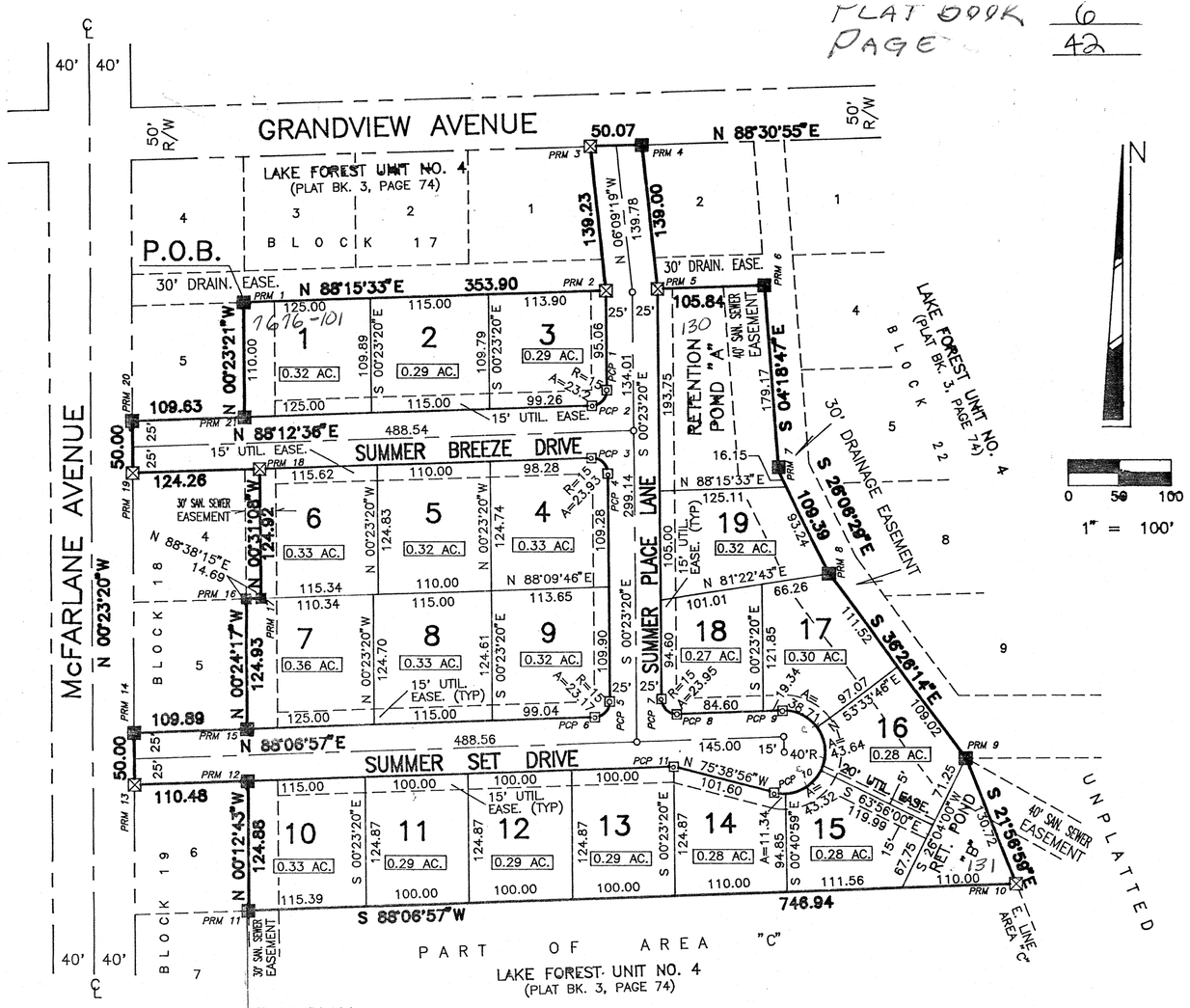
PLAT BOOK 6
PAGE 42

"SUMMER PLACE"

A SUBDIVISION OF A PART OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST CITY OF LAKE CITY COLUMBIA COUNTY, FLORIDA



DESCRIPTION

BEGIN at the Northeast corner of Lot 5 of Block 17 of Plat No. 2 of LAKE FOREST UNIT NO. 4, a subdivision as recorded in Plat Book 3, Page 74 of the Public Records of Columbia County, Florida and run N.88°15'33"E. along the South line of a 30 foot drainage easement as shown on a Plat of said LAKE FOREST UNIT NO. 4 a distance of 353.90 feet; thence N.06°09'19"W. along the East line of Lot 1, Block 17 of said LAKE FOREST UNIT NO. 4 a distance of 139.23 feet to a point on the Southerly Right-of-Way line of Grandview Avenue; thence N.88°30'55"E. along said Southerly Right-of-Way line 50.07 feet to the Northwest corner of Lot 2, Block 22 of said LAKE FOREST UNIT NO. 4; thence S.06°09'19"E. along the West line of said Lot 2 a distance of 139.00 feet to a point on the South line of a 30 foot drainage easement; thence N.88°15'33"E. along the South line of said 30 foot drainage easement a distance of 105.84 feet to its intersection with the West line of another 30 foot drainage easement as shown on said Plat; thence S.04°18'47"E. along said West line 179.17 feet; thence S.26°06'29"E. still along said West line 109.39 feet; thence S.36°26'14"E. still along said West line 220.54 feet; thence S.21°56'59"E. along the East line of Area "C" as shown on said Plat of LAKE FOREST UNIT NO. 4 a distance of 130.72 feet; thence S.88°06'57"W. 746.94 feet to the Southeast corner of Lot 6 of Block 19 of said LAKE FOREST UNIT NO. 4; thence N.00°12'43"W. along the East line of said Lot 6 a distance of 124.88 feet to the Northeast corner of said Lot 6; thence S.88°06'57"W. along the North line of said Lot 6 a distance of 110.48 feet to a point on the Easterly Right-of-Way line of McFarlane Avenue; thence N.00°23'20"W. along said Easterly Right-of-Way line 50.00 feet to the Southwest corner of Lot 5 of Block 18 of said LAKE FOREST UNIT NO. 4; thence N.88°06'57"E. along the South line of said Lot 5 a distance of 109.89 feet to the Southeast corner of said Lot 5; thence N.00°24'17"W. along the East line of said Lot 5 a distance of 124.93 feet to a point on the South line of Lot 4 of said Block 18; thence N.88°38'15"E. along said South line 14.69 feet to the Southeast corner of said Lot 4; thence N.00°31'08"W. along the East line of said Lot 4 a distance of 124.92 feet to the Northeast corner of said Lot 4; thence S.88°12'36"W. along the North line of said Lot 4 a distance of 124.26 feet to a point on the Easterly Right-of-Way line of McFarlane Avenue; thence N.00°23'20"W. along said Easterly Right-of-Way line 50.00 feet to the Southwest corner of Lot 5 of Block 17 of said LAKE FOREST UNIT NO. 4; thence N.88°12'36"E. along the South line of said Lot 5 a distance of 109.63 feet to the Southeast corner of said Lot 5; thence N.00°23'21"W. along the East line of said Lot 5 a distance of 110.00 feet to the POINT OF BEGINNING. Said lands lying in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being part of Area "C" as shown on Plat No. 2 of LAKE FOREST UNIT NO. 4, as recorded in Plat Book 3, Page 74 of the Public Records of Columbia County, Florida.

LEGEND / NOTES

1.) ⊠ = Permanent Reference Monument set, cap stamped PLS 3628 & date.
2.) ⊡ = Permanent Control Point set, cap stamped PLS 3628 & date.
3.) ■ = Concrete Monument found in place at time of Survey.
4.) Boundary based on monuments found and record Plat of LAKE FOREST UNIT NO. 4.
5.) Bearings projected from above-referenced record Plat.
6.) Field data closure precision complies with Minimum Technical Standards.
7.) Interior improvements or underground encroachments, if present, not located.
8.) Lots 16, 17 and 19 are subject to minor flooding according to a Flood Insurance Study, dated 1/6/1988, made by the Federal Emergency Management Agency, of the Lake Montgomery Outlet Stream (Community No. 120406).

NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found int 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 which may serve the lands encompassed by this Plat.

APPROVAL

ZONING BOARD, CITY OF LAKE CITY.

SIGNED: Stephen M Witt
Chairman

ATTEST: Barry D. Lowe

DATE: 25 / Sep / 1990

APPROVAL

CITY COUNCIL, CITY OF LAKE CITY.

SIGNED: T. Gerald Witt
T. Gerald Witt, Mayor

ATTEST: James R. Maddin

DATE: Sept / 26 / 1990

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Summer Place Trust, 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 SUMMER PLACE, and that all Road Rights-of-Way, Easements and Retention Pond areas are hereby dedicated to the perpetual use of the Public for uses as shown hereon. For a period of one (1) year said owner will be responsible for maintenance of utilities, streets and retention pond areas.

BARNETT BANK OF NORTH CENTRAL FLORIDA, Mortgagee

BY: _____
Joseph G. Flynn, V. Pres.

ATTEST: Tyson Johnson
Tyson Johnson, Asst. V. Pres.

Witness as to Mortgagee

Witness as to Mortgagee

BANK SEAL

SUMMER PLACE TRUST, Owner

BY: Frank H. Todd, III, Trustee
Under provision of Trust dated - Deed June 29,1990

Witness as to Owner

Witness as to Owner

BUILDING SETBACK REQUIREMENTS

The building setback requirements for this development are as follows :

Front (street)	–	20 feet
Rear	–	15 feet
Side	–	10 feet

CITY ATTORNEY'S CERTIFICATE

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

SIGNED: Herbert Darby DATE: 9 / 25 / 1990
Herbert Darby
City Attorney

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: 9 / 24 / 1990
W. Terry Crews
Director of Public Works

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 24th day of Sept, 1990 by Joseph G. Flynn and Tyson Johnson, Vice-President and Assistant Vice-President, respectively of Barnett Bank of North Central Florida and by Frank H. Todd, III, Trustee of Summer Place Trust, with thier seals affixed hereto.

SIGNED: Diane R. McMillan
NOTARY PUBLIC, State of Florida at Large
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: AUG. 23, 1992.
My Commission Expires: _____

NOTARY SEAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the land Surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that Permanent Control Points have been set 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 Reg. Cert. No. 3628
DATE: 9 / 20 / 1990.

SEAL

CAD FILE: 89-1003B

Donald F. Lee and Associates, Inc.
Surveyors and Engineers
Lake City, Florida Ph: (904)755-6166

'90 OCT -5 A9:34

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

FILE NUMBER 901218
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
ON 10-5 1990 AT 9:34 O'CLOCK A.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: P. Bowen D.C.