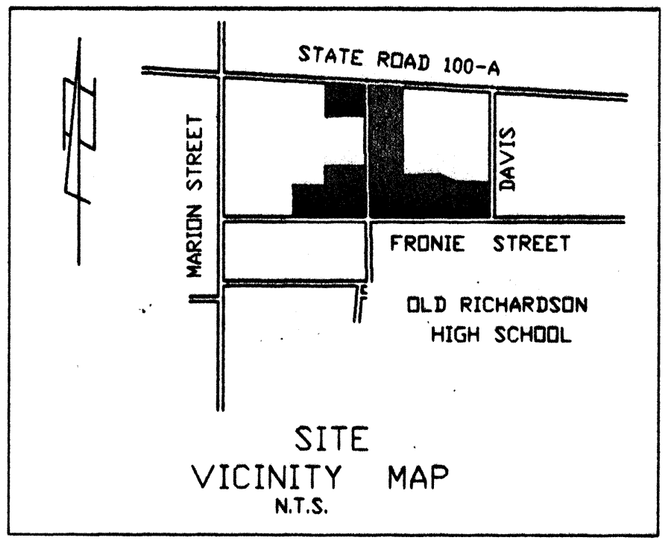
PLAT BOOK 6 PAGE 182

SHEET 2 OF 2

FRANK C. CUMMINGS SUBDIVISION
UNIT - 1

A REPLAT OF

A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, ALSO BEING PART OF THE NORTH EASTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, AND ALL LYING IN AND BEING PART OF LOTS 4, 5, 8, 9 AND 10 OF CATHEY'S SURVEY AS RECORDED IN DEED BOOK "H" PAGE 576 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, START AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF DAVIS STREET (A 33 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF FRONIE STREET (A 33 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE RUN SOUTH 87° 46' 54" WEST ALONG AND WITH SAID NORTHERLY RIGHT OF WAY LINE 633.47 FEET; THENCE NORTH 01° 28' 46" WEST, 104.02 FEET; THENCE NORTH 87° 46' 54" EAST, 108.48 FEET; THENCE NORTH 01° 28' 46" WEST, 63.98 FEET; THENCE NORTH 87° 46' 54" EAST, 100.00 FEET TO A POINT LYING IN THE WESTERLY RIGHT OF WAY LINE OF BOWDEN WAY (FORMERLY KNOWN AS CATAWBA STREET, A 33 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED, THENCE RUN NORTH 01° 28' 46" WEST, ALONG AND WITH SAID WESTERLY RIGHT OF WAY LINE 165.91 FEET TO A POINT LYING IN SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 87° 46' 54" WEST, 100.00 FEET; THENCE NORTH 01° 28' 46" WEST, 102.71 FEET TO A POINT LYING IN THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 100 - A, (A RIGHT OF WAY OF VARYING WIDTH); THENCE SOUTH 88° 39' 00" EAST ALONG AND WITH SAID SOUTHERLY RIGHT OF WAY LINE 206.16 FEET TO A POINT LYING IN SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 01° 28' 46" EAST, 89.97 FEET; THENCE SOUTH 14° 53' 38" EAST, 52.09 FEET; THENCE SOUTH 01° 28' 46" EAST, 193.01 FEET; THENCE NORTH 87° 46' 54" EAST, 86.14 FEET; THENCE SOUTH 76° 52' 20" EAST, 51.67 FEET; THENCE NORTH 87° 46' 54" EAST, 80.52 FEET; THENCE SOUTH 01° 56' 47" EAST, 9.32 FEET; THENCE NORTH 87° 46' 54" EAST, 90.00 FEET TO A POINT LYING IN THE WESTERLY RIGHT OF WAY LINE OF DAVIS STREET; THENCE RUN SOUTH 01° 56' 45" EAST, 67.00 FEET ALONG AND WITH SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.



SITE
VICINITY MAP
N.T.S.

OFFICIAL RECORDS BOOK 845 PAGE 266

NOTES:

AS BEST ASCERTAINED FROM FLOOD INSURANCE RATE MAP NUMBER 120406-0005-D FOR THE CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA, THE LAND SHOWN HEREON LIES IN ZONE 'X'

PLAT BOUNDARY BASED ON MONUMENTATION FOUND IN PLACE, RECORD PLAT OF CATHEY'S SURVEY AND FLORIDA DEPARTMENT OF TRANSPOARTATION RIGHT OF WAY MAP SECTION 2962-151 FOR STATE ROAD 100-A, COLUMBIA COUNTY, FLORIDA.

BEARING BASIS IS THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 100-A; SAID BEARING BEING S. 88° 39' 00" E., SAID RIGHT OF MAP SECTION BEING 2962-151, SHEET 3, DATED FEBRUARY 22, 1961.

THE LAND SHOWN HEREON IS ZONED RSF-3.

LOT SET BACK LINES FOR RSF-3 ZONING ARE:
FRONT = 20 FEET;
REAR = 15 FEET;
SIDE = 10 FEET;
CORNER LOTS HAVE 20 FOOT SETBACK LINES ON BOTH THE FRONT YARD AND SIDE YARDS TOWARD STREETS.

CLERK'S CERTIFICATE

This Plat, having been accepted by the City council of the city of Lake City, Florida, is accepted for files and recorded this 17 day of Sept., 1997, in PLAT BOOK 6, PAGES 182 and 183.

SIGNED: D. DeWitt Cason

Clerk of Circuit Court

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that AFFORDABLE HOME OWNERSHIP CORPORATION, AS OWNER, AND FIRST FEDERAL SAVINGS BANK OF FLORIDA, AS MOTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "FRANK C. CUMMINGS SUBDIVISION, UNIT-1, AND THAT ALL ROADS, STREETS AND EASEMENTS FOR ROADWAYS, UTILITIES, STORM DRAINAGE AND OTHER PURPOSES INCIDENT THERETO, AS SHOWN AND DEPICTED HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC PURPOSES, INCLUDING VEHICULAR ACCESS RIGHTS WHERE REQUESTED.

Beverly Henderson
BEVERLY FENDERSON
PRESIDENT OF THE BOARD OF DIRECTORS

Carla Davis
WITNESS

Dick Calvitt
DICK CALVITT
SENIOR VICE-PRESIDENT

Gloria Markham
WITNESS

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 2 day of Sept., 1997 by BEVERLY FENDERSON, PRESIDENT of the BOARD OF DIRECTORS of AFFORDABLE HOME OWNERSHIP CORPORATION, as owner of 'Frank C. Cummings Subdivision, Unit - 1, who is personally known to me.

SIGNED: Willis O. Cooper
Notary Public

WILLIS O COOPER
My Comm Exp. 3/02/2001
Bonded By Service Ins
No. CC625784
Personally Known

My Commission Expires:

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 29th day of August, 1997 by DICK CALVITT, SENIOR VICE-PRESIDENT of FIRST FEDERAL SAVINGS BANK OF FLORIDA, as MORTGAGEE for "Frank C. Cummings Subdivision, Unit-1, who is personally known to me.

SIGNED: Gloria Jean Markham
Notary Public

My Commission Expires:

ACCEPTANCE AND MAINTENANCE

I HEREBY CERTIFY that the improvements required by Ordinance Number 96-779-B and Section 5.29 thereof, have been installed and that such improvements have been constructed in an acceptable manner and in accordance with City Specifications.

SIGNED: W. Terry Crews DATE: 8-29-, 1997

W. Terry Crews, Director of Public Works

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF LAKE CITY, FLORIDA

Examined and APPROVED as to Legal Form and Sufficiency on September 15th, 1997 by Clifford B. Davis

City Attorney

CERTIFICATE FOR APPROVAL BY THE ZONING BOARD FOR THE CITY OF LAKE CITY, FLORIDA.

EXAMINED AND APPROVED as to current zoning compliance on 1 July 97, 1997 by Rose O. Scott

Chairman, Zoning Board

ATTEST: D. DeWitt Cason, DATE: 3 Sep., 1997

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

THIS IS TO CERTIFY, THAT ON 8-18-, 1997 the foregoing plat was approved by the City Council of the City of Lake City, Florida.

by: [illegible] Mayor

Attest by: [illegible], Filed for Record on Sept 16, 1997.

City Clerk

p

CERTIFICATE OF THE SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY, that on SEPTEMBER 2, 1997, LAKE G. RAY, III, Florida Registered Engineer as specified within Chapter 471, Florida Statutes, License Number 38792 does hereby certify that all the required improvements have been installed in compliance with the approved construction plans and if applicable, any submitted "As-Built" blue prints in accordance with the requirements of the City of Lake City, Florida.

Lake G. Ray III
Registered Florida Engineer

CERTIFICATE OF THE 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 SEPT. 2, 1997, he completed the survey of the lands as shown on the foregoing plat or plan; that said plat or plan is a correct representation of the lands therin described and platted or placed as shown thereon as required by Chapter 177, Florida Statutes, and that it is located in Section 29, Township 3 South, Range 17 East, in the Northeastern Division of the city of Lake City, Columba county, Florida.

Date: Aug 21, 1997

Lake G. Ray, Jr., PLS No. 1193

PLAT PREPARED BY:
HARBOR ENGINEERING COMPANY, INC.
1615 HUFFINGHAM ROAD
JACKSONVILLE, FLORIDA 32216
TELEPHONE: 1-904-724-8522

FILE NUMBER 97-13356
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
9-17, 1997 AT 11:05 O'CLOCK AM
RECORD VERIFIED
P.DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: MCR D.C.

OFFICIAL RECORDS
BOOK 895 PAGE 2001

PLAT BOOK 6 PAGE 82

SHEET 1 OF 2

FRANK C. CUMMINGS SUBDIVISION UNIT - 1

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C - 1	25'	37.91'	86° 52' 33"	N 45° 12' 03" W	34.38'
C - 2	25'	40.50'	92° 49' 46"	N 44° 56' 07" E	36.22'
C - 3	25'	38.95'	89° 15' 40"	S 43° 09' 04" W	35.13'
C - 4	25'	39.59'	90° 44' 20"	N 46° 50' 56" W	35.58'

SCALE: 1" = 60'

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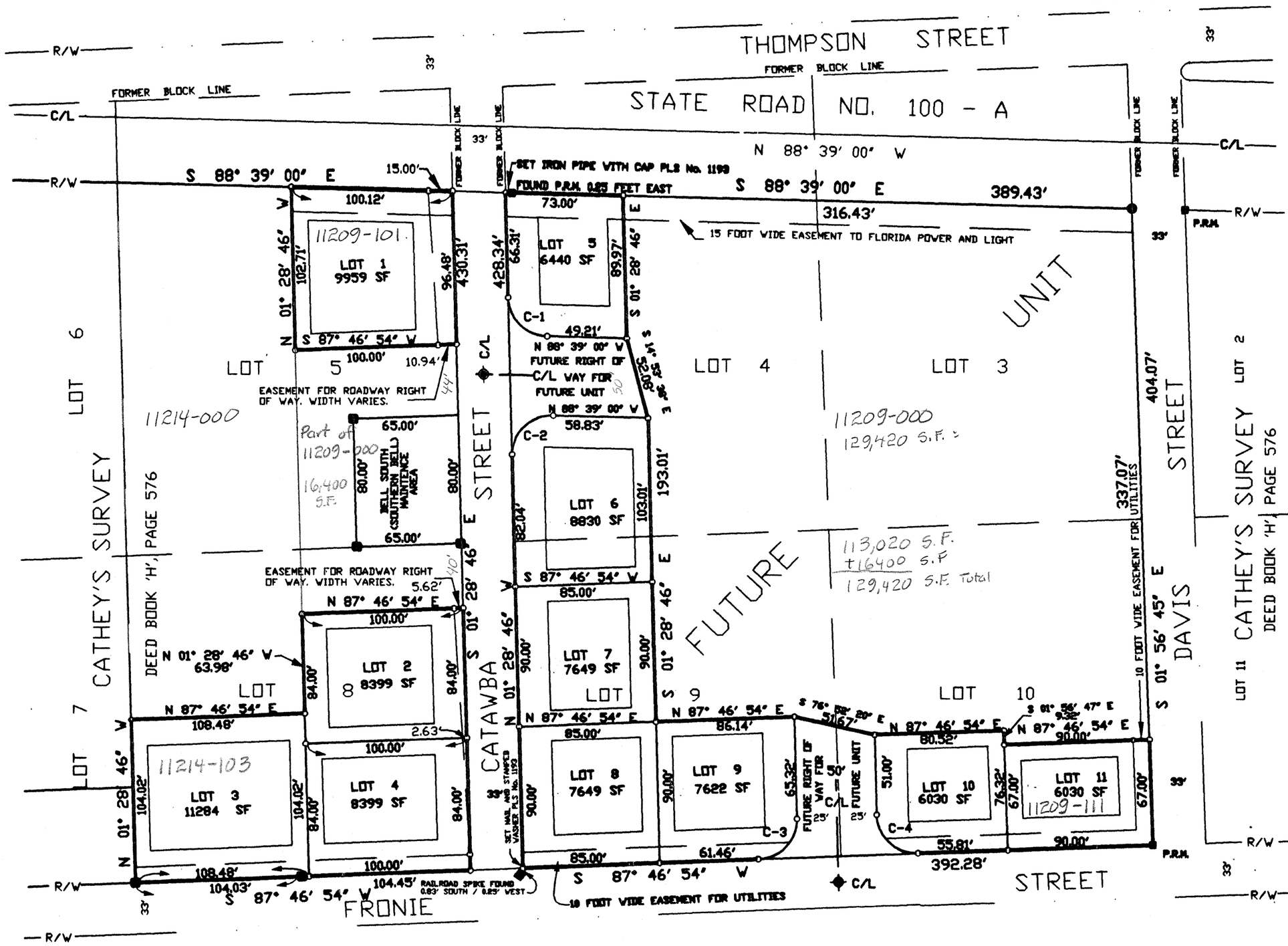

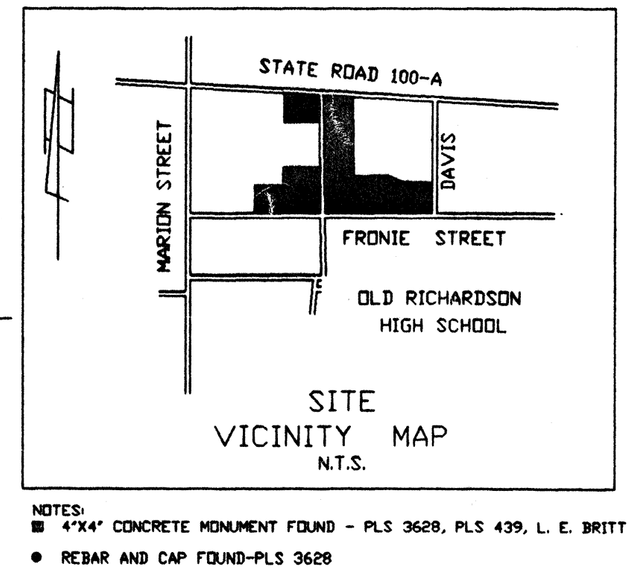

SITE VICINITY MAP
N.T.S.

NOTES:
- ■ 4"X4" CONCRETE MONUMENT FOUND - PLS 3628, PLS 439, L. E. BRITT
- ● REBAR AND CAP FOUND-PLS 3628
- ◆ RAILROAD SPIKE FOUND IN PAVEMENT
- ○ SET PROPERTY CORNER (IRON PIPE WITH PLUGS- PLS 1193)
- ✦ SET AND STAMPED PERMANENT CONTROL POINT (PLS 1193)
- C- INDICATES CURVE NUMBER
- P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
- C/L INDICATES CENTER LINE

AS BEST ASCERTAINED FROM FLOOD INSURANCE RATE MAP NUMBER 120406-0005-D FOR THE CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA, THE LAND SHOWN HEREON LIES IN ZONE 'X'

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PLAT PREPARED BY:
HARBOR ENGINEERING COMPANY, INC.
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TELEPHONE: 1-904-724-8522

60%
1"=60'