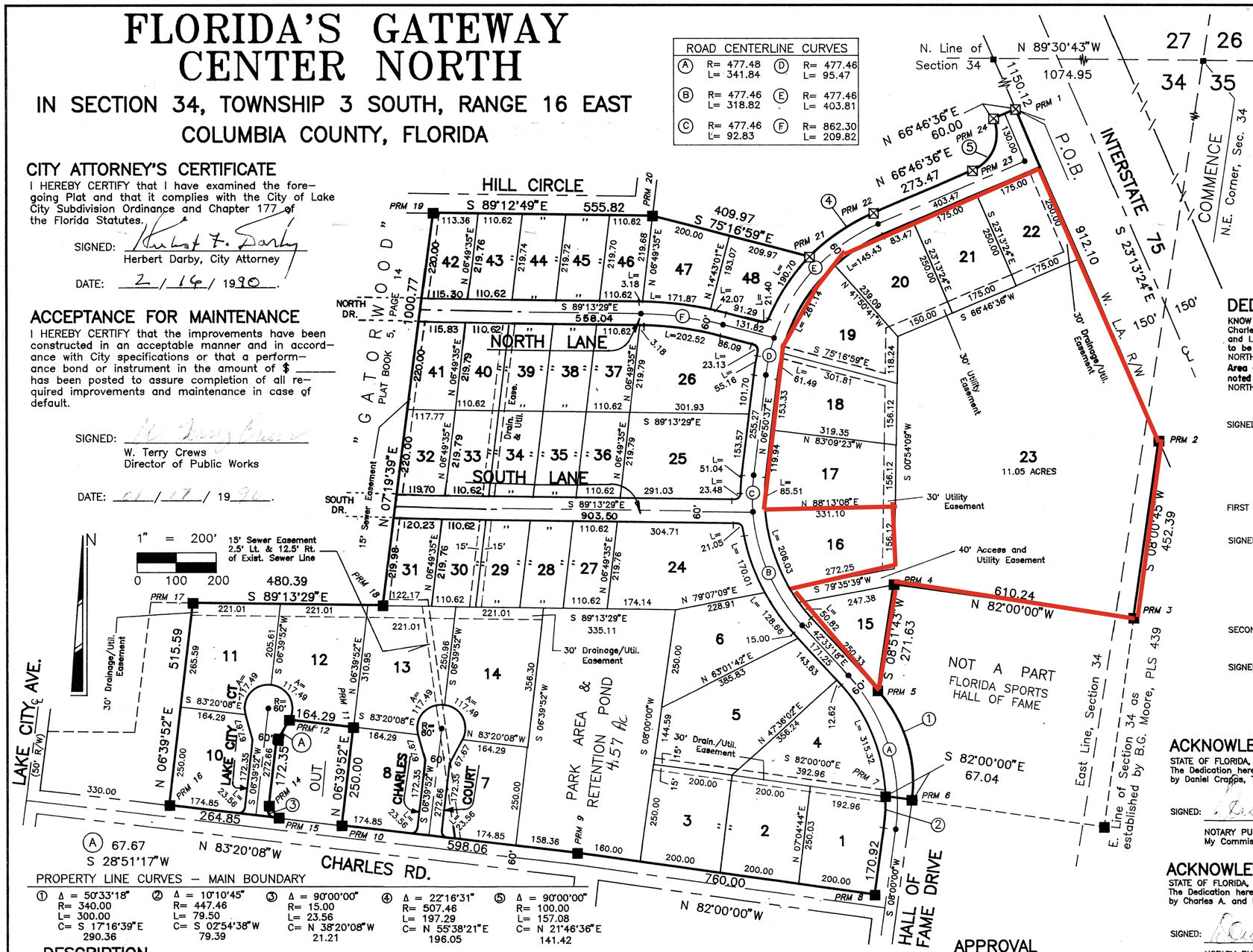
I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications or that a performance bond or instrument in the amount of $ _____ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: W. Terry Crews
W. Terry Crews
Director of Public Works

DATE: 2 / 12 / 19 90.

ROAD CENTERLINE CURVES			
(A)	R= 477.48 L= 341.84	(D)	R= 477.46 L= 95.47
(B)	R= 477.46 L= 318.82	(E)	R= 477.46 L= 403.81
(C)	R= 477.46 L= 92.83	(F)	R= 862.30 L= 209.82

LOT ACREAGE TABULATION							
1	1.13	13	1.53	25	1.52	37	0.56
2	1.15	14	1.65	26	1.40	38	0.56
3	1.16	15	0.74	27	0.56	39	0.56
4	1.38	16	1.26	28	0.56	40	0.56
5	1.95	17	1.36	29	0.56	41	0.59
6	1.24	18	1.24	30	0.56	42	0.57
7	1.07	19	1.15	31	0.61	43	0.55
8	1.07	20	1.08	32	0.60	44	0.55
9	OUT	21	1.00	33	0.56	45	0.55
10	1.07	22	1.00	34	0.56	46	0.55
11	1.30	23	11.05	35	0.56	47	0.87
12	1.42	24	1.69	36	0.56	48	0.76


HILL CIRCLE
S 89°12'49"E 555.82
S 75°16'59"E 409.97
GATORWOOD
PLAT BOOK 5, PAGE 14
1000.77
NORTH DR.
NORTH LANE
SOUTH LANE
SOUTH DR.
S 89°13'29"E 558.04
S 89°13'29"E 903.50
S 89°13'29"E 335.11
S 89°13'29"E 480.39
N 07°19'39"E
15' Sewer Easement
15' Sewer Easement 2.5' Lt. & 12.5' Rt. of Exist. Sewer Line
30' Drainage/Util. Easement
30' Drain./Util. Easement
30' Utility Easement
40' Access and Utility Easement
30' Drainage/Util. Easement
Drain. & Util. Ease.
N. Line of Section 34
N 89°30'43"W 1074.95
1150.12
N 66°46'36"E 60.00
N 66°46'36"E 273.47
P.O.B.
INTERSTATE 75
S 23°13'24"E 912.10
COMMENCE
N.E. Corner, Sec. 34
W. L.A. R/W
S 66°46'36"W
S 75°16'59"E
N 83°09'23"W 319.35
S 00°54'09"W
N 88°13'08"E 331.10
S 79°35'39"W 272.25
N 82°00'00"W 610.24
S 08°00'45"W 452.39
S 08°51'43"W 271.63
N 63°01'42"E 385.85
S 82°00'00"E 67.04
N 82°00'00"W
S 08°00'00"W
NOT A PART FLORIDA SPORTS HALL OF FAME
HALL OF FAME DRIVE
East Line, Section 34
E. Line of Section 34 as established by B.G. Moore, PLS 439
LAKE CITY ℄ AVE. (50' R/W)
CHARLES RD.
CHARLES COURT
LAKE CITY COURT
PARK AREA & RETENTION POND 4.57 Ac.
23 11.05 ACRES
OUT
PRM 1
PRM 2
PRM 3
PRM 4
PRM 5
PRM 6
PRM 7
PRM 8
PRM 9
PRM 10
PRM 11
PRM 12
PRM 13
PRM 14
PRM 15
PRM 16
PRM 17
PRM 18
PRM 19
PRM 20
PRM 21
PRM 22
PRM 23
PRM 24
1" = 200'
0 100 200
N 06°49'35"E 219.76
N 06°39'52"W 515.59
S 06°39'52"E 250.00
N 06°39'52"E 310.95
S 83°20'08"E 164.29
N 83°20'08"W 164.29
S 83°20'08"E 172.35
S 06°39'52"W 272.66
N 06°39'52"E 250.00
S 83°20'08"E 174.85
N 83°20'08"W 264.85
S 28°51'17"W 67.67
N 83°20'08"W 598.06
N 82°00'00"W 760.00
N 06°50'37"E 255.27
N 14°43'01"E 193.07
N 47°50'47"W 239.09
S 23°13'24"E 250.00
S 47°33'18"E 171.25
N 42°26'42"E 50.82
N 07°04'14"E 250.03
S 07°04'14"E 250.03
N 47°36'02"E 356.24
S 82°00'00"E 392.96
S 42°33'18"E 250.33
N 47°26'42"W 50.82
N 42°33'18"E 171.25
S 47°36'02"W 356.24
N 07°04'14"W 250.03
S 07°04'14"W 250.03
S 47°50'47"E 239.09
S 14°43'01"W 193.07
S 23°13'24"E 250.00
N 23°13'24"W 250.00
S 66°46'36"W 150.00
N 66°46'36"E 60.00
N 23°13'24"W 150.00
S 23°13'24"E 150.00
N 66°46'36"E 60.00
S 23°13'24"E 150.00
N 23°13'24"W 150.00
S 66°46'36"W

NW ASTOR WAY
NW FAIRWAY DR
NB I75
SB I75
NW HUNTSBORO ST
NW HALL OF FAME DR
NW ARCHER ST
0
150
300
450
600
750
900
1050
1200
1350
1500 ft

CAROL CHADWICK, P.E.
Civil Engineer
1208 S.W. Fairfax Glen
Lake City, FL 32025
307.680.1772
ccpewyo@gmail.com
www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Concurrency Impact Analysis

The site is vacant. The maximum density based on the require are per dwelling unit, 2178 s.f., in RMF-2 zoning is 154. The area outside the floodplain is approximately 7.7 acres. The site will use public water and sewer systems. These number reflect the most dense site regarding dwelling units.

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 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Tampa Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 1024 ADT & 95 Peak PM trips
- Potable Water: 46200 gallons per day
- Potable Water: 46200 gallons per day
- Solid Waste: 84.70 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2025.06.20 13:29:25 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
CC Job #FL25281

REVISED CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	154.00	1024.10	95.48

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)
SingleFamily Homes	300.00	154.00	46200.00

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can very 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)
SingleFamily Homes	300.00	154.00	46200.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can very 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 Household*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	154.00	84.70

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

CAROL CHADWICK, P.E.
Civil Engineer
1208 S.W. Fairfax Glen
Lake City, FL 32025
307.680.1772
ccpewyo@gmail.com
www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Comprehensive Plan Consistency Analysis

The NORTHWEST QUADRANT LAND TRUST proposed comprehensive plan amendment is consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

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

- Policy 1.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

  Consistency: The subject property is located on NW Hall of Fame Drive that connects to W US Highway 90.

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

  Consistency: The subject property is located on NW Hall of Fame Drive that connects to W US Highway 90.

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2026.

Consistency: The development may be developed by 2026.

- Policy 1.1.4 The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

  Consistency: There are wetlands and a floodplain on the parcel of this property. As part of the future site development plan, all permitting will incorporate applicable regulations with regard to floodplain and wetlands.

- Policy 1.1.5 The City shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

  Consistency: No impacts to adjacent land topography or soil conditions will result due to a zoning or land use change of the subject property.

- Policy 1.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

  Consistency: A multi-family development is ideal for this location due to its proximity to collector and arterial roads. Other properties with similar zonings are in the neighborhood.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2025.06.20 13:29:12 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
CC Job #FL25281

COLUMBIA COUNTY
Property Appraiser

Parcel 34-3S-16-02463-115

Owners
CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY, FL 32055

Parcel Summary

Location	577 NW HALL OF FAME DR
Use Code	1000: VACANT COMMERCIAL
Tax District	1: CITY OF LAKE CITY
Acreage	18.7500
Section	34
Township	3S
Range	16
Subdivision	FL GATEWAY

Legal Description
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

GSA GIS | Pictometry

30° 11′ 16″ N 82° 41′ 21″ W

Working Values

	2025
Total Building	$0
Total Extra Features	$0
Total Market Land	$468,750
Total Ag Land	$0
Total Market	$468,750
Total Assessed	$468,750
Total Exempt	$0
Total Taxable	$468,750
SOH Diff	$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	$0	$0	$0	$0	$0	$0
Total Extra Features	$0	$0	$0	$0	$0	$0
Total Market Land	$468,750	$468,750	$468,750	$435,000	$434,531	$434,531
Total Ag Land	$0	$0	$0	$0	$0	$0
Total Market	$468,750	$468,750	$468,750	$435,000	$434,531	$434,531
Total Assessed	$468,750	$468,750	$468,750	$435,000	$434,531	$434,531
Total Exempt	$0	$0	$0	$0	$0	$0
Total Taxable	$468,750	$468,750	$468,750	$435,000	$434,531	$434,531
SOH Diff	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History
None

Buildings
None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
1000	VACANT COMMERCIAL	CI	.00	.00	18.75	$50,000.00/AC	18.75	0.50	$468,750

Personal Property
None

Permits
None

TRIM Notices
2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of June 20, 2025.

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SAP:dbb
3-86-1780
12/2/86

BK 0609 PG 0074
OFFICIAL RECORDS

WARRANTY DEED

THIS WARRANTY DEED made this 8th day of December, 1986, by CHARLES A. DeVANE and HARVEY D. DeVANE, both of whom are married persons not residing on the property hereafter described (herein "Grantor"), to DANIEL CRAPPS, as Trustee, under Trust Agreement dated November 25, 1986, and known as "Northwest Quadrant Land Trust" whose post office address is Route 13, Box 1166, Lake City, Florida 32055 (herein "Grantee").

W I T N E S S E T H:

That 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 Grantee, all that certain land situate in Columbia County, Florida, viz:

(See Schedule A attached hereto and by reference made a part hereof)

(herein "the property")

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple upon the trust and for the uses and purposes herein, and in said trust agreement set forth.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes, and full power and authority is granted by this deed to Grantee, and his successors as trustee to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the property or any part of it, and in addition thereto (and not in limitation thereof) Grantee, as Trustee, is hereby granted full power and authority to subdivide, manage and dispose of the property or any part thereof; to dedicate parks, streets, highways or alleys, and to vacate any subdivision or

This Instrument Prepared By:
S. AUSTIN PEELE
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys at Law
327 North Hernando Street
Lake City, Florida 32055

DOCUMENTARY STAMP 2384.00
INTANGIBLE TAX
MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTY
BY D.C.

FILED AND RECORDED IN PUBLIC RECORDS OF COLUMBIA COUNTY
1986 DEC -8 PM 3:48
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

BK 0609 PG 0075
OFFICIAL RECORDS

part thereof, and to resubdivide the property as often as desired; to contract to sell, grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said property and any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in Grantee as trustee; to donate, dedicate, mortgage, pledge or otherwise encumber the property or any part therof; to lease the property or any part thereof from time to time, and upon terms and for periods of time as Trustee may determine and to renew and extend such leases upon any terms and for any such periods of time, and amend, change or modify the same; to partition or exchange the property or any part thereof for other real or personal property; to submit the property or any part thereof to condominium and execute such declarations of condominium or other documents necessary to do so; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in and to the said easements appurtenant to the property or any part thereof, and to deal with the property and every part thereof in all of the ways, and for such other purposes and considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time and from time to time hereafter.

In no case shall any party dealing with Grantee in relation to the property or to whom the real property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of Grantee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, mortgage, lease or other instrument executed by Grantee in relation to the real estate shall be conclusive evidence in favor of

BK 0609 PG 0076
OFFICIAL RECORDS

every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of its delivery, the trust created by this deed and by the Trust Agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this deed and the Trust Agreement and is binding upon all beneficiaries under those instruments; (c) that Grantee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by Grantee in connection with the above described real property may be entered into in his name, as trustee of an express trust, and not individually, and Grantee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only as far as the trust property and funds in the actual possession of Grantee shall be applicable for its payment and discharge, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereafter made on the part of Grantee while in form purporting to be representations, warranties, covenants and undertakings and agreements of Grantee are nevertheless made and intended not as personal representations, warranties, covenants and undertakings and agreements, or for the purpose or with the intention of binding Grantee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against Grantee, individually or personally, on account of any instrument executed by or account of

any representation, warranty, covenant, undertaking or agreement of Grantee as trustee, either expressly or implied, all such personal liability, if any, being expressly waived and released, and all persons and corporations whomsoever shall be charged with notice of these conditions from the date of the filing for record of this deed; provided, however, that Grantee acknowledges by the acceptance of this deed, that Grantee has simultaneously herewith executed and delivered to Grantor a promissory note and purchase money mortgage securing the same, which by the terms thereof impose upon Grantee personal liability in accordance with the respective terms and tenor thereof, and no part, provision or portion of this paragraph shall be construed to in any way relieve Grantee from such personal liability as may be otherwise imposed under the terms of said note and purchase money mortgage.

The interest of each beneficiary under this deed and under the Trust Agreement referred to herein, and of all persons claiming under them, or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real property, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the earnings, avails and proceeds therefrom.

AND Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that 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, 1986.

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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:

Witnesses

CHARLES A. DeVANE (SEAL)

HARVEY D. DeVANE (SEAL)

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of December, 1986, by CHARLES A. DeVANE and HARVEY D. DeVANE, both of whom are married persons not residing on the property described herein.

(NOTARIAL SEAL)

Notary Public, State of Florida

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires August 12, 1990
Bonded thru Huckleberry, Sibley &
Harvey Insurance and Bonds, Inc.

BK 0609 PG 0078
OFFICIAL RECORDS

BK 0609 PG 0079
OFFICIAL RECORDS

SCHEDULE A

Columbia County, Florida

PARCEL 1

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: COMMENCE at the Northeast corner of said Section 34 and run N89°30'43"W along the North line of said Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75 (a Limited Access Highway) and the POINT OF BEGINNING; thence S23°13'24"E along said Westerly Right-of-Way line 2062.22 feet to a point on the East line of said Section 34 as established by B.G. Moore, PLS No. 439; thence S08°00'45"W along said East line 986.55 feet; thence N82°00'00"W 550.22 feet to a point on the Westerly Right-of-Way line of DeVane Drive; thence S08°00'00"W along said Westerly Right-of-Way line 250.00 feet; thence N82°00'00"W 760.00 feet; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue; thence N07°19'27"E along said Easterly Right-of-Way line 150.00 feet to the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida, said point lying on the South line of the NE 1/4 of said Section 34; thence S89°14'13"E along the South line of said GATORWOOD 219.95 feet to the Southeast corner of Lot No. 19, Block A of said GATORWOOD; thence N07°19'27"E along the East line of said GATORWOOD 332.11 feet to the Northeast corner of Lot No. 17, Block A of said GATORWOOD; thence S89°13'29"E along the South line of said GATORWOOD 586.62 feet to the Southeast corner of said GATORWOOD; thence N07°19'39"E along the East line of said GATORWOOD 1000.77 feet to the Northeast corner of said GATORWOOD, said point being on the South line of the N 1/2 of the NE 1/4 of said Section 34, being also the Southerly Right-of-Way line of Hill Circle; thence S89°12'49"E along said South line of the N 1/2 of the NE 1/4 a distance of 555.82 feet to the Southeast corner of WEST LAKE CITY HILLS, a Subdivision as recorded in Plat Book No. 3, Page No. 89 of the public records of Columbia County, Florida; thence N08°10'10"E along the Easterly Right-of-Way line of said Hill Circle 1341.68 feet to a point on the North line of said Section 34; thence S89°30'43"E along said North line 272.81 feet to the POINT OF BEGINNING. Containing 95.36 acres, more or less.

ALSO

PARCEL 2

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the

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arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive and the POINT OF BEGINNING; thence N08°00'00"E along said Easterly Right-of-Way line 449.87 feet; thence S82°00'00"E 10.00 feet; thence S08°00'00"W parallel with the Easterly Right-of-Way line of said DeVane Drive 449.60 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 00°10'40", said curve also having a Chord Bearing of N83°32'30"W and a Chord Distance of 10.00 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.00 feet to the POINT OF BEGINNING.

ALSO

PARCEL 3

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1090.07 feet; thence N82°00'00"W 760.00 feet; thence S08°00'00"W 956.27 feet to the POINT OF BEGINNING; thence S82°00'00"E 10.00 feet; thence S08°00'00"W 76.46 feet to a point on the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 7589.44 feet and a central angle of 00°04'35", said curve also having a Chord Bearing of N73°41'23"W and a Chord Distance of 10.11 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.11 feet; thence N08°00'15"E 75.00 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 4, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 4 described as follows:

PARCEL 4

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G.

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OFFICIAL RECORDS

Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a chord bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 60.00 feet to a point on the Westerly Right-of-Way line of said DeVane Drive and the POINT OF BEGINNING of said line; thence continue N82°00'00"W 760.00 feet; thence S08°00'00"W 1082.26 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10) and the TERMINAL POINT of said line.

ALSO TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 5, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 5 described as follows:

PARCEL 5

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 820.00 feet to the POINT OF BEGINNING of said line; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue and the TERMINAL POINT of said line, said point lying S07°19'27"W 150.00 feet from the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida.

SUBJECT TO:

(a) Easement dated November 9, 1926, recorded in Deed Book 18, page 374 wherein C. C. Parker and Ida J. Parker granted an Easement to Florida Power & Light Company.
(b) Easement dated November 9, 1926, recorded in Deed Book 18, page 386, wherein N. W. Parker and Nina A. Parker granted an Easement to Florida Power & Light Company.
(c) Agreement dated November 19, 1926, recorded in Deed Book 18, page 389, wherein Anna F. Caldwell and Herbert Caldwell granted an Easement to Florida Power & Light Company.
(d) Easement dated March 17, 1976, recorded in Official Records Book 361, pages 503-505, wherein Florida Interstate Developers, Inc., Charles A. DeVane and Harvey D. DeVane granted an Easement to Florida Power & Light Company.
(e) Existing road rights-of-way.
(f) Easements shown by the plat of said property prepared by

Donald F. Lee & Associates, Inc. dated October 24, 1986 and identified under Work Order 86-431 and File No. B-1-35.

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OFFICIAL RECORDS

Daniel Crapps, Trustee of NW Quadrant Land Trust
I,_____(owner name), owner of property parcel

number 03-4S-16-02732-000 (parcel number), do certify that

the below referenced person(s) listed on this form is 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. Carol Chadwick, PE	1.
2.	2.
3.	3.
4.	4.
5.	5.

CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2025.06.20 13:28:50 -04'00'

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.

Daniel Crapps 5/20/2025
Owner Signature (Notarized) Date

NOTARY INFORMATION:
STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is DANIEL CRAPPS,
personally appeared before me and is known by me or has produced identification
(type of I.D.) PERSONALLY KNOWN on this 20th day of May, 20 25.

Vera Lisa Hicks
NOTARY'S SIGNATURE (Seal/Stamp)

NOTARY PUBLIC STATE OF FLORIDA
VERA LISA HICKS
MY COMMISSION # HH 275069
EXPIRES: August 23, 2026

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

8786.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

135 NE Hernando Ave, Suite 125,Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	468,750	4.9000	0	468,750	2,296.88
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	468,750	7.8150	0	468,750	3,663.28
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	468,750	0.7480	0	468,750	350.62
LOCAL	468,750	3.1430	0	468,750	1,473.28
CAPITAL OUTLAY	468,750	1.5000	0	468,750	703.13
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	468,750	0.2936	0	468,750	137.63
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	468,750	0.0001	0	468,750	0.05

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	**AD VALOREM TAXES**	**8,624.87**

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		RATE	AMOUNT
XLCF	CITY FIRE ASSESSMENT	0.00 Unit @311.2600	61.26

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	**61.26**
COMBINED TAXES AND ASSESSMENTS	**8,686.13**

See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	8,686.13	-260.58	0.00	8,425.55	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

8786.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	8,686.13	-260.58	0.00	8,425.55	0.00

Receipt(s) 2024-25810 on 12/31/24 for $8,425.55 by NW QUADRANT LAND TRUST DANIEL CRAPPS, TRUSTEE