



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

**FOR PLANNING USE ONLY**  
 Application # SPP 21-02  
 Application Fee \$200.00  
 Receipt No. \_\_\_\_\_  
 Filing Date \_\_\_\_\_  
 Completeness Date \_\_\_\_\_

# Site Plan Application

**RECEIVED**  
 MAR 31 2021

**A. PROJECT INFORMATION**

BY: .....

1. Project Name: Ellianos at Stonegate
2. Address of Subject Property: 161 Stonegate Terrace, Lake City
3. Parcel ID Number(s): 34-35-16-02465-103
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: C1: Commercial Intensive
6. Acreage: 2.7 Acres
7. Existing Use of Property: Commercial
8. Proposed use of Property: Commercial
9. Type of Development (Check All That Apply):
  - Increase of floor area to an existing structure: Total increase of square footage \_\_\_\_\_
  - New construction: Total square footage 700 SF
  - Relocation of an existing structure: Total square footage \_\_\_\_\_

**B. APPLICANT INFORMATION**

1. Applicant Status       Owner (title holder)       Agent
2. Name of Applicant(s): Cara Chadwick, PE Title: Civil Engineer  
 Company name (if applicable): \_\_\_\_\_  
 Mailing Address: 1208 SW Fairfax Glen  
 City: Lake City State: FL Zip: 32025  
 Telephone: (386) 680 1772 Fax: (\_\_\_\_) \_\_\_\_\_ Email: cepewyo@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): SRJ, LLC  
 Mailing Address: PO Box 542  
 City: Lake City State: FL Zip: 32050  
 Telephone: (386) 623-3708 Fax: (\_\_\_\_) \_\_\_\_\_ Email: mike.elliarnos.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: \_\_\_\_\_  
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. 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. 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.
  6. 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).
  7. Legal Description with Tax Parcel Number (In Word Format).
  8. Proof of Ownership (i.e. deed).
  9. Agent Authorization Form (signed and notarized).
  10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
  11. 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.

**NOTICE TO APPLICANT**

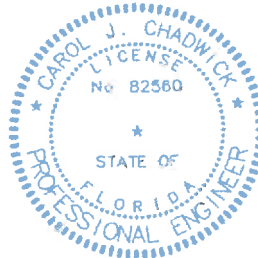
All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If 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 ten (10) 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

\_\_\_\_\_  
Date

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

Carol Chadwick, PE  
cn=Carol Chadwick, PE, o=This item has been electronically signed and sealed by Carol Chadwick, PE using a digital signature., ou, email=ccpewy@gmail.com, c=US  
2021.03.30 17:39:01 -04'00'

\_\_\_\_\_  
Date

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

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

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

(NOTARY SEAL or STAMP)

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced

# APPLICATION AGENT AUTHORIZATION FORM

TO: ~~Columbia County Zoning Department~~  
~~435 NE Hernando Avenue~~  
~~Lake City, FL 32055~~

## Authority to Act as Agent

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

for SRJ, LLC  
(Company Name for the Agent, if applicable)

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

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

Applicant/Owner's Name: Scott Stewart

Applicant/Owner's Title: Owner

On Behalf of: Westfield LLLP  
(Company Name, if applicable)

Telephone: 386-867-3498 Date: 3/15/2021

Applicant/Owner's Signature: [Signature]

Print Name: Scott Stewart

STATE OF FLORIDA  
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 15<sup>th</sup> day of March, 2021, by Scott Stewart, whom is personally known by me  OR produced identification .  
Type of Identification Produced \_\_\_\_\_

Mallory Pruitt  
(Notary Signature) (SEAL)



**MALLORY PRUITT**  
Commission # HH 030971  
Expires August 10, 2024  
Bonded thru Budget Notary Services

PARCEL NUMBER: 34-3S-16-02465-103

DESCRIPTION:

Lot 3, Stonegate Park, a subdivision as recorded in Plat Book 7, Pages 61-62, public records of Columbia County, Florida.

**Columbia County Property Appraiser**

Jeff Hampton

**2021 Working Values**  
updated: 2/25/2021

Parcel: << **34-3S-16-02465-103 (10276)** >>

**Owner & Property Info**

Result: 1 of 0

Owner	WESTFIELD GROUP LTD 426 SW COMMERCE DR STE 130 LAKE CITY, FL 32025		
Site	161 STONEGATE TER, LAKE CITY		
Description	LOT 3 STONEGATE PARK S/D. ORB 910-2108, 954-037, 954-039 & EX ADDN'T RD RW AS DESC ORB 1097-392 STIPULATED FINAL JUDGEMENT 1284-2311		
Area	2.7 AC	S/T/R	00--
Use Code	COMMUNITY SHOPPING (1600)	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**

2020 Certified Values		2021 Working Values	
Mkt Land	\$793,881	Mkt Land	\$793,881
Ag Land	\$0	Ag Land	\$0
Building	\$491,676	Building	\$483,142
XFOB	\$102,536	XFOB	\$102,536
Just	\$1,388,093	Just	\$1,379,559
Class	\$0	Class	\$0
Appraised	\$1,388,093	Appraised	\$1,379,559
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,388,093	Assessed	\$1,379,559
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,388,093 city:\$1,388,093 other:\$1,388,093 school:\$1,388,093	Total Taxable	county:\$1,379,559 city:\$1,379,559 other:\$0 school:\$1,379,559



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/20/2002	\$100	0954/0037	QC	V	U	01
5/2/2002	\$100	0954/0039	QC	V	U	01
9/14/2000	\$472,000	09102108	WD	V	Q	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SHOP NBHD (3800)	2006	7320	7320	\$222,321
Sketch	SHOP NBHD (3800)	2007	7320	7320	\$260,821

\*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 (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2007	\$5,400.00	2400.00	0 x 0
0260	PAVEMENT-ASPHALT	2007	\$45,770.00	28608.00	0 x 0
0263	PRCH,USP	2007	\$2,124.00	708.00	0 x 0
0166	CONC,PAVMT	2006	\$4,628.00	2057.00	0 x 0
0260	PAVEMENT-ASPHALT	2006	\$44,614.00	27884.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1610	SH CTR NHD (MKT)	117,612.000 SF (2.700 AC)	1.0000/1.0000 1.0000/.9000000 /	\$7 /SF	\$793,881

Search Result: 1 of 0

# Columbia County Tax Collector

generated on 3/27/2021 5:39:14 PM EDT

## Tax Record

Last Update: 3/15/2021 5:00:18 AM 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			
R02465-103	REAL ESTATE	2020			
<b>Mailing Address</b> WESTFIELD GROUP LTD 426 SW COMMERCE DR STE 130 LAKE CITY FL 32025		<b>Property Address</b> 161 STONEGATE SW LAKE CITY  <b>GEO Number</b> 343S16-02465-103			
<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>					
34-3S-16 1600/16002.70 Acres LOT 3 STONEGATE PARK S/D. ORB 910-2108, 954-037, 954-039 & EX ADDN'T RD R/W AS DESC ORB 1097-392 STIPULATED FINAL JUDGEMENT 1284-2311					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	1,388,093	0	\$1,388,093	\$6,801.66
BOARD OF COUNTY COMMISSIONERS	8.0150	1,388,093	0	\$1,388,093	\$11,125.57
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	1,388,093	0	\$1,388,093	\$1,038.29
LOCAL	3.7810	1,388,093	0	\$1,388,093	\$5,248.38
CAPITAL OUTLAY	1.5000	1,388,093	0	\$1,388,093	\$2,082.14
SUWANNEE RIVER WATER MGT DIST	0.3696	1,388,093	0	\$1,388,093	\$513.04
LAKE SHORE HOSPITAL AUTHORITY	0.0001	1,388,093	0	\$1,388,093	\$0.14
<b>Total Millage</b>		19.3137	<b>Total Taxes</b>		\$26,809.22
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$2,359.97			
<b>Total Assessments</b>					\$2,359.97
<b>Taxes &amp; Assessments</b>					\$29,169.19
<b>If Paid By</b>					<b>Amount Due</b>
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/3/2020	PAYMENT	9920297.0001	2020	\$28,002.42

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES



CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 27, 2021

re: Ellianos at Stonegate Comprehensive Plan Consistency Analysis

### **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 is currently used as a commercial site. The addition of the drive-thru coffee shop will serve existing traffic on Hwy. 90.*

- 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 Hwy. 90. The proposed site will use existing sewer and water services.*

- 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 currently used as a commercial site.*

- 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 2023.

*Consistency: Construction will be completed in 2021.*

- 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: No wetlands are located on the subject property.*

- Policy I.1.5 The city shall continue to regulate 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 the change in use.*

- 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 subject property is currently used as commercial. The proposed drive-thru coffee shop 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, PE  
cn=Carol Chadwick, PE,  
o=This item has been  
electronically signed  
and sealed by Carol  
Chadwick, PE using a  
digital signature., ou,  
email=ccpevyo@gmail.c  
om, c=US  
2021.03.30 17:39:29  
-04'00'

Carol Chadwick, P.E.

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 28, 2021

re: Ellianos at Stonegate Concurrency Impact Analysis

Ellianos at Stonegate will be a drive-thru coffee shop with no seats.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 8<sup>th</sup> edition, ITE code 935
- Potable Water Analysis for a residence per Chapter 64E-6.008 Florida Administrative Code, Table I
- Sanitary Sewer Analysis for a residence per Chapter 64E-6.008 Florida Administrative Code, Table I
- Solid Waste Analysis per epa.gov (50 pounds per thousand square feet per day)

Summary of analyses:

- Trip generation: 107.70 ADT & 1.04 Peak PM trips
- Potable Water: 350 gallons per day (private well)
- Potable Sewer: 350 gallons per day (septic system)
- Solid Waste: 35.00 pounds per day

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, PE  
cn=Carol Chadwick, PE,  
o=This item has been  
electronically signed and  
sealed by Carol Chadwick,  
PE using a digital  
signature., ou,  
email=ccpewyo@gmail.co  
m, c=US  
2021.03.30 17:39:53 -04'00'

Carol Chadwick, P.E.

**CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
935	Drive Thru Only	153.85	1.48	0.70	107.70	1.04

\*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

**Potable Water Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Food Operations-Carry out only	50.00	7.00	350.00

\* 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.

**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)
Food Operations-Carry out only	50.00	7.00	350.00

\* 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.

**Solid Waste Analysis**

Use	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Office Park	50.00	0.70	35.00

\*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, Executed this 20th day of May 2002, by WESTFIELD GROUP, LTD., a Florida limited partnership, whose post office address is Post Office Box 3566 Lake City, Florida 32056, first party, to HOWARD E. VAN ARSDALL, JR., as Trustee under Trust Agreement dated December 1, 1999, and known as "Little Pond Farm Land Trust", federal identification number [REDACTED], whose post office address is Route 20, Box 847, Lake City, Florida 32055, second party,

**WITNESSETH:**

That the said first party, for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS, in hand paid by the said second party, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to those lots, pieces or parcels of land, situate, lying and being in the County of Columbia, State of Florida, described as follows:

All lands included in the property described in Schedule "A" attached hereto that do not lie within Lot 3, Stonegate Park, a subdivision as recorded in Plat Book 7, Pages 61-62, public records of Columbia County, Florida.

Tax Parcel Number R02465-103

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, first parties have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Sign DeEtte F. Brown  
Print DeEtte F. Brown  
Sign Lisa C. Ogburn  
Print Lisa C. Ogburn

WESTFIELD GROUP, LTD.  
BY: Charles S. Sparks (SEAL)  
CHARLES S. SPARKS,  
General Partner  
BY: Scott D. Stewart (SEAL)  
SCOTT D. STEWART  
General Partner

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 20th day of May 2002, by CHARLES S. SPARKS and SCOTT D. STEWART, both as General Partners of Westfield Group, Ltd. They are personally known to me, or produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:  
sign DeEtte F. Brown  
State of Florida at Large (Seal)  
My Commission Expires:

PREPARED BY:  
EDDIE M. ANDERSON, P.A.  
POST OFFICE BOX 1179  
LAKE CITY, FLORIDA 32056-1179



SCHEDULE "A"

- Commence at the Northwest corner of the Southwest 1/4 of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and run S 89 deg. 59 min. 06 sec. W, 27.41 feet; thence N 6 deg. 55 min. 45 sec. E, 225.91 feet to the Southerly Right-of-Way line of State Road No. 10 (U.S. Highway No. 90); thence S 64 deg. 10 min. 29 sec. E. along said South Right-of-Way line, 707.42 feet to the Point of Beginning; thence continue S 64 deg. 10 min. 29 sec. E. along said South Right-of-Way line, 380.58 feet; thence S 25 deg. 49 min. 31 sec. W. 334.20 feet; thence N 48 deg. 02 min. 13 sec. W. 62.68 feet to a point of curve; thence Northwesterly along said curve concave to the South, having a radius 260.00 feet and a central angle of 48 deg. 38 min. 11 sec., an arc distance of 220.70 feet to a point of reverse curve; thence Northerly along said curve concave to the Northeast, having a radius of 30.00 feet and a central angle of 89 deg. 05 min. 48 sec., an arc distance of 46.65 feet; thence N 07 deg. 34 min. 39 sec. W. 50.63 feet to a point of curve; thence Northerly along said curve concave to the East, having a radius of 420.00 feet and a central angle of 33 deg. 24 min. 06 sec., an arc distance of 244.85 feet; thence N 25 deg. 49 min. 30 sec. E. 34.98 feet to a point of curve; thence Northeasterly along said curve concave to the Southeast, having a radius of 30.00 feet and a central angle of 90 deg. 00 min. 01 sec., an arc distance of 47.12 feet to the Point of Beginning.

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpeuyo@gmail.com

www.carolchadwickpe.com

March 27, 2021

re: Ellianos at Stonegate Fire Flow Report

The fire protection for this project will be provided by an existing fire hydrant located approximately 200 feet west of the proposed building.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, PE  
cn=Carol Chadwick,  
PE, o=This item has  
been electronically  
signed and sealed by  
Carol Chadwick, PE  
using a digital  
signature., ou,  
email=ccpeuyo@gm  
ail.com, c=US  
2021.03.30 17:40:16  
-04'00'

Carol Chadwick, P.E.

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 27, 2021

re: Ellianos at Stonegate Stormwater Management Plan

The existing site was previously permitted by SRWMD per ERPOO-0028. No additional impervious surface will be constructed from this project.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, PE  
 cn=Carol Chadwick,  
 PE, o=This item has  
 been electronically  
 signed and sealed  
 by Carol Chadwick,  
 PE using a digital  
 signature., ou,  
 email=ccpewyo@g  
 mail.com, c=US  
 2021.03.30 17:42:46  
 -04'00'

Carol Chadwick, P.E.



City of Lake City  
205 N. Marion Ave  
Lake City, FL 32055

Date: 04/01/2021  
Receipt: 2021-00044021  
Description: SPR: 21-03 Ellianos  
Stonegate  
Cashier: Shelby Manning  
Received From: Ellianos

ZF		200.00
SPR: 21-03 Ellianos		
Stonegate		
Receipt Total	-----	200.00
Total Check	-----	200.00
Total Remitted	-----	200.00
Total Received	-----	200.00

City of Lake City utilities