BAILEY BISHOP & LANE, INC.
484 SW COMMERCE DRIVE, SUITE 135
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (386) 752-5640 FAX (386) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685
BBL Job No. 031001CRA

MARION PLACE, PHASE II

IN
SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST
CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

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

COMMENCE AT THE SOUTHWEST CORNER OF MARION PLACE, PHASE I, A SUBDIVISION AS RECORDED IN PLAT BOOK 7 AT PAGES 48 AND 49 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 06°56'19" E, ALONG THE WEST LINE OF SAID MARION PLACE, PHASE I, 630.82 FEET; THENCE S 83°03'41" E, 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 83°03'41" E, 104.00 FEET TO THE WEST RIGHT OF WAY OF SW PALOMA COURT; THENCE N 06°56'19" E, ALONG SAID WEST RIGHT OF WAY, 462.00 FEET; THENCE N 83°03'41" W, 104.00 FEET; THENCE S 06°56'19" W, 462.00 FEET TO THE POINT OF BEGINNING.

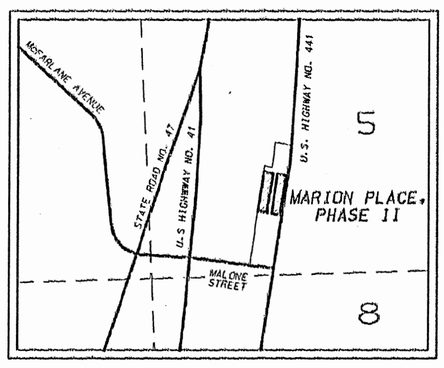
CONTAINING 1.10 ACRES, MORE OR LESS.

TOGETHER WITH:

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

COMMENCE AT THE SOUTHWEST CORNER OF MARION PLACE, PHASE I, A SUBDIVISION AS RECORDED IN PLAT BOOK 7 AT PAGES 48 AND 49 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 06°56'19" E, ALONG THE WEST LINE OF SAID MARION PLACE, PHASE I, 630.82 FEET; THENCE S 83°03'41" E, 160.91 FEET TO THE EAST RIGHT OF WAY OF SW PALOMA COURT AND THE POINT OF BEGINNING; THENCE CONTINUE S 83°03'41" E, 104.00 FEET; THENCE N 06°56'19" E, 462.00 FEET; THENCE N 83°03'41" W, 104.00 FEET TO SAID EAST RIGHT OF WAY; THENCE S 06°56'19" W, ALONG SAID EAST RIGHT OF WAY, 462.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.10 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

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.

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.

NOTICE: WATER RUN OFF FROM EXISTING PUBLIC ROAD RIGHTS OF WAY MAY OCCUR DURING HEAVY RAINS.

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS:

THAT COLUMBIA INVESTORS, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, AND MERCANTILE BANK (SUCCESSOR BY MERGER TO CNB NATIONAL BANK), AS MORTGAGEE, HAVE CAUSED THE LANDS HEREIN SHOWN AND DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED AS A PLANNED RESIDENTIAL DEVELOPMENT, 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 MARION PLACE PHASE II, CONSISTING OF LOTS NUMBERED 1 THROUGH 12 OF BLOCK D AND LOTS NUMBERED 1 THROUGH 12 OF BLOCK E AND AS AN EXTENSION OF AND ADDITION TO MARION PLACE PHASE I, A SUBDIVISION RECORDED IN PLAT BOOK 7, PAGES 48 AND 49, PUBLIC RECORDS COLUMBIA COUNTY, FLORIDA.

ALL ROADS, RIGHTS-OF-WAY, EASEMENTS AND COMMON AREAS, INCLUDING THE STORMWATER BASIN, AS SHOWN AND DEPICTED ON THE PLAT OF MARION PLACE PHASE I ARE PRIVATELY-OWNED AND MAINTAINED BY MARION PLACE OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREIN "THE ASSOCIATION"), AS CREATED AND ESTABLISHED BY DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR MARION PLACE PHASE I, RECORDED IN OFFICIAL RECORDS BOOK 906, PAGE 1556, AND FIRST AMENDMENT THERETO RECORDED IN OFFICIAL RECORDS BOOK 951, PAGE 239, ALL IN THE PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA, (HEREIN, COLLECTIVELY, THE "DECLARATION"). THE LAND DESCRIBED IN THIS PLAT AND EACH LOT AND PART OF MARION PLACE PHASE II, INCLUDING THE COMMON AREAS, SHALL BE HELD, USED, SOLD, AND CONVEYED SUBJECT TO THE DECLARATION WHICH SHALL CONSTITUTE COVENANTS RUNNING WITH THE TITLE TO THE LAND COMPRISING MARION PLACE PHASE II AND EACH LOT OR PARCEL THEREOF, AND SHALL BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND COMPRISING MARION PLACE PHASE II AND EACH LOT OR PARCEL THEREOF.

EACH OWNER OF A LOT IN MARION PLACE PHASE II SHALL BE REQUIRED TO BE A MEMBER OF THE ASSOCIATION AND SHALL BE ENTITLED TO ALL OF THE BENEFITS, RIGHTS, AND PRIVILEGES, AS WELL AS THE OBLIGATIONS PROVIDED FOR LOT OWNERS IN THE DECLARATION, AND THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE ASSOCIATION. EACH OWNER OF A LOT IN MARION PLACE, PHASE II (AND THEIR HEIRS, SUCCESSORS AND ASSIGNS) SHALL, IN ADDITION TO ALL OTHER RIGHTS AS PROVIDED IN THE DECLARATION, HAVE ALL RIGHTS OF INGRESS, EGRESS AND USE OVER, ACROSS AND UPON THE ROADS, RIGHTS OF WAY, AND EASEMENTS SHOWN ON THE PLAT OF MARION PLACE, PHASE I AS WELL AS ON THE PLAT OF MARION PLACE, PHASE II. ALL EASEMENTS SHOWN ON THE PLAT OF MARION PLACE PHASE II ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE CITY OF LAKE CITY, FLORIDA.

Daniel Crapps
DANIEL CRAPPS, AS MANAGER OF
COLUMBIA INVESTORS, LLC, A LIMITED
LIABILITY COMPANY, AS OWNER

Lisa Hicks
WITNESS

Carey K. Pedee
WITNESS

Melissa K. Norris
WITNESS

Cassandra L Norris
WITNESS

ROBERT W. TURBEVILLE, SENIOR VICE-PRESIDENT
MERCANTILE BANK

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this August 2nd 2004 by Robert Turbeville who is personally known to me or has produced _____ as identification.

Cassandra L Norris

CASSANDRA L. NORRIS
MY COMMISSION # DD 283241
EXPIRES: February 3, 2008
Bonded Thru Notary Public Underwriters

CERTIFICATE OF CITY SURVEYOR

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 LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF CITY OF LAKE CITY, FLORIDA ON 8/03, 2004 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

NAME Timothy A. Delbene
TIMOTHY A. DELBENE
DATE 8/03/04
REGISTRATION NUMBER 5594

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

THIS IS TO CERTIFY THAT ON 08/02, 2004 THE AFOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA.

W. R. KIRKLAND, MAYOR

ATTEST: Mary Jane Woods DATED August 2, 2004
MARY JANE WOODS, CITY CLERK

ACKNOWLEDGEMENT AS TO DEDICATION & OWNERSHIP:

STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF AUGUST, 2004 BY DANIEL CRAPPS, AS MANAGER OF COLUMBIA INVESTORS, LLC. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: Vera Lisa Hicks
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-23-06

Vera Lisa Hicks
My Commission DD131707
Expires August 23, 2006

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS ORDINANCE NO. 96-779-B OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $ N/A HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED: Billy Dow DATE: 8-5-04
BILLY DOW, DIRECTOR OF PUBLIC WORKS

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

EXAMINED ON August 10, 2004
AND
APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

HERBERT F. DARBY, CITY ATTORNEY

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 11 DAY OF AUGUST, 2004, IN PLAT BOOK 7, PAGES 192-193.

SIGNED: _____
CLERK OF CIRCUIT COURT

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES AND THE CITY OF LAKE CITY SUBDIVISION ORDINANCE CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 23th DAY OF OCTOBER, 2003. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 23th DAY OF OCTOBER, 2003.

8-3-04
DATE

Scott Daniel
BRIAN SCOTT DANIEL
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6449

STATE OF FLORIDA

BAILEY, BISHOP & LANE, INC
P.O. BOX 3717
LAKE CITY, FLORIDA 32056-3717
LB 6685

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484 SW COMMERCE DRIVE, SUITE 135
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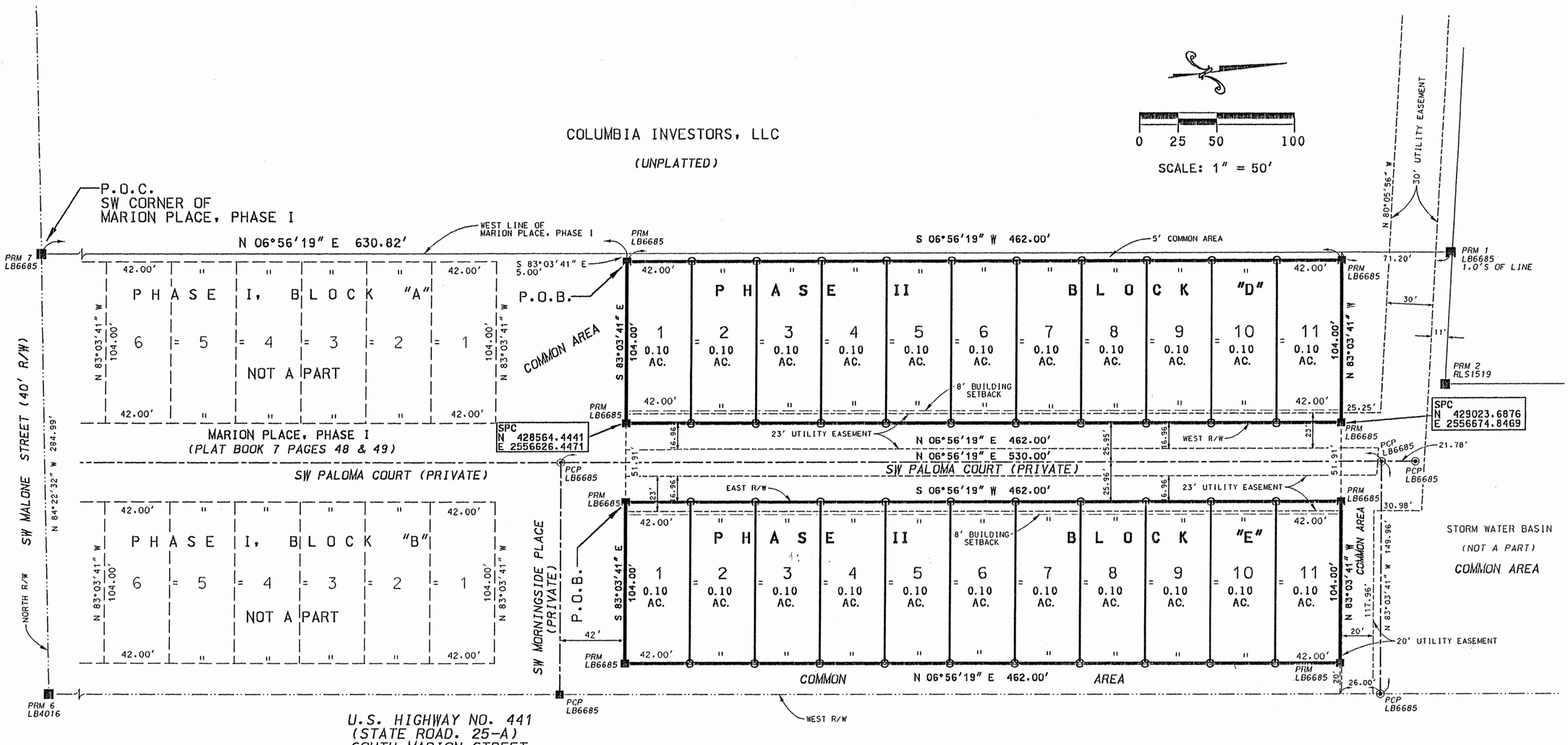
SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST
CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA



DEVELOPER:
COLUMBIA INVESTORS, LLC.
C/O DANIEL CRAPPS
4400 WEST U.S. HIGHWAY 90
LAKE CITY, FLORIDA 32055
(386) 755-5110

SURVEYOR:
BRIAN SCOTT DANIEL
484 SW COMMERCE DRIVE, SUITE 135
LAKE CITY, FLORIDA 32025
(386) 752-5640
REG. NO. 6449

NOTES:

1. BASIS OF BEARINGS IS THE NORTH RIGHT OF WAY OF SW MALONE STREET, BEING N 84°22'32" W.
2. TOTAL ACRES IN SUBDIVISION IS 2.20 ACRES.
3. ERROR OF CLOSURE BALANCED TO ZERO.
4. CONSISTS OF 22 RESIDENTIAL SINGLE FAMILY LOTS.
5. WASTE WATER DISPOSAL IS TO BE CITY SEWER.
6. WATER SUPPLY IS TO BE CITY WATER.
7. PROPERTY IS ZONED PLANNED RESIDENTIAL DEVELOPMENT.
8. PRELIMINARY PLAT APPROVED ON 12/16/99.
9. 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.
10. BUILDING SETBACKS ARE AS FOLLOWS:

    FRONT - 8 FEET
    SIDE - NONE
    REAR - NONE

11. FINISHED FLOOR SHALL BE NO LESS THAN ONE FOOT ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY, AND SUBJECT TO SITE PLAN APPROVAL.
12. EXISTING & PROPOSED COVENANTS & RESTRICTIONS, IF ANY, ARE PROVIDED UNDER SEPARATE DOCUMENT.
13. STATE PLANE COORDINATES (SPC) ARE BASED ON NAD 1983 (FLORIDA NORTH).

LEGEND

○	DENOTES 5/8" IRON ROD & CAP SET (LB6685)	N	- NORTH
●	DENOTES IRON PIPE OR REBAR FOUND	E	- EAST
□	DENOTES 4"x 4" CONCRETE MONUMENT SET (LB6685)	S	- SOUTH
■	DENOTES 4"x 4" CONCRETE MONUMENT FOUND	W	- WEST
⊕	DENOTES NAIL & DISK SET	℄	- CENTERLINE
⊙	DENOTES NAIL & DISK FOUND	(P)	- PLAT
±	- MORE OR LESS	(D)	- DEED
PC	- POINT OF CURVATURE	(C)	- CALCULATED
PT	- POINT OF TANGENCY	(M)	- MEASURED
PI	- POINT OF INTERSECTION	O/S	- OFFSET
PRC	- POINT OF REVERSE CURVATURE	NO ID	- NO IDENTIFICATION
PCC	- POINT OF COMPOUND CURVATURE	FND	- FOUND
R	- RADIUS	CM	- CONCRETE MONUMENT
T	- TANGENT	IP	- IRON PIPE
L	- ARC LENGTH	IPC	- IRON PIPE & CAP
Δ	- CENTRAL ANGLE	RB	- REBAR
CH	- CHORD BEARING & DISTANCE	RBC	- REBAR & CAP
PCP	- PERMANENT CONTROL POINT	IR	- IRON ROD
PRM	- PERMANENT REFERENCE MONUMENT	IRC	- IRON ROD & CAP
R/W	- RIGHT OF WAY	NL	- NAIL
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION	NL&D	- NAIL & DISK
—100—	- DENOTES CONTOURS	ORB	- OFFICIAL RECORDS BOOK
L1	- LINE NUMBER	PG	- PAGE(S)
(1-1)	CURVE NUMBER	POC	- POINT OF COMMENCEMENT
		POB	- POINT OF BEGINNING
		SEC	- SECTION
		TWP	- TOWNSHIP
1	LOT NUMBER	RNG	- RANGE