BAILEY BISHOP & LANE, INC.
411 WEST BAYA AVENUE
P.O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
FAX (904) 755-7771

PLANTATION VILLAGE SUBDIVISION
LAKE CITY, COLUMBIA COUNTY, FLORIDA

ZONING BOARD APPROVAL

SIGNED: Rosa O. Scott
Chairperson

DATE: 16 Sep 97

DESCRIPTION

A PART OF THE W 1/2 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34 AND RUN N 06°09'09" E ALONG THE WEST LINE OF SAID SECTION, 321.31 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 10 (U.S. HIGHWAY 90), THENCE S 63°54'24" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 500.49 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 63°54'24" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 715.10 FEET, THENCE N 07°49'57" W, 351.17 FEET TO A POINT ON A CURVE, THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 56°08'28", AN ARC DISTANCE OF 48.99 FEET, THENCE S 63°54'24" E, 107.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF PLANTATION BOULEVARD AND TO A POINT ON A CURVE, THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1530.00 FEET AND A CENTRAL ANGLE OF 08°41'22", AN ARC DISTANCE OF 232.04 FEET, THENCE N 63°54'24" W, 1357.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF TURNER ROAD, THENCE S 06°12'56" W ALONG SAID EAST RIGHT-OF-WAY LINE, 213.38 FEET TO A POINT OF CUSP, THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 92°53'34", AN ARC DISTANCE OF 48.64 FEET TO A POINT OF COMPOUND CURVE, THENCE EASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 320.00 FEET AND A CENTRAL ANGLE OF 31°59'06", AN ARC DISTANCE OF 178.64 FEET, THENCE S 48°54'24" E, 275.60 FEET TO A POINT OF CURVE, THENCE EASTERLY ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 730.00 FEET AND A CENTRAL ANGLE OF 11°30'22", AN ARC DISTANCE OF 146.60 FEET, THENCE S 26°05'36" W, 346.36 FEET TO THE POINT OF BEGINNING.

CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
C2	50.00'	36° 52' 14" RT	32.18'	31.62'	S 45° 28' 17" E
C3	50.00'	70° 43' 47" LT	61.72'	57.88'	S 62° 24' 04" E
C4	30.00'	90° 00' 00" RT	47.12'	42.43'	N 18° 54' 24" W
C5	30.00'	90° 00' 00" RT	47.12'	42.43'	S 71° 05' 36" W
C6	30.00'	92° 53' 34" RT	48.64'	43.48'	N 52° 39' 43" E
C7	320.00'	31° 59' 06" RT	178.64'	176.33'	S 64° 53' 57" E
C10	730.00'	11° 30' 22" LT	146.60'	146.35'	S 54° 39' 35" E
C11	730.00'	3° 29' 38" LT	44.52'	44.51'	S 62° 09' 35" E
C12	30.00'	90° 00' 00" RT	47.12'	42.43'	S 18° 54' 24" E
C13	30.00'	89° 59' 59" RT	47.12'	42.43'	N 71° 05' 35" E
C14	670.00'	5° 57' 11" RT	69.61'	69.58'	N 60° 55' 48" W
C15	670.00'	9° 02' 49" RT	105.79'	105.68'	N 53° 25' 49" W
C16	380.00'	8° 25' 46" LT	55.91'	55.86'	N 53° 07' 17" W
C17	380.00'	24° 24' 09" LT	161.84'	160.62'	N 69° 32' 15" W
C18	30.00'	87° 57' 16" RT	46.05'	41.66'	N 37° 45' 42" W
C20a	50.00'	36° 52' 10" LT	32.17'	31.62'	N 82° 20' 29" W
C21b	50.00'	24° 03' 30" RT	21.00'	20.85'	N 88° 44' 39" W
C22a	50.00'	102° 48' 16" LT	89.71'	78.15'	S 25° 18' 34" E
C23a	50.00'	56° 08' 28" LT	48.99'	47.06'	N 54° 09' 48" E
C24a	1,530.00'	08° 41' 22" RT	232.04'	231.81'	N 12° 10' 01" E
CL1	350.00'	34° 52' 40" RT	213.06'	209.78'	S 66° 20' 44" E
CL2	700.00'	15° 00' 00" LT	183.26'	182.74'	S 56° 24' 24" E

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 18 day of September 1998, by Christopher Dampier, Vice President of CNB National Bank. He is personally known to me or has produced personally known as identification and (did/did not) take an oath.

SIGNED Margaret H. Smith
Notary Public
My Commission Expires 7-22-2000

MARGARET H. SMITH
MY COMMISSION # CC 571367
EXPIRES: July 22, 2000
Bonded Thru Notary Public Underwriters

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 25 day of Sept, 1998, in Plat Book 6, Pages 210 and 211.

SIGNED P. DeWitt Cason
Clerk of Circuit Court.

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

THIS IS TO CERTIFY, that on 17 Aug 98 the forgoing plat was approved by the City Council of the City of Lake City, Florida

SIGNED: [signature]
Mayor

ATTEST: [signature]
City Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Plantation Land Trust, Charito DeLeon, Cynthia P. Gonzales and Robert G. Busch, as owners and Barnett Bank N.A., CNB National Bank and First Federal Savings Bank of Florida, as mortgagees: have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as PLANTATION VILLAGE SUBDIVISION, and that all Rights-of-way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER:

Daniel Cropps — Daniel Cropps, Trustee, Plantation Land Trust — Witness: Lisa Hicks — Witness: Mary Lyons

Richard C. Cole — Richard C. Cole, Trustee, Plantation Land Trust — Witness: Lisa Hicks — Witness: Mary Lyons

[signature] — Charito DeLeon — Witness: Lisa Hicks — Witness: Mary Lyons

Cynthia P. Gonzales — Cynthia P. Gonzales — Witness: Mary Lyons — Witness: Lisa Hicks

Robert G. Busch — Robert G. Busch — Witness: Lisa Hicks — Witness: Mary Lyons

MORTGAGEES:

[signature] — CNB National Bank — Witness: Rosemary [signature] — Witness: Lloyd D. Adams

[signature] — Barnett Bank, N.A. — Witness: Lisa Hicks — Witness: Mary Lyons

Byron C. Cawthon — Byron Cawthon, Vice President, First Federal Savings Bank of Florida — Witness: Lisa Hicks — Witness: Mary Lyons

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 7th day of July 1998, by Daniel Cropps, Trustee, of Plantation Land Trust. He is personally known to me or has produced ____ as identification and (did/did not) take an oath.

SIGNED: Vera Lisa Hicks
Notary Public

My Commission Expires: 8-23-02

VERA LISA HICKS
MY COMMISSION # CC 754739
EXPIRES: August 23, 2002
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 7th day of July 1998, by Richard C. Cole, Trustee, of Plantation Land Trust. He is personally known to me or has produced ____ as identification and (did/did not) take an oath.

SIGNED: Vera Lisa Hicks
Notary Public

My Commission Expires: 8-23-02

VERA LISA HICKS
MY COMMISSION # CC 754739
EXPIRES: August 23, 2002
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 9th day of July 1998, by Charito DeLeon. She is personally known to me or has produced ____ as identification and (did/did not) take an oath.

SIGNED: Vera Lisa Hicks
Notary Public

My Commission Expires: 8-23-02

VERA LISA HICKS
MY COMMISSION # CC 754739
EXPIRES: August 23, 2002
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 16th day of July 1998, by Cynthia P. Gonzales. She is personally known to me or has produced ____ as identification and (did/did not) take an oath.

SIGNED: Vera Lisa Hicks
Notary Public

My Commission Expires: 8-23-02

VERA LISA HICKS
MY COMMISSION # CC 754739
EXPIRES: August 23, 2002
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 8th day of July 1998, by Robert G. Busch. He is personally known to me or has produced ____ as identification and (did/did not) take an oath.

SIGNED: Vera Lisa Hicks
Notary Public

My Commission Expires: 8-23-02

VERA LISA HICKS
MY COMMISSION # CC 754739
EXPIRES: August 23, 2002
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 8th day of July 1998, by Edward B. Woodbery, Barnett Bank, N.A. He is personally known to me or has produced ____ as identification and (did/did not) take an oath.

SIGNED: Vera Lisa Hicks
Notary Public
My Commission Expires: 8-23-02

VERA LISA HICKS
MY COMMISSION # CC 754739
EXPIRES: August 23, 2002
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 7th day of July 1998, by Byron Cawthon, Vice President of First Federal Savings Bank of Florida. He is personally known to me or has produced ____ as identification and (did/did not) take an oath.

SIGNED: Vera Lisa Hicks
Notary Public
My Commission Expires: 8-23-02

VERA LISA HICKS
MY COMMISSION # CC 754739
EXPIRES: August 23, 2002
Bonded Thru Notary Public Underwriters

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 $ N/A has been posted to assure completion of all required improvements and maintenance in case of default.
Developer is in agreement that he will maintain roads for 1 year beginning on date of recording.

SIGNED: Bernard A. Iorio Date ____
Director of Public Works

CITY ATTORNEY'S CERTIFICATE

Examined on 8-17-98
AND
Approved as to legal form and sufficiency by

SIGNED: [signature]
City Attorney

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA SHOWN HEREON COMPILES WITH ALL OF THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE 7-6-98 SIGNED John M. Lane
JOHN M. LANE, SURVEYOR & MAPPER, LS 4303
BAILEY, BISHOP & LANE, INC. LB 6685

SURVEYOR'S SEAL

BAILEY BISHOP & LANE, INC.
411 WEST BAYA AVENUE
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
FAX (904) 755-7771

PLAT BOOK 6 PAGE 210
SHEET 1 OF 2

PLANTATION VILLAGE SUBDIVISION
IN
SECTION 34, T3-S, R16-E
LAKE CITY, COLUMBIA COUNTY, FLORIDA

0 50 100 200

SPECIAL NOTES

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PERMIT NO. ERP96-0036, SUWANNEE RIVER WATER MANAGEMENT DISTRICT ISSUED FOR SURFACEWATER MANAGEMENT SYSTEM.

NOTES

1. BEARINGS PROJECTED FROM NORTH LINE OF NW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, AS PER DEED FOR CENTER STREET AS RECORDED IN O.R. BOOK 794 PAGE 1454 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
2. TOTAL ACRES IN SUBDIVISION IS 12.1335 ACRES.
3. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN EXCEPT FOR A PORTION IN ZONE A, AN AREA DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN. SEE NOTE NO. 4 FOR A CALCULATED 100-YEAR FLOOD ELEVATION
4. THE CALCULATED 100-YEAR FLOOD ELEVATION IS 156.90.
5. DATE OF PRELIMINARY PLAT APPROVAL: JANUARY 16, 1998.
6. ERROR OF CLOSURE HAS BEEN ADJUSTED TO ZERO.
7. BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
   FRONT - 20 FEET
   SIDE - 10 FEET
   REAR - 15 FEET
8. UTILITY EASEMENTS ARE AS FOLLOWS:
   ALONG STREET - 10 FEET
   ALONG SIDE LOT LINES - 5 FEET EACH SIDE
9. BEFORE STARTING CONSTRUCTION ON ANY LOT, GROUND ELEVATIONS SHOULD BE DETERMINED TO VERIFY ELEVATION IN RELATION TO THE100-YEAR FLOOD ELEVATION SHOWN ON THIS PLAT. THE 100-YEAR FLOOD LIMITS SHOWN ARE APPROXIMATE ONLY.

LEGEND

- ○ PERMANENT CONTROL POINT (PCP) SET P-K NAIL & DISC IN PAVEMENT
- □ 4"X4" CONC. MON. SET (LB 6685)
- ■ 4"X4" CONC. MON. FOUND AS NOTED
- ⊠ PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONC. MON. (LB 6685)

CERTIFICATE OF THE SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY, that on 8/10/98 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" drive prints in accordance with the requirements of the City of Lake City, Florida.

Registered Florida Engineer
8/10/98

FILE NUMBER 98-15548
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
9-25, 1998, AT 11:18 O'CLOCK A.M.
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: D.C.

OFFICIAL RECORDS BOOK 794 PAGE 1321

2461-006
005
004
003

44-0

" PLANTATION VILLAGE S/D "

PARENT PARCEL - 34-3S-16-02461-004 (80.46 Ac. remain)
(Owners: Daniel Crapps & Richard Cole)

HEADER PARCEL - 34-3S-16-02461-501
A S/D lying in part of the W1/2 of Sec. 34, Twp. 4 South, Rge. 16 East, consisting of 12.13 Ac. & recorded in Plat Bk. 6, Pg. 210.

ACRES		LOT #	PARCEL #
0.49 Ac.		1	34-3s-16-02461-501
0.50 Ac.		2	34-3s-16-02461-502
0.50 Ac.		3	34-3s-16-02461-503
0.49 Ac.		4	34-3s-16-02461-504
0.50 Ac.		5	34-3s-16-02461-505
0.50 Ac.		6	34-3s-16-02461-506
0.49 Ac.		7	34-3s-16-02461-507
0.50 Ac.		8	34-3s-16-02461-508
0.73 Ac.		9	34-3s-16-02461-509
0.75 Ac.		10	34-3s-16-02461-510
0.75 Ac.		11	34-3s-16-02461-511
0.46 Ac.	part	12	34-3s-16-02461-512
0.92 Ac.		13	34-3s-16-02461-513
0.46 Ac.		14	34-3s-16-02461-514
0.47 Ac.		15	34-3s-16-02461-515
0.46 Ac.		16	34-3s-16-02461-516
0.46 Ac.		17	34-3s-16-02461-517
0.40 Ac.	part	12	34-3s-16-02461-520

Tax Dist.		001
NBHD Code	034316.08	
Zoning		CI
Road		07
Topo		02
Utilities		03
ORB		816-2412
Map #	44-D	
Value		$ 1.85 / SF