BAILEY BISHOP & LANE, INC.
411 WEST BAYA AVENUE
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
FAX (904) 755-7771

NOTES:

1. PROPERTY IS ZONED "RMF-1". MINIMUM LOT SIZE IS 6,000 S.F. THE FOLLOWING SETBACK REQUIREMENTS APPLY FOR EACH LOT:
   FRONT - 20 FT.
   REAR - 15 FT.
   SIDE - 10 FT. (FOR EACH SIDE YARD)
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 120406 0005 D, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
3. BEARINGS PROJECTED FROM THE SOUTH LINE OF GRANDVIEW VILLAGE, UNIT 1.
4. TOTAL ACRES IN SUBDIVISON IS 5.336 ACRES.
5. SUBDIVISION CONSISTS OF 24 LOTS RANGING IN SIZE FROM 6,137 SQ. FT. TO 14,355 SQ. FT.
6. NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL CONSTITUTE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CATV AND ANY OTHER PUBLIC UTILITIES WHICH MAY SERVE THE LANDS ENCOMPASSED BY THIS PLAT.
7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

OFFICIAL RECORDS BOOK 823 PAGE 366

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GRANDVIEW PARK LAND TRUST, RICHARD C. COLE, TRUSTEE, AS OWNER; AND BARNETT BANK, N.A., AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "GRANDVIEW VILLAGE, UNIT 2" AND THAT ALL ROADS, STREETS AND EASEMENTS FOR UTILITIES, 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 REQUIRED.

Richard C. Cole — Joseph Spell
RICHARD C. COLE, TRUSTEE — WITNESS
GRANDVIEW PARK LAND TRUST

Edward Woodbury — [illegible]
EDWARD WOODBURY, VICE PRESIDENT — WITNESS
BARNETT BANK N.A.

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 26 day of November 1996, by Richard C. Cole, Trustee of Grandview Park Land Trust as owner, of "Grandview Village, Unit 2", who is personally known to me.

SIGNED: Rana L. Davich
Notary Public

My Commission Expires:

RANA L. DAVICH
MY COMMISSION # CC 283432
EXPIRES: May 4, 1997
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 26th day of November 1996, by Edward Woodbury, Vice President, of Barnett Bank, N.A. as Mortgagee, of "Grandview Village, Unit 2", who is personally known to me.

SIGNED: Delores Jane Conner
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
DELORES JANE CONNER
COMMISSION # CC 483274
EXPIRES JULY 24, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

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 4 day of Dec 1996, in Plat Book 6, Pages 157 and 158.

SIGNED: [illegible]
Clerk of Circuit Court

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY that the improvements required by Ordinance No. 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: 12-02-96
W. Terry Crews, Director of Public Works

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

Examined on 12-2-96

AND

Approved as to Legal Form and Sufficiency by

Wm L. Frank Easley
City Attorney

CERTIFICATE OF APPROVAL
BY COUNTY HEALTH DEPARTMENT

Examined on _____

AND

Approved by _____
County Health Department

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

THIS IS TO CERTIFY, that on 9/9/96 the foregoing plat was approved by the City Council of the City of Lake City, Florida.

[illegible]
Mayor

Attest:

By [illegible] Filed for record on: _____
City Clerk

CERTIFICATE OF THE
SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY, that on 11/26/96, Gregory G. Bailey Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 13852, does hereby certify that all 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.

Gregory G. Bail
Registered Florida Engineer
11/26/96

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 5/23/96 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 6, Township 4-S, and Range 17-E, Lake City Florida.

NAME John M. Lane
DATE 11/26/96 Registration Number LS 4303

BAILEY BISHOP & LANE, INC.
411 WEST BAYA AVENUE
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LAKE CITY, FL 32056-3717
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GRANDVIEW VILLAGE, UNIT 2

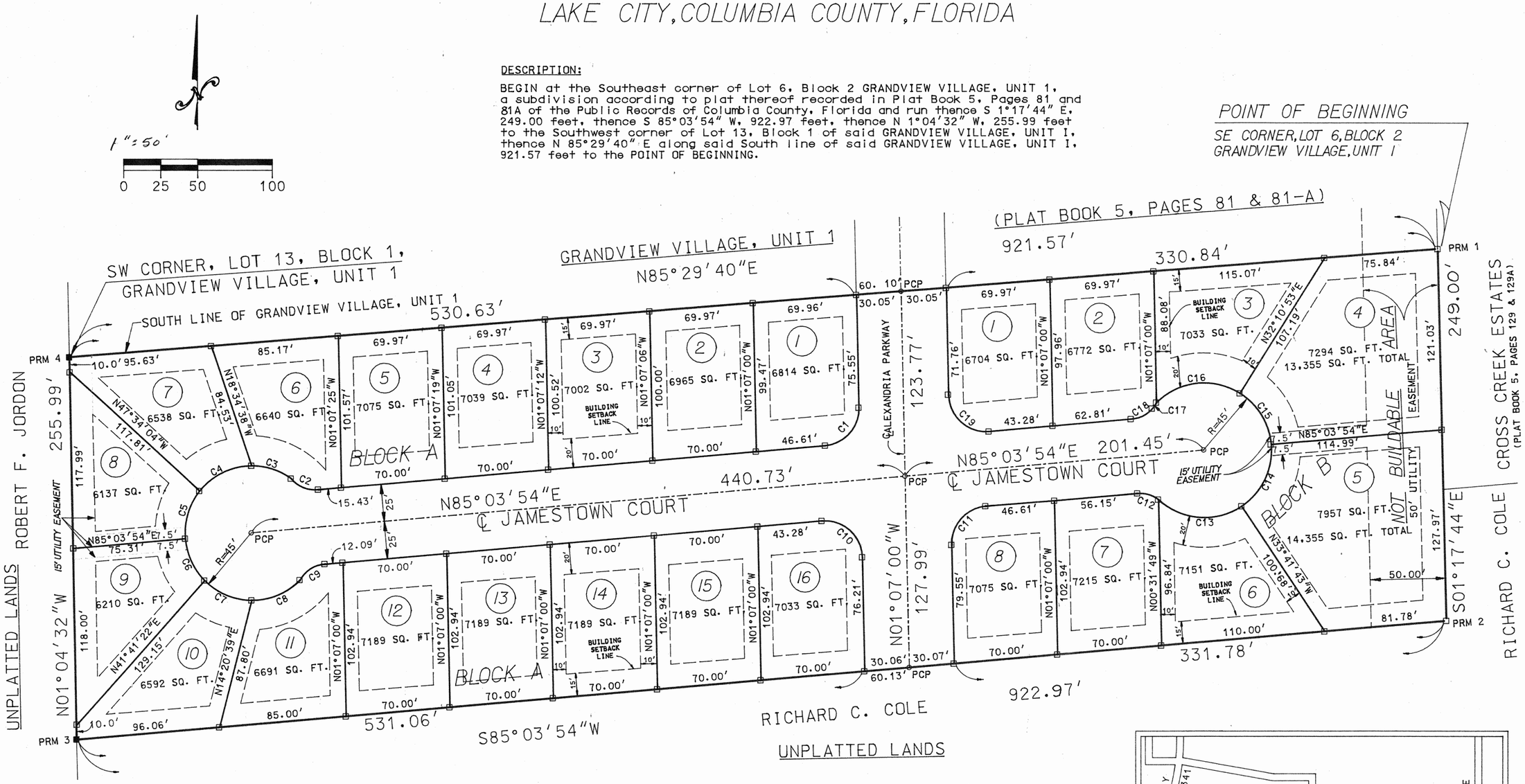
A SUBDIVISION IN THE S 1/2 OF NW 1/4, SECTION 6, T4-S, R17-E LAKE CITY, COLUMBIA COUNTY, FLORIDA

FILE NUMBER 96-17082
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
12-4, 1996 AT 2:38 O'CLOCK P M
RECORD VERIFIED
B. Wayne Mason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: D.C.

OFFICIAL RECORDS
BOOK 83 PAGE 366

DESCRIPTION:

BEGIN at the Southeast corner of Lot 6, Block 2 GRANDVIEW VILLAGE, UNIT 1, a subdivision according to plat thereof recorded in Plat Book 5, Pages 81 and 81A of the Public Records of Columbia County, Florida and run thence S 1°17'44" E, 249.00 feet, thence S 85°03'54" W, 922.97 feet, thence N 1°04'32" W, 255.99 feet to the Southwest corner of Lot 13, Block 1 of said GRANDVIEW VILLAGE, UNIT I, thence N 85°29'40" E along said South line of said GRANDVIEW VILLAGE, UNIT I, 921.57 feet to the POINT OF BEGINNING.

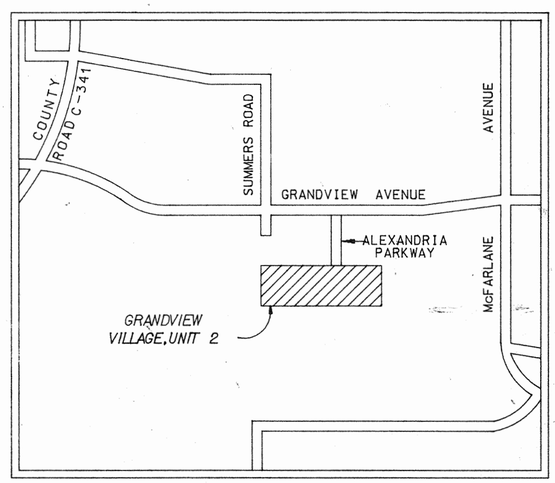


LEGEND

- ■ 4" X 4" CONCRETE MONUMENT FOUND (PLS 2245)
- □ 4" X 4" CONCRETE MONUMENT SET (PLS 4303)
- PCP ○ PERMANENT CONTROL POINT (PCP) (P-K NAIL SET)
- PRM ■ PERMANENT REFERENCE MARKER (PRM)

CURVE DATA

NO.	RADIUS	DELTA	ARC	CHORD	NO.	RADIUS	DELTA	ARC	CHORD
C1	25.00'	86°10'54"	37.60'	34.16'	C11	25.00'	86°10'54"	37.60'	34.16'
C2	20.00'	45°22'50"	15.84'	15.43'	C12	20.00'	46°11'21"	16.12'	15.69'
C3	45.00'	41°14'48"	32.40'	31.70'	C13	45.00'	74°56'34"	58.86'	54.75'
C4	45.00'	51°18'07"	40.29'	38.96'	C14	45.00'	61°14'20"	48.10'	45.84'
C5	45.00'	43°37'23"	34.26'	33.44'	C15	45.00'	52°53'22"	41.54'	40.08'
C6	45.00'	40°11'14"	31.56'	30.92'	C16	45.00'	77°23'49"	60.79'	56.27'
C7	45.00'	44°52'26"	35.24'	34.35'	C17	45.00'	05°54'38"	4.64'	4.64'
C8	45.00'	51°07'07"	40.15'	38.83'	C18	20.00'	46°11'21"	16.12'	15.69'
C9	20.00'	46°11'21"	16.12'	15.69'	C19	25.00'	93°49'06"	40.94'	36.51'
C10	25.00'	93°49'06"	40.94'	36.51'					



LOCATION MAP