

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**DRIVEWAY CONNECTION PERMIT
FOR ALL CATEGORIES****PART 1: PERMIT INFORMATION**APPLICATION NUMBER: 2020-A-292-00016Permit Category: B - 21 to 600 VTPD

Access Classification: _____

Project: Hall's Industrial ParkPermittee: LOIS PEARCESection/Mile Post: /

State Road: _____

Section/Mile Post: /

State Road: _____

PART 2: PERMITTEE INFORMATIONPermittee Name: LOIS PEARCEPermittee Mailing Address: 3350 Lex Jones Rd.City, State, Zip: Glen St. Mary, Florida 32040Telephone: (386) 365-5291 ext. _____

Engineer/Consultant/or Project Manager: _____

Engineer responsible for construction inspection: _____

NAME

P.E. #

Mailing Address: _____

City, State, Zip: _____

Telephone: _____ FAX, Mobile Phone, etc. Fax: / Mobile: _____

PART 3: PERMIT APPROVAL

The above application has been reviewed and is hereby approved subject to all Provisions as attached.

Permit Number: 2020-A-292-00016

Department of Transportation

Signature: Troy RegisterTitle: MAINTENANCE MANAGER/PERMITSDepartment Representative's Printed Name Troy RegisterTemporary Permit ☐ YES ☒ NO (If temporary, this permit is only valid for 6 months)Special provisions attached ☐ YES ☒ NODate of Issuance: 6/2/2020

If this is a normal (non-temporary) permit it authorizes construction for one year from the date of issuance. This can only be extended by the Department as specified in 14-96.007(6).

See following pages for General and Special Provisions

PART 4: GENERAL PROVISIONS

1. Notify the Department of Transportation Maintenance Office at least 48 hours in advance of starting proposed work.
Phone: 3869617153 , Attention: Troy Register
2. A copy of the approved permit must be displayed in a prominent location in the immediate vicinity of the connection construction.
3. Comply with Rule 14-96.008(1), F.A.C., Disruption of Traffic.
4. Comply with Rule 14-96.008(7), F.A.C., on Utility Notification Requirements.
5. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions.
6. The permittee shall not commence use of the connection prior to a final inspection and acceptance by the Department.
7. Comply with Rule 14-96.003(3)(a), F.A.C., Cost of Construction.
8. If a Significant Change of the permittee's land use, as defined in Section 335.182, Florida Statutes, occurs, the Permittee must contact the Department.
9. Medians may be added and median openings may be changed by the Department as part of a Construction Project or Safety Project. The provision for a median might change the operation of the connection to be for right turns only.
10. All conditions in NOTICE OF INTENT WILL APPLY unless specifically changed by the Department.
11. All approved connection(s) and turning movements are subject to the Department's continuing authority to modify such connection(s) or turning movements in order to protect safety and traffic operations on the state highway or State Highway System.
12. **Transportation Control Features and Devices in the State Right of Way.** Transportation control features and devices in the Department's right of way, including, but not limited to, traffic signals, medians, median openings, or any other transportation control features or devices in the state right of way, are operational and safety characteristics of the State Highway and are not means of access. The Department may install, remove or modify any present or future transportation control feature or device in the state right of way to make changes to promote safety in the right of way or efficient traffic operations on the highway.
13. The Permittee for him/herself, his/her heirs, his/her assigns and successors in interest, binds and is bound and obligated to save and hold the State of Florida, and the Department, its agents and employees harmless from any and all damages, claims, expense, or injuries arising out of any act, neglect, or omission by the applicant, his/her heirs, assigns and successors in interest that may occur by reason of this facility design, construction, maintenance, or continuing existence of the connection facility, except that the applicant shall not be liable under this provision for damages arising from the sole negligence of the Department.
14. The Permittee shall be responsible for determining and notify all other users of the right of way.
15. Starting work on the State Right of Way means that I am accepting all conditions on the Permit.

App: [unclear]
2020-AUG-18-10:15
Troy Register
6/2/20

PART 5: SPECIAL PROVISIONS**NON-CONFORMING CONNECTIONS:**☐ YES ☒ NO

If this is a non-conforming connection permit, as defined in Rule Chapters 14-96 and 14-97, then the following shall be a part of this permit.

1. The non-conforming connection(s) described in this permit is (are) not permitted for traffic volumes exceeding the Permit Category on page 1 of this permit, or as specified in "Other Special Provisions" below.
2. All non-conforming connections will be subject to closure or relocation when reasonable access becomes available in the future.

OTHER SPECIAL PROVISIONS:

Pre construction meeting required

PART 6: APPEAL PROCEDURES

You may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. If you dispute the facts stated in the foregoing Notice of Intended Department Action (hereinafter Notice), you may petition for a formal administrative hearing pursuant to section 120.57 (1), Florida Statutes. If you agree with the facts stated in the Notice, you may petition for an informal administrative hearing pursuant to section 120.57(2), Florida Statutes. You must file the petition with:

Clerk of Agency Proceedings
Department of Transportation
Haydon Burns Building
605 Suwannee Street, M.S. 58
Tallahassee, Florida 32399-0458

The petition for an administrative hearing must conform to the requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code, and be filed with the Clerk of Agency Proceedings by 5:00 p.m. no later than 21 days after you received the Notice. The petition must include a copy of the Notice, be legible, on 8 1/2 by 11 inch white paper, and contain:

1. Your name, address, telephone number, any Department of Transportation identifying number on the Notice, if known, the name and identification number of each agency affected, if known, and the name, address, and telephone number of your representative, if any, which shall be the address for service purposes during the course of the proceeding.
2. An explanation of how your substantial interests will be affected by the action described in the Notice;
3. A statement of when and how you received the Notice;
4. A statement of all disputed issues of material fact. If there are none, you must so indicate;
5. A concise statement of the ultimate facts alleged, including the specific facts you contend warrant reversal or modification of the agency's proposed action, as well as an explanation of how the alleged facts relate to the specific rules and statutes you contend require reversal or modification of the agency's proposed action;
6. A statement of the relief sought, stating precisely the desired action you wish the agency to take in respect to the agency's proposed action.

If there are disputed issues of material fact a formal hearing will be held, where you may present evidence and argument on all issues involved and conduct cross-examination. If there are no disputed issues of material fact an informal hearing will be held, where you may present evidence or a written statement for consideration by the Department.

Mediation, pursuant to section 120.573, Florida Statutes, may be available if agreed to by all parties, and on such terms as may be agreed upon by all parties. The right to an administrative hearing is not affected when mediation does not result in a settlement.

Your petition for an administrative hearing shall be dismissed if it is not in substantial compliance with the above requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code. If you fail to timely file your petition in accordance with the above requirements, you will have waived your right to have the intended action reviewed pursuant to chapter 120, Florida Statutes, and the action set forth in the Notice shall be conclusive and final.

Approved
Troy E. Polster
6/2/06

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**DRIVEWAY/CONNECTION APPLICATION
FOR ALL CATEGORIES****OFFICE USE ONLY**

Application Number: _____	Received By: _____ FDOT STAFF (TYPE OR PRINT)
Category: _____	Date: _____
Section/Mile Post: _____	State Road: _____
Section/Mile Post: _____	State Road: _____

Instructions – To Applicant

- Contact the Department of Transportation to determine what plans and other documents you are required to submit with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and submit it to the Department of Transportation.
- For help with this form contact your local Maintenance or District Office.
 - Or visit our website at <https://osp.fdot.gov/> for the contact person and phone number in your area.
 - You may also email – driveways@dot.state.fl.us
 - Or call your District or local Florida Department of Transportation Office and ask for Driveway Permits.

Please print or type

APPLICANT:**Check one:**☒ Owner ☐ Lessee ☐ Contract to PurchaseName: Lois Pearce

Responsible Officer or Person: _____

If the Applicant is a Company or Organization, Name: _____

Address: 3350 Lex Jones Rd.City, State: Glen St. Mary, FLZip: 32040 Phone: 386-365-5291 Fax: _____Email: loispearce_49@gmail.com**LAND OWNER:** (If not applicant)

Name: _____

If the Applicant is a Company or Organization, Name: _____

Address: _____

City, State: _____

Zip: _____ Phone: _____ Fax: _____

Email: _____

Approved
2020-01-12-00316
Troy Engler
6/2/2020

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**DRIVEWAY/CONNECTION APPLICATION
FOR ALL CATEGORIES**

AUTHORIZED REPRESENTATIVE: If specified by Applicant to handle, represent, sign, and file the application –
NOTE: A notarized letter of authorization must be provided with the Application.

Name: Adam CollinsCompany Name: Adam Collins Engineering, Inc.Address: 12558 Bass Rd.City, State: Live Oak, FLZip: 32060Phone: 386-320-7400

Fax: _____

Email: adam@collinseng.com

Address of property to be served by permit (if known):

If address is not known, provide distance from nearest intersecting public street (such as, 500 feet south of Main St.)

1000 ft south of SE Racetrack Lane 5055 S. US Hwy 441, Lak City, FL

Check here if you are requesting a

☒ new driveway ☐ temporary driveway ☐ modification to existing driveway ☐ safety upgrade

Does the property owner own or have any interests in any adjacent property?

☒ No ☐ Yes, if yes – please describe:

Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?

☒ No ☐ Yes, if yes – list them on our plans and indicate the proposed and existing access points.

Local Government Development Review or Approval Information:

Local Government Contact: _____

Name: Brandon StubbsGovernment Agency: Columbia County Building and Zoning DepartmentPhone #: 386-754-7119Approved:
2020-A-1 2-10-2016
Troy English
6/2/2016

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRIVEWAY/CONNECTION APPLICATION
FOR ALL CATEGORIES

B50-C40-15
 SYSTEMS PLANNING
 11/17
 Page 3 of 3

If you are requesting commercial or industrial access, please indicate the types and number of businesses and provide the floor area square footage of each. Use additional sheets if necessary.

Business (Name and Type)	Square Footage	Business (Name and Type)	Square Footage
1. Hall's Industrial Park (Irrigation Supplies)	4500	3.	
2.		4.	

If you are requesting a residential development access, what is the type (single family, apartment, townhouse) and number of units?

Type	Number of Units

Provide an estimate of the daily traffic volume anticipated for the entire property at build out. (An individual single family home, duplex or quad-plex is not required to complete this section).

Daily Traffic Estimate = 31

(Use the latest Institute of Transportation Engineers (ITE) Trip Generation Report)

If you used the ITE Trip Generation Report, provide the land use code, independent variable, and reference page number.

ITE Land Use Code	Independent Variable	ITE Report page number reference
110	4.5	

Check with the Florida DOT Office where you will return this form to determine which of the following documents are required to complete the review of your application.

- Plans should be 11" x 17" (scale 1" x 50')
 Note: No plans larger than 24" x 36" will be accepted
- a) Highway and driveway plan profile
 - b) Drainage plan showing impact to the highway right-of-way
 - c) Map and letters detailing utility locations before and after Development in and along the right of way
 - d) Subdivision, zoning, or development plans
 - e) Property map indicating other access, bordering roads and streets

- f) Proposed access design
- g) Parcel and ownership maps including easements (Boundary Survey)
- h) Signing and striping plans
- i) Traffic Control/Maintenance of Traffic plan
- j) Proof of liability insurance
- k) Traffic Impact Study
- l) Cross section of roadway every 100' if exclusive turn lanes are required

Important Notices to Applicant Before Signing Application

The Department Reserves The Right To Change Traffic Features And Devices In Right Of Way At Any Time
 Proposed traffic control features and devices in the right of way, such as median openings and other traffic control devices, are not part of the connection(s) to be authorized by a connection permit. The Department reserves the right to change these features and devices in the future in order to promote safety in the right of way or efficient traffic operations on the highway. Expenditure by the applicant of monies for installation or maintenance of such features or devices shall not create any interest in the maintenance of such features or devices.

Significant Changes In Property Use Must Undergo Further Review

If an access permit is issued to you it will state the terms and conditions for its use. Significant changes in the use as defined in Section 335.182(3), Florida Statutes, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

All Information I Give Is Accurate

I certify that I am familiar with the information contained in this application and that to the best of my knowledge and belief, such information is true, complete and accurate.

Starting Work On The Driveway Connection After I Get My Permit Means I Accept All the Conditions In My Permit

I will not begin work on the connection until I receive my Permit and I understand all the conditions of the Permit. When I begin work on the connection, I am accepting all conditions listed in my Permit.

Applicant Name (Printed): Lois Pearce

Applicant's signature: Lois Pearce

Date

App. No. _____
 2020-A1 2020-016
 Troy J. Gifford
 6/2/2020

AGENT AUTHORIZATION FORM

PROPERTY LEGAL DESCRIPTION:

LOT NO. _____ PLAN NO. _____ PARCEL ID: 21-4S-17-08637-000

STREET ADDRESS: Unincorporated

Please print:

Property Owner: Lois E. Pearce

Property Owner: _____

The undersigned, registered property owners of the above noted property, do hereby authorize

Employees

of Adam Collins Engineering, Inc.

(Contractor / Agent)

(Name of consulting firm)

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standard and special conditions attached.

Property Owner's Address (if different than property above):

3350 Lex Jones Rd. Glen St. Mary, FL 32040

Telephone: 386-365-5291

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Lois Pearce
Authorized Signature

Authorized Signature

Date: 02 07 2020

Date: _____

Approved
2020-06-22 09:30:12
Troy Knight
6/22/20

Prepared by and Return to:
Teresa Byrd Morgan
Morgan Law Center for Estate
and Legacy Planning
234 East Duval Street
Lake City, Florida 32055

Grantees:

LOIS E. PEARCE and E. WAYNE PEARCE,
Trustees, or their successors in
trust, under the **LOIS E. PEARCE
LIVING TRUST, dated March 10,
2008**, and any amendments thereto.

Parcel Identification Nos.
21-4S-17-08637-000;

Inst 201112006114 Date 4/25/2011 Time 8:45 AM
Doc Stamp Deed 0.70
DC, P DeWitt Cason, Columbia County Page 1 of 3 B 12*3 F 1459

WARRANTY DEED

THIS WARRANTY DEED, made this 15th day of March, 2011, between **LOIS E. PEARCE**, a married woman, who post office address is 3350 Lex Jones Road, Glen St. Mary, Florida 32040, (herein "Grantor"), and

LOIS E. PEARCE and E. WAYNE PEARCE, Trustees, or their successors in trust, under the LOIS E. PEARCE LIVING TRUST, dated March 10, 2008, and any amendments thereto, who post office address is 3350 Lex Jones Road, Glen St. Mary, Florida 32040, (herein "Grantees").

The terms "Grantors," "Grantees," and "Trustees" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantees forever the following described property in **Columbia County, Florida**:

Six (6) acres in the Southwest corner fronting 417.42 feet on the highway and extending back 626.13 feet, i.e., that 2 acres face on the highway and that the property extends back far enough to embrace 3 acres in depth, the following described land:

Northeast quarter (1/4) of Southwest quarter and East half (1/2) of Northwest quarter (1/4) of Southwest quarter (1/4), except 2 acres to church as lies east of State Highway No. 2, Section 21, Township 4 South, Range 17 East.

More Particularly Described as Follows:

Begin at a 3" round concrete monument marking the intersection of the South line of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 21, Township 4 South, Range 17 East, Columbia County, Florida, and the Easterly Right-of-Way line of U.S. Highway 41 (State Road No. 2) (A 150 foot wide public Right-of-Way as presently established) and thence North 87°29'39" East, along said South line of the Northeast quarter (1/4) of the Southwest quarter (1/4), a distance of 626.22 feet to a 3" round concrete monument on the Southerly most West line of lands described in Official Records Book (ORB) 365, Page 07 of the Official Records of

Approved
2020-A-12-00016
Troy Registrar
6/2/2020

Columbia County, Florida; thence North 01°58'40" West along said Southerly most West line, 357.18 feet to a 3" round concrete monument on the Westerly most South line of said lands, thence South 87°29'58" West, along said line, 844.83 feet to a 3" round concrete monument on the aforementioned Easterly Right-of-Way line of U.S. Highway 41; thence South 33°35'00" East along said Easterly Right-of-Way line, 417.11 feet to the Point of Beginning. Contains by survey 6.03 acres, more or less.

The subject property is not the homestead of the Grantor, the Grantor's spouse, or the Grantor's children, if any. The subject property is not contiguous to the homestead of the Grantor, the Grantor's spouse, or the Grantor's children, if any.

TOGETHER WITH all the tenements, hereditaments, privileges, rights, interests, reversions, remainders, appurtenances, and easements in any way appertaining to the said property.

TO HAVE AND TO HOLD the said described property, in trust, upon the conditions and for the uses and purposes set out in the said Trust Agreement, to which reference is made, and it is made a part hereof by reference.

The Trustees, and their successors, are hereby conferred with full power and authority to protect and conserve said property; to sell, contract to sell, and grant options to purchase said property and any rights, title or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property upon any terms; to convey said property by deed or other conveyance to any person or entity, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title or interest whatsoever, in, to or about said property or any part thereof, and otherwise to manage and dispose of the above property as Trustee under the provisions of Section 689.071, Florida Statutes (or any successor statute).

No party dealing with said Trustee in relation to said property in any manner whatsoever, shall be (a) obliged to see to the application of any purchase money, rent, or money borrowed or otherwise advanced on said property, (b) obliged to see that the terms of the trust have been complied with (c) obliged to inquire into the authority, necessity or expedience of any act of said Trust or Trustee, or (d) privileged to inquire into any of the terms of the Trust Agreement. Every deed, mortgage, lease or other instrument executed by the then current Trustee in relation to said property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (a) that at the time of the delivery thereof the Trust was in full force and effect, (b) that such instrument was executed in accordance with the terms and conditions hereof and of the Trust Agreement and is binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver such instrument, and (d) that (upon filing an affidavit stating that they are the current Trustee) any successor Trustee has been properly appointed and is fully vested with all the title, estate, rights, powers, duties and obligations of their predecessor in trust.

The interest of every beneficiary under said Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails and proceeds arising from the rental, sale or other disposition of said property. Such interest is hereby declared to be personal property, and no beneficiary thereunder shall have any right, title or interest, legal or equitable, in or to said property, as such, but only

Approved
2020-A-112-00016
Troy Registrar
6/2/2020

an interest in the earnings, avails and proceeds.

Grantor hereby covenants with said Grantees 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.

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search.

The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, the said Grantors have executed this deed on the day and year first above written. Signed, sealed and delivered in our presence:

Shana R. J. Miller
Witness to LOIS E. PEARCE

Lois E. Pearce (SEAL)
LOIS E. PEARCE

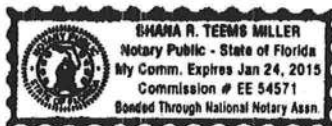
Shana R. Teems Miller
Print or type name

Angela H. Cranford
Witness to LOIS E. PEARCE

Angela H. Cranford
Print or type name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 15th day of March, 2011, by **LOIS E. PEARCE**, who is personally known to me or who has produced n/a as identification and who did not take an oath.

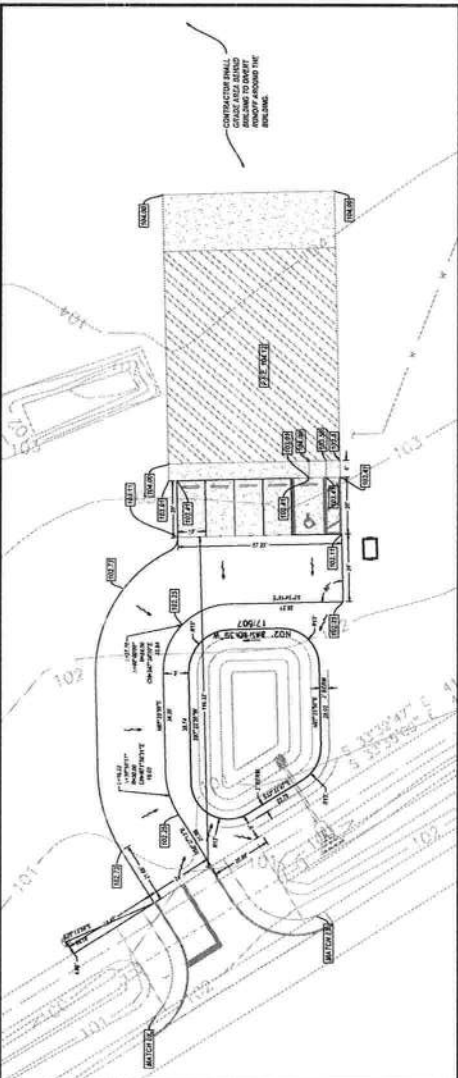


Shana R. J. Miller
NOTARY PUBLIC, STATE OF FLORIDA

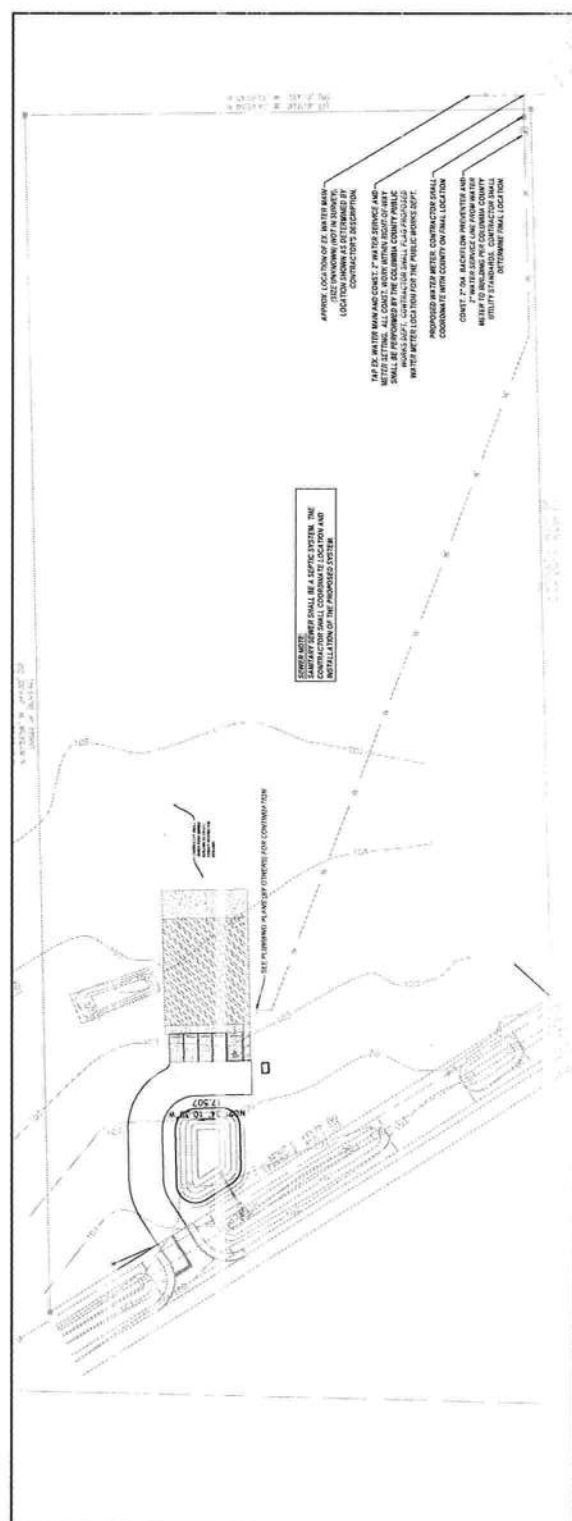
Shana R. Teems Miller
Print or type name

Approved
2020-A-112-00016
Troy Registrar
6/21/2020

Digitally signed by Adam Collins
DN: c=US, st=Florida, o=Live Oak,
ou=Adam Collins, cn=Adam Collins,
email=adamcollins@live.com
Date: 2020.05.01 02:43:13 -0400
Adobe Acrobat version:
2020.006.20042



 **GRADING, GEOMETRY & UTILITY PLAN**
SCALE: 1" = 20'



UTILITY PLAN
SCALE: 1" = 40'

DANIEL & GORE, LLC
Professional Surveying and Mapping
426 SW COMMERCE DRIVE
SUITE 130-N
LAKE CITY, FL 32025
Email: sdaniel@dgsurveying.com
LICENSE NO. LB 7683

BEGIN AT A 3" ROUND CONCRETE MONUMENT MARKING THE INTERSECTION OF THE SOUTH LINE OF THE SW 1/4 OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COUNTY OF ALACHUA, FLORIDA, AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1 (STATE ROAD NO. 9) (A 150' WIDE ROAD), THENCE S 87° 29' 56" E, A DISTANCE OF 876.22 FEET TO A 3" ROUND CONCRETE MONUMENT ON THE NE 1/4 OF THE SW 1/4, A DISTANCE OF 826.22 FEET TO A 3" ROUND CONCRETE MONUMENT ON THE SOUTHERLY MOST WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (CRB) 383 PAGE 97 OF THE OFFICIAL RECORDS OF COLLEGE COUNTY, FLORIDA; THENCE N 89° 50' 00" E, A DISTANCE OF 100.00 FEET TO AN IRON PIN; THENCE S 87° 29' 56" E, ALONG SAID MONUMENT ON THE WESTERLY MOST SOUTH LINE OF SAID LANDS; THENCE S 87° 29' 56" E, ALONG SAID MONUMENT ON THE WESTERLY MOST SOUTH LINE OF SAID LANDS; THENCE S 33° 35' 30" E, ALONG SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1; THENCE S 33° 35' 30" E, MORE OR LESS, CONTAINS BY SURVEY 5.03 ACRES, MORE OR LESS.



EXISTING CONDITIONS
SCALE: 1" = 30'

C-100

HALL'S INDUSTRIAL PARK



ADAM COLLINS
ENGINEERING INC.

LOIS E. PEARCE
3350 LEX JONES ROAD
GLEN ST. MARY, FL 32040

