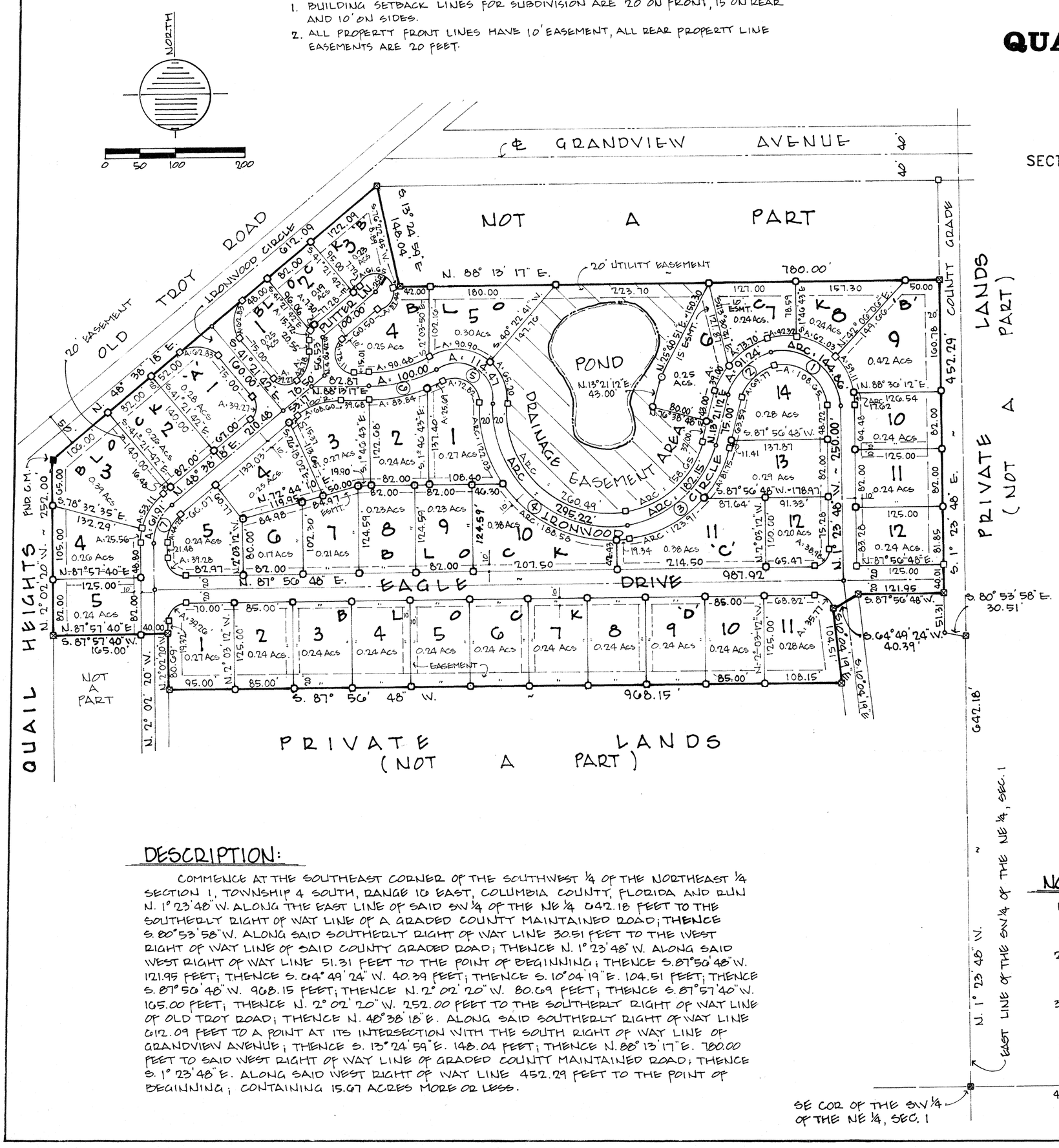
FILE NUMBER 91-17127
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
12-19, 1991 AT 2:24 O'CLOCK P.M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Muriel Keen D.C.
OFFICIAL RECORDS
BOOK 254 PAGE 1029

QUAIL RIDGE ESTATES UNIT 1

A SUBDIVISION IN
SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

NOTES:

1. BUILDING SETBACK LINES FOR SUBDIVISION ARE 20' ON FRONT, 15' ON REAR AND 10' ON SIDES.
2. ALL PROPERTY FRONT LINES HAVE 10' EASEMENT, ALL REAR PROPERTY LINE EASEMENTS ARE 20 FEET.



℄ CURVE DATA

1. Δ: 103°45'00"
   R: 80.00'
   T: 101.94
   L: 144.86
2. Δ: 61°30'00"
   R: 85.00'
   T: 50.57
   L: 91.24
3. Δ: 97°20'00"
   R: 155.00'
   T: 103.24
   L: 182.15
4. Δ: 99°30'00"
   R: 170.00
   T: 200.81
   L: 295.22
5. Δ: 119°15'00"
   R: 55.00
   T: 93.84
   L: 114.47
6. Δ: 27°17'05"
   R: 210.00
   T: 50.97
   L: 100.00
7. Δ: 50°40'38"
   R: 70.00
   T: 33.15
   L: 61.91

MINIMUM FLOOR ELEVATIONS

BLOCK 'A' & BLOCK 'D' = 165.50
BLOCK 'C' = 165.00
BLOCK 'B' LOTS 1-3 & LOTS 6-8 = 165.00
BLOCK 'B' LOTS 4 & 5 = 164.50
BLOCK 'B' LOTS 9-12 = 165.50

DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N. 1° 23' 48" W. ALONG THE EAST LINE OF SAID SW¼ OF THE NE¼ 642.18 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A GRADED COUNTY MAINTAINED ROAD; THENCE S. 80° 53' 58" W. ALONG SAID SOUTHERLY RIGHT OF WAY LINE 30.51 FEET TO THE WEST RIGHT OF WAY LINE OF SAID COUNTY GRADED ROAD; THENCE N. 1° 23' 48" W. ALONG SAID WEST RIGHT OF WAY LINE 51.31 FEET TO THE POINT OF BEGINNING; THENCE S. 87° 56' 48" W. 121.95 FEET; THENCE S. 04° 49' 24" W. 40.39 FEET; THENCE S. 10° 04' 19" E. 104.51 FEET; THENCE S. 87° 56' 48" W. 968.15 FEET; THENCE N. 2° 02' 20" W. 80.69 FEET; THENCE S. 87° 57' 40" W. 165.00 FEET; THENCE N. 2° 02' 20" W. 252.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF OLD TROT ROAD; THENCE N. 48° 38' 18" E. ALONG SAID SOUTHERLY RIGHT OF WAY LINE 612.09 FEET TO A POINT AT ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF GRANDVIEW AVENUE; THENCE S. 13° 24' 59" E. 148.04 FEET; THENCE N. 88° 13' 17" E. 780.00 FEET TO SAID WEST RIGHT OF WAY LINE OF GRADED COUNTY MAINTAINED ROAD; THENCE S. 1° 23' 48" E. ALONG SAID WEST RIGHT OF WAY LINE 452.29 FEET TO THE POINT OF BEGINNING; CONTAINING 15.67 ACRES MORE OR LESS.

LEGEND:

1. ⊠: PERMANENT REFERENCE MONUMENT (P.R.M. 3712)
2. ∘: PERMANENT CONTROL POINT (P.C.P. 3712)
3. BEARINGS PROJECTED FROM SURVEY OF GRANDVIEW AVE.
4. ERROR OF CLOSURE OF SURVEY BEFORE BALANCING WAS 1: 36,057
5. PRELIMINARY PLAT WAS APPROVED ON _____
6. UTILITY EASEMENTS ARE 20' WIDE UNLESS NOTED.
7. O: 5/8" REBAR AND CAP SET (3712)
8. □: 4" CONC. MON. SET (KEEN 3712)

NOTES:

1. A SMALL PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE 'A' AREA PER F.I.A. FLOOD HAZARD BOUNDARY MAP (COMMUNITY PANEL NO. 120070 0175 B)
2. THERE WILL BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT CAN BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. IN O.R.B. _____ PAGE _____
3. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL CONSTITUTE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICITY, TELEPHONE, CATV AND PUBLIC UTILITIES WHICH MAY SERVE THE LANDS ENCOMPASSED BY THIS PLAT.
4. RETENTION POND AND DRAINAGE EASEMENT AREA TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION

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BY: Muriel Rees D.C.

OFFICIAL RECORDS
BOOK 634 PAGE 1029

QUAIL RIDGE ESTATES
UNIT 1

PLAT BOOK 6 PAGE 69A
SHEET 2 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BARNETT BANK OF NORTH CENTRAL FLORIDA, AS OWNER HAS CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "QUAIL RIDGE ESTATES, UNIT 1", AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHTS OF WAY, AND ALL EASEMENTS SHOWN ON THE PLAT, OTHER THAN THE DRAINAGE EASEMENT AREA AND POND, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL UTILITY EASEMENTS, SHOWN ON THIS PLAT, SHALL CONSTITUTE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, CATV, WATER AND SEWER UTILITIES AND ANY AND ALL OTHER PUBLIC OR PRIVATE UTILITIES WHICH MAY SERVE THE LANDS ENCOMPASSED BY OR IN THIS PLAT. THE POND AND DRAINAGE EASEMENT AREA DEPICTED AND DELINEATED ON THE PLAT AND THE SURFACEWATER MANAGEMENT SYSTEM ARE NOT DEDICATED TO THE PUBLIC, BUT RATHER ARE DEDICATED TO THE OWNERS OF THE LOTS INCLUDED IN THE PLAT WHO SHALL ASSUME THE RESPONSIBILITIES FOR ALL PROPER AND CONTINUOUS MAINTENANCE THEREOF THROUGH A PROPERTY OWNERS' ASSOCIATION.

IN WITNESS WHEREOF, BARNETT BANK OF NORTH CENTRAL FLORIDA, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT, GEORGE C. HINCKLEY, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS _____ DAY OF _____, 1991.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BARNETT BANK OF NORTH CENTRAL FLORIDA

_____
WITNESS:

BY: _____
GEORGE C. HINCKLEY, SENIOR VICE-PRESIDENT

_____
WITNESS:

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1991, BEFORE ME PERSONALLY APPEARED GEORGE C. HINCKLEY, SENIOR VICE-PRESIDENT OF BARNETT BANK OF NORTH CENTRAL FLORIDA, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION AFFIXED THERETO.

_____
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERFIFY THIS TO BE A TRUE AND CORRECT PLAT OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET AND THAT THE SURVEY DATA COMPLIES WITH THE LAKE CITY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

SIGNED: Curtis E. Keen
CURTIS E. KEEN, PLS
FLA. REG. CERT. NO. 3712
DATE: 9/27/91

COUNTY CLERK'S CERTIFICATE:

THIS PLAT HAVING BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA IS ACCEPTED FOR FILES AND RECORDED THIS 19 DAY OF December A.D. 1991 IN PLAT BOOK 6 PAGE 69-69A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

P. DeWitt Cason
CLERK OF THE CIRCUIT COURT
COLUMBIA COUNTY, FLORIDA

APPROVED:

THE CITY OF LAKE CITY PLANNING AND ZONING BOARD

BY: _____
ITS CHAIRMAN

ATTEST: Rosa C. Scott
ITS SECRETARY

DATE: October 9, 1991

APPROVED:

THE CITY OF LAKE CITY, FLORIDA

BY: T. Gerald Witt
T. GERALD WITT, MAYOR

ATTEST: James R. Minchin
JAMES R. MINCHIN
CITY AUDITOR AND CLERK

DATE: October 1, 1991

ACCEPTANCE FOR MAINTENANCE:

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS, INCLUDING STREETS, HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH CITY SPECIFICATIONS. BY ACCEPTANCE OF THIS PLAT, CITY OF LAKE CITY, FLORIDA, ASSUMES NO RESPONSIBILITY FOR THE MAINTENANCE OF THE POND, DRAINAGE EASEMENT AREA, OR ANY PART OF THE SURFACEWATER MANAGEMENT SYSTEM REQUIRED BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT. THE OWNERS OF THE LOTS, THROUGH A HOMEOWNERS' ASSOCIATION, SHALL ASSUME THE RESPONSIBILITY FOR THE PROPER AND CONTINUOUS MAINTENANCE OF THE POND, DRAINAGE EASEMENT AREA AND SURFACEWATER MANAGEMENT SYSTEM LOCATED UPON THE LANDS INCLUDED IN THIS PLAT.

DATE: _____

_____
W. TERRY CREWS, DIRECTOR OF PUBLIC WORKS

CITY ATTORNEY'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE CITY OF LAKE CITY'S SUBDIVISION ORDINANCE, EXCEPT THOSE REQUIREMENTS WHICH HAVE BEEN WAIVED BY THE CITY PURSUANT TO RESOLUTION NO. 91-083, AND ALSO COMPLIES WITH CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: October 10 1941

Herbert F. Darby
HERBERT F. DARBY, CITY ATTORNEY

KEEN ENGINEERING & SURVEYING, INC.
RT. 2 BOX 88
LIVE OAK, FLORIDA
904/362-4787