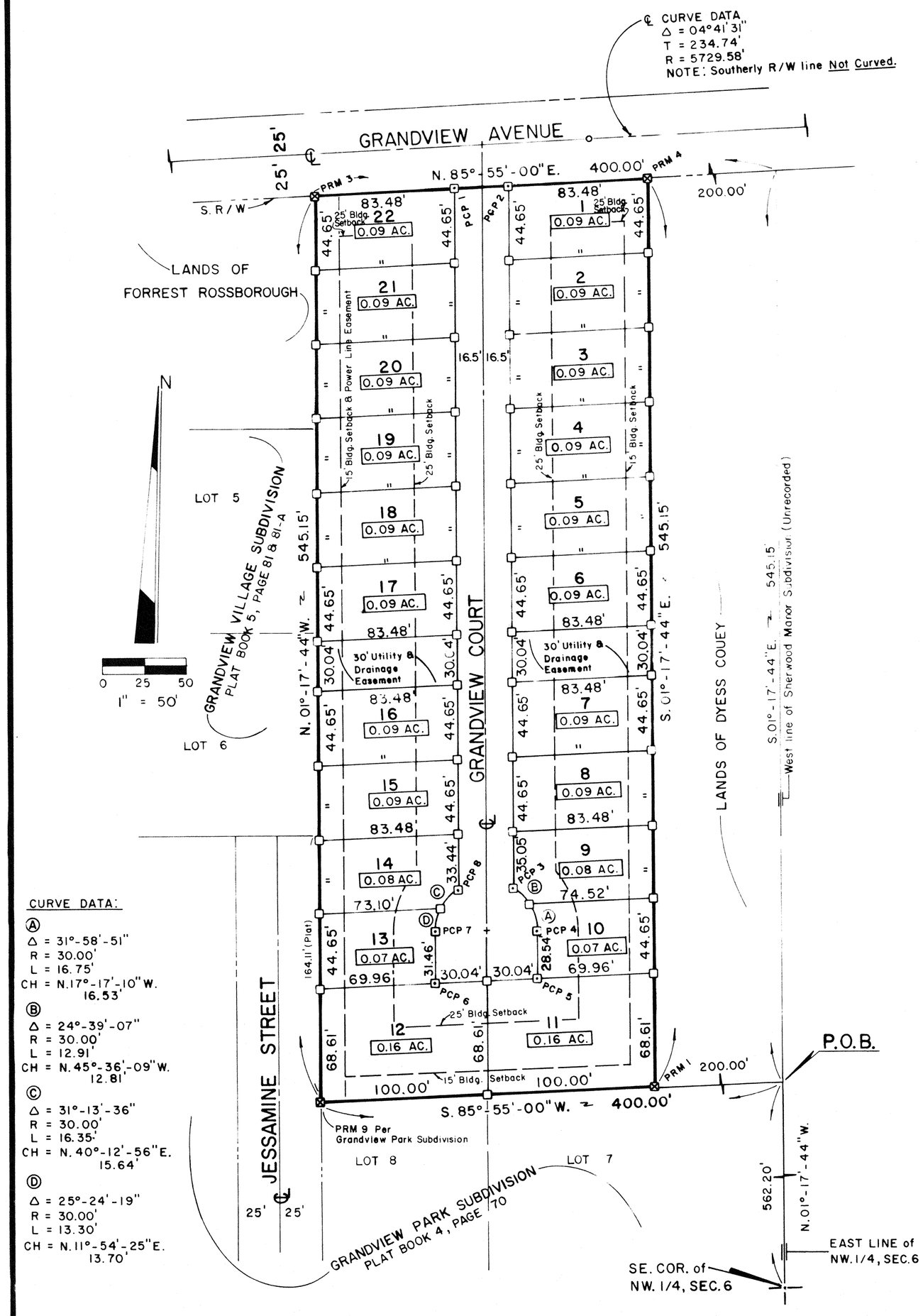
# "CROSS CREEK ESTATES"

## IN

## SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST
## COLUMBIA COUNTY, FLORIDA
## CITY OF LAKE CITY




## DESCRIPTION

The West one-half of the following described land:

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6: Commence at the Southeast corner of the Northwest 1/4 (also the center) of said Section and run N.01°-17'-44"W. along the East line of said Northwest 1/4 a distance of 562.20 feet to a concrete monument and the POINT OF BEGINNING; thence S.85°-55'-00"W. 400.00 feet to a concrete monument; thence N.01°-17'-44"W. 545.15' feet to the South Right-of-Way line of Grandview Avenue and a concrete monument; thence N.85°-55'-00"E. along said South Right-of-Way line 400.00 feet to a concrete monument (Point also being the Northwest corner of Sherwood Manor Subdivision); thence S.01°-17'-44"E. along the West line of Sherwood Manor Subdivision (also being said East line of the Northwest 1/4) a distance of 545.15 feet to the POINT OF BEGINNING.

## LEGEND

1.) ⊠ = Permanent Reference Monument (P.R.M.) Cap stamped with P.R.M. No. and date.

2.) ⊡ = Permanent Control Point (P.C.P.) Cap stamped P.L.S. 3628 with P.C.P. No. and date.

3.) □ = 4"x4" Concrete Monument set, cap stamped P.L.S. 3628.

4.) Boundary based on prior Survey by Donald F. Lee & Assoc. Inc., dated 12/10/84.

5.) Bearings projected from above referenced Donald F. Lee Survey.

6.) Boundary Calculated for perfect closure precision.

7.) This development does not lie in a Flood Zone "A" area per Official F.I.A. Flood Hazard Maps of Lake City, Florida. (Comm. Panel No. 120406 0005 C).

NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

NOTE:

All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance or operation of cable television services shall interfere with the facilities and services of an electronic, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be soley responsible for damages. This shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such constructions, installations, maintenance and operation shall comply with the national electrical safety code as adopted by the Florida Public Service Commission.

## SURVEYORS CERTIFICATION

I HEREBY CERTIFY that this Plat is a true and correct representation of the land Surveyed and shown hereon, that the Survey was made under my responsible direction and supervision, and that Permanent Control Points have been set and that Survey Data and Monumentation complies with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: _____
Donald F. Lee, P.L.S.
Florida Registered Certificate No. 3628

DATE: _____ / _____ / 1987.

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## IN

## SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST
## COLUMBIA COUNTY, FLORIDA
## CITY OF LAKE CITY

FILE NO. 88-09658
RECORDED
BOOK ____ PAGE ____

'88 OCT 12 A10:18

Mary M. Petry
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

**APPROVAL** CITY COUNCIL, CITY OF LAKE CITY

SIGNED: I. Edward Witt, Mayor

ATTEST: James R Murphy

DATE: 2/18/88.

**ACCEPTANCE FOR MAINTENANCE**

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City Specifications or that a performance bond or instrument in the amount of $ NONE has been posted to assure completion of all required improvement and maintenance in case of default.

SIGNED: W. Terry Crews DATE: 02/08/88
W. Terry Crews
Director of Public Works

**APPROVAL** ZONING BOARD, CITY OF LAKE CITY

SIGNED: Stephen Mizell DATE: 2/14/88
Chairman

WITNESS: [illegible]

**CITY ATTORNEY'S CERTIFICATE**

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies in form with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Raymond O. Manasco DATE: 10/-/88
Raymond O. Manasco, Jr.
Assistant City Attorney

**CERTIFICATE OF CLERK**

THIS PLAT having been approved by the City Council of the City of Lake City, Florida, is accepted for files and recorded this 12th day October, 19 88 A.D. in Plat book 5, Page 129 & 129A

SIGNED: Mary M. Petry
Clerk of Circuit Court,
Columbia County, Florida

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that Forrest W. & Marilyn K. Rossborough, as owners and Anchor Savings Bank FSB, Columbia County Bank and First Federal Savings & Loan Association of Live Oak, as mortgagees have caused the lands hereon described to be Surveyed, Subdivided and Platted to be known as CROSS CREEK ESTATES and that all Streets and Easements as depicted hereon are hereby dedicated to the perpetual use of the public for proper uses and purposes thereon stated.

IN WITNESS Whereof the parties hereto have caused these presents to be executed with their seals affixed hereto.

**OWNERS:**

Forrest W. Rossborough

Marilyn K. Rossborough

Witness: Cheryl Morgan
Witness: Marcia D Dew

**ANCHOR SAVINGS BANK:**

C. F. Douglas, Vice Pres.

Nedra W. Horton
Assistant Mortgage Officer

Witness: Phyllis J Cole
Witness

**COLUMBIA COUNTY BANK:**

L. Thomas Witt, Vice Pres.

Robert L. Green, Pres.

Witness: Cheryl Morgan
Witness: Marcia D Dew

**FIRST FEDERAL SAVINGS & LOAN ASSOC. OF LIVE OAK**

Keith C. Leibfried, Pres.

Joseph F. Zahner, Vice Pres.

Witness: John Flanagan
Witness

(A.) **ACKNOWLEDGEMENT,** STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY that before me personally appeared Forrest W. & Marilyn K. Rossborough, to me known to be the individuals named in the foregoing dedication and acknowledge execution thereof with their seals affixed hereto.

WITNESS my hand and seal this 29th day of April 19 87 A.D. SIGNED: Cheryl G. Bishop
NOTARY PUBLIC, Florida

(B.) **ACKNOWLEDGEMENT,** STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY that before me personally appeared C.F. Douglas, Vice-Pres. and Nedra W. Horton, Assistant Mortgage Officer of Anchor Savings Bank, to me known to be the individuals named in the foregoing dedication and acknowledge execution with their seals affixed hereto.

WITNESS my hand and seal this 28 day of April 19 87 A.D. SIGNED: Leslie W. Greene
NOTARY PUBLIC, Florida NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES: NOV. 17, 1
BONDED THRU NOTARY PUBLIC UNDERWRI

(C.) **ACKNOWLEDGEMENT,** STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY that before me personally appeared L. Thomas Witt, Vice-Pres. and Robert L. Green, Pres. of Columbia County Bank, to me known to be the individuals named in the foregoing dedication and acknowledge execution thereof with their seals affixed hereto.

WITNESS my hand and seal this 29th day of April 19 87 A.D. SIGNED: Cheryl G. Bishop
NOTARY PUBLIC, Florida

(D.) **ACKNOWLEDGEMENT,** STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY that before me personally appeared Keith C. Leibfried, Pres. and Joseph F. Zahner, Vice-Pres. of First Federal Savings & Loan Assoc. of Live Oak, to me known to be the individuals named in the foregoing dedication and acknowledge execution thereof with their seals affixed hereto.

WITNESS my hand and seal this 29th day of April 19 87 A.D. SIGNED: John Flanagan
NOTARY PUBLIC, Florida

NOTARY PUBLIC, STATE OF FL
MY COMMISSION EXPIRES AUG. 28,