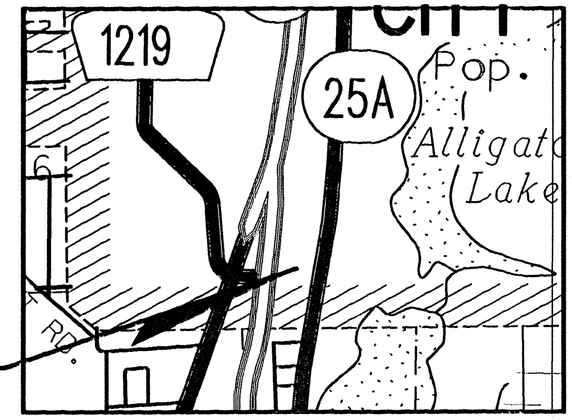
BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640 FAX (904) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

MARION PLACE OFFICE PARK

IN

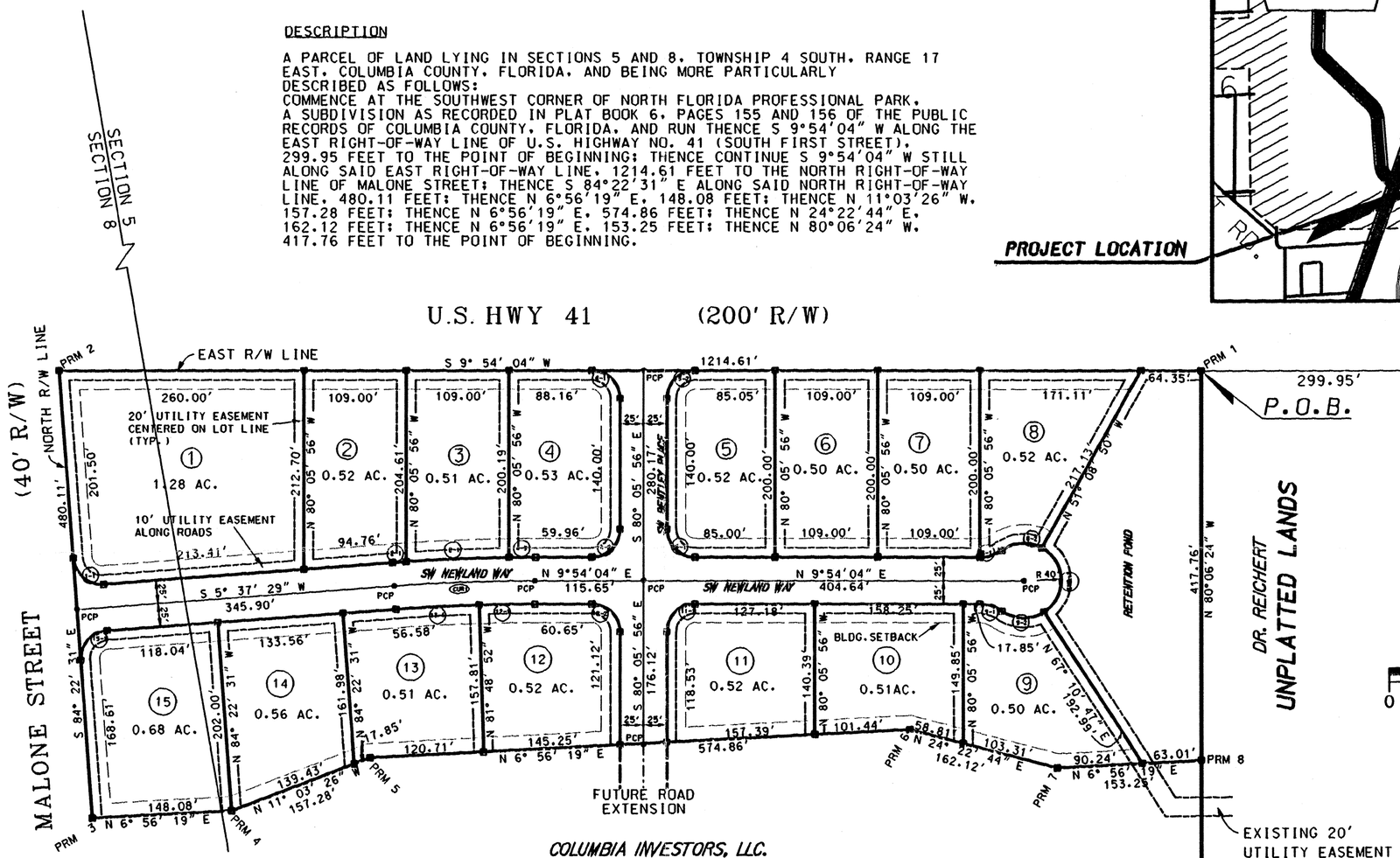
SECTIONS 5 & 8, T4-S, R17-E
CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 46
SHEET OF



DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF NORTH FLORIDA PROFESSIONAL PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGES 155 AND 156 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 9°54'04" W ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 (SOUTH FIRST STREET), 299.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 9°54'04" W STILL ALONG SAID EAST RIGHT-OF-WAY LINE, 1214.61 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MALONE STREET; THENCE S 84°22'31" E ALONG SAID NORTH RIGHT-OF-WAY LINE, 480.11 FEET; THENCE N 6°56'19" E, 148.08 FEET; THENCE N 11°03'26" W, 157.28 FEET; THENCE N 6°56'19" E, 574.86 FEET; THENCE N 24°22'44" E, 162.12 FEET; THENCE N 6°56'19" E, 153.25 FEET; THENCE N 80°06'24" W, 417.76 FEET TO THE POINT OF BEGINNING.



COLUMBIA INVESTORS, LLC.

UNPLATTED LANDS
FUTURE DEVELOPMENT

DEVELOPER:
COLUMBIA INVESTORS, LLC
4400 WEST US HIGHWAY 90
LAKE CITY, FL 32055
(904) 755-5110

SURVEYOR:
JOHN M. LANE
3107 SW BARNETT WAY
LAKE CITY, FL 32025
(904) 752-5640
REG. NO. 4303

ENGINEER:
GREGORY G. BAILEY
3107 SW BARNETT WAY
LAKE CITY, FL 32025
(904) 752-5640
REG. NO. 43858

NOTES:

1. BEARINGS PROJECTED FROM EAST R/W LINE OF U.S. HWY. 41 (STATE ROAD NO. 25).
2. TOTAL ACRES IN SUBDIVISION IS 11.5170 ACRES.
3. SUBDIVISION CONSISTS OF 15 LOTS RANGING IN SIZE FROM 0.5005 TO 1.2772 ACRES.
4. WASTE WATER DISPOSAL IS TO BE CITY SANITARY SEWER.
5. WATER SUPPLY IS TO BE CITY POTABLE WATER.
6. PROPERTY IS ZONED CI.
7. ERROR OF CLOSURE BALANCED TO ZERO.
8. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 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.
9. BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT - 20 FEET
   SIDE - NONE, EXCEPT SIDE YARD OF 10 FEET
   REAR - 15 FEET

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

LEGEND

- ⊠ PRM (PERMANENT REFERENCE MONUMENT (4x4 CONC MON SET-STAMPED LB 6685)
- ○ PCP (PERMANENT CONTROL POINT (NAIL & DISC SET-STAMPED LB 6685)
- □ 4x4 CONC MON SET AT EACH LOT CORNER (LB 6685)