PLAT BOOK 9 PAGE 84

"TOM PAGE ESTATES"

A SUBDIVISION IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, LAKE CITY, COLUMBIA CO., FLORIDA.

DESCRIPTION:
Township 3 South, Range 17 East
Section 28: Commence at the Northeast corner of Lot 10, Tom Pages Survey of the SW 1/4 of the SW 1/4, Section 28, Township 3 South, Range 17 East, Columbia County, Florida and run S 87°42'46" W, along the North line of Lot 10 of said Tom Pages Survey a distance of 50.66 feet to the Point of Beginning; thence continue S 87°42'46" W, along the North line of Lots 9 and 10 of said Tom Pages Survey a distance of 236.48 feet to the East line of Lot 8 of said Tom Pages Survey; thence S 00°38'43" E along said East line of Lot 8, 14.40 feet; thence N 77°32'56" W, 247.23 feet; thence N 00°39'31" W, 172.57 feet; S 76°33'25" E, 493.19 feet; thence S 00°03'43" W, 87.37 feet to the Point of Beginning.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENT THAT WILLIAM F. ALDERSON AS OWNER OF AND MERCANTILE BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED, , PLATTED AND RECORDED AS A RESIDENTIAL SUBDIVISION, IN ACCORDANCE WITH AND PURSUANT TO THE APPLICABLE LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE CITY OF LAKE CITY, FLORIDA AND THE LAW OF THE STATE OF FLORIDA, TO BE KNOWN AS TOM PAGE ESTATES, AND CONSISTING OF LOTS NUMBER 1 THOUGH 8, AND THAT EASEMENTS SPECIFICALLY DENOTED AS EASEMENTS FOR THE PURPOSE OF WATER, SEWER, GAS, AND OR ELECTRIC DEDICATED FOR USE BY PROVIDERS OF SAID UTILITIES AND THAT NO ROADS OR RIGHTS OF INGRESS OR EGRESS ARE DEDICATED FOR USE OF THE PUBLIC.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:
BY: WILLIAM F. ALDERSON
OWNER

WITNESS
WITNESS
WITNESSES AS TO OWNER

SIGNED, SEALED, AND DELIVERED MERCANTILE BANK IN THE PRESENCE OF:
BY: CLARENCE CANON
VICE PRESIDENT
"MORTGAGEE"

WITNESS
WITNESS
WITNESSES AS TO MORTGAGEE

ACKNOWLEDGMENT: STATE OF FLORIDA,

I, HEREBY CERTIFY THAT ON THIS 15 DAY OF April, 2009 A.D., BEFORE ME PERSONALLY APPEARED WILLIAM F. ALDERSON, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: Aug 11, 2011

LAURA CROFT
MY COMMISSION # DD 651937
EXPIRES: August 11, 2011
Bonded Thru Notary Public Underwriters

ACKNOWLEDGMENT: STATE OF FLORIDA,

I, HEREBY CERTIFY THAT ON THIS 14 DAY OF April, 2009 A.D., BEFORE ME PERSONALLY APPEARED CLARENCE CANNON, MERCANTILE BANK, VICE PRESIDENT, FOR AND BEHALF OF SAID BANK,TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 2-5-13

APRIL D ROGERS
Notary Public - State of Florida
My Comm. Expires Feb 5, 2013
Commission # DD 944499
Bonded Through National Notary Assn.

CERTIFICATE OF SUBDIVIDER'S ENGINEER

I HEREBY CERTIFY, THAT ON 4-20-09 THE UNDERSIGNED FLORIDA REGISTERED ENGINEER, HAS INSPECTED AND SUPERVISED THE CONSTRUCTION OF THE ATTACHED PLAT IN ACCORDANCE WITH THE PREPARED CONSTRUCTION PLANS AND HEREBY CERTIFY TO THE CITY OF LAKE CITY, FLORIDA, THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND PREPARED ANY "AS BUILT" CONSTRUCTION PLANS AND SUBMITTED SAID PLANS TO THE CITY OF LAKE CITY, FLORIDA.

RUEY HAWKINS , P.E.
DATE 4-20-09
REGESTURED FLORIDA ENGINEER NO. 33665

SEAL

CITY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM AND IS CONSISTENT WITH THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS AND CHAPTER 177, FLORIDA STATUTES.

HERBERT F. DARBY
CITY ATTORNEY DATE: 5/13/09

CERTIFICATE OF FINAL APPROVAL BY CITY COUNCIL

THE FOREGOING PLAT HAS BEEN APPROVED BY COUNCIL OF THE CITY OF LAKE CITY OF LAKE CITY, FLORIDA ON THIS 2nd DAY OF MARCH, 2009, A.D.

STEPHEN M. WITT
MAYOR, CITY OF LAKE CITY, FLORIDA

AUDREY E. SIKES
CITY CLERK, CITY OF LAKE CITY, FLORIDA

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 18 DAY OF May, 2009, A.D. IN PLAT BOOK 9 PAGE 84-85

P. DEWITT CASON
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA DATE 05/29/09

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS ORDINANCE NO. 96-779B, AS AMENDED, OR THAT A SURETY BOND IN ACCORDANCE WITH SECTION 5.30 OF SAID LAND DEVELOPMENT REGULATIONS IN THE AMOUNT OF $ _____ HAS BEEN POSTED WITH CITY CLERK TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE REQUIREMENTS FOR THE REQUIRED WARRANTY PERIOD IN CASE OF DEFAULT.

THOMAS HENRY
DIRECTOR OF PUBLIC WORKS DATE: 4/14/09

APPROVAL CERTIFICATION PLANNING & ZONING BOARD:

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN REVIEWED BY THE CITY OF LAKE CITY, FLORIDA PLANNING AND ZONING BOARD AND APPROVED AS TO CONFORMITY WITH ADOPTED LAND DEVELOPMENT REGULATIONS.

SIGNED:
CHAIRMAN, PLANNING & ZONING BOARD
PRINTED NAME: Kent Harriss DATE 4-14-09

SIGNED:
LAND DEVELOPMENT ADMINISTRATOR
PRINTED NAME: Larry D. Lee DATE 4-14-09

CERTIFICATE OF CITY SURVEYOR:

KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY TO THE CITY OF LAKE CITY, FLORIDA THAT ON 4/15/09 THE UNDERSIGNED REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES: AND SAID PLAT CONFORMS TO ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

DATE: 4/15/09

REGISTRATION #: 3628

SEAL

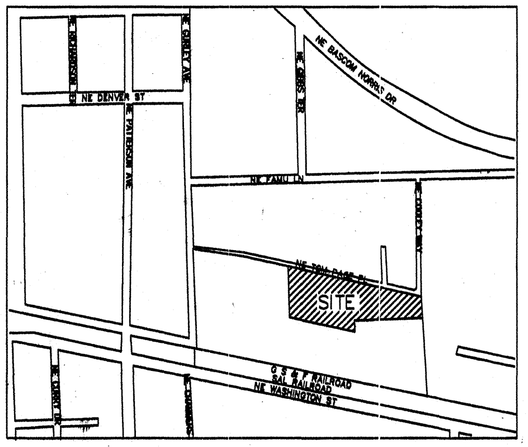
SURVEYOR'S CERTIFICATE:

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 REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLIES WITH THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: 4-9-2009
WILLIAM N. KITCHEN
P.S.M. NO. 5490

SEAL

LOCATION MAP
(NOT TO SCALE)



SPECIAL NOTICE:

NOTICE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT SHALL ALSO BE EASEMENT FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE, AND THE OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION INSTALLATION, MAINTENANCE OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE OPERATION WITH FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE INVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

SPECIAL NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT.

NOTICE:

EASEMENTS OF FIFTEEN FEET (15') IN WIDTH ALONG THE ROAD FRONT AND FIVE FEET (5') IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAT ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

NOTICE:

ALL UTILITY EASEMENTS INDICATED ABOVE AND/OR SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION , INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES.

SURVEYORS NOTES

1. BEARING BASED ON DEEDS AND MAP (NORTH 77°27' WEST) FOR THE SOUTH LINE OF LOT 10 TOM PAGE UNRECORDED SUBDIVISION, CITY OF LAKE CITY, FLORIDA PER FOUND MONUMENTS.
2. THIS SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
3. SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD "X" AS BEST DETERMINED F.E.M.A. PANEL NO. 12023C0305C, DATED: 2/04/2009.
4. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTING, PIPES AND UTILITIES IF ANY NOT DETERMINED.
5. ZONING RSF - 3.
6. DRAINAGE EASEMENTS SUFFICIENT TO PROVIDE DRAINAGE, RETENTION AND DETENTION WILL BE PROVIDED BY ENGINEER AND SHOWN ON FINAL PLAT. FINAL PLAT AND EASEMENTS AS DEPICTED SHALL CONSTITUTE THE PERMITTED STORM WATER CONTAINMENT AREA FOR TOM PAGE ESTATES AND SHALL NOT REDUCE IN SIZE, FILLED OR MODIFIED WITHOUT PROPER PERMITS FROM THE CITY OF LAKE CITY.
7. THERE ARE NO STREETS, ROADS, RIGHT OF WAYS, OR STORM WATER RETENTION AREAS BEING DEDICATED TO THE PUBLIC.
7. CITY WATER SHALL BE INSTALLED FOR WATER SOURCE.
8. CITY SANITARY SEWER SHALL BE INSTALLED FOR WASTE WATER DISPOSAL.
9. ALL UTILITIES INCLUDING ELECTRIC SERVICING TOM PAGE ESTATES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH CITY OF LAKE CITY SUBDIVISION REGULATION (ART. 5 CITY OF LAKE CITY, LDR)
10. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
11. EASEMENTS ARE SHOWN HEREON. THERE IS ALSO AN 10 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES, OUTSIDE AND ADJACENT TO NORTHWEST CORNER OF TOM PAGE ESTATES PLAT, TO CROSS OVER A 30.93 FOOT STRIP OF LAND, SHOWN AS INGRESS AND EGRESS EASEMENT TO OTHERS.
12. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
13. TOTAL ACRES IN SUBDIVISION IS 1.60 ACRES.
14. SUBDIVISION CONSISTS OF 8 LOTS 0.19 ACRES MORE OR LESS.
15. FINISH FLOOR ELEVATIONS MUST BE 1 FOOT ABOVE THE CENTERLINE OF ADJACENT ROADWAY.
16. BUILDING SETBACKS ARE AS FOLLOWS: FRONT = 20 FEET, SIDES = 10 FEET, REAR = 15 FEET.
17. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER CONTAINMENT SYSTEM AS PERMITTED BY SUWANNEE RIVER WATER MANAGEMENT DISTRICT PERMIT NO. ERP07-0287.
18. NO FILL OR STRUCTURE SHALL BE PLACED ON ANY DESIGNATED DRAINAGE AREAS.

THE SURVEY DEPICTED HERE IS NOT COMPLETE WITHOUT SHEET 2 OF 2.

WILLIAM N. KITCHEN
PROFESSIONAL SURVEYOR AND MAPPER
PO BOX 3507
LAKE CITY, FLORIDA 32056
PHONE (386) 438-8296

JOB NO: 07375 | SHEET 1 OF 2

FILE NUMBER 2009-205066
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
05/12, 2009 AT 9:59 O'CLOCK A.M.
P. DeWITT CASON
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: D.C.

OFFICIAL RECORDS
BOOK 1173 PAGE 662

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

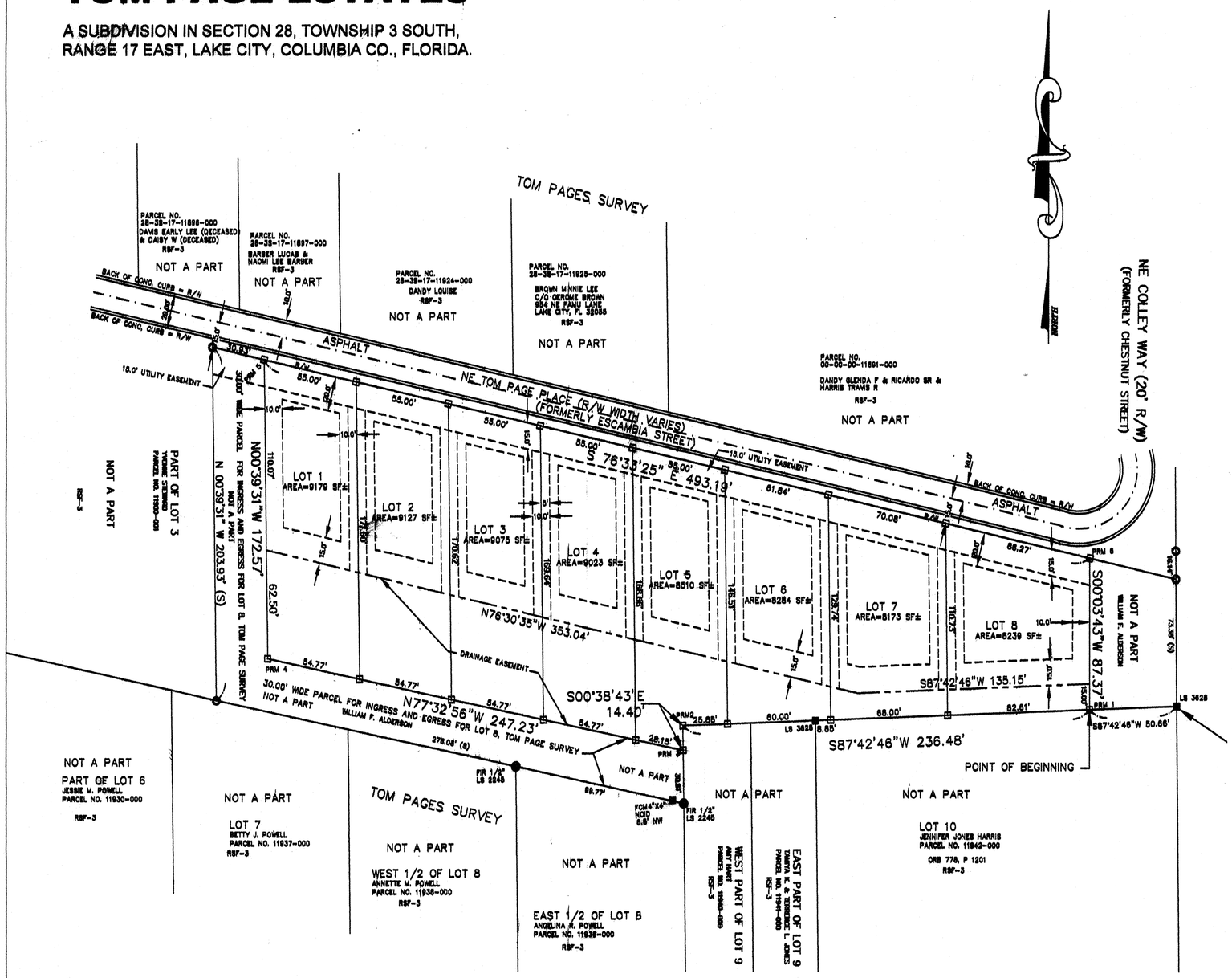
"TOM PAGE ESTATES"

A SUBDIVISION IN SECTION 28, TOWNSHIP 3 SOUTH,
RANGE 17 EAST, LAKE CITY, COLUMBIA CO., FLORIDA.

PLAT BOOK 9 PAGE 85

OFFICIAL RECORDS BOOK 1173 PAGE 643

DESCRIPTION:
Township 3 South, Range 17 East
Section 28: Commence at the Northeast corner of Lot 10, Tom Pages Survey of the SW 1/4 of the SW 1/4, Section 28, Township 3 South, Range 17 East, Columbia County, Florida and run S 87°42'46" W, along the North line of Lot 10 of said Tom Pages Survey a distance of 50.66 feet to the Point of Beginning; thence continue S 87°42'46" W, along the North line of Lots 9 and 10 of said Tom Pages Survey a distance of 236.48 feet to the East line of Lot 8 of said Tom Pages Survey; thence S 00°38'43" E along said East line of Lot 8, 14.40 feet; thence N 77°32'56" W, 247.23 feet; thence N 00°39'31" W, 172.57 feet; S 76°33'25" E, 493.19 feet; thence S 00°03'43" W, 87.37 feet to the Point of Beginning.



NOTE: BUILDING SETBACK REQUIREMENTS
FRONT = 20 FEET
SIDE = 10 FEET
REAR = 15 FEET

LEGEND

■ = FOUND 4"x4" CONCRETE MONUMENT
⊡ = SET CONCRETE MONUMENT 4"x4" PSM 5490
● = FOUND IRON ROD
○ = SET IRON ROD 5/8" PSM 5490

(D) = DEED
(S) = SURVEY MEASUREMENT
(C) = CALCULATED MEASUREMENT
LS = LICENSE SURVEYOR
NOID = NO IDENTIFICATION
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PRM = PERMANENT REFERENCE MONUMENT
FCM = FOUND CONCRETE MONUMENT
SCM = SET CONCRETE MONUMENT
FIR = FOUND IRON ROD
SIR = SET IRON ROD
FIP = FOUND IRON PIPE
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R/W = RIGHT-OF -WAY
CONC = CONCRETE
C/L = CENTERLINE

DEVELOPER

William F. Alderson
Lake City, Florida, 32055
Contact:William F. Alderson (386) 755-2065

SURVEYOR

William N. Kitchen, P.S.M.
PO Box 3507
Lake City, FL 32056
Contact: William Kitchen (386) 755-7786

ENGINEER

Huey Hawkins, P.E.
Contact: Arnold Terry (386) 755-2295
(386) 397-8491
Mobile (386) 288-2672

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PROVTECTIVE COVENTANTS

1. EASEMENTS OF FIFTEEN FEET (15') IN WIDTH ALONG THE ROAD FRONT AND FIVE FEET (5') IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURROSE OF ACCOMMODATING UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAT ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

ALL UTILITY EASEMENTS INDICATED ABOVE AND / OR SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES PROVIDED, AND OTHER PUBLIC UTILITIES.

2. THE DRAINAGE EASEMENT AS DEPICTED ON THIS PLAT SHALL BE INCLUDED AS PART OF EACH LOT AND SHALL BE MAINTAINED BY OWNER(S) OF SAID LOT.

3. CONSTUCTION AND / OR FILL SHALL BE PROHIBITED WITHIN ALL DRAINAGE EASEMENTS. THIS FINAL PLAT AND EASEMENT AS DIPICTED SHALL CONSTITUTE THE PERMITTED STORM WATER CONTAINMENT AREA FOR TOM PAGE ESTATES SUBDIVISION AND SHALL NOT BE REDUCED IN SIZE, FILLED OR MODIFIED WITHOUT PROPER PERMITS FROM THE CITY OF LAKE CITY.

4. UTILITY CONNECTIONS TO EACH LOT, ELECTRIC SERVICES SHALL BE INSTALLED UNDERGROUND.

5. OWNERS SHALL COMPLY AND ADHERE TO ALL LAND DEVELOPMENT REGULATIONS AS ADOPTED BY THE CITY OF LAKE CITY,INCLUSIVE OF FLOOD PREVENTION REGULATIONS.

THE SURVEY DEPICTED HERE IS NOT COMPLETE WITHOUT SHEET 1 OF 2.

WILLIAM N. KITCHEN
PROFESSIONAL SURVEYOR AND MAPPER
PO BOX 3507
LAKE CITY, FLORIDA 32056
PHONE (386) 438-8296

JOB NO: 07375 | SHEET 2 OF 2