DAVIS CROSSING

For 2007

Parent Parcel – 00-00-00-10840-000 – 10,392 sq. ft. (Deleted all used)

Header Parcel – 00-00-00-10840-100 – A Replat of Lot or Block 4 in the Northeastern Division. Containing 40.392 sq. ft. (.92 ac.) Recorded in Plat Book 8 Pages 114 & 115.

Lot	**1**	**00-00-00-10840-101**	**10009 sq. ft. (.23 ac.)**
Lot	**2**	**00-00-00-10840-102**	**10016 sq. ft. (.23 ac.)**
Lot	**3**	**00-00-00-10840-103**	**10150 sq. ft. (.23 ac.)**
Lot	**4**	**00-00-00-10840-104**	**10217 sq. ft. (.23 ac.)**

PLAT BOOK 8 PAGE 114

"DAVIS CROSSING"

A REPLAT OF LOT OR BLOCK 4
NORTHEASTERN DIVISION OF THE
CITY OF LAKE CITY, 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 DAVIS CROSSING 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:
Kitty 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
WITNESS
WITNESSES AS TO MORTGAGEE

ALARION BANK
BY:
BOB PAGE
PRESIDENT
"MORTGAGEE"

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

CERTIFICATE OF CLERK OF CIRCUIT COURT:

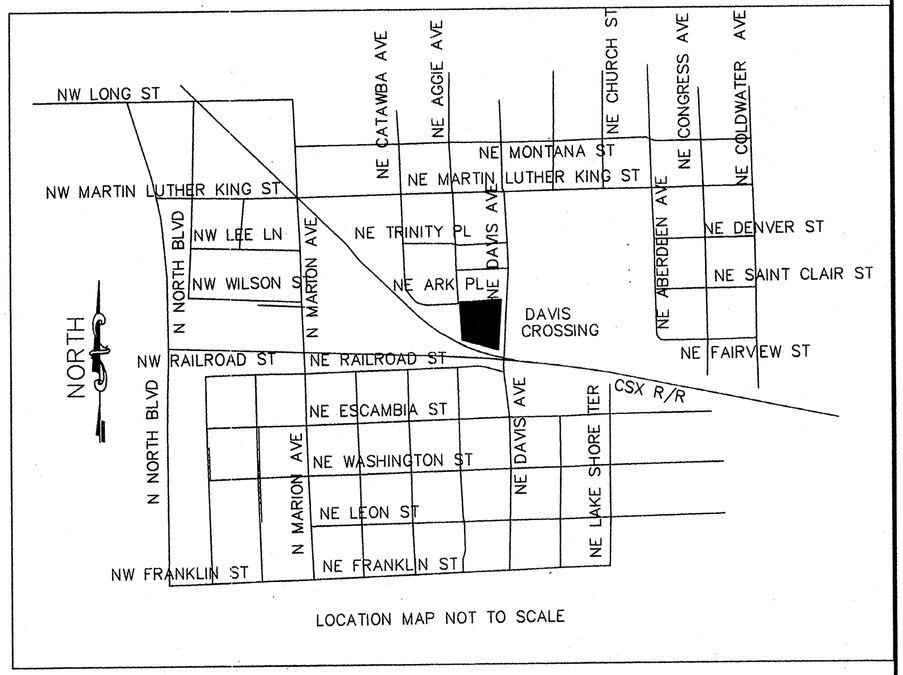
THIS PLAT HAVING BEEN APPROVED BY THE CITY COUNCIL OF CITY OF LAKE CITY, FLORIDA, IS HEREBY ACCEPTED FOR RECORDING WITHIN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THIS 30th DAY OF August, 2006, AND SHALL BE RECORDED IN PLAT BOOK 8 PAGES 114 AND 115

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

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.

Clifford Early
CITY ATTORNEY
DATE: 8-30-06



LOCATION MAP NOT TO SCALE

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.

OFFICIAL RECORDS BOOK 1094 PAGE 1477

FILE NUMBER 2006 20732
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
8/30, 2006 AT 16:25 O'CLOCK PM
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Sharon Clegg D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

ACKNOWLEDGEMENT:
STATE OF FLORIDA,
COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, THIS 28 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
LINDA EVANS

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
Debora W Sadler
My Commission DD501872
Expires 2/25/2010

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. DelBene
TIMOTHY A. DELBENE P.S.M. # 5594
DATE: 8/28/2006

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: 08/29/2006
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: 8-29-06

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

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, REFERENCE BEARING N 03°40' 06" W FOR THE EAST LINE OF NE AGGIE AVENUE FROM A FOUND 4"X4" MONUMENT WITH COPPER WIRE AT THE INTERSECTION OF NORTHERLY RIGHT OF WAY LINE OF G.S. & F RAILROAD AND EAST RIGHT OF WAY LINE OF NE AGGIE AVENUE TO A FOUND 4"X4" CONCRETE MONUMENT AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NE AGGIE AVENUE AND NORTH LINE OF ST. CLAIRE STREET 33' WIDE RIGHT OF WAY (NOT OPEN).
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 0.92 ACRES.
6. SUBDIVISION CONSISTS OF 4 LOTS OF 0.23 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 WAS 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

5490 STATE OF FLORIDA

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

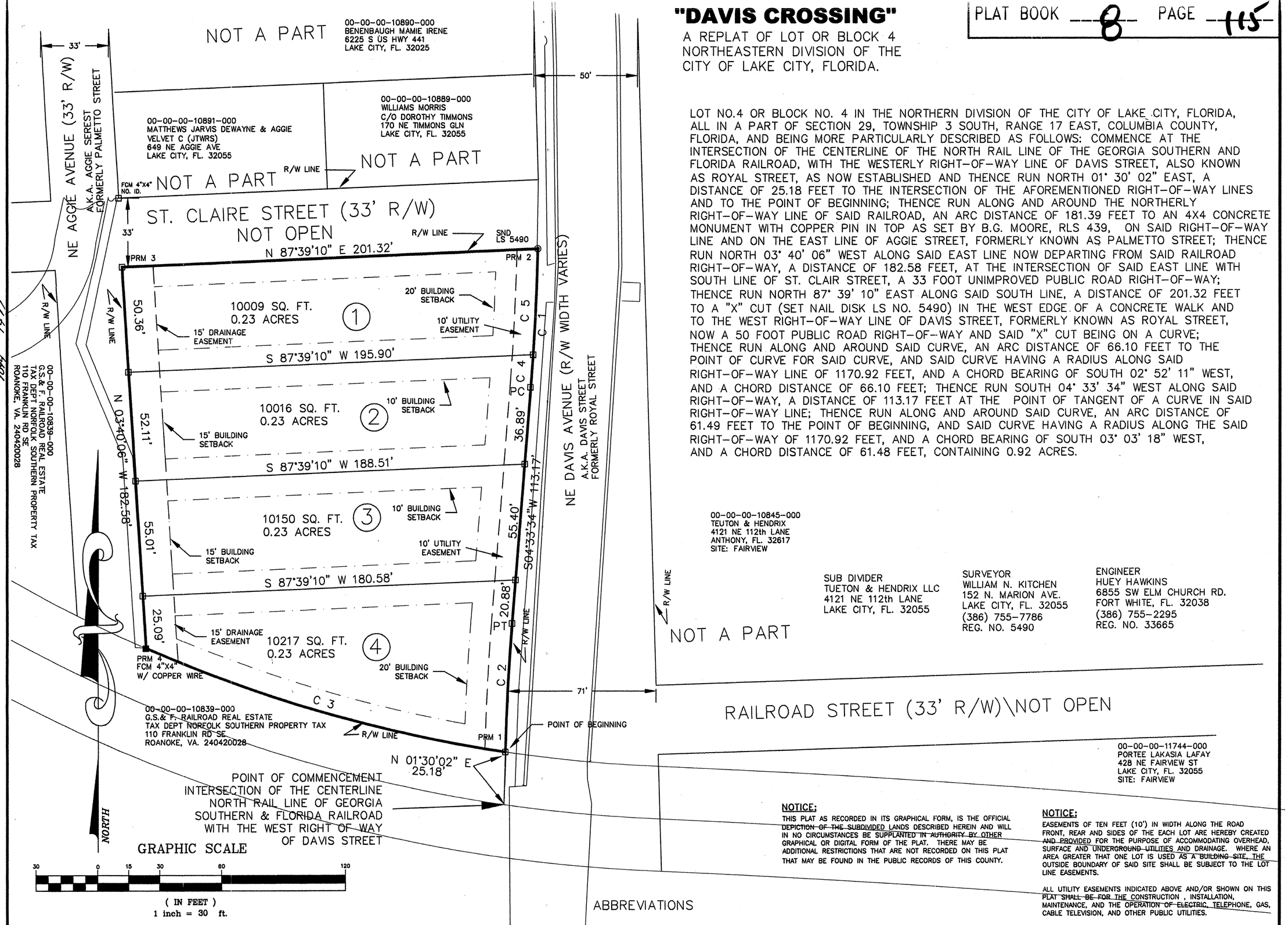
JOB NO: 06217DC | SHEET 1 OF 2

"DAVIS CROSSING"

A REPLAT OF LOT OR BLOCK 4
NORTHEASTERN DIVISION OF THE
CITY OF LAKE CITY, FLORIDA.

PLAT BOOK 8 PAGE 115

LOT NO.4 OR BLOCK NO. 4 IN THE NORTHERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, ALL IN A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF THE NORTH RAIL LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, WITH THE WESTERLY RIGHT-OF-WAY LINE OF DAVIS STREET, ALSO KNOWN AS ROYAL STREET, AS NOW ESTABLISHED AND THENCE RUN NORTH 01° 30' 02" EAST, A DISTANCE OF 25.18 FEET TO THE INTERSECTION OF THE AFOREMENTIONED RIGHT-OF-WAY LINES AND TO THE POINT OF BEGINNING; THENCE RUN ALONG AND AROUND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, AN ARC DISTANCE OF 181.39 FEET TO AN 4X4 CONCRETE MONUMENT WITH COPPER PIN IN TOP AS SET BY B.G. MOORE, RLS 439, ON SAID RIGHT-OF-WAY LINE AND ON THE EAST LINE OF AGGIE STREET, FORMERLY KNOWN AS PALMETTO STREET; THENCE RUN NORTH 03° 40' 06" WEST ALONG SAID EAST LINE NOW DEPARTING FROM SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 182.58 FEET, AT THE INTERSECTION OF SAID EAST LINE WITH SOUTH LINE OF ST. CLAIR STREET, A 33 FOOT UNIMPROVED PUBLIC ROAD RIGHT-OF-WAY; THENCE RUN NORTH 87° 39' 10" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 201.32 FEET TO A "X" CUT (SET NAIL DISK LS NO. 5490) IN THE WEST EDGE OF A CONCRETE WALK AND TO THE WEST RIGHT-OF-WAY LINE OF DAVIS STREET, FORMERLY KNOWN AS ROYAL STREET, NOW A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY AND SAID "X" CUT BEING ON A CURVE; THENCE RUN ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 66.10 FEET TO THE POINT OF CURVE FOR SAID CURVE, AND SAID CURVE HAVING A RADIUS ALONG SAID RIGHT-OF-WAY LINE OF 1170.92 FEET, AND A CHORD BEARING OF SOUTH 02° 52' 11" WEST, AND A CHORD DISTANCE OF 66.10 FEET; THENCE RUN SOUTH 04° 33' 34" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 113.17 FEET AT THE POINT OF TANGENT OF A CURVE IN SAID RIGHT-OF-WAY LINE; THENCE RUN ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 61.49 FEET TO THE POINT OF BEGINNING, AND SAID CURVE HAVING A RADIUS ALONG THE SAID RIGHT-OF-WAY OF 1170.92 FEET, AND A CHORD BEARING OF SOUTH 03° 03' 18" WEST, AND A CHORD DISTANCE OF 61.48 FEET, CONTAINING 0.92 ACRES.



SUB DIVIDER
TUETON & 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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C 1	03°14'05"	66.11	1170.92	S02°52'11"W	66.10
C 2	03°00'31"	61.49	1170.92	S03°03'18"W	61.48
C 3	15°01'17"	181.39	691.86	N74°01'39"W	180.87
C 4	00°45'44"	15.57	1170.92	S04°06'22"W	15.57
C 5	02°28'22"	50.53	1170.92	S02°29'19"W	50.53

■ = 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

ABBREVIATIONS

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

NOTICE:
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NOTICE:
EASEMENTS OF TEN FEET (10') IN WIDTH ALONG THE ROAD FRONT, REAR AND SIDES OF THE 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.

ALL UTILITY EASEMENTS INDICATED ABOVE AND/OR SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION , INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES.

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

JOB NO: 06217DC | SHEET 2 OF 2

PLAT BOOK 8 PAGE 114

PAGE 1 OF 2

"DAVIS CROSSING"

A REPLAT OF LOT OR BLOCK 4
NORTHEASTERN DIVISION OF THE
CITY OF LAKE CITY, 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 DAVIS CROSSING 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:
WITNESS
WITNESS
WITNESSES AS TO OWNER

TEUTON AND HENDRIX, LLC
BY: _____
JUSTIN TEUTON
MANAGING MEMBER
BY: _____
SABRINA HENDRIX
MANAGING MEMBER

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

ALARION BANK
BY: _____
BOB PAGE
PRESIDENT
"MORTGAGEE"

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.

MAYOR, CITY OF LAKE CITY, FLORIDA
CITY CLERK, CITY OF LAKE CITY, FLORIDA

CERTIFICATE OF CLERK OF CIRCUIT COURT:

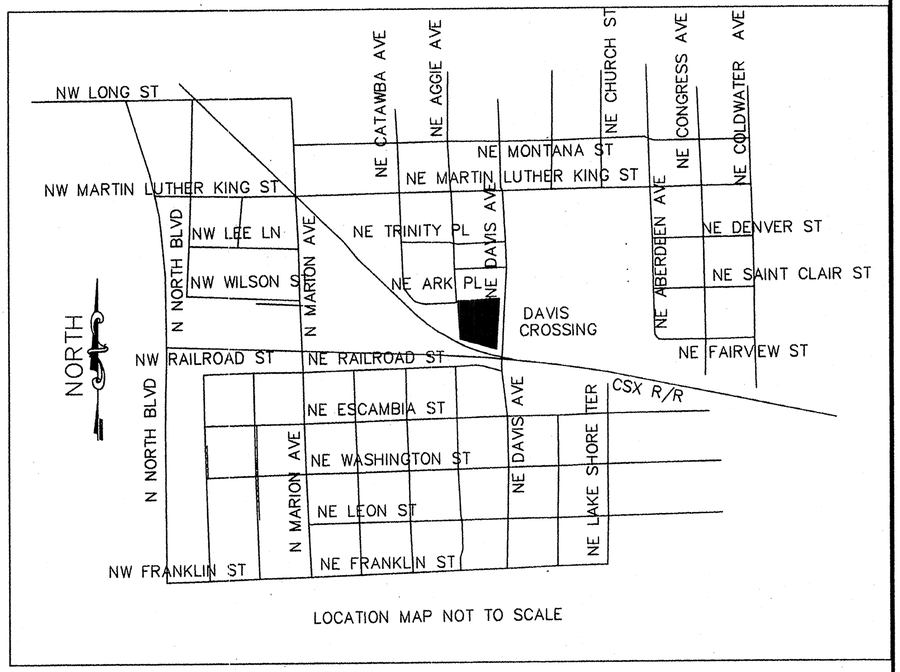
THIS PLAT HAVING BEEN APPROVED BY THE CITY COUNCIL OF CITY OF LAKE CITY, FLORIDA, IS HEREBY ACCEPTED FOR RECORDING WITHIN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THIS 30th DAY OF August, 2006, AND SHALL BE RECORDED IN PLAT BOOK 8 PAGES 114 AND 116

SIGNED: _____
CLERK OF CIRCUIT COURT, COLUMBIA COUNTY, FLORIDA

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.

CITY ATTORNEY DATE: 8-30-06



LOCATION MAP NOT TO SCALE

SPECIAL NOTICE:

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OFFICIAL RECORDS BOOK 1094 PAGE 1477

FILE NUMBER 2006020732
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
8/30, 2006 AT 12:22 O'CLOCK PM
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Eileen Hagle D.C.

ACKNOWLEDGEMENT;
STATE OF FLORIDA,
COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, THIS 28 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
LINDA EVANS

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
Debora W Sadler
My Commission DD501872
Expires: 2/25/2010

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: 08/29/2006
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.

DIRECTOR OF PUBLIC WORKS
RICHARD A. LEE
DATE: 8-29-06

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, REFERENCE BEARING N 03°40' 06" W FOR THE EAST LINE OF NE AGGIE AVENUE FROM A FOUND 4"X4" MONUMENT WITH COPPER WIRE AT THE INTERSECTION OF NORTHERLY RIGHT OF WAY LINE OF G.S. & F RAILROAD AND EAST RIGHT OF WAY LINE OF NE AGGIE AVENUE TO A FOUND 4"X4" CONCRETE MONUMENT AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NE AGGIE AVENUE AND NORTH LINE OF ST. CLAIRE STREET 33' WIDE RIGHT OF WAY (NOT OPEN).
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 0.92 ACRES.
6. SUBDIVISION CONSISTS OF 4 LOTS OF 0.23 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 WAS COMPLETED WITHOUT THE BENEFIT OF TITLE COMMITMENT OR A TITLE POLICY.

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. 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 _____ 8-28-06
HUEY HAWKINS
REGISTERED FLORIDA ENGINEER
LICENSE NUMBER 33665
DATE

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

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

JOB NO: 06217DC | SHEET 1 OF 2

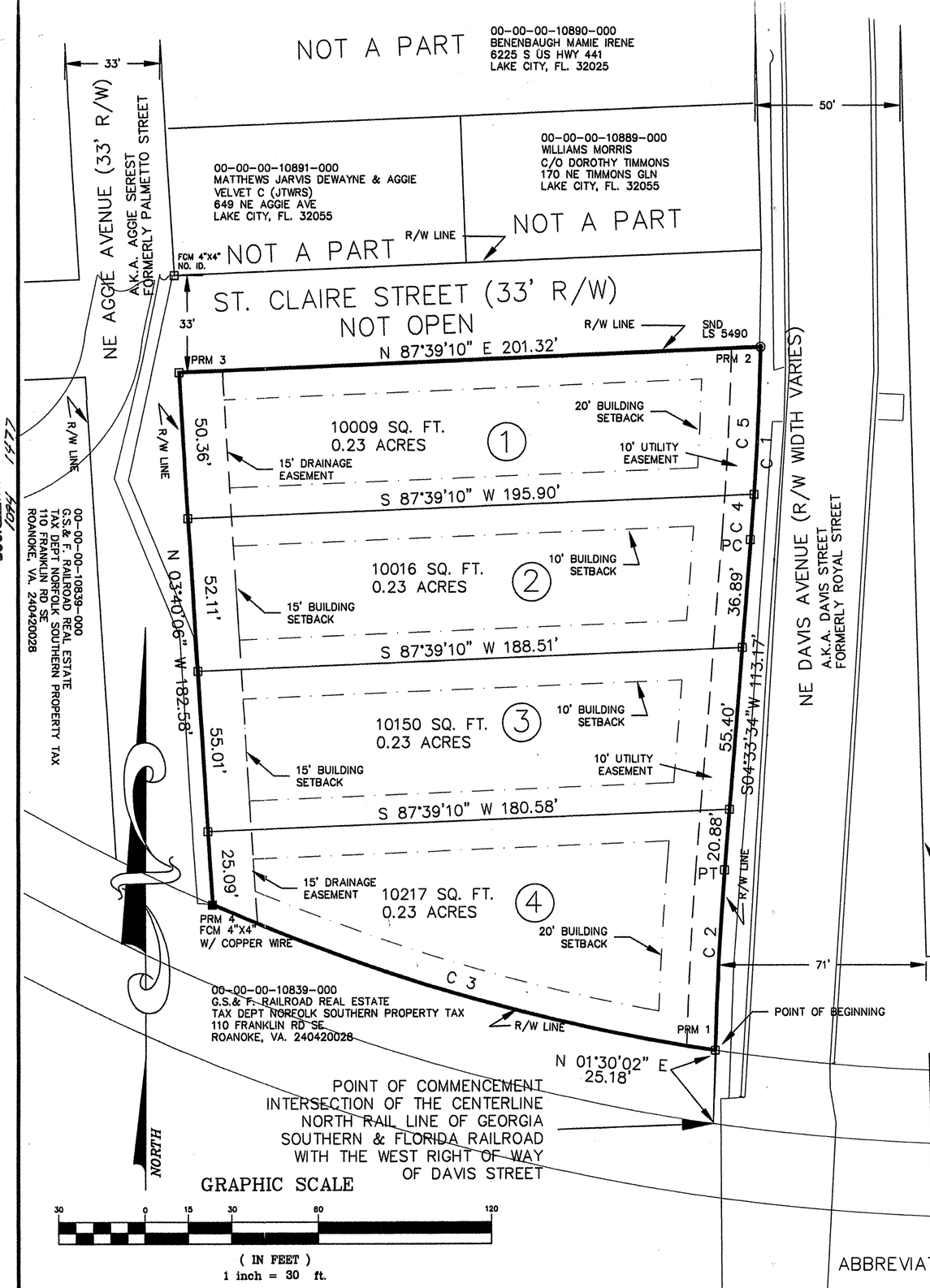
"DAVIS CROSSING"

A REPLAT OF LOT OR BLOCK 4
NORTHEASTERN DIVISION OF THE
CITY OF LAKE CITY, FLORIDA.

PLAT BOOK 8 PAGE 115

LOT NO.4 OR BLOCK NO. 4 IN THE NORTHERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, ALL IN A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF THE NORTH RAIL LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, WITH THE WESTERLY RIGHT-OF-WAY LINE OF DAVIS STREET, ALSO KNOWN AS ROYAL STREET, AS NOW ESTABLISHED AND THENCE RUN NORTH 01° 30' 02" EAST, A DISTANCE OF 25.18 FEET TO THE INTERSECTION OF THE AFOREMENTIONED RIGHT-OF-WAY LINES AND TO THE POINT OF BEGINNING; THENCE RUN ALONG AND AROUND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, AN ARC DISTANCE OF 181.39 FEET TO AN 4X4 CONCRETE MONUMENT WITH COPPER PIN IN TOP AS SET BY B.G. MOORE, RLS 439, ON SAID RIGHT-OF-WAY LINE AND ON THE EAST LINE OF AGGIE STREET, FORMERLY KNOWN AS PALMETTO STREET; THENCE RUN NORTH 03° 40' 06" WEST ALONG SAID EAST LINE NOW DEPARTING FROM SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 182.58 FEET, AT THE INTERSECTION OF SAID EAST LINE WITH SOUTH LINE OF ST. CLAIR STREET, A 33 FOOT UNIMPROVED PUBLIC ROAD RIGHT-OF-WAY; THENCE RUN NORTH 87° 39' 10" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 201.32 FEET TO A "X" CUT (SET NAIL DISK LS NO. 5490) IN THE WEST EDGE OF A CONCRETE WALK AND TO THE WEST RIGHT-OF-WAY LINE OF DAVIS STREET, FORMERLY KNOWN AS ROYAL STREET, NOW A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY AND SAID "X" CUT BEING ON A CURVE; THENCE RUN ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 66.10 FEET TO THE POINT OF CURVE FOR SAID CURVE, AND SAID CURVE HAVING A RADIUS ALONG SAID RIGHT-OF-WAY LINE OF 1170.92 FEET, AND A CHORD BEARING OF SOUTH 02° 52' 11" WEST, AND A CHORD DISTANCE OF 66.10 FEET; THENCE RUN SOUTH 04° 33' 34" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 113.17 FEET AT THE POINT OF TANGENT OF A CURVE IN SAID RIGHT-OF-WAY LINE; THENCE RUN ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 61.49 FEET TO THE POINT OF BEGINNING, AND SAID CURVE HAVING A RADIUS ALONG THE SAID RIGHT-OF-WAY OF 1170.92 FEET, AND A CHORD BEARING OF SOUTH 03° 03' 18" WEST, AND A CHORD DISTANCE OF 61.48 FEET, CONTAINING 0.92 ACRES.

OFFICIAL RECORDS BOOK ____ PAGE 1277



00-00-00-10845-000
TEUTON & HENDRIX
4121 NE 112th LANE
ANTHONY, FL. 32617
SITE: FAIRVIEW

R/W LINE

NOT A PART

SUB DIVIDER
TUETON & 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

RAILROAD STREET (33' R/W)\NOT OPEN

00-00-00-11744-000
PORTEE LAKASIA LAFAY
428 NE FAIRVIEW ST
LAKE CITY, FL. 32055
SITE: FAIRVIEW

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C 1	03°14'05"	66.11	1170.92	S02°52'11"W	66.10
C 2	03°00'31"	61.49	1170.92	S03°03'18"W	61.48
C 3	15°01'17"	181.39	691.86	N74°01'39"W	180.87
C 4	00°45'44"	15.57	1170.92	S04°06'22"W	15.57
C 5	02°28'22"	50.53	1170.92	S02°29'19"W	50.53

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE:
EASEMENTS OF TEN FEET (10') IN WIDTH ALONG THE ROAD FRONT, REAR AND SIDES OF THE 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.

ALL UTILITY EASEMENTS INDICATED ABOVE AND/OR SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION , INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES.

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

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JOB NO: 06217DC | SHEET 2 OF 2