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PLAT BOOK 6, PAGE 82

"QUAIL RUN"

IN SECTION 1
TOWNSHIP 4 SOUTH, RANGE 16 EAST
IN THE CITY OF LAKE CITY, FLORIDA
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 : _____ DATE: 10/8/1992
City Attorney

COUNTY CLERK'S CERTIFICATE

THIS PLAT having been approved by the City Council of the City of Lake City, Florida is accepted for files this 19 day of 10, 19 92, in Plat book 6, Page 82.

SIGNED : _____ DATE: 10/19/1992
Clerk of Circuit Court
Columbia County

FILE NUMBER 92-12724
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
10-19-1992 AT 4:52 O'CLOCK P.M.
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
RECORD VERIFIED
By: _____ D.C.

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Plat Book 6 Page 82

COUNCIL APPROVAL

CITY COUNCIL, CITY OF LAKE CITY

SIGNED: _____
Mayor

ATTEST: _____

DATE: 20/APR 19 92

APPROVAL

ZONING BOARD, CITY OF LAKE CITY

SIGNED: _____
Chairman

ATTEST: _____

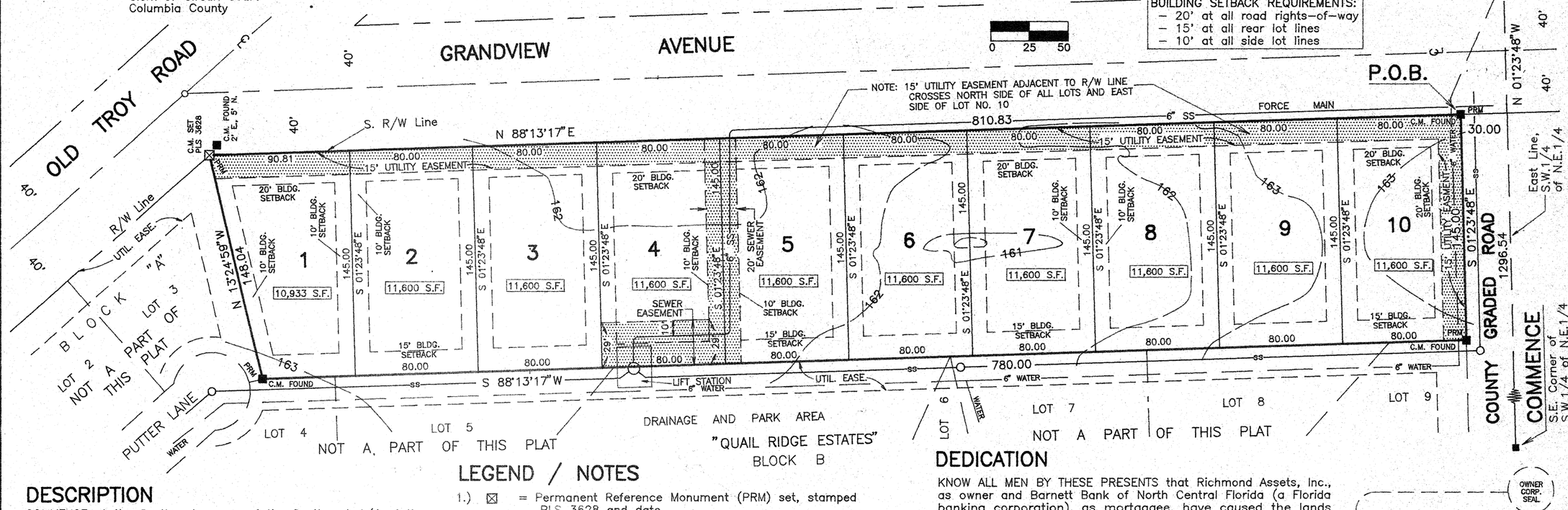
DATE: 20/APR/19 92

N

SCALE: 1" = 50'

0 25 50

BUILDING SETBACK REQUIREMENTS:
- 20' at all road rights-of-way
- 15' at all rear lot lines
- 10' at all side lot lines



DESCRIPTION

COMMENCE at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run N.01°23'48"W. along the East line of said Southwest 1/4 of the Northeast 1/4 a distance of 1296.54 feet to a point on the Southerly Right-of-Way line of Grandview Avenue; thence S.88°13'17"W. along said Southerly Right-of-Way line 30.00 feet to its point of intersection with the Westerly Right-of-Way line of a County Graded Road and the POINT OF BEGINNING; thence S.01°23'48"E. along the Westerly Right-of-Way line of said County Graded Road 145.00 feet to the Northeast corner of QUAIL RIDGE ESTATES; thence S.88°13'17"W. along the North line of said QUAIL RIDGE ESTATES 780.00 feet to the Southeast corner of Lot 3, Block "A" of said QUAIL RIDGE ESTATES; thence N.13°24'59"W. along the East line of said Lot 3, Block "A" a distance of 148.04 feet to the point of intersection of the Easterly Right-of-Way line of Old Troy Road and the Southerly Right-of-Way line of Grandview Avenue; thence N.88°13'17"E. along said Southerly Right-of-Way line of Grandview Avenue 810.83 feet to the POINT OF BEGINNING. Containing 2.65 acres, more or less.

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 public utilities that 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, P.L.S.
Florida Reg. Cert. No. 3628
DATE : 3/5/1992

SURVEYOR SEAL

LEGEND / NOTES

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

2.) ■ = Concrete Monument (PRM) found in place.

3.) ■ = Concrete monument found in place with survey.

4.) Boundary based on monuments found, a prior survey by Corbett Horne, Jr., PLS and a plat of "Quail Ridge Estates" (unrecorded) by Curtis Keen, PLS.

5.) Bearings projected from Grandview Avenue, per above referenced Corbett Horne survey.

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

7.) Interior improvements or underground encroachments, if present were not located with this survey.

8.) Lots shown to be used for residential duplex units.

9.) Contour elevations shown are based on U.S.C. & G.S. data.

10.) Utility information shown is from information provided by the City of Lake City Public Works Dept. and field surveys.

11.) Zoning Classification : Residential Multi-Family (RMF-2).

12.) Water Supply and Sewerage Collection to be by the City of Lake City public utilities.

13.) Deed Restrictions : there will be no restrictions on this development above those required by the City of Lake City Planning and Zoning Ordinances and other Ordinances adopted by the City of Lake City.

14.) According to a site plan developed for this subdivision by B & B Engineering of Lake City, FLorida the 100 year flood plane elevation has been established at 163.0

15.) ▨ = Utility Easements

Utility Easements exist as follows:
North 15' of Lots 1 - 10
East 15' of Lot 10
East 10' of Lot 4
West 10' of Lot 5
South 29' of Lot 4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Richmond Assets, Inc., as owner and Barnett Bank of North Central Florida (a Florida banking corporation), as mortgagee, have caused the lands hereon shown to be surveyed, subdivided, and platted, to be known as QUAIL RUN, and that all Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER CORP. SEAL

RICHMOND ASSETS, INC. - OWNER

Charles S. Sparks, Pres. — witness

Scott D. Stewart, V. Pres. — witness

BARNETT BANK OF NORTH CENTRAL FLORIDA - MORTGAGEE

George C. Hinckley, V. Pres. — witness

Edward B. Woodbery, Asst. V. Pres. — witness

BANK SEAL

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 9th day of March 1992, by Charles S. Sparks, President of Richmond Assets, Inc., a Florida 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: _____
Notary Public
My Commission Expires: 8-23-94

NOTARY SEAL

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 9th day of March 1992, by Scott D. Stewart, V. Pres. of Richmond Assets, Inc., a Florida 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: _____
Notary Public
My Commission Expires: 8-23-94

NOTARY SEAL

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 6th day of Mar. 1992, by George C. Hinckley, 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: _____
Notary Public
My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA. SEAL
MY COMMISSION EXPIRES: AUG. 23, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

NOTARY SEAL

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 9th day of March 1992, by Edward B. Woodbery, Asst. 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: _____
Notary Public
My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: AUG. 23, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

NOTARY SEAL

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NOTARY SEAL