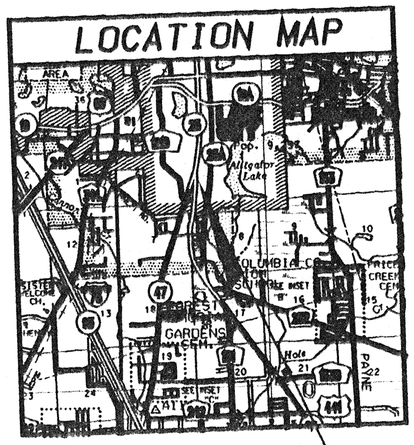
BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640 FAX (904) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

MARION PLACE, PHASE I
IN
SECTIONS 5 & 8, T4S, R17-E
CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

LOCATION MAP



PROJECT LOCATION

DEDICATION:

KNOWN ALL BY THESE PRESENTS : That Columbia Investors, LLC, Genevieve Nelson and Curtis H.Nelson, her husband, as owners, and CNB National Bank, as mortgagee, have caused the lands herein shown to be surveyed, subdivided and platted and known as MARION PLACE, PHASE I. All Rights-of-Way and common areas as shown are private and shall be maintained by Marion Place Owners Association, Inc., as created and established by the Declaration of Protective Covenants and Restrictions as recorded. Easements for utilities, as shown on the plat are hereby dedicated to the perpetual use of the City of Lake City, Florida and other utility service providers.

Genevieve Nelson
Genevieve Nelson

Curtis H. Nelson
Curtis H. Nelson

Daniel Crapps, Manager
Columbia Investors, LLC

Chris Dampier, Vice President
CNB National Bank

Witness

Witness

Witness

Witness

Witness

CURVE DATA					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
1-1	42.00'	80° 06' 13" LT	58.72'	54.05'	S 12° 07' 13" E
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5-1	42.00'	44° 38' 50" LT	32.73'	31.91'	N 28° 14' 54" E

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 13th day of June 2000, by Curtis H. Nelson.
He is known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Loretta S. Steinmann
Notary Public

My Commission Expires:

Loretta S. Steinmann
MY COMMISSION # CC667198 EXPIRES
October 8, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 13th day of June 2000, by Chris Dampier, Vice President of CNB National Bank.
He is known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Cassandra L Norris
Notary Public

My Commission Expires:

CASSANDRA L NORRIS
MY COMMISSION # CC
EXPIRES: February 3, 2
Bonded Thru Notary Public Unders

CLERK'S CERTIFICATE

This plat having been approved by the City Council of the City of Lake City is accepted for files and recorded this 12th day of July, 2000, in Plat Book 7, Pages 48 and 49.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

OFFICIAL RECORDS
BOOK 1055 PAGE 2551

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 13 day of June 2000, by Daniel Crapps, Manager of Columbia Investors, LLC.
He is personally known to me or has produced _____ identification and (did/did not) take an oath.

SIGNED: Sheila Newcomb
Notary Public

My Commission Expires: Sheila Newcomb
My Commission CC688670
Expires November 16, 2003

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 13 day of June 2000, by Genevieve Nelson.
She is known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Sheila Newcomb
Notary Public

My Commission Expires: Sheila Newcomb
My Commission CC688670
Expires November 16, 2003

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

THIS IS TO CERTIFY that on 6-19-2000 the foregoing plat was approved by the City Council of the City of Lake City, Florida.

Mayor

Attest: _____ Filed for record on _____
City Clerk

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

Examined on 6-20-2000

AND

Approved as to legal form and sufficiency by

City Attorney

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 Land Surveyors, does hereby certify that on behalf of the City of Lake City, Florida on 6/13/2000 reviewed this plat for conformity to Chapter 177, Florida Statutes and said plat meets all the requirements of Chapter 177, as amended.

Name _____

Date 6/13/2000

Registration Number 3628

CERTIFICATE OF SUBDIVIDER'S ENGINEER

This is TO CERTIFY that on 6/13/00, 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

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 5/20/00 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 5 & 8, Township 4 South, Range 17 East, Columbia County, Florida.

Date: 6/9/00

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

BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
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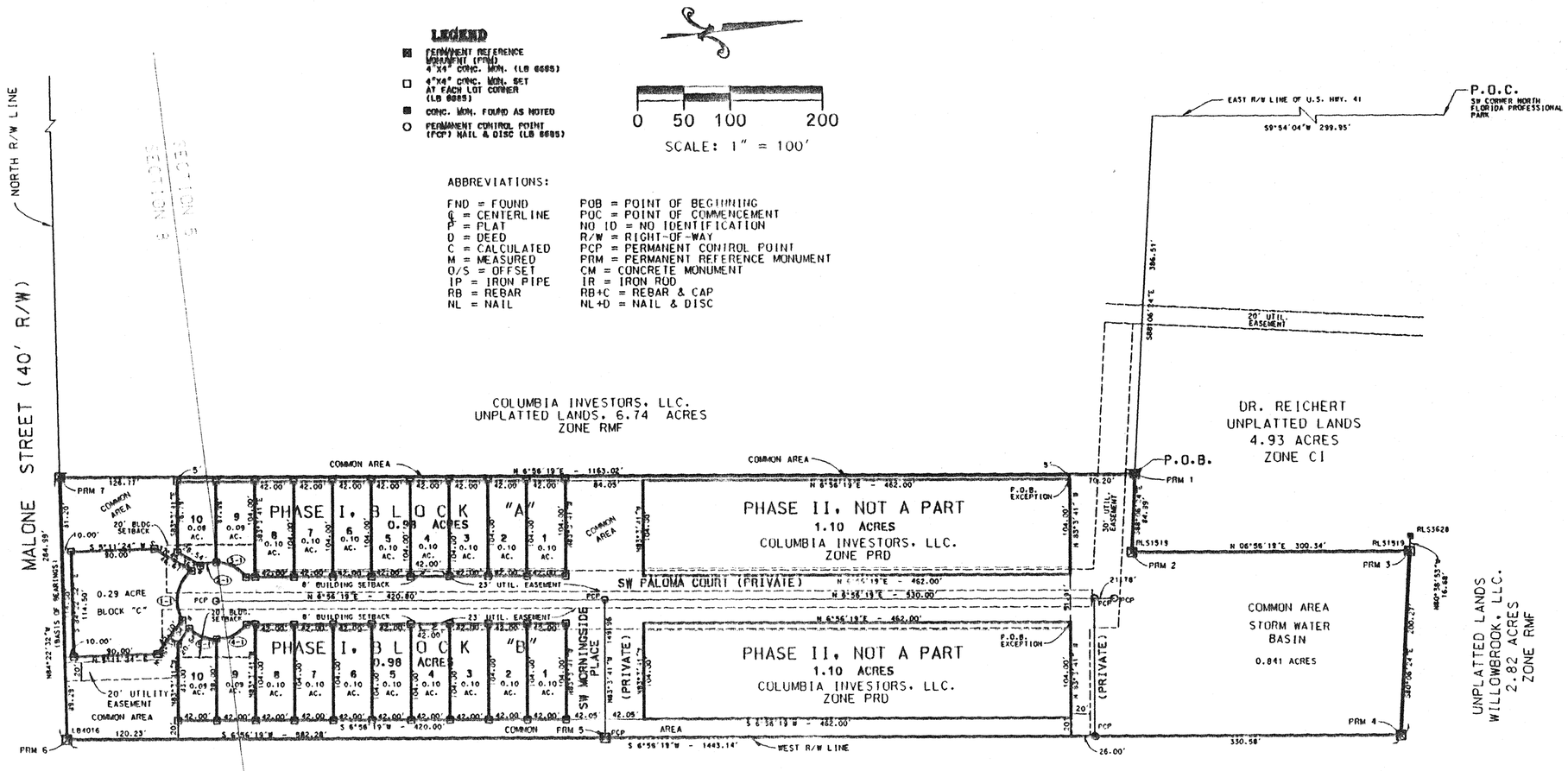
MARION PLACE, PHASE I

IN

SECTIONS 5 & 8, T4S, R17-E

CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 48
SHEET 1 OF 2



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 & 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; THENCE S 88°06'24" E, 386.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 88°06'24" E, 84.99 FEET; THENCE N 6°56'19" E, 300.34 FEET; THENCE S 80°06'24" E, 200.27 FEET TO THE WEST RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 441 (SOUTH MARION STREET); THENCE S 6°56'19" W ALONG SAID WEST RIGHT-OF-WAY LINE, 1443.14 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MALONE STREET; THENCE N 84°22'32" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 284.99 FEET; THENCE N 6°56'19" E, 1163.02 FEET TO THE POINT OF BEGINNING. CONTAINING 8.92 ACRES, MORE OR LESS.

LESS AND EXCEPT A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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ALSO LESS AND EXCEPT

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DEVELOPER:
COLUMBIA INVESTORS, LLC.
C/O DANIEL CRAPPS
4400 WEST U.S. HIGHWAY 90
LAKE CITY, FLORIDA 32055
(904) 755-5110

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

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

SURVEY NOTES

1. BOUNDARY BASED ON MONUMENTS FOUND IN PLACE AND ACCEPTED
2. BASIS OF BEARINGS IS THE NORTH R/W LINE OF MALONE STREET
3. TOTAL ACRES IN SUBDIVISION IS 8.92 ACRES, LESS 2.20 ACRES.
4. ERROR OF CLOSURE BALANCED TO ZERO.
5. CONSISTS OF 21 RESIDENTIAL SINGLE FAMILY LOTS RANGING IN SIZE FROM 0.08 ACRES TO 0.29 ACRES.
6. COMMON AREA: INCLUDES POOL, CLUBHOUSE, STREETS AND GROUNDS OUTSIDE LOT BOUNDARIES.
7. WASTE WATER DISPOSAL IS TO BE CITY SEWER.
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9. PROPERTY IS ZONED PLANNED RESIDENTIAL DEVELOPMENT.
10. PRELIMINARY PLAT APPROVED ON 12/16/99.
11. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120406 0005 D, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE LANDS LIE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
12. BUILDING SETBACKS ARE AS FOLLOWS:
    FRONT- 8 FEET
    SIDE - NONE
    REAR - NONE

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.

FILE NUMBER 00-11846
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
7-12-00 AT 10:00 O'CLOCK AM
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: 7-8-2000 D.C.
OFFICIAL RECORDS BOOK 857 PAGE 257

BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
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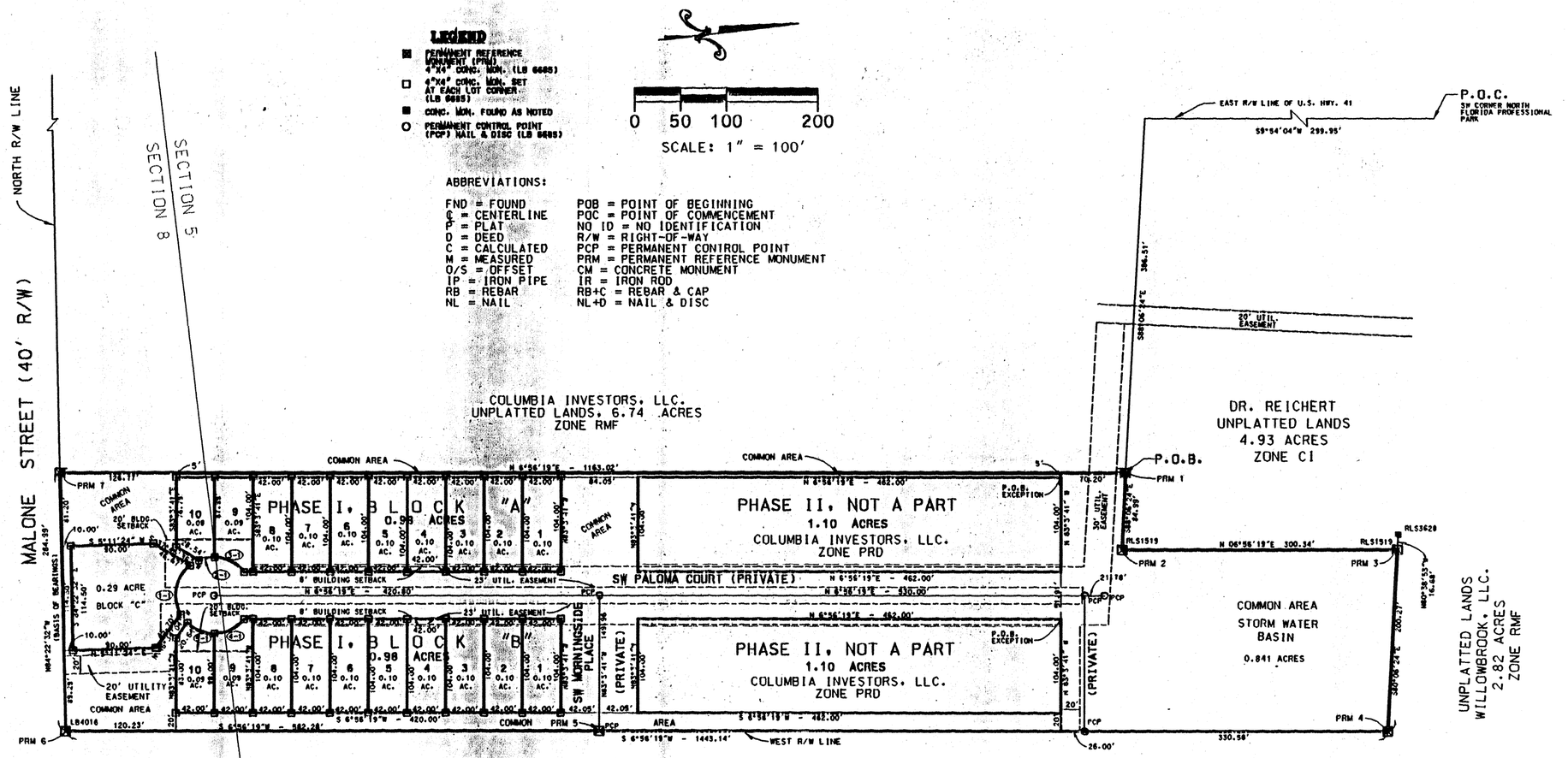
MARION PLACE, PHASE I

IN

SECTIONS 5 & 8, T4S, R17-E

CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 · PAGE 48
SHEET 1 OF 2



U.S. HIGHWAY NO. 441 (STATE RD. 25-A) SOUTH MARION STREET (66' R/W)

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

DESCRIPTION

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ENGINEER:
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7-12 2000 AT 10:54 O'CLOCK A.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

OFFICIAL RECORDS
BOOK 1057 PAGE 2351

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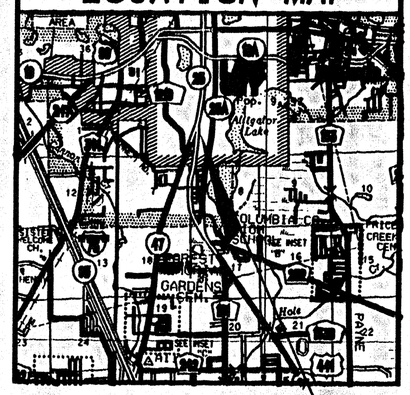

PROJECT LOCATION

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Curtis H. Nelson

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Chris Dampier, Vice President
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Witness

Witness

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He is known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Loretta S Steinmann
Notary Public

My Commission Expires:

Loretta S. Steinmann
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October 8, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

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SIGNED: Cassandra L Norris
Notary Public

My Commission Expires:

CASSANDRA L. NORRIS
MY COMMISSION # CC 6[illegible]
EXPIRES: February 3, 20[illegible]
Bonded Thru Notary Public Underw.

CLERK'S CERTIFICATE

This plat having been approved by the City Council of the City of Lake City is accepted for files and recorded this 12th day of July, 2000, in Plat Book 7, Pages 48 and 49.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

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Expires November 16, 2003

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

THIS IS TO CERTIFY that on 6-19-2000 the foregoing plat was approved by the City Council of the City of Lake City, Florida.

Mayor

Attest: _____ City Clerk Filed for record on _____

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

Examined on 6-20-2000

AND

Approved as to legal form and sufficiency by

City Attorney

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 Land Surveyors, does hereby certify that on behalf of the City of Lake City, Florida on 6/13/2000 reviewed this plat for conformity to Chapter 177, Florida Statutes; and said plat meets all the requirements of Chapter 177, as amended.

Name _____

Date 6/13/2000

Registration Number 3628

CERTIFICATE OF SUBDIVIDER'S ENGINEER

This is TO CERTIFY that on 6/13/00, 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

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 5/20/00 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 5 & 8, Township 4 South, Range 17 East, Columbia County, Florida.

Date: 6/9/00

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

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