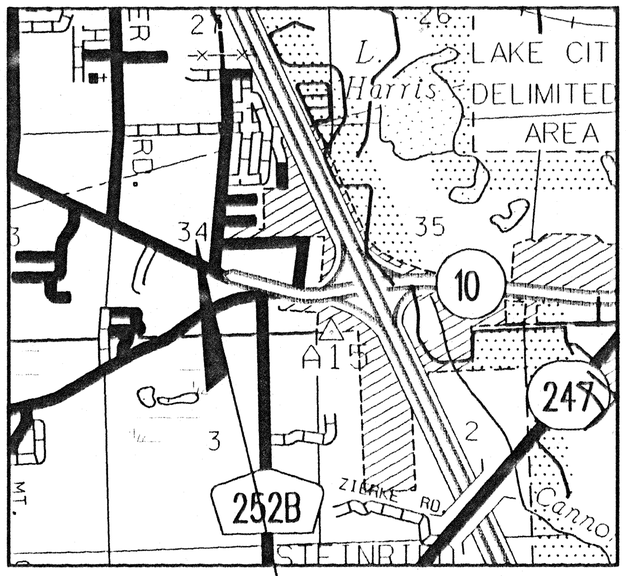
BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640 FAX (904) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

FOREST PLANTATION COMMERCIAL SUBDIVISION

IN SECTION 34, T3-S, R16-E CITY OF LAKE CITY COLUMBIA COUNTY, FLORIDA



PROJECT LOCATION

DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF "FOREST PLANTATION, UNIT ONE," A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGES 166 & 167, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 86°19'29" W, ALONG THE SOUTHERLY LINE OF SAID "FOREST PLANTATION, UNIT ONE," A DISTANCE OF 187.05 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF "FOREST PLANTATION, UNIT TWO," A SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 34 & 35 OF AFORESAID PUBLIC RECORDS; THENCE S 07°11'49" W, ALONG THE EASTERLY LINE OF SAID "FOREST PLANTATION, UNIT TWO," AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 985.41 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE S 89°05'49" E, ALONG THE SOUTHERLY LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 187.16 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF WEST LAKE CITY AVENUE; THENCE N 07°03'46" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1000.17 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. CONTAINING 4.21 ACRES, MORE OR LESS.

CERTIFICATE OF CITY SURVEYOR

Know all men by these presents, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 177, Florida Statutes and is in good standing with the Board of Surveyors & Mappers, does hereby certify that on behalf of Lake City, Florida on _____ reviewed this plat for conformity to Chapter 177, Florida Statutes and said plat meets all the requirements of Chapter 177, as amended.

Name _____

Date _____

Registration Number _____

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Forest Plantation Land Trust, owner, John Russell North, Trustee, and First Federal Savings Bank of Florida, Mortgagee have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as FOREST PLANTATION COMMERCIAL SUBDIVISION, and that all rights-of-way and easements are hereby dedicated to the perpetual use of the public for uses as shown hereon.

John Russell North, Trustee

Witness

Witness

Byron Cawthon, Vice President
First Federal Savings Bank of Florida

Witness

Witness

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 4 day of October 2000, by John Russell North, Trustee. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: _____
Notary Public

Sheila Newcomb
My Commission CC886670
Expires November 16, 2003

My Commission Expires:

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 4 day of October 2000, by Byron Cawthon, Vice President of First Federal Savings Bank of Florida. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: _____
Notary Public

My Commission Expire

D. WILLETTE SISTRUNK
MY COMMISSION # CC 816681
EXPIRES: May 31, 2003
Bonded Thru Notary Public Underwriters

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR LAKE CITY, FLORIDA

Examined on 10-2-2000

AND

Approved as to legal form and sufficiency by

_____
Attorney

CERTIFICATE OF SUBDIVIDER'S ENGINEER

This is TO CERTIFY that on 10/9/00, Gregory G. Bailey, Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 43858, does hereby certify that all required improvements have been installed in compliance with the approved construction plans and if applicable, any submitted "as built" blueprints in accordance with the requirements of the City Council of the City of Lake City, Florida.

_____
Registered Florida Engineer

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 $ N/A has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: _____ DATE: 10-2-2000
Director of Public Works

CLERK'S CERTIFICATE

This plat having been approved by the City Council of the City of Lake City is accepted for filing and recorded this 31 day of Oct, 2000, in Plat Book 7, Pages 30 and 51

SIGNED: _____
Clerk of Circuit Court

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

THIS IS TO CERTIFY that on 10-2-2000 the foregoing plat was approved by the City Council of the City of Lake City, Florida.

_____
Mayor

Attest: _____
City Clerk

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this _____ day of _____, by Byron Cawthon, Vice President of First Federal Savings Bank of Florida. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: _____
Notary Public

My Commission Expires:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and mapper, as provided under Chapter 472, Florida Statutes and is in good standing with the Board of Surveyors and Mappers, does hereby certify that on 9/17/2000 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands therein described and platted and subdivided; that the survey was made under my responsible direction and supervision, permanent reference monuments and permanent control points have been placed as shown and that the survey data shown hereon complies with all of the requirements of the City of Lake City Subdivision Ordinance and Chapter 177, Florida Statutes, as amended; and that said lands are located in Section 34, Township 3 South, Range 16 East, Columbia County, Florida.

Date: 10/04/2000

Signed: _____
John M. Lane Registration No. LS 4303
Bailey, Bishop & Lane, Inc. LB 6685
3107 SW Barnett Way, Lake City, FL 32056

913/1476

BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
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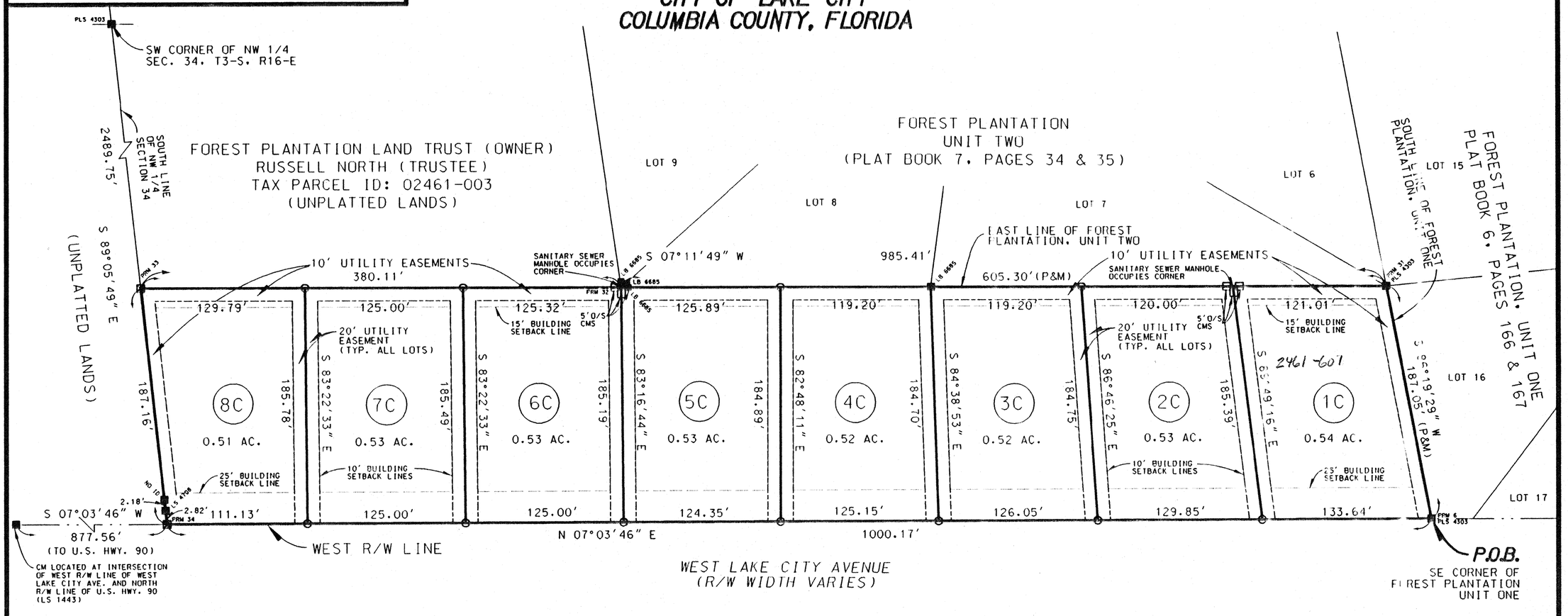
FOREST PLANTATION COMMERCIAL SUBDIVISION

IN
SECTION 34, T3-S, R16-E
CITY OF LAKE CITY
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 50
SHEET 1 OF 2



ABBREVIATIONS:

FND = FOUND	POB = POINT OF BEGINNING
℄ = CENTERLINE	POC = POINT OF COMMENCEMENT
P = PLAT	NO ID = NO IDENTIFICATION
D = DEED	R/W = RIGHT-OF-WAY
C = CALCULATED	PCP = PERMANENT CONTROL POINT
M = MEASURED	PRM = PERMANENT REFERENCE MONUMENT
O/S = OFFSET	CM = CONCRETE MONUMENT
IP = IRON PIPE	IR = IRON ROD
RB = REBAR	RB+C = REBAR & CAP
NL = NAIL	NL+D = NAIL & DISC

SPECIAL NOTE

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.

SPECIAL NOTE

NOTICE: 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, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE 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.

NOTES:

1. BEARINGS PROJECTED FROM THE NORTH LINE OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, AS PER DEED FOR CENTER STREET AS RECORDED IN O.R. BOOK 794, PAGE 1454 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
2. TOTAL ACRES IN SUBDIVISION IS 4.21 AC.
3. SUBDIVISION CONSISTS OF 8 LOTS RANGING IN SIZE FROM 0.51 TO 0.54 ACRES.
4. PROPERTY IS ZONED "RO", RESIDENTIAL OFFICE.
5. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
6. BOUNDARY CLOSURE MATHEMATICALLY ADJUSTED TO ZERO.
7. BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT- 25'
   SIDE - 10'
   REAR - 15'
8. DATE OF PLAT DRAWING IS 10/03/00.
9. PRELIMINARY PLAT APPROVED ON AUGUST 1, 2000.

NOTE: 100-YEAR FLOOD ELEVATION IS 136. NO STRUCTURES OR FILL SHALL BE ALLOWED BELOW ELEVATION 138.

SUBDIVIDER:
RUSSELL NORTH CONSTRUCTION
C/O JOHN RUSSELL NORTH
895 PLANTATION BOULEVARD
LAKE CITY, FLORIDA 32055
(904) 752-6806

SURVEYOR:
JOHN M. LANE
3107 SW BARNETT WAY
LAKE CITY, FLORIDA 32056
(904) 752-5640
REG. NO. 4303

ENGINEER:
GREGORY G. BAILEY
3107 SW BARNETT WAY
LAKE CITY, FLORIDA 32056
REG. NO . 43858

0 30 60 120
SCALE: 1 "=60'

LEGEND

- ⊠ PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONC. MON. (LB 6685)
- o 5/8" REBAR & CAP AT EACH LOT CORNER (LB 6685) EXCEPT AS SHOWN
- ■ CONC. MON. FOUND AS NOTED
- □ 4"X4" CONC. MON. SET (LB 6685)

00-1934
10-31-00 3:08 P
P Burnett Crum
Mark Kim

913-1476

6.79A