



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

**FOR PLANNING USE ONLY**

Application # \_\_\_\_\_  
 Application Fee \$200.00  
 Receipt No. \_\_\_\_\_  
 Filing Date \_\_\_\_\_  
 Completeness Date \_\_\_\_\_

# Site Plan Application

**A. PROJECT INFORMATION**

1. Project Name: MOMEX INVESTMENTS
2. Address of Subject Property: 798 SW MAIN BLVD, LAKE CITY, FL
3. Parcel ID Number(s): 00-00-00-14086-000
4. Future Land Use Map Designation: COMMERCIAL
5. Zoning Designation: CG
6. Acreage: 0.25
7. Existing Use of Property: OFFICE
8. Proposed use of Property: OFFICE
9. Type of Development (Check All That Apply):
  - Increase of floor area to an existing structure: Total increase of square footage 775 s.f.
  - New construction: Total square footage \_\_\_\_\_
  - Relocation of an existing structure: Total square footage \_\_\_\_\_

**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): MOMEX INVESTMENTS, LLC  
 Mailing Address: 798 SW MAIN BOULEVARD  
 City: LAKE CITY      State: FL      Zip: 32025  
 Telephone: (386) 397.3800      Fax: ( )      Email: jmoses@teammomex.com

4. Mortgage or Lender Information:  Yes     No  
 Name of Mortgage or Lender: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

*If property has a mortgage or lender, the mortgage or lender shall be required to provide a release for this application to proceed.*

**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
3. 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. **Vicinity Map** – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. **Site Plan** – Including, but not limited to the following:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Present zoning for subject site.
  - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
  - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
  - e. Area and dimensions of site (Survey).
  - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - g. Access to utilities and points of utility hook-up.
  - h. Location and dimensions of all existing and proposed parking areas and loading areas.
  - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
  - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
  - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
  - l. Location of trash receptacles.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
- vii. Number of proposed parking spaces.
- viii. Street layout.
- ix. Layout of mobile home stands (for mobile home parks only).

3. **Stormwater Management Plan**—Including the following:

- a. Existing contours at one-foot intervals based on U.S. Coast and Geodetic Datum.
- b. Proposed finished elevation of each building site and first floor level.
- c. Existing and proposed stormwater management facilities with size and grades.
- d. Proposed orderly disposal of surface water runoff.
- e. Centerline elevations along adjacent streets.
- f. Water management district surface water management permit.

4. **Fire Department Access and Water Supply Plan:** The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

5. **Mobility Plan:** Mobility plan shall include accessibility plan for ADA compliance, safe and convenient onsite traffic flow, and accessibility plan for bicycle and pedestrian safety. The City shall require additional right of way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities per Policy II.1.4 of the Comprehensive Plan.

6. **Concurrency Impact Analysis:** Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. **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).

8. **Legal Description with Tax Parcel Number** (In Word Format).

9. **Proof of Ownership** (i.e. deed).

10. **Agent Authorization Form** (signed and notarized).

11. **Proof of Payment of Taxes** (can be obtained online via the Columbia County Tax Collector’s

Office).

12. **Fee:** The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid
13. **Notices:** All property owners within three hundred (300) feet must be notified by certified mail by the proponent and proof of the receipt of these notices must 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.

**ACKNOWLEDGEMENT, SIGNATURES, AND NOTORY ON FOLLOWING PAGE**

**NOTICE TO APPLICANT**

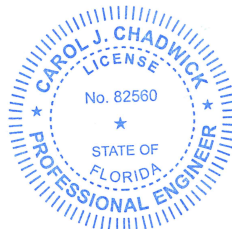
All eleven (13) attachments listed above are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in 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 eight (2) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

**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=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick  
Date: 2024.06.13 08:51:54 -04'00'

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

\_\_\_\_\_  
Applicant/Agent Signature

\_\_\_\_\_  
Date

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 \_\_\_\_\_ OR verified on-line virtually \_\_\_\_\_  
Type of Identification Produced



# ENGINEER'S NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. ALL DISTURBED AREAS SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 70 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER RYE FROM SEPTEMBER THROUGH MARCH OR MILLET FROM APRIL THROUGH AUGUST.
3. THE PERMITTEE/CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MINIMIZE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION TO ADJACENT LANDS AND IN THE RECEIVING WATER.
4. ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT CHANGED.
5. WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE, THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FEET.
6. THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.
7. QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUALITIES PRIOR TO BID AND CONSTRUCTION.
8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.

## UNAUTHORIZED CHANGES AND USES CAUTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

## PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

# EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL"
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY, CITY OF LAKE CITY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
3. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
6. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.
8. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
9. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
10. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
11. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
12. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
13. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
14. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
15. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
16. EXCESS DIRT SHALL BE REMOVED DAILY.
17. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
18. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
19. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

### EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	○	ROOF DRAIN	SW	STORM SEWER MANHOLE
SS	SANITARY SEWER SERVICE	BM	BENCHMARK	Grated	GRATED STORM INLET
W	WATER MAIN	Star	REFERENCE MONUMENT	Storm Inlet	STORM INLET
WS	WATER SERVICE	CA	CABLE TV RISER	SA	SANITARY SEWER MANHOLE
SW	STORM SEWER	T	TELEPHONE RISER	CO	CLEAN OUT
SWale	SWALE/FLOWLINE	WM	WATER METER PIT	G	GAS VALVE
Culvert	CULVERT	Fire	FIRE HYDRANT	G	GAS METER
OP	OVERHEAD POWER	Gate	GATE VALVE	Star	STREET LIGHT
UP	UNDERGROUND POWER	CS	CURB STOP	Anchor	GUY WIRE ANCHOR
GAS	GAS LINE	Tree	CONIFEROUS TREE	Power	POWER POLE
T	PHONE LINE	Decid	DECIDUOUS TREE	Gas	GAS MARKER
FO	FIBER OPTIC	Bush	BUSH	EM	ELECTRIC MARKER
CA	CABLE TV	Hedge	HEDGE/TREE LINE	Transformer	TRANSFORMER SINGLE PHASE
Property	PROPERTY LINE	Pole	I POLE SIGN	Transformer	TRANSFORMER 3 PHASE
R.O.W.	R.O.W.	Bore	BOREHOLE	Electrical	ELECTRICAL VAULT
Building	BUILDING SETBACK LINE	Monitor	MONITORING WELL	Electrical	ELECTRICAL METER
Easement	EASEMENT LINE	Traffic	TRAFFIC SIGNAL	Fiber	FIBER OPTIC PEDISTAL
Structure	STRUCTURE			Fiber	FIBER OPTIC VAULT
Concrete	EXISTING CONCRETE			Sprinkler	SPRINKLER HEAD
Asphalt	EXISTING ASPHALT			Irrigation	IRRIGATION CONTROL

### PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	CA	CABLE TV RISER	SW	STORM SEWER MANHOLE
SS	SANITARY SEWER SERVICE	T	TELEPHONE RISER	Grated	GRATED STORM INLET
W	WATER MAIN	WM	WATER METER PIT	Storm Inlet	STORM INLET
WS	WATER SERVICE	Fire	FIRE HYDRANT	SA	SANITARY SEWER MANHOLE
SW	STORM SEWER	Gate	GATE VALVE	CO	CLEAN OUT
OP	OVERHEAD POWER	CS	CURB STOP	G	GAS VALVE
UP	UNDERGROUND POWER	Bend	1 1/4" BEND	G	GAS METER
GAS	GAS LINE	Bend	22 1/2" BEND	Star	STREET LIGHT
T	PHONE LINE	Bend	45° BEND	Anchor	GUY WIRE ANCHOR
FO	FIBER OPTIC	Cap	CAP (END OF LINE PLUG)	Power	POWER POLE
CA	CABLE TV	Coupler	COUPLER	Transformer	TRANSFORMER SINGLE PHASE
Property	PROPERTY LINE	Cross	CROSS	Transformer	TRANSFORMER 3 PHASE
Striping	STRIPING	Deflection	DEFLECTION COUPLER	Electrical	ELECTRICAL VAULT
Building	BUILDING SETBACK LINE	TEE	TEE	Electrical	ELECTRICAL METER
Easement	EASEMENT LINE	Reducer	REDUCER	Fiber	FIBER OPTIC PEDISTAL
Sidewalk	SIDEWALK	Pole	I POLE SIGN	Fiber	FIBER OPTIC VAULT
SF	SILT FENCE			Sprinkler	SPRINKLER HEAD
Proposed Structure	PROPOSED STRUCTURE			Irrigation	IRRIGATION CONTROL
Proposed Concrete	PROPOSED CONCRETE	Grass	GRASS	Tree	CONIFEROUS TREE
Proposed Asphalt	PROPOSED ASPHALT	Gravel	PROPOSED GRAVEL SURFACE	Tree	DECIDUOUS TREE
		Bush	BUSH		

NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 556 "SUNSHINE STATE ONE CALL" CALL 811 48 HOURS PRIOR TO DIGGING



Digitally signed by Carol Chadwick  
DN: c=US, o=Florida, dnQualifier=A01410D0000018D46  
3B4E7500032FEE, cn=Carol Chadwick  
Date: 2024.06.13 08:51:23 -0400

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.

PREPARED FOR:  
MOMEX INVESTMENTS, LLC  
798 SW MAIN BOULEVARD  
LAKE CITY, FL 32025  
JUSTIN MOSES  
386.397.3800  
jmoses@teammomex.com

REVISION PRESCRIPTION

MOMEX INVESTMENTS  
NOTES & LEGEND

PROJECT NO: FL24087

DATE: JUNE 12, 2024

REVISION DATE:

SHEETS: 2 of 3





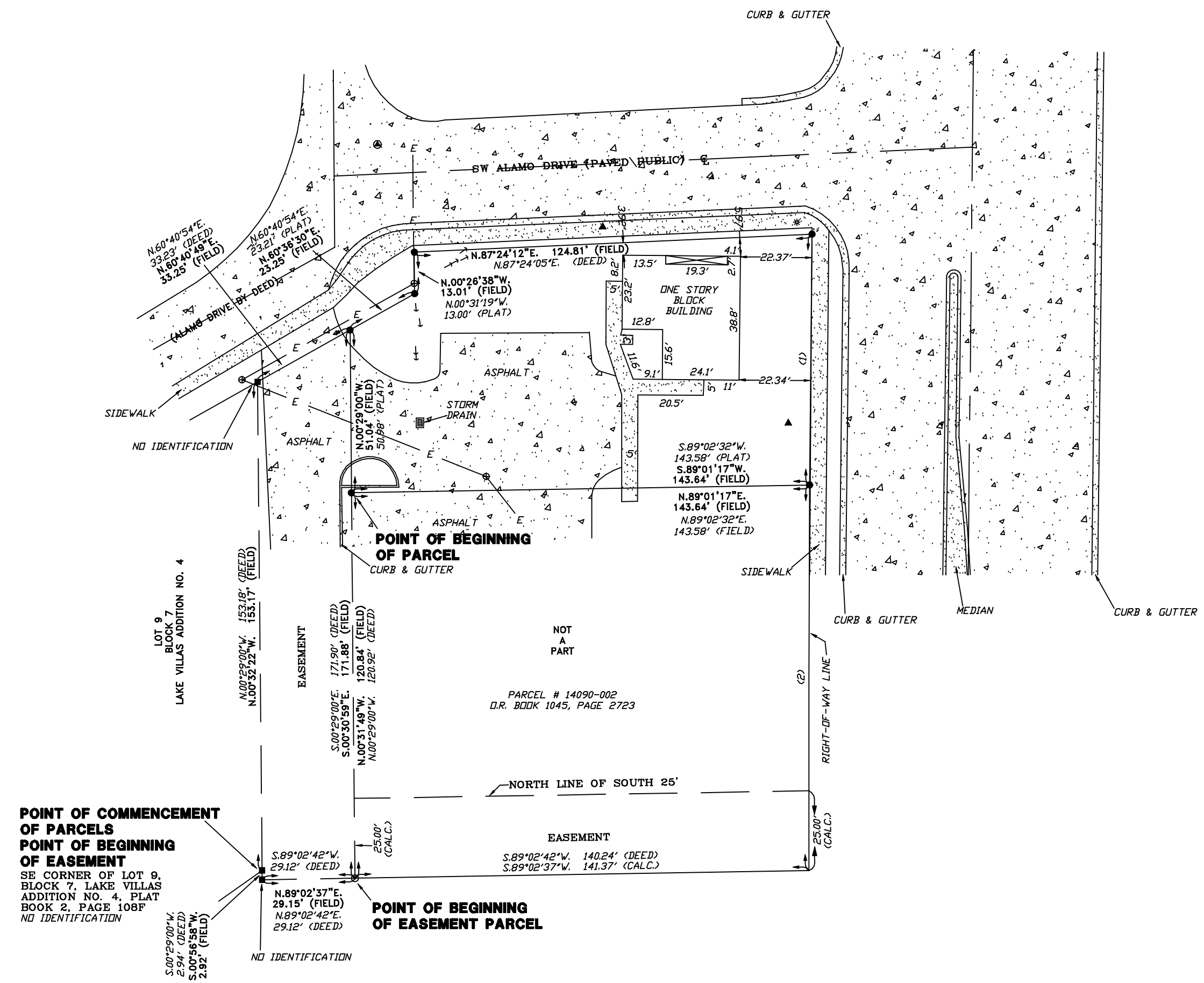
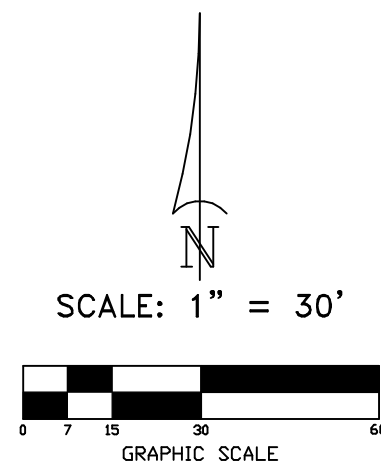
A BOUNDARY SURVEY IN SECTION 32, TOWNSHIP 3 SOUTH,  
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	11409.20'	00°23'42"	78.66'	39.33'	78.66'	N.00°34'17"E.
DEED	11409.20'	00°23'41"	78.60'			
2	11409.20'	00°36'26"	120.92'	60.46'	120.91'	N.00°04'13"E.
DEED	11409.20'	00°36'28"	121.00'			

SYMBOL LEGEND:

- 4"x4" CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIN AND CAP SET
- ✕ "X" CUT IN PAVEMENT
- ⊕ ANCHOR PIN
- ⊙ NAIL & DISK
- ⊙ POWER PILE
- ⊕ SIGN POST
- ▲ WATER METER
- ⊙ UTILITY BOX
- ⊙ FIRE HYDRANT
- ⊙ SANITARY MANHOLE
- ⊙ CENTERLINE
- SECTION LINE
- ELECTRIC LINES
- WIRE FENCE
- CHAIN LINK FENCE
- WOODEN FENCE
- (PLAT) 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



**DESCRIPTION:**  
COMMENCE AT THE SOUTHEAST CORNER OF LOT 9, LAKE VILLAS ADDITION NUMBER 4, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 108F OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S.00°29'00"E., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 2.94 FEET; THENCE N.89°02'42"E., A DISTANCE OF 29.12 FEET; THENCE N.00°29'00"W., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF A PARCEL OF LAND RECORDED IN D.R. BOOK 796, PAGE 1719 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA A DISTANCE OF 120.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°29'00"W., ALONG SAID EAST LINE, A DISTANCE OF 50.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE; THENCE N.60°40'54"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE, A DISTANCE OF 23.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE; THENCE N.00°31'19"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE, A DISTANCE OF 13.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT STREET; THENCE N.87°24'05"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT STREET, A DISTANCE OF 124.81 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 11420 FEET AND A CENTRAL ANGLE OF 00°23'41"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, A DISTANCE OF 78.60 FEET; THENCE S.89°02'32"W., A DISTANCE OF 143.58 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT AS RESERVED IN THE QUIT CLAIM DEED DATED MAY 11, 2005 AND RECORDED IN D.R. BOOK 1045, PAGE 2698, WHICH EASEMENT IS DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 7, LAKE VILLAS ADDITION NUMBER 4, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 108F OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN N.00°29'00"W., ALONG THE EAST LINE OF LOT 9, A DISTANCE OF 153.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE; THENCE N.60°40'54"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE, A DISTANCE OF 33.23 FEET; THENCE S.00°29'00"E., A DISTANCE OF 171.90 FEET; THENCE S.89°02'42"E., A DISTANCE OF 29.11 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 9, BLOCK 7, LAKE VILLAS ADDITION NUMBER 4; THENCE N.00°29'00"W., ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 9, A DISTANCE OF 2.94 FEET TO THE POINT OF BEGINNING.

AND,  
TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE SOUTH 25.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
COMMENCE AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 7, LAKE VILLAS ADDITION NUMBER 4, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 108F OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S.00°29'00"E., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 2.94 FEET; THENCE N.89°02'42"E., A DISTANCE OF 29.12 FEET TO THE POINT OF BEGINNING; THENCE N.00°29'00"W., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF A PARCEL OF LAND RECORDED IN D.R. BOOK 796, PAGE 1719, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 120.92 FEET; THENCE N.89°02'32"E., A DISTANCE OF 143.58 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 11409.20 FEET AND A CENTRAL ANGLE OF 00°36'28"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, A DISTANCE OF 121.00 FEET; THENCE S.89°02'42"W., A DISTANCE OF 140.24 FEET TO THE POINT OF BEGINNING.

- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND.
  - BEARINGS ARE BASED ON A DEED OF RECORD AS PROVIDED THIS OFFICE.
  - IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NUMBER 12023C 0292 C. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
  - THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
  - IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
  - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
  - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
  - THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

CERTIFIED TO:

MICHAEL MOSES & STEPHEN SMITH

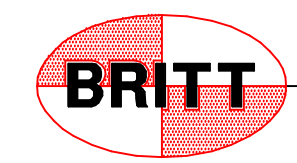
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

03/27/09 FIELD SURVEY DATE      03/31/09 DRAWING DATE

L. SCOTT BRITT, P.S.M.  
CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



BRITT SURVEYING & ASSOCIATES, INC.

LAND SURVEYORS AND MAPPERS, L.B. # 7593  
830 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-19817

FIELD BOOK: 311 PAGE(S): 07

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

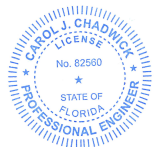
June 12, 2024

re: Momex Drainage Memo

The proposed additions will create 757 s.f. of new impervious building area. The original building and surfacing was installed in 1957. This amount is under the threshold for stormwater management.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
DN: c=US, o=Florida,  
dnQualifier=A01410D0000018D46  
3B4E7500032FEE, cn=Carol  
Chadwick  
Date: 2024.06.13 08:50:47 -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 #FL24087

CAROL CHADWICK, P.E.

*Civil Engineer*

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Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 12, 2024

re: Momex Fire Flow Report

ISO:  $NFF = (C) (O) [1 + (X + P)] = 1250 * 0.85 [1 + (0 + 0)] = 1063 \rightarrow 1000 \text{ gpm}$

Where:

- NFF = Needed Fire Flow
- (C) = Construction factor, including effective area: C = 1250
- (O) = Occupancy factor: C-2 = 0.85
- (X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 * 1.5 * \sqrt{2009} = 1210 \rightarrow 1250$

Where:

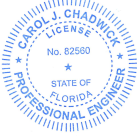
- F = the coefficient related to the construction type = 1.5
- A = the effective building area = 2009 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 04/08/2022, the water flow is 1328 gpm at 20 psi.

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  
10D0000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.06.13  
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Carol Chadwick, P.E.

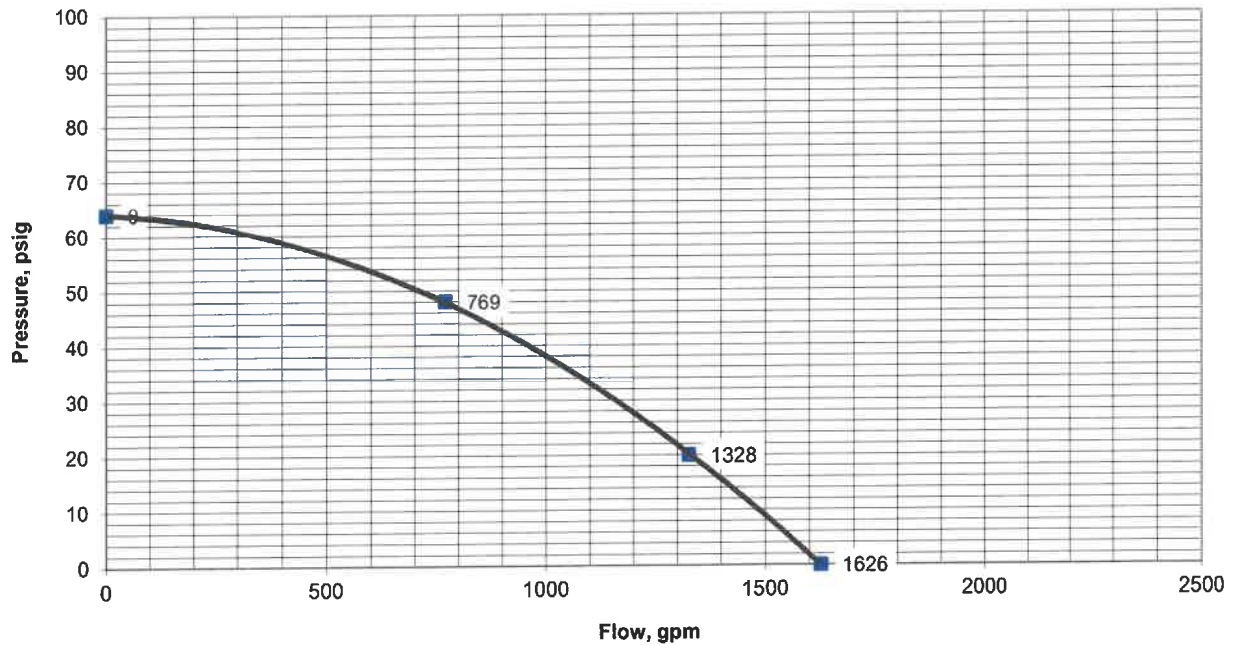
This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.  
CC Job #FL24087

# City of Lake City Water flow report

HYDRANT # & LOCATION: **798 SW Main Blvd**      DATE: **6/3/2024**  
 TEST BY: **Brandon/Penny**      Day: **Monday**      Time: **12:50**      Minutes: **5**  
 WATER SUPPLIED BY: **Municipal**  
 PURPOSE OF TEST: **request**

## DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<b>2.5</b>	<b>2.5</b>	<b>2.5</b>
COEFFICIENT:	<b>0.9</b>		
PITOT READING:	<b>21</b>		
GPM:	<b>769</b>	<b>0</b>	<b>0</b>
TOTAL FLOW DURING TEST:	<b>769</b> GPM		
STATIC READING:	<b>64</b> PSI	RESIDUAL:	<b>48</b> PSI
RESULTS: AT 20 PSI RESIDUAL	<b>1328</b> GPM		AT 0 PSI <b>1626</b> GPM
ESTIMATED CONSUMPTION:	<b>3845</b> GAL.		
REMARKS:			



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*Civil Engineer*

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www.carolchadwickpe.com

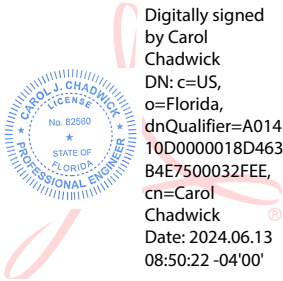
June 12, 2024

re: Momex Mobility Plan

The site is adjacent to SW Main Boulevard with an existing sidewalk.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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 #FL24087

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Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 13, 2024

re: Momex Concurrency Impact Analysis

The proposed development will be on a public sewer and water systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 710
- 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
- Environmental Engineering: A Design Approach, Sincero and Sincero, 1996

Summary of analyses:

- Trip generation: 22 ADT & 3 Peak PM trips
- Potable Water: 120 gallons per day
- Potable Water: 120 gallons per day
- Solid Waste: 3.67 tons per year

See the 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=A014  
10D0000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.06.13  
08:50:08 -04'00'

Carol Chadwick, P.E.

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CC Job #FL24087

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Lake City, FL 32025

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ccpewyo@gmail.com

www.carolchadwickpe.com

June 12, 2024

re: Momex Comprehensive Plan Consistency Analysis

The Momex proposed site consistent with Lake City's Comprehensive Plan.

### Future Land Use Element

GOAL 1 - 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 subject property an existing office building proposing with direct access to SW Main Boulevard.*

- 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 with direct access to SW Main Boulevard.*

- 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 site will be accessed directly from SW Main Boulevard with no traffic impacting residential used in the area.*

- 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 2025.

*Consistency: The development of the site will additional office space for an existing business.*

- Policy I.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 no wetlands, agricultural lands or environmental sensitive areas near the site.*

- Policy I.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 from the proposed site plan.*

- Policy I.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: The proposed additions are compatible with other similar uses in the area and can co-exist without negative impacts to other uses in relative proximity to the development over time.*

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

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CC Job #FL24087



**REVISED CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

<b>ITE Code</b>	<b>ITE Use</b>	<b>ADT Multiplier</b>	<b>PM Peak Multiplier</b>	<b>KSF^2</b>	<b>Total ADT</b>	<b>Total PM Peak</b>
710	General Office	11.01	1.49	0.25	22.00	3.00

**Potable Water Analysis**

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

Office Building	15.00	8.00	120.00
-----------------	-------	------	--------

\* 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. (8 EMPLOYEES)

**Sanitary Sewer Analysis**

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

Office Building	15.00	8.00	120.00
-----------------	-------	------	--------

\* 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. (8 EMPLOYEES)

**Solid Waste Analysis**

<b>Use</b>	<b>Tons Per Dwelling Unit**</b>	<b>S.F.</b>	<b>Total (Tons Per Year)</b>
Office	1.00	2000.00	3.67

\*\*1# per 100 s.f. per day

# Columbia County Property Appraiser

Jeff Hampton

**2024 Working Values**  
updated: 6/6/2024

Parcel: << 00-00-00-14086-000 (42629) >>

## Owner & Property Info

Result: 1 of 0

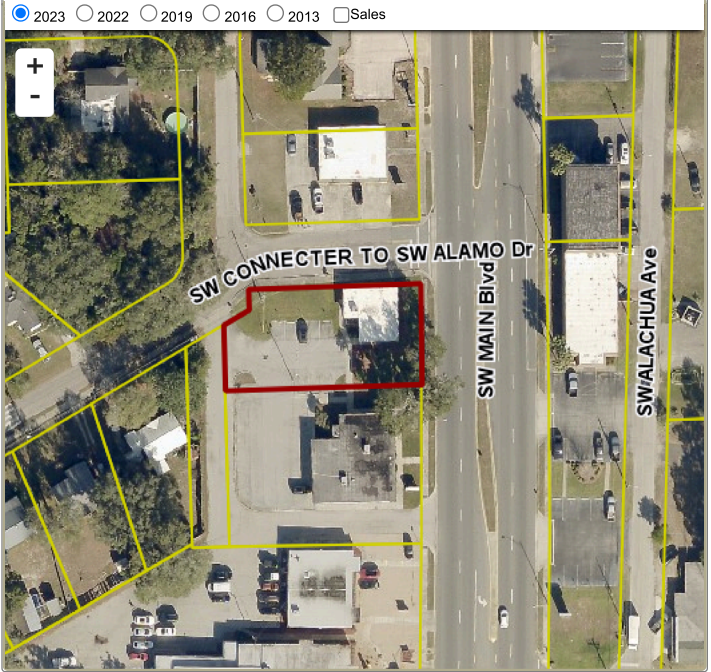
Owner	<b>MOMEX INVESTMENTS, LLC</b> 798 SW MAIN BLVD LAKE CITY, FL 32025		
Site	798 SW MAIN BLVD, LAKE CITY		
Description*	S DIV: COMM SE COR LOT 9 BLOCK 7 LAKE VILLAS ADD #4 RUN S. 2.94 FT, E 29.12 FT, N 120.92 FT FOR POB, CONT N 50.98 FT TO S R/W OF ALAMO DR, NE ALONG R/W 23.21 FT, N 13 FT, EAST 124.81 FT TO W R/W OF U S HWY 41, S ALONG R/W 78.60 FT, WEST 143.58 FT TO POB. <a href="#">...more&gt;&gt;&gt;</a>		
Area	0.25 AC	S/T/R	32-3S-17
Use Code**	PROFESS SVC/BLD (1900)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$61,256	Mkt Land	\$61,256
Ag Land	\$0	Ag Land	\$0
Building	\$58,015	Building	\$57,888
XFOB	\$3,898	XFOB	\$3,898
Just	\$123,169	Just	\$123,042
Class	\$0	Class	\$0
Appraised	\$123,169	Appraised	\$123,042
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$123,169	Assessed	\$123,042
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$123,169 city:\$123,169 other:\$0 school:\$123,169	Total Taxable	county:\$123,042 city:\$123,042 other:\$0 school:\$123,042

Aerial Viewer Pictometry Google Maps



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/21/2021	\$185,000	<a href="#">1457 / 1687</a>	WD	I	U	30
5/11/2005	\$160,000	<a href="#">1045 / 2702</a>	WD	I	U	06
11/21/1997	\$79,500	<a href="#">849 / 544</a>	WD	I	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	OFFICE LOW (4900)	1957	1178	1433	\$57,888

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC, PAVMT	1993	\$537.00	358.00	0 x 0
0260	PAVEMENT-ASPHALT	1998	\$3,361.00	3734.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1900	PROF BLDG (MKT)	10,890.000 SF (0.250 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$6 /SF	\$61,256

Search Result: 1 of 0

ABSPDU"  
35.50  
Doc Stamps 1295.00  
\$1,330.50

**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

**MARLIN M. FEAGLE, ESQUIRE**  
**MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.**  
153 NE Madison Street  
Post Office Box 1653  
Lake City, Florida 32056-1653  
Florida Bar No. 0173248

Inst: 202212001410 Date: 01/25/2022 Time: 11:31AM  
Page 1 of 4 B: 1457 P: 1687, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 1295.00

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, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

**WARRANTY DEED**

**THIS INDENTURE**, made this 21 day of December, 2021, between **MICHAEL MOSES** a married man not residing on the property, whose mailing address is 798 S. W. Main Blvd., Lake City, Florida 32025 and **STEPHEN A. SMITH** a married man not residing on the property, whose mailing address is Post Office Box 1792, Lake City, Florida 32056, parties of the first part, Grantors, and **MOMEX INVESTMENTS, LLC.**, a Florida limited liability company, whose mailing address is 798 S. W. Main Blvd., Lake City, Florida 32025, parties of the second part, Grantees,

**W I T N E S S E T H:**

That said Grantors, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

**SEE ATTACHED EXHIBIT "A"**

Tax Parcel No.:00-00-00-14086-000 (42629).

**N.B.** No portion of the above described property constitutes the homestead of Grantor, and is not contiguous to Grantor's homestead 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 forever.

**AND** the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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, 2021.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Tara Dicks

Witness Signature

Tara Dicks

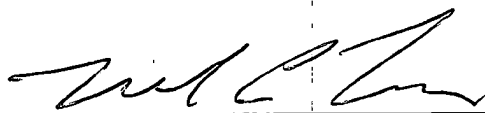
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Mindy Type

Witness Signature

Mindy Type

Print or type name

 (SEAL)  
**MICHAEL C. MOSES**

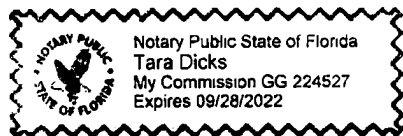
**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 21 day of December, 2021, by **MICHAEL C. MOSES**, who is  
personally known to me.

Tara Dicks  
Notary Public, State of Florida

(NOTARIAL  
SEAL)

My Commission Expires: 09/28/2022



Signed, sealed and delivered  
in the presence of:

Jac T's

Witness Signature

Tara Dicks

Print or type name

Mindy Tyre

Witness Signature

Mindy Tyre

Print or type name

Stephen A. Smith

(SEAL)

STEPHEN A. SMITH

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 21 day of December, 2021, by **STEPHEN A. SMITH**, who is  
personally known to me.

Jac T's

Notary Public, State of Florida

(NOTARIAL

SEAL)



My Commission Expires: 09/28/2022

**EXHIBIT "A"**

COMMENCE at the Southeast corner of Lot 9, Block 7, LAKE VILLAS ADDITION NUMBER 4, a subdivision recorded in Plat Book 2, Page 108F of the Public Records of Columbia County, Florida and run South 00°29'00" East along the southerly extension of the East line of said Lot 9 a distance of 2.94 feet; thence North 89°02'42" East a distance of 29.12 feet; thence North 00°29'00" West along the southerly extension of the East line of a parcel of land recorded in Deed Book 796, Page 1719 of the Public Records of Columbia County, Florida a distance of 120.92 feet to the POINT OF BEGINNING; thence continue North 00°29'00" West along said East line a distance of 50.98 feet to a point on the Southerly Right-of-Way line of Alamo Drive; thence North 60°40'54" East along said Southerly Right-of-Way line of Alamo Drive a distance of 23.21 feet to a point on the Easterly Right-of-Way line of Alamo Drive; thence North 0°31'19" West along said Easterly Right-of-Way line of Alamo Drive a distance of 13.00 feet to a point on the Southerly Right-of-Way line of a 50 foot street; thence North 87°24'05" East along said Southerly Right-of-Way line of a 50 foot street a distance of 124.81 feet to a point on a curve concave to the West having a radius of 11409.20 feet and a central angle of 00°23'41"; thence Southerly along the arc of said curve, being also the Westerly Right-of-Way line of U.S. Highway 41, a distance of 78.60 feet; thence South 89°02'32" West a distance of 143.58 feet to the POINT OF BEGINNING. Containing 0.25 acres, more or less.

TOGETHER WITH a perpetual non-exclusive easement for Ingress, egress and utilities as reserved by Grantors in that certain Quit Claim Deed dated May 11, 2005 to D.B. Odom, Individually, and D.B. "Hayes" Odom, as Trustee of the Virginia K. Odom Family Trust created pursuant to the terms of last will and testament of Virginia K. Odom, as recorded in Official Records Book 1045, page 2649, public records, Columbia County, Florida, reserving however, to Grantor the right to convey and transfer a like and similar easement right to any third parties whomsoever; and also

TOGETHER WITH a perpetual non-exclusive easement for Ingress, egress and utilities over and across the south 25 feet of the following described parcel:

Commence at the Southeast corner of Lot 9, Block 7, LAKE VILLAS ADDITION NUMBER 4, a subdivision recorded in Plat Book 2, page 108F, public records, Columbia County, and run South 00°29'00" East along the southerly extension of the East line of said Lot 9 a distance of 2.94 feet; thence North 89°02'42" East a distance of 29.12 feet to the point of beginning; thence North 00°29'00" West along the southerly extension of the East line and the East line of a parcel of land recorded in Deed Book 796, page 1719, public records, Columbia County, Florida a distance of 120.92 feet; thence North 89°02'32" East a distance of 143.58 feet to a point on a curve concave to the West having a radius of 11409.20 feet and a central angle of 00°36'28"; thence Southerly along the arc of said curve, being also the Westerly right-of-way line of U.S. Highway 41, a distance of 121.00 feet; thence South 89°02'42" West a distance of 140.24 feet to the point of beginning. Containing 0.39 acres, more or less.



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

## Detail by Entity Name

Florida Limited Liability Company  
MOMEX INVESTMENTS LLC

### Filing Information

<b>Document Number</b>	L19000189091
<b>FEI/EIN Number</b>	84-3011260
<b>Date Filed</b>	07/23/2019
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

798 SW MAIN BLVD  
LAKE CITY, FL 32055

### Mailing Address

798 SW MAIN BLVD  
LAKE CITY, FL 32055

### Registered Agent Name & Address

Moses, Michael  
798 SW MAIN BLVD  
LAKE CITY, FL 32055

Name Changed: 03/19/2020

Address Changed: 03/19/2020

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

MOSES, MICHAEL  
798 SW MAIN BLVD  
LAKE CITY, FL 32055

Title AMBR

MOSES, JUSTIN  
798 SW MAIN BLVD  
LAKE CITY, FL 32055

## Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2022	07/14/2022
2023	01/27/2023
2024	04/02/2024

## Document Images

<a href="#">04/02/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/14/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/23/2019 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>





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

AGENT AUTHORIZATION FORM

I, Momep Investments, LLC (owner name), owner of property parcel

number 00-00-00-14086-000 (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. Carol Chadwick, PE	
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.

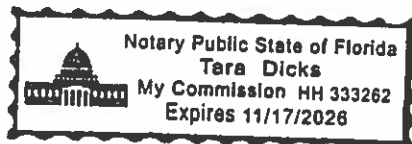
Michael Moser  
 Owner Signature (Notarized) \_\_\_\_\_ Date 06/11/2024

NOTARY INFORMATION:  
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Michael Moser, personally appeared before me and is known by me or has produced identification (type of I.D.) N/A on this 11 day of June, 2024.

Tara Dicks  
 NOTARY'S SIGNATURE \_\_\_\_\_

(Seal/Stamp)



# Columbia County Tax Collector

generated on 6/10/2024 6:34:56 PM EDT

## Tax Record

Last Update: 6/10/2024 6:34:12 PM EDT

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			
R14086-000	REAL ESTATE	2023			
<b>Mailing Address</b> MOMEX INVESTMENTS, LLC 798 SW MAIN BLVD LAKE CITY FL 32025		<b>Property Address</b> 798 MAIN LAKE CITY			
		<b>GEO Number</b> 000000-14086-000			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	001				
<b>Legal Description (click for full description)</b> 00-00-00 1900/1900.25 Acres S DIV: COMM SE COR LOT 9 BLOCK 7 LAKE VILLAS ADD #4 RUN S. 2.94 FT, E 29.12 FT, N 120.92 FT FOR POB, CONT N 50.98 FT TO S R/W OF ALAMO DR, NE ALONG R/W 23.21 FT, N 13 FT, EAST 124.81 FT TO W R/W OF U S HWY 41, S ALONG R/W 78.60 FT, WEST 143.58 FT TO POB. 1045-2702, WD 1457-1687,					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
CITY OF LAKE CITY	4.9000	123,169	0	\$123,169	\$603.53
BOARD OF COUNTY COMMISSIONERS	7.8150	123,169	0	\$123,169	\$962.57
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	123,169	0	\$123,169	\$92.13
LOCAL	3.2170	123,169	0	\$123,169	\$396.23
CAPITAL OUTLAY	1.5000	123,169	0	\$123,169	\$184.75
SUWANNEE RIVER WATER MGT DIST	0.3113	123,169	0	\$123,169	\$38.34
LAKE SHORE HOSPITAL AUTHORITY	0.0001	123,169	0	\$123,169	\$0.01
<b>Total Millage</b>		18.4914	<b>Total Taxes</b>	\$2,277.56	
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
XLCF	CITY FIRE ASSESSMENT				\$275.71
<b>Total Assessments</b>					\$275.71
Taxes & Assessments					\$2,553.27
<b>If Paid By</b>				<b>Amount Due</b>	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2023	PAYMENT	2101157.0001	2023	\$2,451.14

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES