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NORTH FLORIDA PROFESSIONAL PARK

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

CITY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing plat and that it complies in form with the City of Lake City Subdivision Ordinance and Chapter 177 of the Florida statutes.

SIGNED: R. L. Frank Davis DATE: 10-9-1996
CITY ATTORNEY

CERTIFICATE OF CLERK

THIS PLAT having been approved by the City Council of the City of Lake City, Florida is accepted for files this 4 day of 10, 19 96, Page 155-156.

Signed: P. DeWitt Cason DATE: 10/4/1996
Clerk of Circuit Court
Columbia County

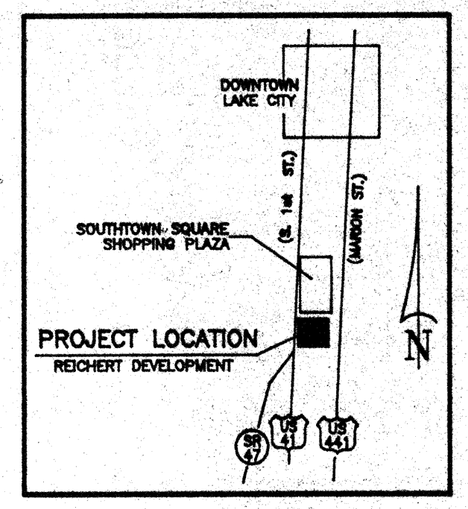
ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications or that a performance bond or instrument in the amount of $ _____ has been posted to assure completion of all required improvements and maintenance in case of default.

Signed: W. Terry Crews DATE: 10/10/1996
W. Terry Crews
Director of Public Works

FILE NUMBER 96-14344
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
10-4, 1996 AT 1:27 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Muriel Rice D.C.

OFFICIAL RECORDS BOOK 825 PAGE 302



LOCATION MAP

APPROVAL

ZONING BOARD, CITY OF LAKE CITY
SIGNED: Rosa D. Scott
Chairman
ATTEST: Barry Lee
DATE: 10/9/1996

COUNCIL APPROVAL

CITY COUNCIL, CITY OF LAKE CITY
SIGNED: W. Ken Jones
Mayor
ATTEST: David Kynchi
DATE: 10/9/1996

DESCRIPTION

COMMENCE at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 4 South, Range 17 East, Columbia County, Florida and run N.89°52'30"W. 244.20 feet to a point on the Easterly Right-of-Way line of U.S. Highway No. 41 (State Road No. 25); thence S.09°54'04"W. along said Easterly Right-of-Way line 843.13 feet to a point on the Southerly line of a 50 foot drainage easement and the POINT OF BEGINNING; thence S.84°09'56"E. along said South line of a 50 foot drainage easement 410.60 feet; thence S.89°01'54"E. still along said South line 258.27 feet; thence S.06°55'36"W. 502.81 feet; thence N.80°06'24"W. 690.79 feet to a point on the Easterly Right-of-Way line of U.S. Highway No.41 (State Road No. 25); thence N.09°54'04"E. along said Easterly Right-of-Way line 433.00 feet to the POINT OF BEGINNING. Containing 7.18 acres, more or less.

LEGEND / NOTES

1.) ☒ =Permanent Reference Monument (PRM) set, stamped PLS 3628 and date.

2.) ⊡ =Permanent Reference Point (PCP) set, stamped PLS 3628 and date.

3.) ■ =Concrete Monument found at time of survey.

4.) Boundary based on instruction from client, monumentation found in place, a prior survey by W.C. Hale, PLS, and a prior survey by this Company.

5.) Bearings projected from the above referenced prior survey by this Company.

6.) Field data closure precision complies with the Minimum Technical Standards, pursuant to Section 472.027, Florida Statutes.

7.) Interior improvements and underground encroachments, if present, were not located.

8.) Lots to be used for commercial purposes only.

9.) Zoning classification: Commercial (CI)

10.) Water supply and sewage collection is to be by City of Lake City public utilities.

11.) Retention Pond area as shown DOES NOT serve lots 3, 4, and 5.

12.) Suwannee River Water Management District Permit No.: ERP95-0189

13.) According to a F.E.M.A. Flood Study dated 1-6-88 (Community No. 120406), the 100 year flood plain elevation in the area of this development is 100.0.

14.) All Easements and Building setback requirements have been graphically shown on the face of the plat.

DEDICATION

KNOW ALL MEN BY THESE PRESENT that Reichert Land Company, Inc. and Hawthorne & Hawthorne DVM, P.A., as owners, and SunTrust Bank, North Florida, N.A. (a Florida Banking Corporation) and Barnett Bank of North Central Florida (a Florida Banking Corporation), as mortgagees, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as NORTH FLORIDA PROFESSIONAL PARK, and that all Rights-of-way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon, to include rights of vehicular access.

OWNERS:
Reichert Land Company, Inc.

Richard Reichert — Witness: Cynthia Kahlhoff
Richard W. Reichert, President

Jill Reichert — Witness: Cynthia Kahlhoff
Jill H. Reichert, Secretary

OWNERS:
Hawthorne & Hawthorne DVM, P.A.

Kevin E. Hawthorne, President — Witness

Tracy A. Hawthorne, Secretary — Witness: Mary Peterson

MORTGAGEE:
SunTrust Bank, North Florida, N.A.

Kristin Fletcher, Assistant Vice-President — Witness

MORTGAGEE:
Barnett Bank of North Central Florida

Robert Turbeville, Assistant Vice-President — Witness: Talaundra A. Williams

NOTES

NOTICE: 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 utility easements shown on this Plat shall constitute easements for the construction, installation, maintenance, and operation of electricity, telephone, CATV, and other public utilities which may serve the lands encompassed by this Plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the land surveyed, that permanent reference monuments are in place as shown and that the survey data complies with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Donald F. Lee
Donald F. Lee, P.L.S.
Florida Registered Cert. No. 3628
DATE: 9/16/1996

SEAL

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this ____ day of ____ 19____ by Richard W. Reichert, President of Reichert Land Company, Inc., a Florida corporation, on behalf of Reichert Land Company, Inc. He is personally known to me or has produced _____ as identification and (did\did not) take an oath.

SIGNED: _____
Notary Public
My Commission Expires: _____
SEAL

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this ____ day of ____ 19____ by Jill H. Reichert, Secretary of Reichert Land Company, Inc., a Florida corporation, on behalf of Reichert Land Company, Inc. She is personally known to me or has produced _____ as identification and (did\did not) take an oath.

SIGNED: _____
Notary Public
My Commission Expires: _____
SEAL

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this ____ day of ____ 19____ by Kevin E. Hawthorne, President of Hawthorne & Hawthorne DVA, P.A., on behalf of Hawthorne & Hawthorne DVA, P.A. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: _____
Notary Public
My Commission Expires: _____
SEAL

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this ____ day of ____ 19____ by Tracy A. Hawthorne, Secretary of Hawthorne & Hawthorne DVA, P.A., on behalf of Hawthorne & Hawthorne DVA, P.A. She is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: _____
Notary Public
My Commission Expires: _____
SEAL

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 18 day of ____ 19____ by Kristin Fletcher, Assistant Vice President of SunTrust Bank, North Florida, N.A., a Florida banking corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: _____
Notary Public
My Commission Expires: _____

OFFICIAL SEAL
BARBARA J. RUBY
My Commission Expires
April 11, 1997
Comm. No. CC 268768

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 16 day of Sept. 1996 by Robert Turbeville, Assistant Vice President of Barnett Bank of North Central Florida, a Florida banking corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Talaundra A. Williams
Notary Public
My Commission Expires: 2-8-99
SEAL

SHEET 2 OF 2

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NORTH FLORIDA PROFESSIONAL PARK

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

U.S. HIGHWAY NO. 41 (STATE RD. 25)
SOUTH FIRST STREET

COMMENCE
northeast corner of the northwest 1/4 of the southwest 1/4 of Section 5, Township 4 South, Range 17 East

N89°52'30"W 244.20
S09°54'04"W 843.13
679.10
25' - 918.90 - 139'

POB
concrete monument found (pls 3628)
east R/W line
PRM
25'

OWNER: Harvey & Patricia Boris
Tax Parcel No.: 07610-002
ZONING = CG

OWNER: City of Lake City
Tax Parcel No.: 07610-001
ZONING = CG

OWNER: Kountry Kids Daycare, Inc.
Tax Parcel No.: 07610-000
zoning = CG

50 FT. DRAINAGE EASEMENT

DRAINAGE DITCH

S 84°09'56"E 240.00 410.60
concrete monument found (pls 3628)
concrete monument found (B.G. Moore, pls) 1.0' N & 1.9' E.
concrete monument found (pls 3628)
concrete monument found
S 89°01'54"E 258.27
N 68°01'11"E 247.44
PRM
33'
33'

7610-099
RETENTION POND AREA
0.49 ACRES
PERMIT TO SERVE LOTS 1,2 & 6

PCP 1
PCP 2
PCP 3
PCP 4
PCP 5
PCP 6
PCP 7
PCP 8
PCP 9
PCP 10
PCP 11
PCP 12
PCP 13
PCP 14
PCP 15
PCP 16
PCP 17
PCP 18

S 35°08'10"E 77.71
N 80°06'24"W 194.69
10' BLDG. SETBACK
N 09°54'04"E 75.00
433.00
170.00
100'
102.12
S 06°55'36"W 211.01
102.46
68.14
42.10
216.17
10' BLDG. SETBACK
15' BLDG. SETBACK
238.66
322.67
502.81
633.64
RMF-2
Zoning Classification:

7610-106
6
0.43 ACRES
20' BLDG. SETBACK
95.13
28.28
179.63

7610-105
5
0.47 ACRES
NOT SERVED BY THE RETENTION POND AREA

7610-104
4
0.55 ACRES
NOT SERVED BY THE RETENTION POND AREA

7610-103
3
1.37 ACRES
NOT SERVED BY THE RETENTION POND AREA

℄ 20' UTILITY EASEMENT

PART OF LOT 1
(FOR SIGNAGE)
N 80°06'24"W 20.00
N 09°54'04"E 10.00
S 80°06'24"E 20.00
30'
25'
℄
303.00
N 80°06'24"W
53.37
Δ=46.32
R=830.00
Δ=111.86
R=830.00
PROFESSIONAL DRIVE

PCP 10
240.00
20' BLDG. SETBACK
Δ=280.00
R=900.00
R=775.00
Δ=162.97
124.05
S 69°07'22"E
Δ=53.08
R= 40'
Δ=81.70
S 85°03'13"E 105.39
S 83°04'24"E 64.26
15' BLDG. SETBACK
10' BLDG. SETBACK
20' BLDG. SETBACK

7610-101
1
1.95 ACRES

7610-102
2
0.81 ACRES

N 09°54'04"E 86.00
N 35°45'58"E 88.07
20' BLDG. SETBACK
20.00
S 06°55'36"W 180.63
180.13
15' BLDG. SETBACK
10' BLDG. SETBACK

484.80
N 80°06'24"W
690.79
225.99
216.90
10' BLDG. SETBACK
PRM
concrete monument found

OWNER: Sunlink Corporation
Tax Parcel No.: 07610-006
zoning = CI

NOT A PART
U.S. HIGHWAY NO. 441 (STATE RD. 25-A)
SOUTH MARION STREET

0 25 50
1 INCH = 50 FEET

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SHEET 1 OF 2

Reduce 50%