ABERDEEN CORNER

For 2007

Parent Parcel – 00-00-00-10846-000 – 235,856 sq. ft. – 31,626 sq. ft. = 204,230 sq. ft.

Header Parcel – 00- 00- 00-10846-100 – A Replat A Part of lot or block 27 in the Northeastern Division. Containing 31,626 sq. ft. (.71 ac.) Recorded in Plat Book 8 Pages 116 & 117.

Lot	**1**	**00-00-00-10846-101**	**7638 sq. ft.**	**(.17 ac.)**
Lot	**2**	**00-00-00-10846-102**	**7638 sq. ft.**	**(.17 ac.)**
Lot	**3**	**00-00-00-10846-103**	**7638 sq. ft.**	**(.17 ac.)**
Lot	**4**	**00-00-00-10846-104**	**8712 sq. ft.**	**(.20 ac.)**

PLAT BOOK 8 PAGE 116

"ABERDEEN CORNER"

A REPLAT OF PART OF LOT OR BLOCK 27
NORTHEASTERN DIVISION OF THE
CITY OF LAKE CITY, FLORIDA.

OFFICIAL RECORDS BOOK ___ PAGE ___
10/4/11/47

FILE NUMBER 2006027733
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
8/30, 2006 AT 6:20 O'CLOCK PM
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT TEUTON AND HENDRIX, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, AND ALARION BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON SHOWN AND DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS A RESIDENTIAL SUBDIVISION, TO BE KNOWN AS ABERDEEN CORNER AND THAT ALL RIGHTS-OF-WAYS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
Whitney Smith
WITNESS
Elaine Gonzalez
WITNESS
WITNESSES AS TO OWNER

TEUTON AND HENDRIX, LLC
BY: Justin Teuton
JUSTIN TEUTON
MANAGING MEMBER
BY: Sabrina Hendrix
SABRINA HENDRIX
MANAGING MEMBER

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:
Deborah Sadler
WITNESS
Sara
WITNESS
WITNESSES AS TO MORTGAGEE

ALARION BANK
BY: ___
BOB PAGE
PRESIDENT
"MORTGAGEE"

ACKNOWLEDGEMENT;
STATE OF FLORIDA,
COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, THIS 28th DAY OF August, 2006, BY JUSTIN TEUTON AND SABRINA HENDRIX, AS MANAGING MEMBERS OF TEUTON AND HENDRIX, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION (AND DID/DID NOT) TAKE AN OATH.

SIGNED Linda Evans
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: June 25, 2010

LINDA EVANS
MY COMMISSION # DD 534221
EXPIRES: June 25, 2010
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT;
STATE OF FLORIDA,
COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, THIS 29 DAY OF August, 2006, BY BOB PAGE, AS PRESIDENT OF ALARION BANK, MORTGAGEE, FOR AND ON BEHALF OF SAID BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION (AND DID/DID NOT) TAKE AN OATH.

SIGNED Deborah Sadler
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 2/25/2010

Notary Public State of Florida
Debbra W Sadler
My Commission DD501872
Expires 02/25/2010

CITY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM AND IS CONSISTENT WITH THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS AND CHAPTER 177, FLORIDA STATUTES.

Kurt F Barby
CITY ATTORNEY DATE: 8-30-06

CERTIFICATE OF CLERK OF CIRCUIT COURT;

THIS PLAT HAVING BEEN APPROVED BY THE CITY COUNCIL OF CITY OF LAKE CITY, FLORIDA, IS HEREBY ACCEPTED FOR RECORDING WITHIN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THIS 30 DAY OF AUGUST, 2006, AND SHALL BE RECORDED IN PLAT BOOK 8 PAGES 116 AND 117.

SIGNED: P. DeWitt Cason
CLERK OF CIRCUIT COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF FINAL APPROVAL BY CITY COUNCIL

THE FOREGOING PLAT HAS BEEN APPROVED BY COUNCIL OF THE CITY OF LAKE CITY OF LAKE CITY, FLORIDA ON THIS 7th DAY OF August, 2006, A.D.

Stephen M Witt
MAYOR, CITY OF LAKE CITY, FLORIDA
Audrey E. Sikes
CITY CLERK, CITY OF LAKE CITY, FLORIDA

APPROVAL CERTIFICATE PLANNING & ZONING BOARD

I HEREBY CERTIFY THAT THE FORGOING PLAT HAS BEEN REVIEW BY THE CITY OF LAKE CITY, FLORIDA PLANNING AND ZONING BOARD AND APPROVED AS TO CONFORMITY WITH ADOPTED LAND DEVELOPMENT REGULATIONS.

SIGNED: Robert W. Woodard
CHAIRMAN, PLANNING AND ZONING BOARD

PRINTED NAME: Robert W. Woodard DATE: 07/29/2006

ATTEST: Larry D Lee
LAND DEVELOPMENT ADMINISTRATOR

PRINTED NAME: LARRY D. LEE DATE: 8-29-06

CERTIFICATE OF ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS ORDINANCE NO. 96-779B, AS AMENDED, OR THAT A SURETY BOND IN ACCORDANCE WITH SECTION 5.30 OF SAID LAND DEVELOPMENT REGULATIONS IN THE AMOUNT OF $ ___0___ HAS BEEN POSTED WITH CITY CLERK TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE REQUIREMENTS FOR THE REQUIRED WARRANTY PERIOD IN CASE OF DEFAULT.

Richard A Lee
DIRECTOR OF PUBLIC WORKS
RICHARD A. LEE
DATE: 8-28-06

CERTIFICATE OF CITY SURVEYOR:

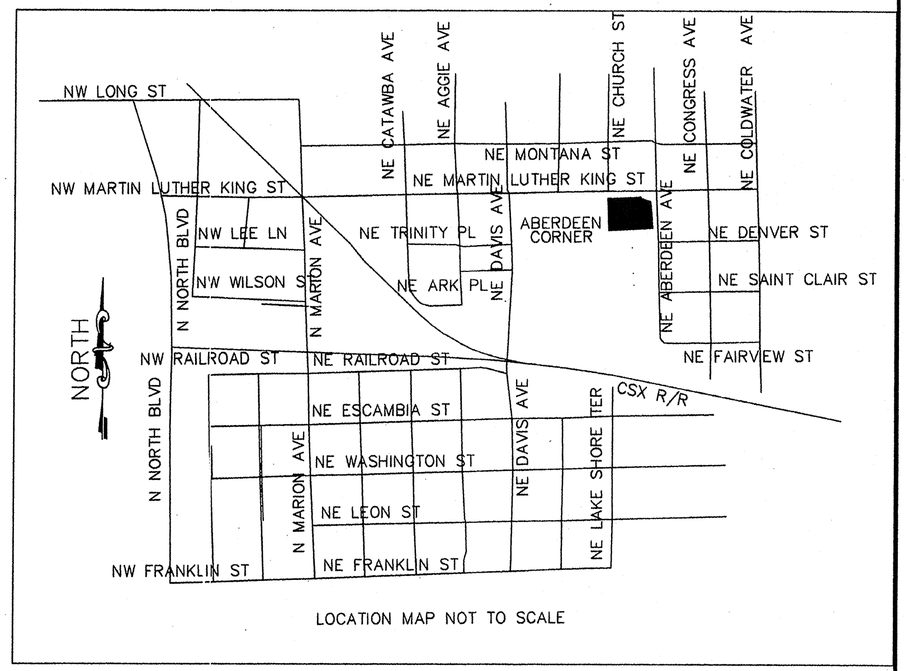
KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY TO THE CITY OF LAKE CITY, FLORIDA THAT ON 8-28-2006, THE UNDERSIGNED REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES: AND SAID PLAT CONFORMS TO ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

SIGNED Timothy A. DeBene
TIMOTHY A. DELBENE P.S.M. # 5594
DATE: 8/28/2006

CERTIFICATE OF SUBDIVIDER'S ENGINEER

I HEREBY CERTIFY, THAT ON 8-28-06 THE UNDERSIGNED FLORIDA REGISTERED AND LICENSED ENGINEER, HAS INSPECTED AND SUPERVISED THE CONSTRUCTION OF THE ATTACHED PLAT IN ACCORDANCE WITH THE PREPARED CONSTRUCTION PLANS AND HEREBY CERTIFY TO THE CITY OF LAKE CITY, FLORIDA, THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND PREPARED ANY "AS BUILT" CONSTRUCTION PLANS AND SUBMITTED SAID PLANS TO THE CITY OF LAKE CITY, FLORIDA.

SIGNED Huey Hawkins 8-28-06
HUEY HAWKINS
REGISTERED FLORIDA ENGINEER DATE
LICENSE NUMBER 33665



LOCATION MAP NOT TO SCALE

SURVEYORS NOTES

1. BEARING BASED ON SURVEY OF SAID PROPERTY BY SUWANNEE SURVEYING MAPPING, LICENCE BUSINESS NO. 6961, DATED 03/06/2006, JOB NO. 20713. N 02° 11' 10" W FOR THE WEST RIGHT OF WAY LINE OF NE ABERDEEN AVENUE, FROM A FOUND CONCRETE MONUMENT L.S. 1519, AT THE SOUTHEAST CORNER OF LOT OR BLOCK 7, NORTHEASTERN DIVISION OF CITY OF LAKE CITY, FLORIDA, TO A SET CONCRETE MONUMENT L.S. 5490 AT SOUTHEAST CORNER OF ABERDEEN CORNER.
2. SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 120406 0005 D, DATED JAN.-06-1988.
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES IF ANY NOT DETERMINED.
4. PROPERTY IS ZONED RSF-3.
5. TOTAL ACRES IN SUBDIVISION IS 0.71 ACRES.
6. SUBDIVISION CONSISTS OF 4 LOTS OF 0.17 ACRES MORE OR LESS.
7. CITY WATER SHALL BE INSTALLED FOR WATER SOURCE.
8. CITY SEWER WILL BE INSTALLED FOR WASTE WATER DISPOSAL
9. DRAINAGE EASEMENTS SUFFICIENT TO PROVIDE DRAINAGE, RETENTION AND WILL BY ENGINEER AND SHOWN ON PLAT.
10. FINISHED FLOOR ELEVATIONS MUST BE 1 FOOT ABOVE CENTERLINE OF THE ADJACENT ROADWAY.
11. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARD FOR SURVEYING IN THE STATE OF FLORIDA.
12. BUILDING SETBACKS ARE AS FOLLOWS: FRONT = 20 FEET, SIDES = 10 FEET, REAR = 15 FEET.
13. THIS SURVEY COMPLETED WITHOUT THE BENEFIT OF TITLE COMMITMENT OR A TITLE POLICY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION, DIRECTION, AND CONTROL, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLIES WITH THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS AND CHAPTER 177 OF THE FLORIDA STATUTES.

SIGNED William N. Kitchen
WILLIAM N. KITCHEN P.S.M. NO. 5490
DATE: 8-28-2006

SPECIAL NOTICE:

NOTICE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT SHALL ALSO BE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE OPERATION WITH FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

SPECIAL NOTICE;

THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT.

NOTICE:

ALL CABLE TELEVISION, TELEPHONE, AND POWER LINES SHALL BE LOCATED WITHIN DEDICATED UTILITY EASEMENTS AND NOT WITHIN THE PUBLIC RIGHT OF WAY. RIGHT OF WAY SHALL BE RESERVED FOR THE INSTALLATION OF CITY SEWER, POTABLE WATER, AND GAS ONLY. EXCEPT IN CITY APPROVED CROSSING AREAS.

NOTICE:

EASEMENTS OF TEN FEET (10') IN WIDTH ALONG THE ROAD FRONT ,REAR AND SIDES OF EACH LOT ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAT ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

WILLIAM N. KITCHEN
PROFESSIONAL SURVEYOR AND MAPPER
152 N MARION AVENUE
LAKE CITY, FLORIDA 32055
PHONE (386) 755-7786

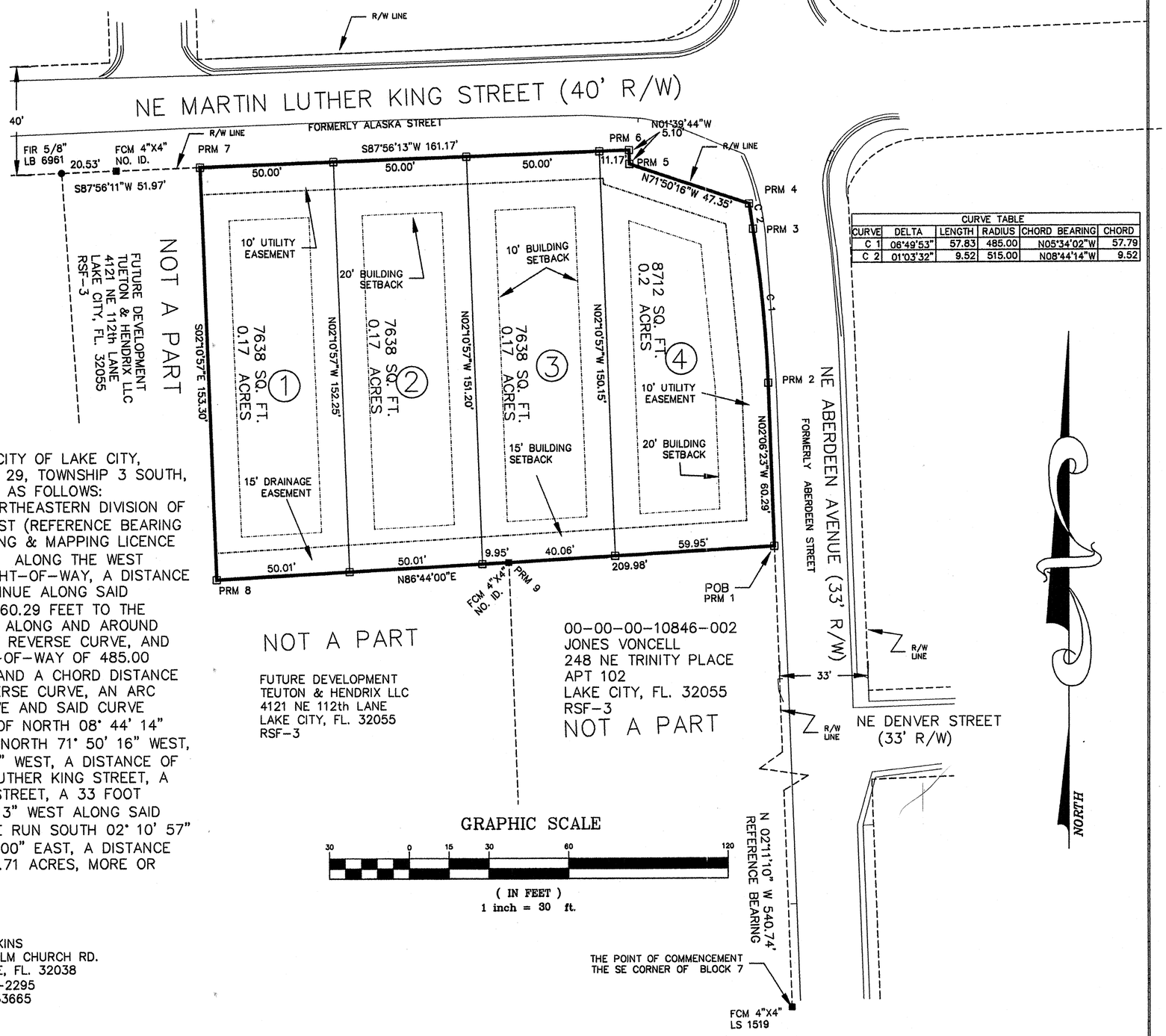
JOB NO: 06217AC | SHEET 1 OF 2

"ABERDEEN CORNER"

A REPLAT A PART OF LOT OR BLOCK 27
NORTHEASTERN DIVISION OF THE
CITY OF LAKE CITY, FLORIDA.

PLAT BOOK 8 PAGE 117

OFFICIAL RECORDS
BOOK ____ PAGE ____



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C 1	06°49'53"	57.83	485.00	N05°34'02"W	57.79
C 2	01°03'32"	9.52	515.00	N08°44'14"W	9.52

00-00-00-10911-000
FLORIDA POWER & LIGHT CO
ATT PROPERTY TAX DEPT
PO BOX 14000
JUNO BEACH, FL. 33408

A PART OF BLOCK 27, OF NORTHEASTERN DIVISION OF THE CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA, ALL BEING A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 7, OF NORTHEASTERN DIVISION OF THE CITY OF LAKE CITY, THENCE RUN NORTH 02° 11' 10" WEST (REFERENCE BEARING AS CALL FOR IN SURVEY ACCORDING TO SUWANNEE SURVEYING & MAPPING LICENCE BUSINESS NO. 6961, JOB NO. 20713.00, DATED 2/22/2006.) ALONG THE WEST RIGHT-OF-WAY OF ABERDEEN STREET, A 33 FOOT ROAD RIGHT-OF-WAY, A DISTANCE OF 540.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 02° 06' 23" WEST, A DISTANCE OF 60.29 FEET TO THE POINT OF CURVE IN SAID RIGHT-OF-WAY LINE; THENCE RUN ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 57.83 FEET TO POINT OF REVERSE CURVE, AND THE PRECEDING CURVE HAVING A RADIUS ALONG THE RIGHT-OF-WAY OF 485.00 FEET AND A CHORD BEARING OF NORTH 05° 34' 02" WEST, AND A CHORD DISTANCE OF 57.79 FEET; THENCE RUN ALONG AND AROUND THE REVERSE CURVE, AN ARC DISTANCE OF 9.52 FEET TO THE POINT OF TANGENT IN CURVE AND SAID CURVE HAVING A RADIUS OF 515.00 FEET, AND A CHORD BEARING OF NORTH 08° 44' 14" WEST, AND A CHORD DISTANCE OF 9.52 FEET; THENCE RUN NORTH 71° 50' 16" WEST, A DISTANCE OF 47.35 FEET; THENCE RUN NORTH 01° 39' 44" WEST, A DISTANCE OF 5.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING STREET, A 40 FOOT PUBLIC ROAD RIGHT-OF-WAY, FORMERLY ALASKA STREET, A 33 FOOT PUBLIC ROAD RIGHT-OF-WAY; THENCE RUN SOUTH 87° 56' 13" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 161.17 FEET; THENCE RUN SOUTH 02° 10' 57" EAST, A DISTANCE OF 153.30 FEET; THENCE NORTH 86° 44' 00" EAST, A DISTANCE OF 209.98 FEET TO THE POINT OF BEGINNING. CONTAINING 0.71 ACRES, MORE OR LESS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SUB DIVIDER
TEUTON & HENDRIX LLC
4121 NE 112th LANE
LAKE CITY, FL. 32055

SURVEYOR
WILLIAM N. KITCHEN
152 N. MARION AVE.
LAKE CITY, FL. 32055
(386) 755-7786
REG. NO. 5490

ENGINEER
HUEY HAWKINS
6855 SW ELM CHURCH RD.
FORT WHITE, FL. 32038
(386) 755-2295
REG. NO. 33665

ABBREVIATIONS

■ = FOUND CONCRETE MONUMENT
⊡ = SET CONCRETE MONUMENT
(S) = SURVEY MEASUREMENT
PLS = PROFESSIONAL LAND SURVEYOR
PSM = PROFESSIONAL SURVEYOR AND MAPPER
LB = LICENSE SURVEY AND MAPPING BUSINESS
NO. ID. = NO SURVEYOR IDENTIFICATION NUMBER
PRM = PERMANENT REFERENCE MONUMENT
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING

PC = POINT OF CURVATURE
PT = POINT OF TANGENT
PI = POINT OF INTERSECTION
DELTA = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
CH = CORD DISTANCE
ChB = CORD BEARING
R/W = RIGHT OF WAY
C/L = CENTER LINE
P/L = PROPERTY LINE

Ⓓ = STORM MANHOLE
Ⓢ = SANITARY MANHOLE
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FCM = FOUND CONCRETE MONUMENT
FXC = FOUND X CUT
SIR = SET IRON ROD
SCM = SET CONCRETE MONUMENT
SND = SET NAIL AND DISK
SOS = SET OFFSET MONUMENT

WILLIAM N. KITCHEN
PROFESSIONAL SURVEYOR AND MAPPER
152 N MARION AVENUE
LAKE CITY, FLORIDA 32055
PHONE (386) 755-7786

JOB NO: 6217AC | SHEET 2 OF 2