

BOARD OF ADJUSTMENT

CITY OF LAKE CITY

February 07, 2023 at 5:45 PM

Venue: City Hall

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES

- [i.](#) Meeting Minutes- 11-01-2022

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **V22-03**, Petition submitted by Brittany Dunn (agent) for Rob Stewart (owner), for a Variance for 975 SW Jaguar Drive, in the Residential Single Family Zoning District, and located on **Parcel 08028-107**, which is regulated by the Land Development Regulations section 4.5

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

BOARD OF ADJUSTMENTS

MEETING MINUTES

Date: 11/01/2022

Roll Call:

Mrs. McKellum- Present
Mr. Nelson- Not Present
Mr. Cooper- Present
Mr. McMahan- Present

Mr. Carter- Present
Mr. Lydick- Present

Approval of Past Minutes-Approve the minutes of the 09/13/2022 Meeting.

Motion By: Mr. Cooper

Seconded By: Mr. McMahan

Comments or Revisions: None

Old Business: None

New Business:

Petition # V22-02 Presented By: Christopher Posey

As owner or agent and gives address of: 191 Weeks Rd, Sparks Ga.

Petitioner is Sworn in by: Mr. Lydick

Discussion:

Robert introduced the project, he stated that the project is in the Commercial Highway Interchange district. Robert stated that it was in the Commercial Highway Interchange zoning district and requires a variance for a sign that is 100 feet high. Robert stated that he spoke with Sandra at the North Central Florida Regional Planning Council and she stated that 100 feet is now a standard height of a sign in the commercial highway interchange for most municipalities. Mr. Posey explained that the reason for the height of the sign is due to visibility. They did a visibility test with a crane truck and it was not visible till the reached 100 feet high. Mr. Posey stated that the pictures in the packet showed signs from Bob Evans, Denny’s, and Shell and that they were all off 35 feet. Mr. Lydick asked if the signs were going to be self-lite of use spot lights. Mr. Posey confirmed that the sign would be and illuminated. Mr. Lydick closed public comment.

Motion to Approve/Deny By: Mr. Carter

Motion Seconded By: Mr. McMahan

Mrs. McKellum: Aye

Mr. Cooper: Aye

Mr. McMahan: Aye

Mr. Carter: Aye

Mr. Lydick: Aye

BOARD OF ADJUSTMENTS

MEETING MINUTES

Workshop:

Discussion:

Mr. Lydick discussed readopting the rules from the previous year and to continue working on creating a set of rules and document explaining them that was started by Ms. Georgalis. Motion the approve the readopting of the previous year’s rules by Mr. McMahon and seconded by Mr. Carter.

Mrs. McKellum: Aye **Mr. Cooper:** Aye **Mr. McMahon:** Aye
Mr. Carter: Aye **Mr. Lydick:** Aye

Discussion:

Mr. Lydick asked the board is they had any workshops that they would like to see this year. The board had no suggestions at this time. Mr. Lydick asked board to communicate thru Mr. Angelo, the Vice Chair, and the Chair if they had any workshops they would like to see.

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. Cooper

Time: 5:53pm

Motion Seconded By: Mrs. McKellum

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved



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

FOR PLANNING USE ONLY
 Application # _____ Item ii.
 Application Fee \$200.00
 Receipt No. 12/19/22
 Filing Date _____
 Completeness Date _____

Variance Application

A. PROJECT INFORMATION

1. Project Name: 947 SW Jaguar - Residence
2. Address of Subject Property: 947 SW Jaguar Drive
3. Parcel ID Number(s): 06-4S-17-08028-107
4. Future Land Use Map Designation: _____
5. Zoning Designation: residential
6. Acreage: .16
7. Existing Use of Property: Vacant residential lot
8. Proposed use of Property: Occupied residential lot
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): We are requesting a setback variance. We would like to move the home up on the lot to match the home to the right and this will allow the home to be completely out of the flood zone.
The current setback is 20' We would like to place the home at an 11' setback. The home next door looks to be at 10'

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Brittany Dunn Title: Agent
 Company name (if applicable): _____
 Mailing Address: 4775 SW 34th Terrace
 City: Gainesville State: Florida Zip: 32608
 Telephone: (678) 340.6760 Fax: () Email: bdunn@teamues.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): Rob Stewart of PFS Solutions
 Mailing Address: 426 SW Commerce Drive, Ste .145
 City: Lake City State: FL Zip: 32025
 Telephone: (388) 867.2059 Fax: () Email: _____

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. CP _____
 Rezoning Amendment: Yes _____ No _____
 Rezoning 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. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
 - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - b. The special conditions and circumstances do not result from the actions of the applicant.
 - c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
 - d. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.
 - e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - f. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - g. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
- ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.

✓ 2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.

3. 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).

4. 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.
5. Legal Description with Tax Parcel Number.
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 Variance Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the Land Development Regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

In granting any variance to the provisions of Article 4 of these land development regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the Land Development Regulations in the Zoning District. No nonconforming use of neighboring lands, structures, or buildings in the same Zoning District and no permitted use of lands, structures, or buildings in other Zoning Districts shall be considered grounds for the authorization of a variance.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

Twelve (12) copies of a site plan must accompany an application for a Variance.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Growth Management Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Brittany Dunn

Applicant/Agent Name (Type or Print)

[Signature]

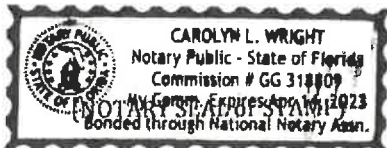
Applicant/Agent Signature

12.19.22

Date

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 19th day of Dec, 2022 by (name of person acknowledging) Brittany Dunn.



[Signature]

Signature of Notary

Carolyn L. Wright
Printed Name of Notary

Personally Known OR Produced Identification _____
Type of Identification Produced

City of Lake City - Growth Management Department
205 North Marion Ave, Lake City, FL 32055 ♦ (386) 719-5750



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

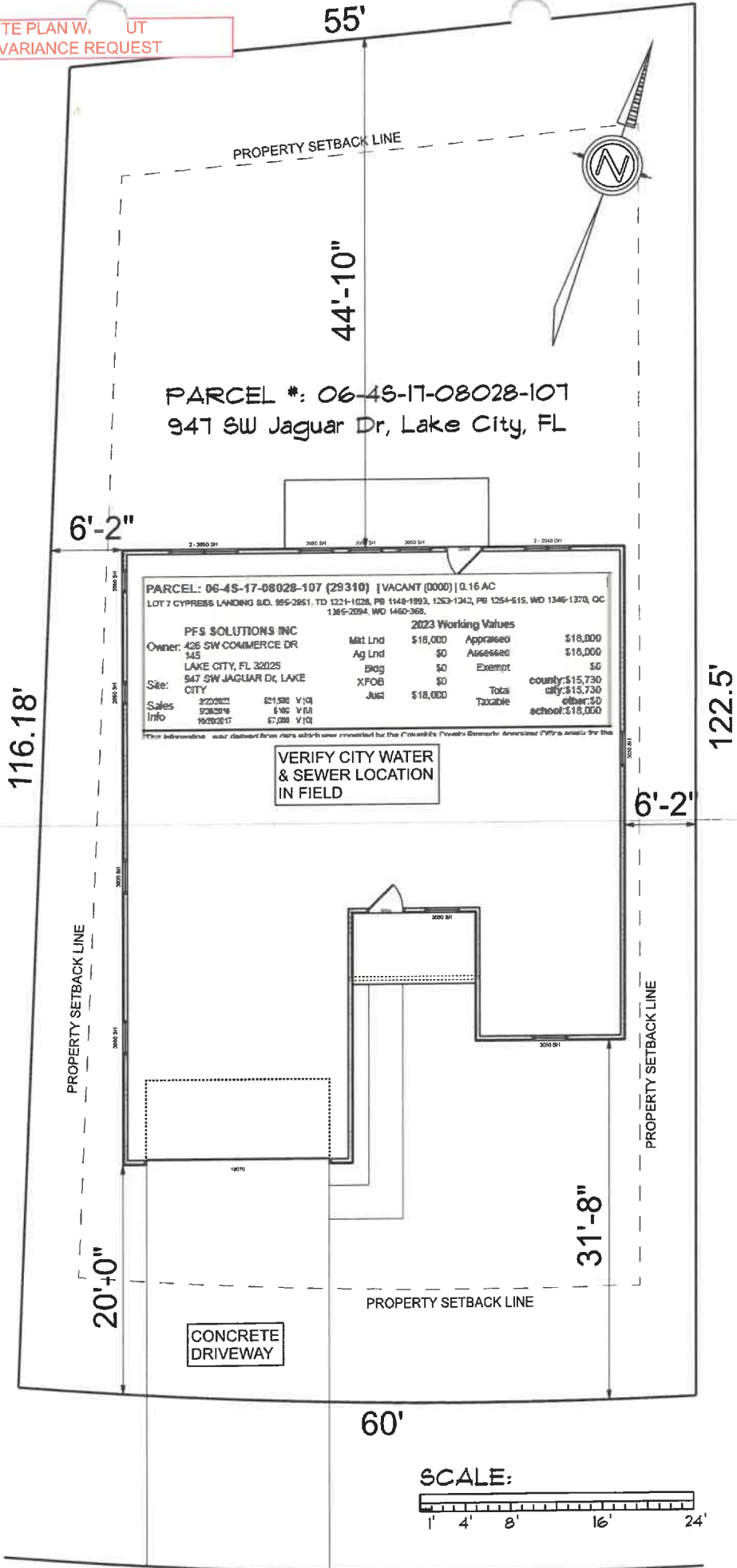
PARCEL: 06-4S-17-08028-107 (29310) | VACANT (0000) | 0.16 AC
 LOT 7 CYPRESS LANDING S/D. 995-2851, TD 1221-1028, PB 1148-1993, 1253-1242, PB 1254-615, WD 1346-1370, QC 1385-2094, WD 1460-368,

PFS SOLUTIONS INC		2023 Working Values			
Owner:	426 SW COMMERCE DR	Mkt Lnd	\$18,000	Appraised	\$18,000
	145	Ag Lnd	\$0	Assessed	\$18,000
	LAKE CITY, FL 32025	Bldg	\$0	Exempt	\$0
Site:	947 SW JAGUAR Dr, LAKE CITY	XFOB	\$0		
		Just	\$18,000	Total	county:\$15,730
Sales	2/22/2022 \$21,500 V(Q)			Taxable	city:\$15,730
Info	5/28/2019 \$100 V(U)				other:\$0
	10/20/2017 \$7,000 V(Q)				school:\$18,000


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, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com







BAILEY BISHOP & LANE, INC.
 3107 SW BARNETT WAY
 P.O. BOX 3717
 LAKE CITY, FL 32056-3717
 P.H. (904) 752-5640 FAX (904) 756-7771
 Eng. Lic. 7382 Survey Lic. 1B-0006685

CYPRESS LANDING

A PLANNED RESIDENTIAL DEVELOPMENT

IN THE NW 1/4, SECTION 6, T4-S, R17-E CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

In accordance with Section 41B of the City of Lake City Land Development Regulations, the undersigned developer hereby proposes and requests approval of the Planned Residential Development described herein to be known as CYPRESS LANDING.

STATEMENT OF OBJECTIVES

The development consists of approximately 32.16 acres, located on Grandview Avenue near its intersection with Sister's Welcome Road. It is intended to provide a mixture of conventional single-family homes and detached townhomes consistent with the surrounding neighborhoods.

The project includes 15 townhome lots and 90 conventional single-family lots. The single-family lots range in size from approximately 6019 square feet to 12389 square feet (with an average of 8019 square feet or 0.18 acres). The homes and townhomes will be constructed primarily of brick with vinyl siding, used for gables and certain walls. The homes will range from approximately 1300 square feet of heated and cooled space to over 2400 square feet (with no upper limit). Construction will be tightly controlled through deed restrictions, a mandatory homeowners' association, or architectural control committee. The intention is to use a similar color brick styles, and trim for all homes to ensure a consistent and planned community look.

A community lot will be owned by the homeowners' association. It is large enough to accommodate a swimming pool, clubhouse, playground or other similar amenities, which the association may decide to build at a later date.

TOPOGRAPHICAL MAP

See drawings filed herewith, and construction drawings on file.

FINAL DEVELOPMENT PLAN

- (1) Boundaries: See drawings filed herewith
- (2) Surrounding streets: See drawings filed herewith
- (3) Surrounding land use: See drawings filed herewith
- (4) Streets, Pedestrian Ways and Parking: See drawings filed herewith. Additionally, each home and townhome will be so located on its lot that there are two off-street parking spaces in front of the double garage.
- (5) Building sites: There are 90 conventional single-family lots and 15 townhome lots. See drawing filed herewith for details.
- (6) Open spaces and public areas: Common areas consist primarily of an 579 acre express pond on the south of the development, a 3.46 acre express pond in the southeast corner of the development, and a 0.34 acre community lot near the entrance. See drawings filed herewith for details.

UTILITY SERVICE PLAN

The development is served by City of Lake City water and sewer which lines were installed by the City of Lake City. See those drawings for details.
 Storm water will be handled through on-site storage and retention areas and overflow into the City of Lake City stormwater management system. Such plan has previously been approved by the SFWMD and the City of Lake City.
 Utility easements and rights of way are shown on the drawings filed herewith. Additionally, FP & L has been granted 5' easements on the front of the lots to accommodate electrical service equipment, primarily transformers. Electrical service is underground.

Cable television is available through Time-Warner and the lines will be installed by the cable company as needed and within existing rights-of-way.

Natural gas service is available through the City of Lake City and lines will be installed as needed by the City's department and within existing rights-of-way.

LANDSCAPING PLAN

Each home will be individually landscaped by the initial purchaser or by the builder. The homeowners' association documents provide ample authority for the developer and association to require that suitable landscaping be installed and properly maintained.

The townhomes will have some individual and some common landscaping. The common landscaping will consist of small trees and shrubs separating the home from Grandview Avenue. There will also be a privacy fence installed by the developer between the rear of the townhomes on lots 100 through 106 and Grandview Avenue when and as they are constructed.

STATISTICAL INFORMATION

- (1) Total acreage of the site: 32.16 acres.
- (2) Maximum building coverage per lot:
 - (a) Conventional single-family homes: approximately 25% (depending upon the size of the lot), but not to exceed 40%.
 - (b) Townhomes: approximately 80%, but not to exceed 90%.
- (3) Total site acreage of 32.16 acres to be devoted to:

(a) Lots for conventional homes:	16.57
(b) Lots for townhomes:	10.3
(c) Public roads:	4.67
(d) Ponds and surrounding areas:	9.25
(e) Community lot:	0.34
(f) Miscellaneous common areas:	0.30

(4) Gross Residential Density = 105 homes/32.16 acres = 3.26 units/acre
 Net Residential Acreage = 16.57 + 10.3 = 17.6 acres.

SUBSTANCE OF COVENANTS, GRANTS & EASEMENTS

There are extensive restrictions and covenants that have been recorded in the public records of Columbia County. They create a homeowners' association, which will own and manage the common elements. Each lot owner automatically receives membership in the association as part of lot ownership. Membership is mandatory. After development, the members will elect a Board of Directors who will elect officers to manage and oversee the development.

The Board retains architectural control over the community and all structures must be approved by the Board or its Architectural Committee. The Association will require each owner to maintain his lot and home exterior in acceptable condition to preserve the community's esthetic appeal.

The Association will levy regular assessments to pay for the operation and maintenance of the common elements, which will be voted on annually, and may levy special assessments for certain projects and needs of the community. Unpaid assessments constitute a lien on the lot and may be enforced as provided by law.

The development is limited to single family residences. No mobile homes, campers, motor homes, or similar arrangements can be used for a dwelling.

CYPRESS LANDING

A PLANNED RESIDENTIAL DEVELOPMENT

IN

THE NW 1/4, SECTION 6, T4-S, R17-E CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

BAILEY BISHOP & LANE, INC.
9107 SW BARNETT WAY
P. O. BOX 9717
LAKE CITY, FL 32056-3717
PH: (904) 752-5640 FAX: (904) 755-7771
Eng. Lic. 7982 Survey Lic. LB-0006885

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that B&L Properties, Inc., a Florida Corporation, Cypress Landing Homeowners Association of Lake City, Inc., Clinton D. Blas, Bobbie I. Blas, his wife, and L. Don Reed, as owners and First Federal Savings Bank of Florida, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as CYPRESS LANDING, and that all rights-of-way, easements and other interests therein hereby dedicated to the perpetual use of the public for uses as shown hereon.

All of the conservation areas and drainage easements are owned by and shall be maintained by Cypress Landing Homeowners Association of Lake City, Inc. and are not dedicated to the public.

Robert F. Jordan, President
Cypress Landing Homeowners Association
Robert F. Jordan, President

Clinton D. Blas
Witness
Bobbie I. Blas
Witness

L. Don Reed
Witness
James C. Moses, Sr., Vice President
First Federal Savings Bank of Florida
Sybil D. Conthon, Vice President
Byron D. Conthon, Vice President

Jeffery Dieke
Witness
Jeffery Dieke
Witness

James C. Moses, Sr., Vice Pres.
Witness
Sybil D. Conthon
Witness

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James C. Moses, Sr., Vice Pres.
Witness
Sybil D. Conthon
Witness

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications. Developer is in agreement that it will maintain roads for 1 year beginning on date of recording.
SIGNED: [Signature] DATE: **6-6-00**
Director of Public Works

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA

THIS IS TO CERTIFY that on **6-5-00**, the foregoing plat was approved by the City Council of the City of Lake City, Florida.
SIGNED: [Signature] Mayor
Attest: **[Signature]** Filed for Record on: _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR LAKE CITY, FLORIDA

Examined on **6-5-2000**
AND
Approved as to legal form and sufficiency by
[Signature]
City Attorney

CLERK'S CERTIFICATE

This plat having been approved by the City Council of the City of Lake City, Florida, on **6-5-2000**, in that Book **7**, Pages **43** and **44-42** and **43**
[Signature]
Clerk of Circuit Court

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this **20** day of **June**, 2000, by Robert F. Jordan, President of RFL Properties, Inc. and of Cypress Landing Homeowners Association of Lake City, Inc. in the presence of [Signatures] as witnesses, and the identification and did/did not take on oath.

[Signature]
Notary Public
My Commission Expires: **6/15/2000**

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this **20** day of **June**, 2000, by Clinton D. Blas, [Signature] as witness, and the identification and did/did not take on oath.

[Signature]
Notary Public
My Commission Expires: **6/15/2000**

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

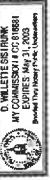
The foregoing dedication was acknowledged before me this **20** day of **June**, 2000, by Bobbie I. Blas, [Signature] as witness, and the identification and did/did not take on oath.

[Signature]
Notary Public
My Commission Expires: **6/15/2000**

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this **20** day of **June**, 2000, by Byron D. Conthon, Vice President of First Federal Savings Bank of Florida. He is personally known to me or has produced identification and did/did not take on oath.

[Signature]
Notary Public
My Commission Expires: **6/15/2000**



CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY that **[Signature]**, R.P. Bishop, Jr., Registered Professional Engineer, License No. 38546, does hereby certify that all required improvements have been installed in compliance with the approved construction plans and if applicable, any submitted "as built" blueprints in accordance with the requirements of the City Council of the City of Lake City, Florida.
[Signature]
Registered Professional Engineer

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this **20** day of **June**, 2000, by James C. Moses, Sr., Vice Pres. of First Federal Savings Bank of Florida. He is personally known to me or has produced identification and did/did not take on oath.

[Signature]
Notary Public
My Commission Expires: **6/15/2000**



ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this **20** day of **June**, 2000, by L. Don Reed, [Signature] as witness, and the identification and did/did not take on oath.

[Signature]
Notary Public
My Commission Expires: **6/15/2000**



CERTIFICATE OF CITY SURVEYOR

Know all men by these presents, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 177, Florida Statutes and in accordance with the provisions of the Florida Surveying and Mapping Act, have surveyed and platted the lands hereon shown, and have caused this plat for conformity to Chapter 177, Florida Statutes and said plat meets all the requirements of Chapter 177, as amended.

[Signature]
Date: **6/5/2000**
Registration Number: **31115**

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and mapper, as provided under Chapter 472, Florida Statutes and in accordance with the provisions of the Florida Surveying and Mapping Act, have surveyed and platted the lands hereon shown, and have caused this plat for conformity to Chapter 177, Florida Statutes and said plat meets all the requirements of Chapter 177, as amended, and that said lands are located in Section 6, Township 4 South, Range 17 East, Columbia County, Florida.
[Signature]
Date: **6/5/2000**

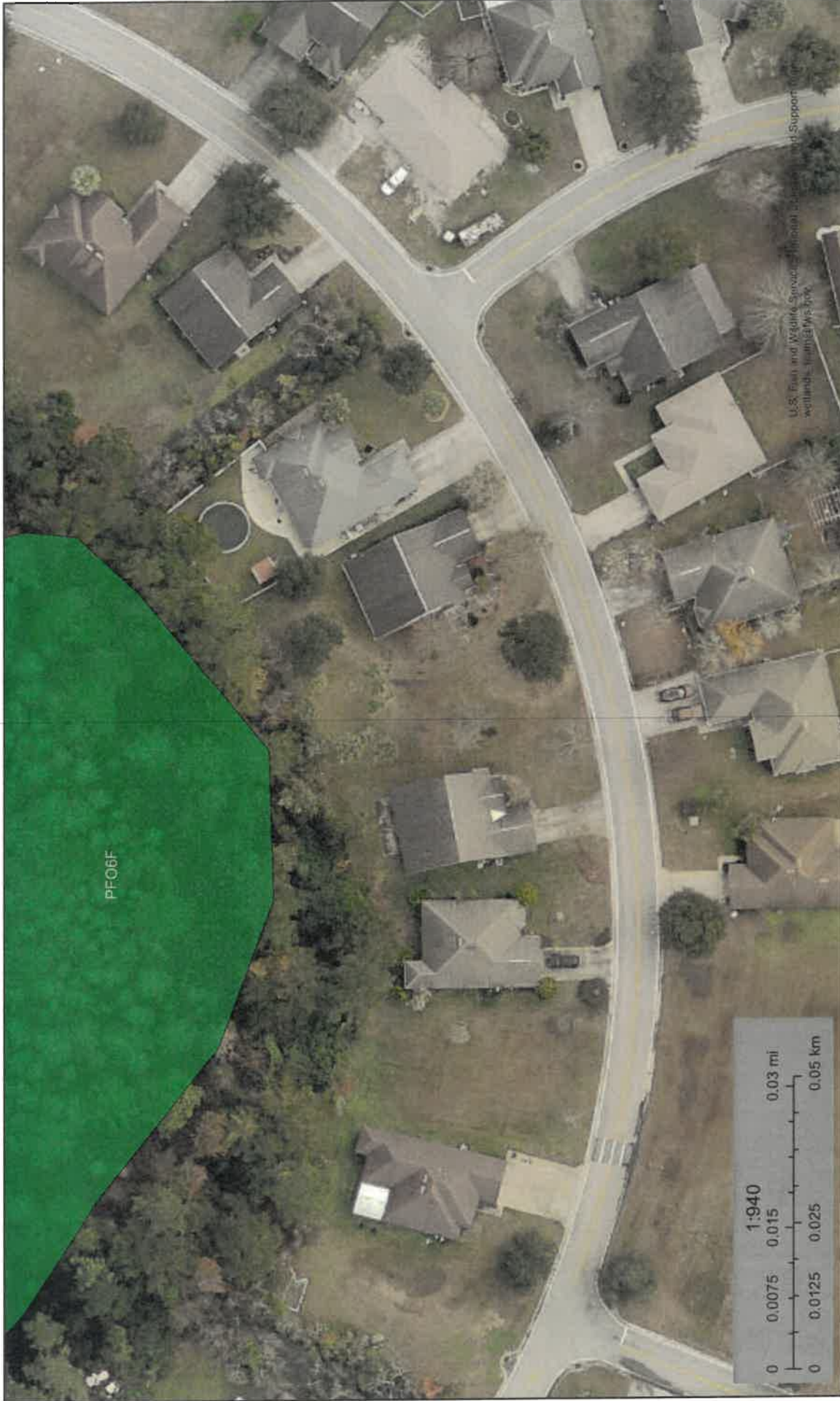
[Signature]
John M. Taylor
3107 SW Barnette Way, Lake City, FL 32056



U.S. Fish and Wildlife Service

National Wetlands Inventory

947 SW Jaguar Drive



December 19, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Item ii.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Columbia County Tax Collector

generated on 12/27/2022 10:45:10

Item ii.

Legal Desc.

Last Update: 12/27/2022 10:45:10 AM

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
R08028-107	REAL ESTATE	2022
Legal Description (click for full description)		
LOT 7 CYPRESS LANDING S/D. 995-2851, TD 1221-1028, PB 1148-1993, 1253-1242, PB 1254-615, WD 1346-1370, QC 1385-2094, WD 1460-368,		

Prepared by and return to:

Rob Stewart
Sky Title LLC
6150 Southwest State Road 200
Ocala, FL 34476
(352) 479-0181
File No 2022-5737H

Parcel Identification No 06-4S-17-08028-107

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 22nd day of February, 2022 between Benjamin Smollack, a married man, whose post office address is 2395 Old Wire Road, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantor, to PFS Solutions, Inc, a Florida Corporation, whose post office address is 426 Southwest Commerce Drive, 145, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 7, Cypress Landing, according to the Plat thereof, recorded in Plat Book 7, Page 40, of the Public Records of Columbia County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 2395 Old Wire Road, Lake City, FL 32024.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Item ii.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Wilkey

WITNESS

PRINT NAME: Teresa Wilkey

B. Smollack
Benjamin Smollack

Susan B. Weirich

WITNESS

PRINT NAME: Susan B. Weirich

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 22nd day of February, 2022, by Benjamin Smollack.

Susan B. Weirich

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: FL DL



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

AGENT AUTHORIZATION FORM

I, Robert Stewart, PFS Solutions Inc (owner name), owner of property parcel
number 06-45-17-08028-107 (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. Brittany Dunn	1.
2.	2.
3.	3.
4.	4.
5.	5.

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

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

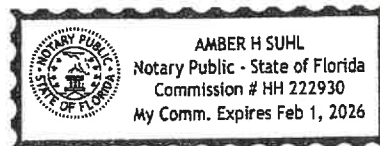
12/7/2022
Owner Signature (Notarized) Date

NOTARY INFORMATION:
STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Robert Stewart
personally appeared before me and is known by me or has produced identification
(type of I.D.) FL D/L on this 7 day of Dec, 2022.

NOTARY'S SIGNATURE

(Seal/Stamp)





Tax Record

print [arrow icons]

Owner Name
3 of 9

Last Update: 12/16/2022 12:14:23 AM EST

[Register for eE](#)

Details

Tax Record

- » Print View
- Legal Desc.
- Tax Payment
- Payment History
- Print Tax Bill **NEW!**
- Change of Address

Searches

- Account Number
- GEO Number
- Owner Name**
- Property Address
- Mailing Address

Site Functions

- Tax Search**
- Local Business Tax
- Contact Us
- County Login
- Home

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			
R08028-107	REAL ESTATE	2022			
Mailing Address		Property Address			
PFS SOLUTIONS INC 426 SW COMMERCE DR 145 LAKE CITY FL 32025		947 JAGUAR LAKE CITY GEO Number 064S17-08028-107			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
06-4S-17 0000/0000.16 Acres LOT 7 CYPRESS LANDING S/D. 995-2851, TD 1221-1028, PB 1148-1993, 1253-1242, PB 1254-615, WD 1346-1370, QC 1385-2094, WD 1460-368,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxable Amount
CITY OF LAKE CITY	4.9000	14,300	0	\$14,300	\$70,410
BOARD OF COUNTY COMMISSIONERS	7.8150	14,300	0	\$14,300	\$111,615
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	18,000	0	\$18,000	\$13,464
LOCAL	3.2990	18,000	0	\$18,000	\$59,382
CAPITAL OUTLAY	1.5000	18,000	0	\$18,000	\$27,000
SUWANNEE RIVER WATER MGT DIST	0.3368	14,300	0	\$14,300	\$4,794
LAKE SHORE HOSPITAL AUTHORITY	0.0001	14,300	0	\$14,300	\$2,002
Total Millage		18.5989	Total Taxes		\$286,667
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$50,000			
Total Assessments					\$50,000
Taxes & Assessments					\$336,667
If Paid By		Amount Due			
11/30/2022		\$326,667			
12/31/2022		\$326,667			
1/31/2023		\$326,667			

Project Summary

Project Name: 947 SW Jaguar Drive Variance

Project Number: V22-03

Parcel Number: 08028-107

Project Notes

- Project type: Variance
- Future land use is: Residential Medium Density
- Zoning designation is: Planned Residential Development
- Proposed use of the property: New construction of Single-Family Home
- Land is conducive for use: Yes, per the LDR section 4.18.2.1
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project V22-03 is for a variance and has been reviewed by city staff. The variance would allow for an 11' setback. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.



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

Item ii.

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND
HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 12/28/22

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: V23-00

Project Name: 947 SW Jaguar- Residence

Project Address: 947 SW Jaguar Drive, Lake City, FL

Project Parcel Number: 06-4S-17-08028-107

Owner Name: Rob Stewart of PFS Solutions

Owner: Address: 426 SW Commerce Drive Suite 145, Lake City, FL 32025

Owner Contact Information: telephone number 386-867-2059 e-mail _____

Owner Agent Name: Brittany Dunn

Owner Agent Address: 4775 SW 34th Terrace, Gainesville, FL 32608

Owner Agent Contact Information: telephone 678-340-6760 e-mail bdunn@teamues.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Approved Disapproved Reviewed by: _____

Comments: _____

Planning and Zoning: Approve Disapprove Reviewed by: Robert Angelo

Comments: This property is in a PRD development and requires a 20 feet setback. The property
This property is in a PRD development and requires a 20 feet setback. The property
to the right looks to have about a 10 feet setback.

Business License: Approve Disapprove Reviewed by: Marshall Sova
Marshall Sova (Dec 28, 2022 10:56 EST)

Comments: No issues

Code Enforcement: Approve Disapprove Reviewed by: Marshall Sova
Marshall Sova (Dec 28, 2022 10:56 EST)

Comments: No issues

Permitting: Approve Disapprove Reviewed by: Ang Jara

Comments: No Issues

No Issues

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Approved Disapproved Reviewed by: _____

Comments: _____

Sewer Department: Approved Disapproved Reviewed by: *Cody Pridgeon*
Cody Pridgeon (Jan 9, 2023 09:04 EST)

Comments: **None**

Gas Department: Approved Disapproved Reviewed by: *Steve Brown*
Steve Brown (Jan 9, 2023 12:24 EST)

Comments: _____

Water Distribution/Collection: Approved Disapproved Reviewed by: *Brian Scott*
Brian Scott (Jan 9, 2023 09:43 EST)

Comments: **no issues**

Customer Service: Approved Disapproved Reviewed by: *Shasta Pelham*
Shasta Pelham (Dec 28, 2022 14:46 EST)

Comments: **The City of Lake City provides water, sewer and natural gas to this area.
The Utility Department approved the tap application for water and sewer services.
The installation of utilities are pending the payment of utility fees.**

Public Safety – Public Works, Fire Department, Police Department

Public Works: Approved Disapproved Reviewed by Steve Brown
Steve Brown (Jan 9, 2023 12:24 EST)

Comments: _____

Fire Department: Approve Disapprove Reviewed by: Dwight Booger

Comments: **No Concerns**

Police Department: Approve Disapprove Reviewed by _____

Comments: _____

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.



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

PARCEL: 06-4S-17-08028-107 (29310) | VACANT (0000) | 0.16 AC
 LOT 7 CYPRESS LANDING S/D, 995-2851, TD 1221-1028, PB 1148-1993, 1253-1242, PB 1254-615, WD 1346-1370, QC 1385-2094, WD 1460-368.

2023 Working Values	
Mkt Lnd	\$18,000
Ag Lnd	\$0
Bldg	\$0
XFOB	\$0
Just	\$18,000
Appraised	\$18,000
Assessed	\$18,000
Exempt	\$0
Total	\$15,730
Taxable	\$18,000

county:\$15,730 city:\$15,730
 other:\$0 school:\$18,000

Owner: 145 PFS SOLUTIONS INC
 426 SW COMMERCE DR
 LAKE CITY, FL 32025

Site: 947 SW JAGUAR DR, LAKE CITY

Sales Info: 2/22/2022 \$21,500 V(Q)
 5/28/2019 \$100 V(U)
 10/20/2017 \$7,000 V(Q)

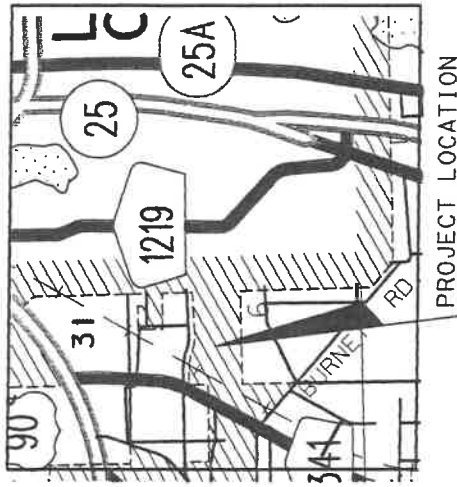
NOTES:

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purposes 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.

Item ii.



BAILEY BISHOP & LANE, INC.
 3107 SW BARNETT WAY
 P. O. BOX 3717
 LAKE CITY, FL 32056-3717
 PH. (904) 762-6640 FAX (904) 765-7771
 Eng. Lic. 7382 Survey Lic. LB-0006865



- NOTES**
1. BEARINGS PROJECTED FROM THE CENTERLINE OF GRANDVIEW AVENUE.
 2. ERROR OF CLOSURE BALANCED TO ZERO.
 3. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 D175 B, EFFECTIVE DATE JANUARY 6, 1988) ALL LOTS DESCRIBED LIE IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
 4. BUILDING SETBACKS FOR LOTS 1-90 ARE AS FOLLOWS:
 - FRONT - 20 FEET
 - REAR - 10 FEET
 - SIDE - 10 FEET
 - ON BOTH SIDES
 BUILDING SETBACKS FOR LOTS 100-114 ARE AS FOLLOWS:
 - FRONT - 20 FEET
 - REAR - 10 FEET
 - SIDE - 0 FEET
- SPECIAL NOTE**
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR ADDITIONAL RESTRICTIONS. THERE MAY BE ADDITIONAL RESTRICTIONS ON THIS PLAT WHICH ARE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.
- SPECIAL NOTE**
- NOTICE: ALL PLANTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL BE MAINTAINED AND OPERATED BY THE INSTALLER, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. DAMAGES TO THE FACILITIES OF ANY PUBLIC UTILITY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CYPRESS LANDING

A PLANNED RESIDENTIAL DEVELOPMENT

IN
 THE NW 1/4, SECTION 6, T4-S, R7-E
 CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 41
 SHEET 2 OF 4

DESCRIPTION
 A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SW 1/4 OF NW 1/4 AND RUN N 0°10'48" W, ALONG THE WEST LINE OF SAID SW 1/4 OF NW 1/4, 20.00 FEET TO THE POINT OF BEGINNING, THENCE N 19°22'06" E, 1346.65 FEET TO THE EAST LINE OF SAID SW 1/4 OF NW 1/4, THENCE N 0°06'45" W, ALONG SAID EAST LINE, 51.66 FEET TO THE POINT OF BEGINNING OF CURVE, THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG SAID RIGHT-OF-WAY LINE, 51.66 FEET TO THE POINT OF BEGINNING OF CURVE, THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 13°54'52", A DISTANCE OF 541.88 FEET, THENCE N 7°08'43" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 193.93 FEET TO THE POINT OF BEGINNING OF A CURVE, THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, COMPASS BEARING OF 13°54'52", A DISTANCE OF 1869.86 FEET, THROUGH A CENTRAL ANGLE OF 13°35'35", A DISTANCE OF 419.05 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED A.C.L. RAILROAD, THENCE S 29°37'43" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 411.20 FEET TO THE WEST LINE OF SAID SW 1/4 OF NW 1/4, THENCE S 0°10'48" E ALONG SAID WEST LINE, 909.18 FEET TO THE POINT OF BEGINNING.

CURVE NO.	CURVE DATA			CHORD BEARING	CHORD DIST.	CHORD BEARING	CHORD DIST.
	RADIUS	DELTA	ARC LENGTH				
1-1	465.00	10° 47' 57" RT	87.64	N 28° 10' 02" E	87.51	N 28° 10' 02" E	87.51
2-1	465.00	9° 12' 06" LT	74.68	N 38° 10' 04" E	74.60	N 38° 10' 04" E	74.60
3-1	465.00	8° 49' 49" LT	64.01	N 44° 42' 57" E	64.02	N 44° 42' 57" E	64.02
4-1	465.00	8° 59' 51" LT	54.16	N 51° 00' 27" E	54.16	N 51° 00' 27" E	54.16
5-1	465.00	8° 59' 51" LT	44.31	N 57° 00' 27" E	44.31	N 57° 00' 27" E	44.31
6-1	465.00	8° 59' 51" LT	34.46	N 63° 00' 27" E	34.46	N 63° 00' 27" E	34.46
7-1	465.00	7° 52' 55" LT	24.61	N 69° 00' 27" E	24.61	N 69° 00' 27" E	24.61
8-1	465.00	7° 52' 55" LT	14.76	N 75° 00' 27" E	14.76	N 75° 00' 27" E	14.76
9-1	465.00	8° 30' 17" LT	69.02	N 81° 48' 24" E	69.02	N 81° 48' 24" E	69.02
10-1	465.00	8° 30' 17" LT	59.17	N 87° 51' 54" E	59.17	N 87° 51' 54" E	59.17
11-1	465.00	8° 19' 48" LT	67.33	N 93° 57' 04" E	67.33	N 93° 57' 04" E	67.33
12-1	465.00	8° 25' 13" LT	68.34	N 99° 51' 44" E	68.34	N 99° 51' 44" E	68.34
13-1	465.00	8° 22' 00" LT	67.90	N 105° 44' 03" E	67.90	N 105° 44' 03" E	67.90
14-1	465.00	8° 39' 36" LT	70.28	N 111° 36' 18" E	70.28	N 111° 36' 18" E	70.28
15-1	465.00	8° 41' 04" RT	43.96	N 117° 28' 18" E	43.96	N 117° 28' 18" E	43.96
16-1	465.00	8° 41' 04" RT	34.11	N 123° 20' 08" E	34.11	N 123° 20' 08" E	34.11
17-1	200.00	11° 48' 31" LT	18.81	N 129° 12' 08" E	18.81	N 129° 12' 08" E	18.81
18-1	200.00	11° 48' 31" LT	9.96	N 135° 04' 08" E	9.96	N 135° 04' 08" E	9.96
19-1	200.00	11° 48' 31" LT	1.11	N 140° 56' 08" E	1.11	N 140° 56' 08" E	1.11
20-1	200.00	11° 48' 31" LT	1.11	N 146° 48' 08" E	1.11	N 146° 48' 08" E	1.11
21-1	200.00	11° 48' 31" LT	1.11	N 152° 40' 08" E	1.11	N 152° 40' 08" E	1.11
22-1	200.00	11° 48' 31" LT	1.11	N 158° 32' 08" E	1.11	N 158° 32' 08" E	1.11
23-1	200.00	11° 48' 31" LT	1.11	N 164° 24' 08" E	1.11	N 164° 24' 08" E	1.11
24-1	200.00	11° 48' 31" LT	1.11	N 170° 16' 08" E	1.11	N 170° 16' 08" E	1.11
25-1	200.00	11° 48' 31" LT	1.11	N 176° 08' 08" E	1.11	N 176° 08' 08" E	1.11
26-1	200.00	11° 48' 31" LT	1.11	N 182° 00' 08" E	1.11	N 182° 00' 08" E	1.11
27-1	200.00	11° 48' 31" LT	1.11	N 187° 52' 08" E	1.11	N 187° 52' 08" E	1.11
28-1	200.00	11° 48' 31" LT	1.11	N 193° 44' 08" E	1.11	N 193° 44' 08" E	1.11
29-1	200.00	11° 48' 31" LT	1.11	N 199° 36' 08" E	1.11	N 199° 36' 08" E	1.11
30-1	200.00	11° 48' 31" LT	1.11	N 205° 28' 08" E	1.11	N 205° 28' 08" E	1.11
31-1	200.00	11° 48' 31" LT	1.11	N 211° 20' 08" E	1.11	N 211° 20' 08" E	1.11
32-1	200.00	11° 48' 31" LT	1.11	N 217° 12' 08" E	1.11	N 217° 12' 08" E	1.11
33-1	200.00	11° 48' 31" LT	1.11	N 223° 04' 08" E	1.11	N 223° 04' 08" E	1.11
34-1	200.00	11° 48' 31" LT	1.11	N 228° 56' 08" E	1.11	N 228° 56' 08" E	1.11
35-1	200.00	11° 48' 31" LT	1.11	N 234° 48' 08" E	1.11	N 234° 48' 08" E	1.11
36-1	200.00	11° 48' 31" LT	1.11	N 240° 40' 08" E	1.11	N 240° 40' 08" E	1.11
37-1	200.00	11° 48' 31" LT	1.11	N 246° 32' 08" E	1.11	N 246° 32' 08" E	1.11
38-1	200.00	11° 48' 31" LT	1.11	N 252° 24' 08" E	1.11	N 252° 24' 08" E	1.11
39-1	200.00	11° 48' 31" LT	1.11	N 258° 16' 08" E	1.11	N 258° 16' 08" E	1.11
40-1	200.00	11° 48' 31" LT	1.11	N 264° 08' 08" E	1.11	N 264° 08' 08" E	1.11
41-1	200.00	11° 48' 31" LT	1.11	N 270° 00' 08" E	1.11	N 270° 00' 08" E	1.11
42-1	200.00	11° 48' 31" LT	1.11	N 275° 52' 08" E	1.11	N 275° 52' 08" E	1.11
43-1	200.00	11° 48' 31" LT	1.11	N 281° 44' 08" E	1.11	N 281° 44' 08" E	1.11
44-1	200.00	11° 48' 31" LT	1.11	N 287° 36' 08" E	1.11	N 287° 36' 08" E	1.11
45-1	200.00	11° 48' 31" LT	1.11	N 293° 28' 08" E	1.11	N 293° 28' 08" E	1.11
46-1	200.00	11° 48' 31" LT	1.11	N 299° 20' 08" E	1.11	N 299° 20' 08" E	1.11
47-1	200.00	11° 48' 31" LT	1.11	N 305° 12' 08" E	1.11	N 305° 12' 08" E	1.11
48-1	200.00	11° 48' 31" LT	1.11	N 311° 04' 08" E	1.11	N 311° 04' 08" E	1.11
49-1	200.00	11° 48' 31" LT	1.11	N 316° 56' 08" E	1.11	N 316° 56' 08" E	1.11
50-1	200.00	11° 48' 31" LT	1.11	N 322° 48' 08" E	1.11	N 322° 48' 08" E	1.11
51-1	200.00	11° 48' 31" LT	1.11	N 328° 40' 08" E	1.11	N 328° 40' 08" E	1.11
52-1	200.00	11° 48' 31" LT	1.11	N 334° 32' 08" E	1.11	N 334° 32' 08" E	1.11
53-1	200.00	11° 48' 31" LT	1.11	N 340° 24' 08" E	1.11	N 340° 24' 08" E	1.11
54-1	200.00	11° 48' 31" LT	1.11	N 346° 16' 08" E	1.11	N 346° 16' 08" E	1.11
55-1	200.00	11° 48' 31" LT	1.11	N 352° 08' 08" E	1.11	N 352° 08' 08" E	1.11
56-1	200.00	11° 48' 31" LT	1.11	N 357° 56' 08" E	1.11	N 357° 56' 08" E	1.11
57-1	200.00	11° 48' 31" LT	1.11	N 363° 48' 08" E	1.11	N 363° 48' 08" E	1.11
58-1	200.00	11° 48' 31" LT	1.11	N 369° 40' 08" E	1.11	N 369° 40' 08" E	1.11
59-1	200.00	11° 48' 31" LT	1.11	N 375° 32' 08" E	1.11	N 375° 32' 08" E	1.11
60-1	200.00	11° 48' 31" LT	1.11	N 381° 24' 08" E	1.11	N 381° 24' 08" E	1.11
61-1	200.00	11° 48' 31" LT	1.11	N 387° 16' 08" E	1.11	N 387° 16' 08" E	1.11
62-1	200.00	11° 48' 31" LT	1.11	N 393° 08' 08" E	1.11	N 393° 08' 08" E	1.11
63-1	200.00	11° 48' 31" LT	1.11	N 399° 00' 08" E	1.11	N 399° 00' 08" E	1.11
64-1	200.00	11° 48' 31" LT	1.11	N 404° 52' 08" E	1.11	N 404° 52' 08" E	1.11
65-1	200.00	11° 48' 31" LT	1.11	N 410° 44' 08" E	1.11	N 410° 44' 08" E	1.11
66-1	200.00	11° 48' 31" LT	1.11	N 416° 36' 08" E	1.11	N 416° 36' 08" E	1.11
67-1	200.00	11° 48' 31" LT	1.11	N 422° 28' 08" E	1.11	N 422° 28' 08" E	1.11
68-1	200.00	11° 48' 31" LT	1.11	N 428° 20' 08" E	1.11	N 428° 20' 08" E	1.11
69-1	200.00	11° 48' 31" LT	1.11	N 434° 12' 08" E	1.11	N 434° 12' 08" E	1.11
70-1	200.00	11° 48' 31" LT	1.11	N 440° 04' 08" E	1.11	N 440° 04' 08" E	1.11
71-1	200.00	11° 48' 31" LT	1.11	N 445° 56' 08" E	1.11	N 445° 56' 08" E	1.11
72-1	200.00	11° 48' 31" LT	1.11	N 451° 48' 08" E	1.11	N 451° 48' 08" E	1.11
73-1	200.00	11° 48' 31" LT	1.11	N 457° 40' 08" E	1.11	N 457° 40' 08" E	1.11
74-1	200.00	11° 48' 31" LT	1.11	N 463° 32' 08" E	1.11	N 463° 32' 08" E	1.11
75-1	200.00	11° 48' 31" LT	1.11	N 469° 24' 08" E	1.11	N 469° 24' 08" E	1.11
76-1	200.00	11° 48' 31" LT	1.11	N 475° 16' 08" E	1.11	N 475° 16' 08" E	1.11
77-1	200.00	11° 48' 31" LT	1.11	N 481° 08' 08" E	1.11	N 481° 08' 08" E	1.11
78-1	200.00	11° 48' 31" LT	1.11	N 487° 00' 08" E	1.11	N 487° 00' 08" E	1.11
79-1	200.00	11° 48' 31" LT	1.11	N 492° 52' 08" E	1.11	N 492° 52' 08" E	1.11
80-1	200.00	11° 48' 31" LT	1.11	N 498° 44' 08" E	1.11	N 498° 44' 08" E	1.11
81-1	200.00	11° 48' 31" LT	1.11	N 504° 36' 08" E	1.11	N 504° 36' 08" E	1.11
82-1	200.00	11° 48' 31" LT	1.11	N 510° 28' 08" E	1.11	N 510° 28' 08" E	1.11
83-1	200.00	11° 48' 31" LT	1.11	N 516° 20' 08" E	1.11	N 516° 20' 08" E	1.11
84-1	200.00	11° 48' 31" LT	1.11	N 522° 12' 08" E	1.11	N 522° 12' 08" E	1.11
85-1	200.00	11° 48' 31" LT	1.11	N 528° 04' 08" E	1.11	N 528° 04' 08" E	1.11
86-1	200.00	11° 48' 31" LT	1.11	N 533° 56' 08" E	1.11	N 533° 56' 08" E	1.11
87-1	200.00	11° 48' 31" LT	1.11	N 539° 48' 08" E	1.11	N 539° 48' 08" E	1.11
88-1	200.00	11° 48' 31" LT	1.11	N 545° 40' 08" E	1.11	N 545° 40' 08" E	1.11
89-1	200.00	11° 48' 31" LT	1.11	N 551° 32' 08" E	1.11	N 551° 32' 08" E	1.11
90-1	200.00	11° 48' 31" LT	1.11	N 557° 24' 08" E	1.11	N 557° 24' 08" E	1.11
91-1	200.00	11° 48' 31" LT	1.11	N 563° 16' 08" E	1.11	N 563° 16' 08" E	1.11
92-1	200.00	11° 48' 31" LT	1.11	N 569° 08' 08" E	1.11	N 569° 08' 08" E	1.11
93-1	200.00	11° 48' 31" LT	1.11	N 575° 00' 08" E	1.11	N 575° 00' 08" E	1.11
94-1	200.00	11° 48' 31" LT	1.11	N 580° 52' 08" E	1.11	N 580° 52' 08" E	1.11
95-1	200.00	11° 48' 31" LT	1.11	N 586° 44' 08" E	1.11	N 586° 44' 08" E	1.11
96-1	200.00	11° 48' 31" LT	1.11	N 592° 36' 08" E	1.11	N 592° 36' 08" E	1.11
97-1	200.00	11° 48' 31" LT	1.11	N 598° 28' 08" E	1.11	N 598° 28' 08" E	1.11
98-1	200.00	11° 48' 31" LT	1.11	N 604° 20' 08" E	1.11	N 604° 20' 08" E	1.11
99-1	200.00	11° 48' 31" LT	1.11	N 610° 12' 08" E	1.11	N 610° 12' 08" E	1.11
100-1							