



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, FL 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

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

Petitioner(s): Cecilia Davis - for (Mama Teanette's Restaurant)

Whose mailing address is: P. O Box 394, Lake City, FL, 32056

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

1. That petitioner(s) is/are the sole owner(s) of the real property described on Schedule "A" attached hereto and by this reference made a part of this petition) the "Real Property"), as evidenced by a deed or other document recorded in Official Record Book 1325, Pages 0903, public records of Columbia County, Florida, copy of which is attached hereto.
2. If the Real Property is annexed to the City, petitioner(s) agree(s) to and will abide by and comply with all existing and future laws, rules and regulations which presently are and from time to time in the future may be in effect within the City.
3. That the Real Property of the petitioner(s) qualifies and is eligible to be annexed to the boundaries of the City, pursuant to the provisions of Chapter 171, Florida Statutes.
4. That the Real Property of the petitioner(s) is presently classified under the Columbia County Land Use Plan for Commercial use and is zoned Commercial General Under the Columbia County zoning ordinance.
5. If not already connected to the City's utility services, petitioner(s) agree(s) to and file an application for a connection to the City's water and sewer utility lines to serve said Real Property upon application for Development Permit and agree(s) to abide by and comply with all the terms and conditions of the city codes, resolutions, and further agree(s) to pay all costs relating to the connection fees, installation costs, impact fees, and service charges.



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

DATED this 1st day of December, 20 23

Signed, sealed and delivered in the presence of:

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

[Signature] (Witness) Printed Name

Cecilia Davis (Owner) Printed Name

[Signature] (Witness) Signature

[Signature] (Owner) Signature

(Witness) Printed Name

(Owner) Printed Name

(Witness) Signature

(Owner) Signature

(Witness) Printed Name

(Owner) Printed Name

(Witness) Signature

(Owner) Signature

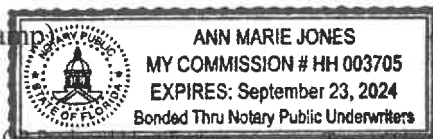
STATE OF Florida

COUNTY OF Columbia

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

WITNESS my hand and official seal, this 1 day of December, 20 23

(Notary Seal or Stamp)



[Signature] Ann Marie Jones, Notary Public, State of Florida

Personally Known [] Type of Identification Produced []



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 17-3S-17-05000-003 (24912) | STORES/1 STORY (1100) | 1.26 AC
 COMM 66.6 FT W OF SE COR OF SW1/4 OF NW1/4, RUN N 370 FT FOR POB, RUN W 256 FT, N 215 FT, E 256 FT,
 S 215 FT TO POB. 343-464, PB 1284-1029, 1293-2

DAVIS CECILIA S
 Owner: 190 SW DEREK GLN
 LAKE CITY, FL 32024
 Site: 2932 N US HIGHWAY 441, LAKE
 CITY
 Sales 11/4/2016 \$0 I(U)
 Info 5/19/2016 \$42,000 I(U)

| 2024 Working Values | | | |
|---------------------|----------|---------------|----------|
| Mkt Lnd | \$19,530 | Appraised | \$53,314 |
| Ag Lnd | \$0 | Assessed | \$53,314 |
| Bldg | \$28,784 | Exempt | \$0 |
| XFOB | \$5,000 | county: | \$53,314 |
| Just | \$53,314 | city: | \$0 |
| | | other: | \$0 |
| | | school: | \$53,314 |
| | | Total Taxable | |

NOTES:



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com

Parcel Number: 17-3S-05000-003

A parcel of land lying in Section 17, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Commence at the Southeast Corner of SW 1/4 of NW 1/4, Section 17, Township 3 South, Range 17 East, and run thence South 89°47' West along the South line of said SW 1/4 of NW 1/4, 66.6 feet to the West right-of-way line of U.S. Highway No. 441, thence run North 0°13' West along said West right-of-way line, 370 feet for a POINT OF BEGINNING; thence run South 89°47' West on a perpendicular to said West right-of-way line, 256.0 feet, thence run North 0°13' West parallel to said West right-of-way line, 215 feet, thence run North 89°47' East on a perpendicular, 256.0 feet to said right-of-way line of U.S. Highway No. 441, thence run South 0°13' East along said West right-of-way line, 215 feet to the POINT OF BEGINNING. Said lands lying in the E 1/2 of SW 1/4 of NW1/4, Section 17, Township 3 South, Range 17 East, Columbia County, Florida.

HFD/lss
130.02-16-0509
11/1/2016

REC. 27.00
DOC. 0
INT. 0
INDEX 0
CONSIDERATION 0

This instrument prepared by
Herbert F. Darby
Herbert F. Darby, P.A.
Attorney at Law
285 NE Hernando Avenue
Lake City, Florida 32055

Inst: 201612018222 Date: 11/09/2016 Time: 2:11PM
Page 1 of 3 B: 1325 P: 903, P. DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.00

WARRANTY DEED

THIS WARRANTY DEED made this 4th day of November, 2016, by
STAFFORD L. SCAFF, JR., a single person, not residing on the property, whose
mailing address is 1262 SE Baya Drive, Lake City, Florida 32025, hereinafter called the
Grantor, to CECILIA S. DAVIS, whose post office address is 190 SW Derek Glen, Lake
City, Florida 32024, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100
(\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby
acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and
confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

TOWNSHIP 3 SOUTH RANGE 17 EAST

Section 17: Commence at the Southeast Corner of SW 1/4 of NW 1/4, Section
17, Township 3 South, Range 17 East, and run thence South
89°47' West along the South line of said SW 1/4 of NW 1/4, 66.6
feet to the West right-of-way line of U. S. Highway No. 441,
thence run North 0°13' West along said West right-of-way line, 370
feet for a POINT OF BEGINNING; thence run South 89°47' West
on a perpendicular to said West right-of-way line, 256.0 feet,

thence run North 0°13' West parallel to said West right-of-way line, 215 feet, thence run North 89°47' East on a perpendicular, 256.0 feet to said West right-of-way line of U. S. Highway No. 441, thence run South 0°13' East along said West right-of-way line, 215 feet to the POINT OF BEGINNING. Said lands lying in the E 1/2 of SW 1/4 of NW 1/4, Section 17, Township 3 South, Range 17 East, Columbia County, Florida.

Parcel Number: 17-3S-17-05000-003

Subject to all easements, restrictions, reservations, and outstanding mineral interest of record, if any, and all land use and zoning rules, regulations and ordinances.

This deed is given pursuant to and in accordance with the terms and conditions of Agreement for Deed dated May 19, 2016, between Grantor and Grantee recorded in Official Records Book 1317, beginning at Page 1917, public records of Columbia County, Florida.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015, which Grantee is obligated to pay.

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:

Delores B. Brannen

Witness
Delores B. Brannen

(Print/type name)

Loretta S. Steinmann

Witness
Loretta S. Steinmann

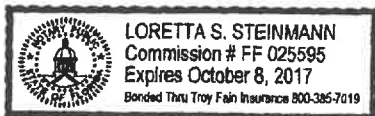
(Print/type name)

Stafford L. Scaff, Jr. (SEAL)
STAFFORD L. SCAFF, JR.

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 4th day of November, 2016, by STAFFORD L. SCAFF, JR. who is personally known to me.



Loretta S. Steinmann

Notary Public, State of Florida
Loretta S. Steinmann

(Print/type name)

(NOTARIAL SEAL)

My Commission Expires: