SCAN

SUMMER RIDGE

IN SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA CO., FLORIDA

CERTIFICATE OF CLERK

THIS PLAT having been approved by the City Council of the City of Lake City, Florida is accepted for files and recorded this 24 day of Sept, 2004, in Plat Book 7, Page 20.

SIGNED: P. DeWitt Cason *DATE:* 9/24/2004
Clerk of Circuit Court
Columbia County

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:* 9-20-04
City Attorney

GENERAL NOTES

1.) *Boundary based on description from client, monuments found and prior survey by this Company.*

2.) *Bearings projected from North Right-of-Way line of GRANDVIEW AVENUE - S 81°19'03" W.*

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

4.) *Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.*

5.) *According to the official Flood maps (FIRM) for City of Lake City, this development lies partly within Flood Zone "X", which is outside of the 500 year flood plain and partly within Flood Zone "AE", which according to said maps has a base flood elevation of 125 feet (ref: Community Panel No. 120406 0005 D).*

6.) *Preliminary approval: July 1, 2003*

7.) *Water Supply and Sewerage disposal to be provided by central systems.*

8.) *Date of Plat: 04/30/2004.*

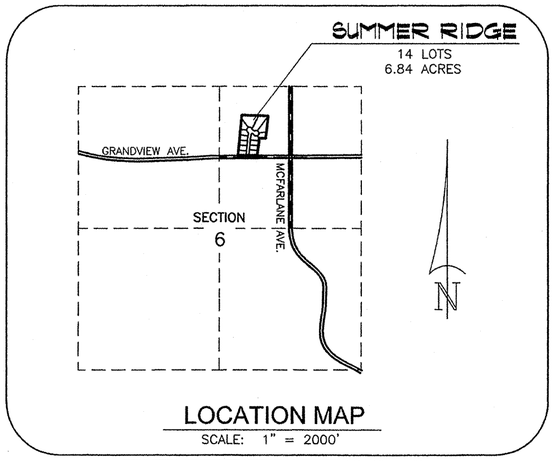
9.) *Zoning classification: RSF - 2 (per Lake City Zoning Dept.)*

10.) *Building Setback requirements: Front (street)= 25' Sides= 10' Rear= 15'*

11.) *State Plane Coordinates (SPC) shown for Northeast and Southwest corners of the development are based on NAD 1983 Datum, Florida North Zone. The points have a combined grid scale factor of 0.99994844. Coordinates were obtained with survey-grade GPS equipment.*

NOTICE: This Plat as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the Plat. 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 Platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of electric, telephone, gas, or other public utility. In the event that a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.



LOCATION MAP
SCALE: 1" = 2000'

DEVELOPER
Universal Contractors & Mechanical, LLC
3000 E. Duval Street, Lake City, FL 32055
Ph. (386) 754-5678

APPROVAL

ZONING BOARD, CITY OF LAKE CITY

SIGNED: _____
Chairman

ATTEST: _____

DATE: 9/22/2004

COUNCIL APPROVAL

CITY COUNCIL, CITY OF LAKE CITY

SIGNED: _____
Mayor

ATTEST: Joseph L. Clore

DATE: 9/22/2004

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with the City of Lake City Land Development Regulations Ordinance No. 96-779-B 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: _____ *DATE:* 9-8-04
Director of Public Works

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY that on 9/22/04, William H. Freeman, Registered Florida Engineer, as specified within Chapter 471, Florida Statues, License No. PE # 56001, does hereby certify that all required improvements have been installed in compliance with the approved construction plans and if applicable, any submitted "as built" blueprints in accordance with the requirements of the City Council of the City of Lake City, Florida.

_____
Registered Florida Engineer

CERTIFICATE OF CITY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and mapper, as provided under Chapter 472, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on behalf of City of Lake City, Florida on SEPT 16, 2004 reviewed this plat for conformity to Chapter 177, Florida Statutes; and said plat meets all the requirements of Chapter 177, as amended.

NAME: _____

DATE: 9/16/04

REGISTRATION NUMBER: PLS 5757

SEAL

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS

That Universal Contractors and Mechanical, L.L.C., a Florida limited liability company, as Owner, and Columbia County Bank, as mortgagee, have caused the lands herein shown and described to be surveyed, subdivided and platted as a residential subdivision, in accordance with and purauant to the provisions of the applicable Land Development Regulations and ordinances of the City of Lake City, and laws of Florida, to be known as Summer Ridge, consisting of Lots numbers 1 through 14. All streets, roads, rights-of-way, and easements, other than the stormwater retention area easement, as shown and depicted on the plat of Summer Ridge, are hereby dedicated to the perpetual use of the Public. The stormwater retention area easement, as shown and depicted on the plat of Summer Ridge, is privately owned and maintained by Summer Ridge Owner's Association, Inc., a Florida not-for-profit corporation (herein "The Association"). All of the Lots located in the Plat of Summer Ridge Subdivision are subject to Declaration of Protective Covenants and Restrictions recorded in the Official Records Book, Columbia County, Florida, (herein "Declaration"). The land described in this plat and each Lot and part of Summer Ridge subdivision, including the stormwater retention area easement, owned by the Association, shall be held, used, sold and conveyed subject to the Declaration, which shall constitute covenants running with the title to the land comprising Summer Ridge subdivision and each Lot or parcel thereof, and shall be binding upon all parties, their heirs, successors and assigns, having any right, title or interest in and to the land comprising Summer Ridge subdivision and each Lot or parcel thereof.

Each owner of a Lot in Summer Ridge subdivision shall be required to be a member of The Association and shall be entitled to all benefits, rights and privileges, as well as the obligations provided for Lot owners in the Declaration, and the Articles of Incorporation and Bylaws of The Association.

Witness: Lamar Dupree
Witness: Kerri Clark

_____
JODY L. DUPREE, as manager of Universal Contractors and Mechanical L.L.C., a Florida limited liability company.

" OWNER"

Witness: _____
Witness: Kerri Clark

COLUMBIA COUNTY BANK

_____
GILBERT W. MILLER
Senior Vice President

"MORTGAGEE"

ACKNOWLEDGEMENT
STATE OF FLORIDA - COUNTY OF COLUMBIA

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 15th day of September, 2004, by JODY L. DUPREE, as manager of Universal Contractors and Mechanical, L.L.C., a Florida limited liability company, as Owner. he is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC

NOTARY SEAL
Shannon M Regar
My Commission CC972541
Expires October 03 2004

ACKNOWLEDGEMENT
STATE OF FLORIDA - COUNTY OF COLUMBIA

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 15th day of September 2004, by GILBERT W. MILLER, as Senior Vice President of COLUMBIA COUNTY BANK, for and on behalf of said Bank. he is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC

NOTARY SEAL
Shannon M Regar
My Commission CC972541
Expires October 03, 2004

 PLAT DATE: 04/30/2004

Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
LB# 7042

OFFICIAL RECORDS BOOK 1024 PAGE 1576

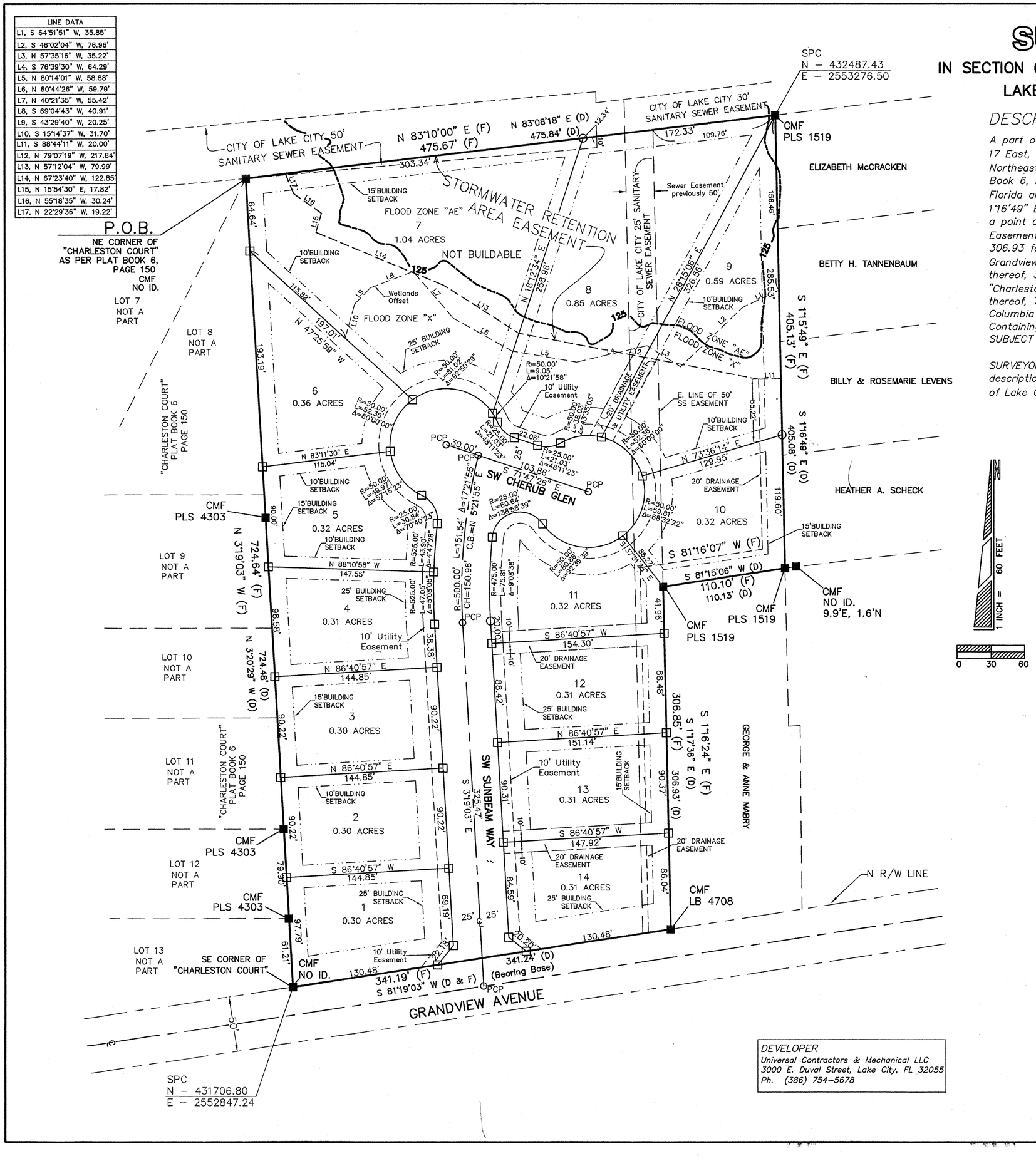
FILE NUMBER 2004021672
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
9/24, 2004 AT 8:33 O'CLOCK AM
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Muriel Lewis D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

SUMMER RIDGE

IN SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA CO., FLORIDA

LINE DATA	
L1,	S 64°51'51" W, 35.85'
L2,	S 46°02'04" W, 76.96'
L3,	N 57°35'16" W, 35.22'
L4,	S 76°39'30" W, 64.29'
L5,	N 80°14'01" W, 58.88'
L6,	N 60°44'26" W, 59.79'
L7,	N 40°21'35" W, 55.42'
L8,	S 69°04'43" W, 40.91'
L9,	S 43°29'40" W, 20.25'
L10,	S 15°14'37" W, 31.70'
L11,	S 88°44'11" W, 20.00'
L12,	N 79°07'19" W, 217.84'
L13,	N 57°12'04" W, 79.99'
L14,	N 67°23'40" W, 122.85'
L15,	N 15°54'30" E, 17.82'
L16,	N 55°18'35" W, 30.24'
L17,	N 22°29'36" W, 19.22'



DESCRIPTION:

A part of the NE 1/4 of Section 6, Township 4 South, Range 17 East, more particularly described as follows: BEGIN at the Northeast corner of "Charleston Court" as recorded in Plat Book 6, Page 150 of the Public Records of Columbia County, Florida and run N. 83°08'18" E., 475.84 feet; thence S. 1°16'49" E., 405.08 feet; thence S. 81°15'06" W., 110.13 feet to a point on the East line of a 50 foot Sanitary Sewer Easement; thence S. 1°17'36" E., along the East line thereof, 306.93 feet to a point on the North Right-of-Way line of Grandview Avenue; thence S. 81°19'03" W., along the North line thereof, 341.24 feet to the Southeast corner of said "Charleston Court"; thence N. 3°20'29" W., along the East line thereof, 724.48 feet to the POINT OF BEGINNING.
Columbia County, Florida.
Containing 6.84 acres, more or less.
SUBJECT TO existing Sanitary Sewer Easement.

SURVEYOR'S NOTE: Sanitary Sewer Easement called out in description as 50 feet in width has been changed by the City of Lake City to 25 feet (See map).

ABBREVIATION LEGEND

P.L.S.	= PROFESSIONAL LAND SURVEYOR
LB	= LICENSED BUSINESS
P.O.B.	= POINT OF BEGINNING
R/W	= RIGHT-OF-WAY
⊠PRM	= PERMANENT REFERENCE MONUMENT 4x4 CONCRETE MONUMENT WITH BRASS CAP STAMPED LB 7042, PRM NO., AND DATE
○PCP	= PERMANENT CONTROL POINT
■CMF	= CONCRETE MONUMENT FOUND
Δ	= DELTA (CENTRAL ANGLE)
R	= RADIUS OF CURVE
L	= ARC LENGTH OF CURVE
CH	= CHORD OF CURVE
C.B.	= CHORD BEARING
P.B.	= PLAT BOOK
PG.	= PAGE
IRC	= IRON ROD AND CAP
NC	= NAIL AND CAP FOUND
RC	= 5/8" REBAR SET WITH PLASTIC CAP STAMPED LB 7042
(F)	= FIELD MEASUREMENTS
(D)	= DEED MEASUREMENTS
GPS	= GLOBAL POSITIONING SYSTEM
SPC	= STATE PLANE COORDINATES
SS	= SANITARY SEWER
ID	= IDENTIFICATION
○	= IRON REBAR AND CAP SET
□	= CONCRETE MONUMENT SET

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the lands surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that Permanent Reference Monuments have been set as shown and that survey data complies with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED : Timothy A. Delbene

Timothy A. Delbene, P.S.M.
Florida Registered Cert. No. 5594

DATE: 5 / 5 /2004

DEVELOPER
Universal Contractors & Mechanical LLC
3000 E. Duval Street, Lake City, FL 32055
Ph. (386) 754-5678

PLAT DATE: 04 / 30 /2004

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
LB# 7042

OFFICIAL RECORDS BOOK 1024 PAGE 1574
FILE NUMBER 2004021622
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
ON 9/24 2004 AT 1:33 O'CLOCK P.M.
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcel Lee D.C.
CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA