OFFICIAL RECORDS
BOOK 1133 PAGE 110

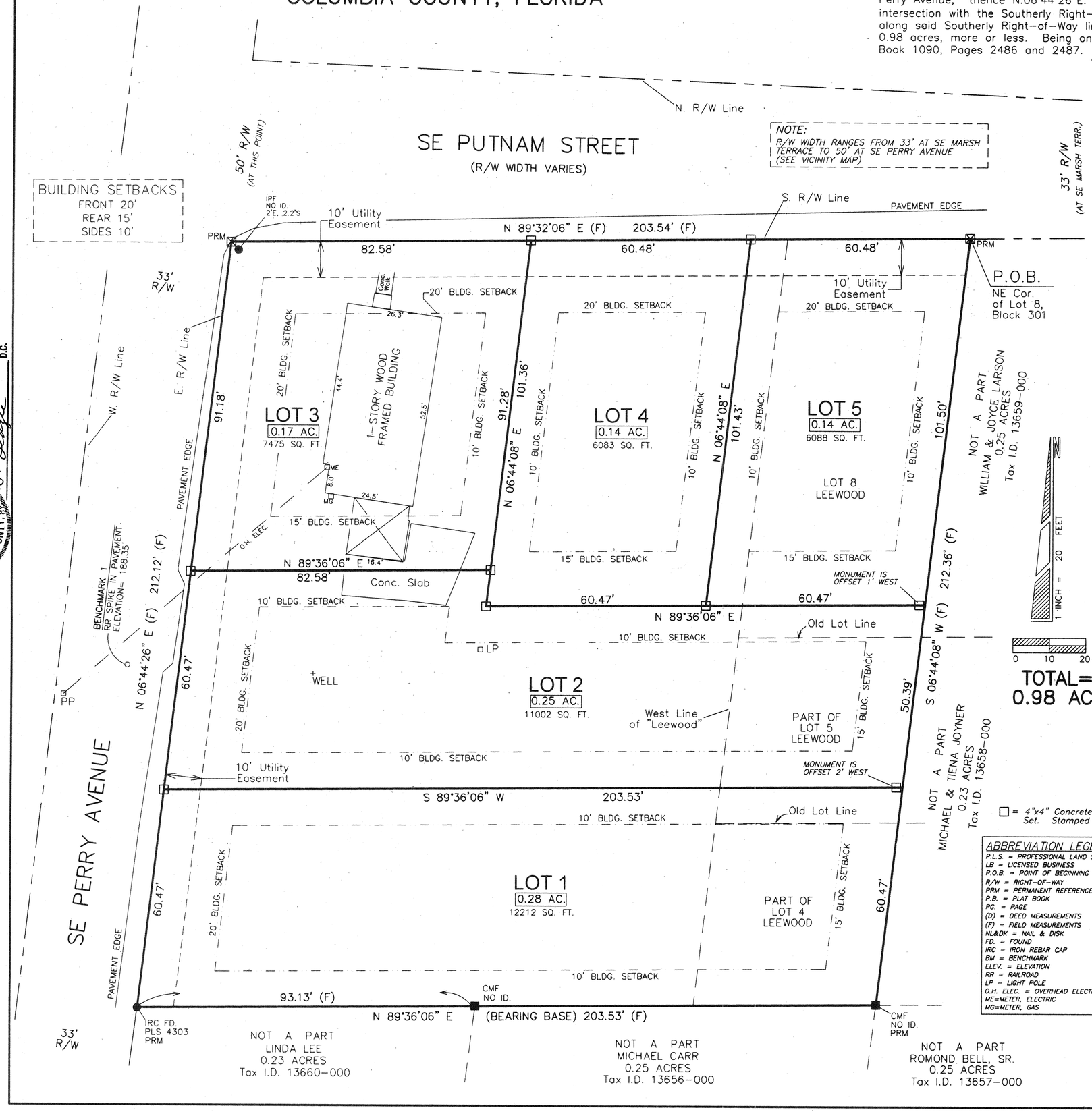
FILE NUMBER 2007122305
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
8-13-2007 AT 10:02 O'CLOCK A M
RECORD VERIFIED
P.T. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: D.C.
CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

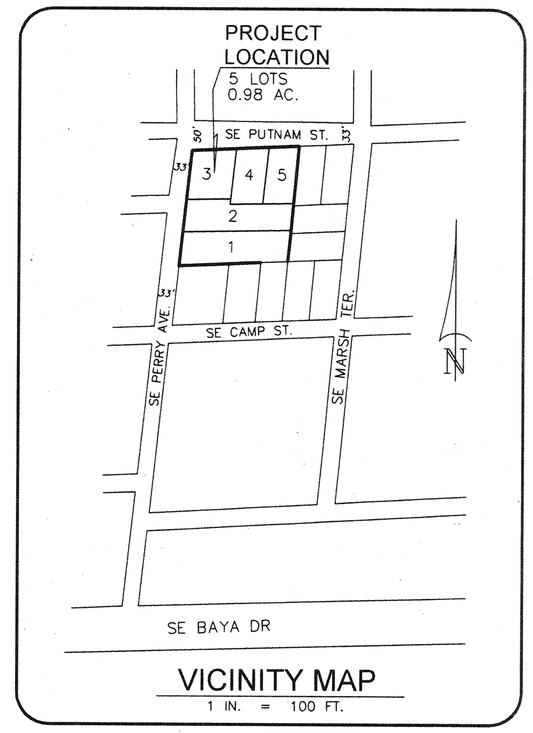
LEEWOOD VILLAGE

REPLAT OF PART OF "LEEWOOD", PLAT BOOK 1, PAGE 28 & PART OF BLOCK 301, SOUTHERN DIVISION, CITY OF LAKE CITY COLUMBIA COUNTY, FLORIDA

DESCRIPTION

BEGIN at the Northeast corner of Lot No. 8 of LEEWOOD, a subdivision recorded in Plat Book 1, Page 28 of the Public Records of Columbia County Florida and run S.06°44'08"W. along the East line of said Lot No. 8 and its Southerly extension a distance of 212.36 feet to a point on the South line of Lot No. 4 of said LEEWOOD; thence S.89°36'06"W. along said South line and its Westerly extension 203.53 feet to a point on the Easterly Right-of-Way line of SE Perry Avenue; thence N.06°44'26"E. along said Easterly Right-of-Way line 212.12 feet to its intersection with the Southerly Right-of-Way line of SE Putnam Street; thence N.89°32'06"E. along said Southerly Right-of-Way line 203.54 feet to the POINT OF BEGINNING. Containing 0.98 acres, more or less. Being one and the same lands as described in Official Records Book 1090, Pages 2486 and 2487.





VICINITY MAP
1 IN. = 100 FT.

TOTAL= 0.98 AC.

□ = 4"x4" Concrete Monument Set. Stamped LB7042

ABBREVIATION LEGEND
P.L.S. = PROFESSIONAL LAND SURVEYOR
LB = LICENSED BUSINESS
P.O.B. = POINT OF BEGINNING
R/W = RIGHT-OF-WAY
PRM = PERMANENT REFERENCE MONUMENT
P.B. = PLAT BOOK
PG. = PAGE
(D) = DEED MEASUREMENTS
(f) = FIELD MEASUREMENTS
NL&DK = NAIL & DISK
FD. = FOUND
IRC = IRON REBAR CAP
BM = BENCHMARK
ELEV. = ELEVATION
RR = RAILROAD
LP = LIGHT POLE
O.H. ELEC. = OVERHEAD ELECTRIC
ME=METER, ELECTRIC
MG=METER, GAS

DEVELOPER
Venture Point, LLC
426 SW Commerce Drive, Suite 130; Lake City, FL 32056
Contact: Aaron Nickelson (386) 755-0808

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the lands 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 the survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED : Timothy A. Delbene

Timothy A. Delbene, P.L.S.
Florida Registered Cert. No. 5594

SEAL

DATE: 8/13/2007

REVISED: 08/13/2007
REVISED: 07/26/2007
REVISED: 05/04/2007
PLAT DATE: 04/02/2007

SHEET 1 OF 2

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

OFFICIAL RECORDS
BOOK 1133 PAGE 110

LEEWOOD VILLAGE

REPLAT OF PART OF "LEEWOOD" AND PART OF BLOCK 301, SOUTHERN DIVISION, CITY OF LAKE CITY COLUMBIA COUNTY, FLORIDA

LEGEND & NOTES

1.) ⊠PRM = P.R.M. set with brass cap stamped LB 7042 and date – 4" x 4" Concrete Monument.

○PCP = P.C.P. set – Nail with cap stamped LB 7042.

2.) □ = 4"x4" Concrete Monument set, LB 7042.

3.) ■ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.

4.) Boundary based on instruction from client, monumentation found in place, description furnished by client, prior survey by Bailey, Bishop & Lane.

5.) Bearings projected from East Right–of–Way line of SE Perry Avenue and based on above referenced prior survey by Bailey, Bishop & Lane.

6.) Interior improvements were located by field ties.

7.) Underground encroachments, if present, were not located with this survey.

8.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.

9.) Examination of the Flood Insurance Rate Maps (FIRM) for City of Lake City shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 500 year flood plain (ref: Community Panel No. 120406 0005 D).

10.) Preliminary approval: N/A

11.) Water and sewer provided by the City of Lake City.

12.) Total Subdivision Area = 0.98 acres

13.) Benchmark Data: Benchmark 1 is a Railroad Spike in the pavement on the West side of SE Perry Avenue (See the map for exact location). Benchmark elevation is 188.35 and is based on NAVD1988 datum.

14.) Zoning Classification: RSF–3.

15.) Building Setback Data: Front=20', Sides=10', Rear=15'. (Also shown graphically on map.)

16.) Minimum Finish Floor Elevation is 190.0'. (Established by Project Engineer.

17.) The City of Lake City, Florida shall not be responsible for repair or maintenance of any drainage easements or stromwater retention areas.

18.) COVENANTS & RESTRICTIONS, IF APPLICABLE, ARE RECORDED IN THE PUBLIC RECORDS IN OFFICIAL RECORDS BOOK ____, PAGE ____.

APPROVAL CERTIFICATION PLANNING & ZONING BOARD

I HEREBY CERTIFY That the foregoing Plat has been reviewed by the City of Lake City, Florida, Planning and Zoning Board and approved as to conformity with adopted Land Development Regulations.

SIGNED: _____
Chairman – Planning & Zoning Board

Print Nams: KENT HARRIS

DATE: 6/6/2007

ATTEST: _____
Land Development Administrator

Print Name: LARRY D. LEE

DATE: 09/26/07

DEVELOPER
Venture Point, LLC
426 SW Commerce Drive, Suite 130; Lake City, FL 32056
Contact: Aaron Nickelson (386) 755–0808

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 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.

CITY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the City of Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: _____ DATE: 10-1-07
City Attorney, City of Lake City

CITY COUNCIL APPROVAL

SIGNED :

_____
Chairman

DATE: 10/15/2007

ATTEST:

_____
Clerk

CERTIFICATE OF THE CLERK OF COURTS

THIS PLAT having been approved by the City Council of the City of Lake City, Florida is hereby accepted for recording within the PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, this 15 day of October 2007, and shall be recorded in Plat Book 9, Page 41-42.

SIGNED :

_____
Clerk of Circuit Court
Columbia County, Florida

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Venture Point, LLC, as owner and Millenium Bank, as mortgagee, have caused the lands hereon shown and described to be surveyed, subdivided and platted as a residential subdivision, in accordance with and pursuant to the provisions of the applicable Land Development Regulations and ordinances of the City of Lake City, Florida, to be known as LEEWOOD VILLAGE and consisting of Lot Numbers 1 through 5, and that all streets, roads, rights–of–way and utility easements, as shown and depicted on the plat of said LEEWOOD VILLAGE, are hereby dedicated to the perpetual use of the Public,

_____
Aaron Nickelson
Venture Point, LLC
President

_____
Witness

_____
Witness

_____
Douglas S. Pratt
Millenium Bank
Commercial Lender/
Vice–President

_____
Witness

_____
Witness

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

My Commission Expires: 3/16/09

The foregoing dedication was acknowledged before me this 23 day of Aug 20 07 by Aaron Nickelson, as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

SIGNED: _____
Notary Public

Notary Public State of Florida
Danielle Ehlers
My Commission DD407957
Expires 03/16/2009

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

My Commission Expires: 3/16/09

The foregoing dedication was acknowledged before me this 23 day of Aug 20 07 by Douglas S. Pratt, as mortgagee. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

SIGNED: _____
Notary Public

Notary Public State of Florida
Danielle Ehlers
My Commission DD407957
Expires 03/16/2009

CITY SURVEYOR–CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licenced and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of the City of Lake City, Florida on ___/___/20___ reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED : _____

NAME: _____ SEAL

Florida Reg. Cert. No. _____

REVISED: 07/26/2007
REVISED: 05/04/2007
PLAT DATE: 04/02/2007

SHEET 2 OF 2

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755–6166 FAX: (386) 755–6167

LEEWOOD VILLAGE

FOR 2008

PARENT PARCELS – 00-00-00-13653-000 – (NOW USED AS A HEADER)
00-00-00-13654-000 – (DELETED ALL USED UP)

HEADER PARCEL – 00-00-00-13653-000 – A REPLAT OF PART OF "LEEWOOD S/D" PLAT BOOK 1 PAGE 28 & PART OF BLOCK 301 IN THE SOUTHERN DIVISION OF THE CITY OF LAKE CITY. RECORDED ON 10/15/07 IN PLAT BOOK 9 PAGES 41 & 42.

LOT	**1**	**00-00-00-13653-001**	**12307.46 SF.**
LOT	**2**	**00-00-00-13653-002**	**11087.78 SF.**
LOT	**3**	**00-00-00-13653-003**	**7533.77 SF.**
LOT	**4**	**00-00-00-13653-004**	**6131.66 SF.**
LOT	**5**	**00-00-00-13653-005**	**6135.29 SF.**

:PARCEL 00-00-00-13653-000 WILL NOW BE USED AS A HEADER PARCEL:

THE HOUSE THAT WAS ON 13653-000 IS NOW ON PARCEL 13653-003.