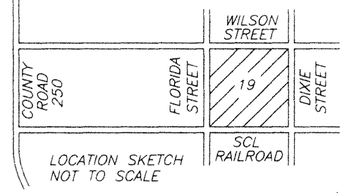
FILE NUMBER 99-123355
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
7-14, 1999 AT 3:52 O'CLOCK P.M.
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

OFFICIAL RECORDS
2004 PAGE 1092

SHEET 1 OF 1 PLAT BOOK 7 PAGE 16

"DIXIE LANDINGS"

LOCATED IN THE SE 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST.
NORTHWESTERN DIVISION OF THE CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA.



LOCATION SKETCH
NOT TO SCALE

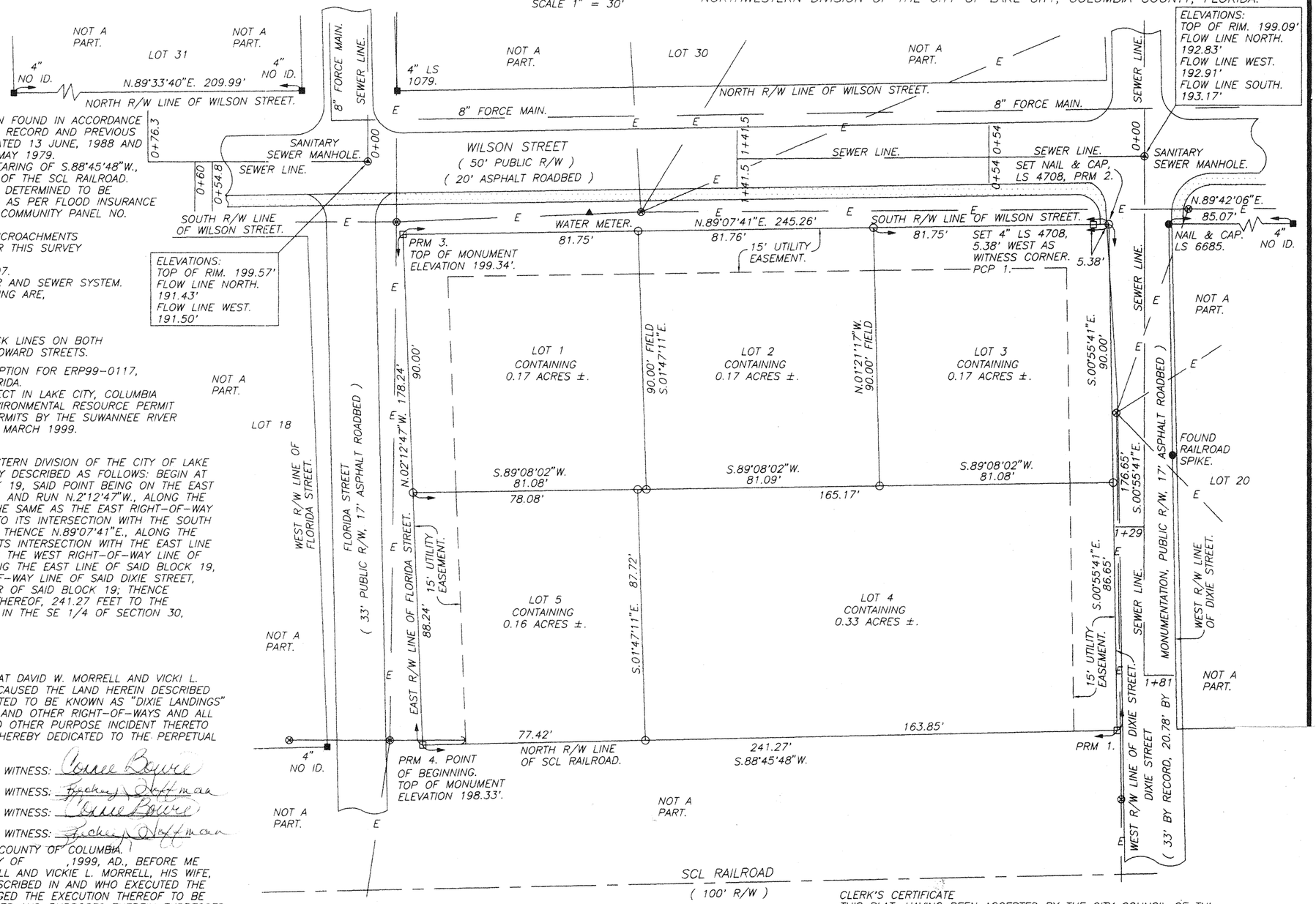
"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

"NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL CONSTITUE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ELECTRICITY, TELEPHONE, CATV, AND OTHER PUBLIC UTILITIES WHICH MAY SERVE THE LANDS ENCOMPASSED BY THIS PLAT."

ELEVATIONS BASED ON NGVD 29 DATUM; A-151-1954.
ELEVATION 191.00'.

0 7 15 30 60
GRAPHIC SCALE
SCALE 1" = 30'

THE LAND SHOWN HEREON IS ZONED RSF-3.



SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF DEED OF RECORD AND PREVIOUS SURVEYS BY L.E. BRITT, LS 1079, DATED 13 JUNE, 1988 AND C. HORNE, JR, LS 3048, DATED 14 MAY 1979.
2. BEARINGS BASED ON AN ASSUMED BEARING OF S.88°45'48"W., ON THE NORTH RIGHT-OF-WAY LINE OF THE SCL RAILROAD.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP DATED, 6 JANUARY 1988, COMMUNITY PANEL NO. 120406 0005 D.
4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
5. CLOSURE OF FIELD SURVEY IS 1/9207.
6. ALL LOTS TO HAVE COMMUNITY WATER AND SEWER SYSTEM.
7. BUILDING SETBACKS FOR RSF-3 ZONING ARE,
   20' FRONT,
   10' SIDES,
   15' REAR.
   CORNER LOTS HAVE 20 FOOT SETBACK LINES ON BOTH THE FRONT YARD AND SIDE YARDS TOWARD STREETS.

ENVIRONMENTAL RESOURCE PERMIT EXEMPTION FOR ERP99-0117, DIXIE LANDINGS, COLUMBIA COUNTY, FLORIDA.
THE ABOVE MENTIONED PROPOSED PROJECT IN LAKE CITY, COLUMBIA COUNTY, DOES NOT REQUIRE A NEW ENVIRONMENTAL RESOURCE PERMIT OR A MODIFICATION TO ANY EXISTING PERMITS BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT, DATED 10 MARCH 1999.

DESCRIPTION:
A PART OF BLOCK 19 IN THE NORTHWESTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID BLOCK 19, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF FLORIDA STREET, AND RUN N.2°12'47"W., ALONG THE WEST LINE OF SAID BLOCK 19, BEING THE SAME AS THE EAST RIGHT-OF-WAY LINE OF FLORIDA STREET, 178.24 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF WILSON STREET; THENCE N.89°07'41"E., ALONG THE SOUTH LINE THEREOF, 245.26 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID BLOCK 19, BEING THE SAME AS THE WEST RIGHT-OF-WAY LINE OF DIXIE STREET; THENCE S.0°55'41"E., ALONG THE EAST LINE OF SAID BLOCK 19, BEING THE SAME AS THE WEST RIGHT-OF-WAY LINE OF SAID DIXIE STREET, 176.65 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 19; THENCE S.88°45'48"W., ALONG THE SOUTH LINE THEREOF, 241.27 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE SE 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST.
COLUMBIA COUNTY, FLORIDA.
CONTAINING 1.00 ACRES, MORE OR LESS.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT DAVID W. MORRELL AND VICKI L. MORRELL, HIS WIFE, AS OWNERS, HAVE CAUSED THE LAND HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "DIXIE LANDINGS" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSE INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

OWNER: _____ WITNESS: _____
DAVID W. MORRELL
WITNESS: _____
OWNER: _____ WITNESS: _____
VICKIE L. MORRELL
WITNESS: _____

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.
I HEREBY CERTIFY THAT ON THIS DAY OF ,1999, AD., BEFORE ME PERSONALLY APPEARED DAVID W. MORRELL AND VICKIE L. MORRELL, HIS WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES: 7-30-2001
BRENDA MEADS
Notary Public - State of Florida
My Commission Expires Jul 30, 2001
Commission # CC638565
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, 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 THAT ON 1 FEBRUARY 1999, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND THAT SAID IS LOCATED IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST, LAKE CITY, FLORIDA.

NAME: MARK D. DUREN. LS 4708. DATE: 2/11/99

CERTIFICATE FOR APPROVAL BY THE ZONING BOARD FOR THE CITY OF LAKE CITY, FLORIDA.
EXAMINED AND APPROVED AS TO CURRENT ZONING COMPLIANCE ON 1999.
BY _____
CHAIRMAN, ZONING BOARD

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF LAKE CITY, FLORIDA.
EXAMINED ON 7-5-99
AND
APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY:
CITY ATTORNEY _____
HERBERT F. DARBY

THIS IS TO CERTIFY THAT ON _____, 1999, _____, FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER, P.L.S. _____, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177 FOR THE CITY OF LAKE CITY, FLORIDA.

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

THIS IS TO CERTIFY, THAT ON THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA

MAYOR _____
W. R. KIRKLAND
ATTEST:
BY: _____
CITY CLERK: JAMES R. MINCHIN

CLERK'S CERTIFICATE
THIS PLAT, HAVING BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, IS ACCEPTED FOR FILES AND RECORD THIS 14 DAY OF July 1999, IN PLAT BOOK 7 PAGE 16
SIGNED _____
CLERK OF CIRCUIT COURT

SYMBOL LEGEND
- ■ CONCRETE MONUMENT FOUND
- □ CONCRETE MONUMENT SET, LS 4708
- ● IRON PIN OR PIPE FOUND
- ○ 5/8" IRON ROD SET, LS 4708
- —x— WIRE FENCE
- —E— ELECTRIC UTILITY LINE (OVERHEAD)
- -UGE- UNDERGROUND ELECTRIC SERVICE
- —CTV— CABLE TV LINE (OVERHEAD)
- —o— CHAIN LINK FENCE
- —o— WOODEN FENCE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- ⊗ UTILITY POLE
- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
- FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
- ℄ CENTERLINE

PLAT PREPARE
MARK D. DURE
LS 47(
RT. 18 BOX
SISTERS WELCC
LAKE CITY, FL
(904) 758-98
(904) 758-8

DRAWN BY MARK DUREN
WO# 528-

DIXIE LANDINGS

PARENT PARCEL (s) - 11258-000
11259-000
11260-000

HEADER PARCEL - 11258-100

A S/D of all of Block 19 of the NW DIV. of the City of Lake City.

ACRES	LOT #	PARCEL #
0.17	1	11258-101
0.17	2	11258-102
0.17	3	11258-103
0.33	4	11258-104
0.16	5	11258-105

Tax Dist. - 001
Nbhd. Code -
Zoning
Topo
Utilities
ORB - 862-1806
Map # - 96-B
Value