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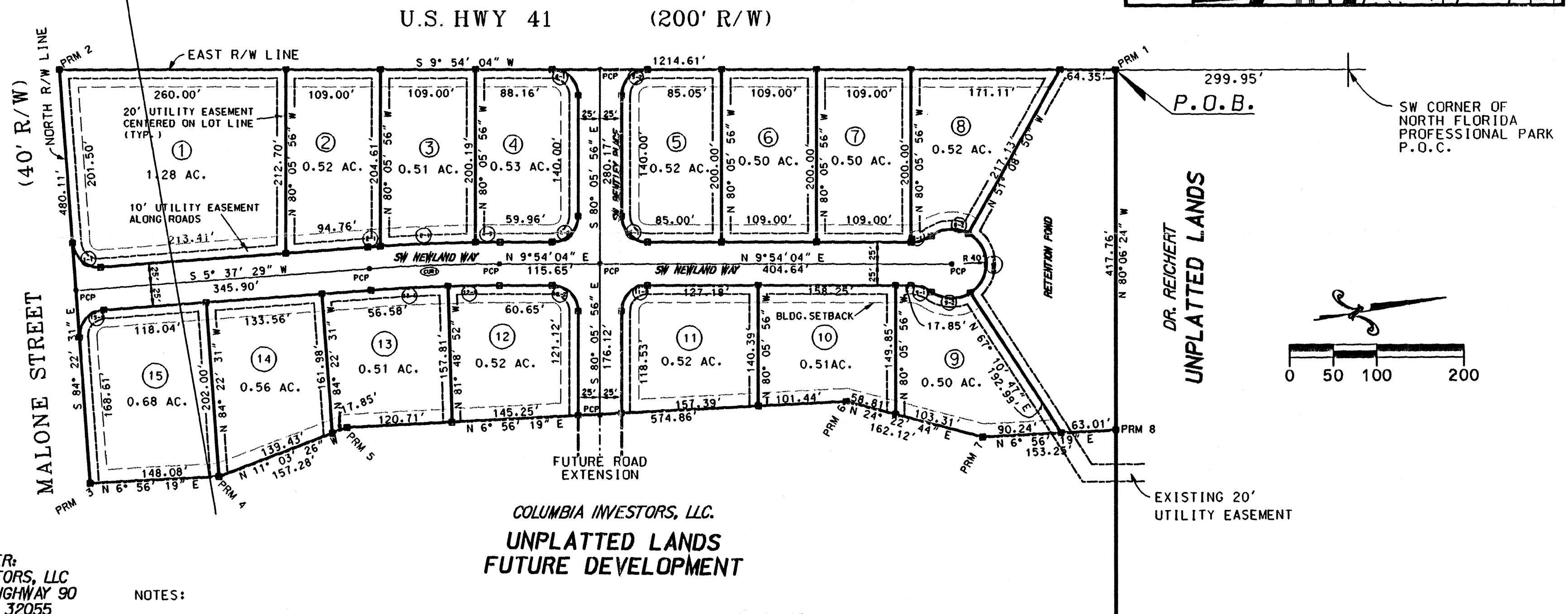
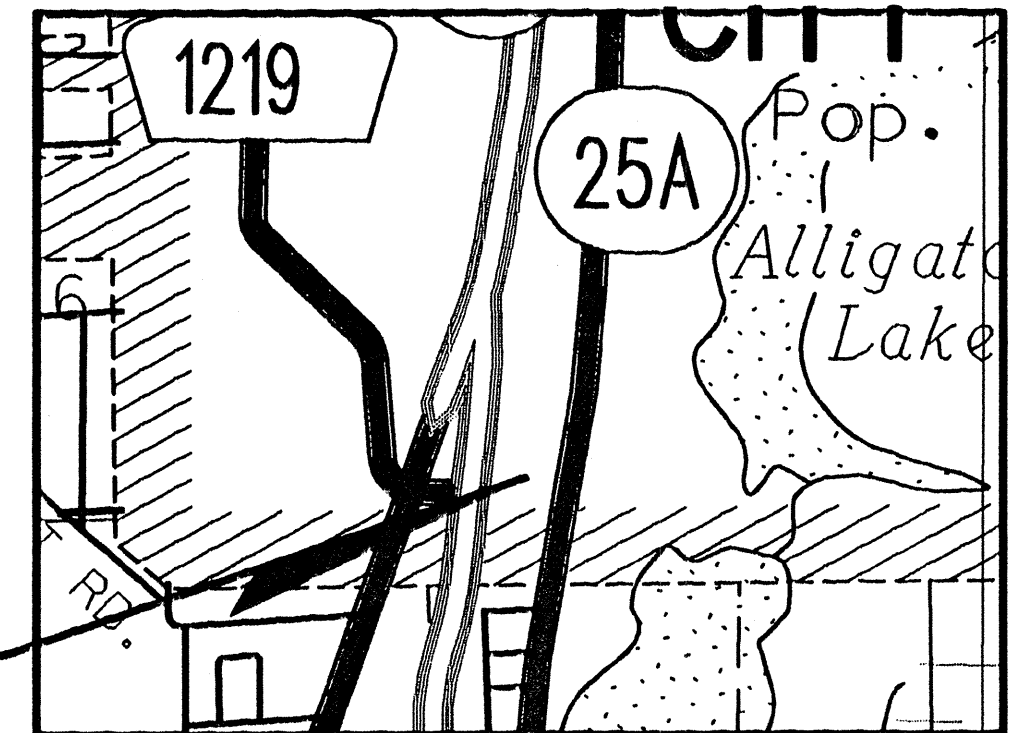
# MARION PLACE OFFICE PARK

PLAT BOOK 7 PAGE 46  
 SHEET OF

IN  
 SECTIONS 5 & 8, T4-S, R17-E  
 CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

**DESCRIPTION**

A PARCEL OF LAND LYING IN SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHWEST CORNER OF NORTH FLORIDA PROFESSIONAL PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGES 155 AND 156 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 9°54'04" W ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 (SOUTH FIRST STREET), 299.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 9°54'04" W STILL ALONG SAID EAST RIGHT-OF-WAY LINE, 1214.61 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MALONE STREET; THENCE S 84°22'31" E ALONG SAID NORTH RIGHT-OF-WAY LINE, 480.11 FEET; THENCE N 6°56'19" E, 148.08 FEET; THENCE N 11°03'26" W, 157.28 FEET; THENCE N 6°56'19" E, 574.86 FEET; THENCE N 24°22'44" E, 162.12 FEET; THENCE N 6°56'19" E, 153.25 FEET; THENCE N 80°06'24" W, 417.76 FEET TO THE POINT OF BEGINNING.



**COLUMBIA INVESTORS, LLC.**  
**UNPLATTED LANDS**  
**FUTURE DEVELOPMENT**

**DEVELOPER:**  
**COLUMBIA INVESTORS, LLC**  
 4400 WEST US HIGHWAY 90  
 LAKE CITY, FL 32055  
 (904) 755-5110

**SURVEYOR:**  
**JOHN M. LANE**  
 3107 SW BARNETT WAY  
 LAKE CITY, FL 32025  
 (904) 752-5640  
 REG. NO. 4303

**ENGINEER:**  
**GREGORY G. BAILEY**  
 3107 SW BARNETT WAY  
 LAKE CITY, FL 32025  
 (904) 752-5640  
 REG. NO. 43858

**NOTES:**

1. BEARINGS PROJECTED FROM EAST R/W LINE OF U.S. HWY. 41 (STATE ROAD NO. 25).
2. TOTAL ACRES IN SUBDIVISION IS 11.5170 ACRES.
3. SUBDIVISION CONSISTS OF 15 LOTS RANGING IN SIZE FROM 0.5005 TO 1.2772 ACRES.
4. WASTE WATER DISPOSAL IS TO BE CITY SANITARY SEWER.
5. WATER SUPPLY IS TO BE CITY POTABLE WATER.
6. PROPERTY IS ZONED CI.
7. ERROR OF CLOSURE BALANCED TO ZERO.
8. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120406 0005 D, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
9. BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT - 20 FEET  
 SIDE - NONE, EXCEPT SIDE YARD OF 10 FEET  
 REAR - 15 FEET

**ABBREVIATIONS:**

FND = FOUND  
 C = CENTERLINE  
 P = PLAT  
 D = DEED  
 C = CALCULATED  
 M = MEASURED  
 O/S = OFFSET  
 IP = IRON PIPE  
 RB = REBAR  
 NL = NAIL

POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 NO ID = NO IDENTIFICATION  
 R/W = RIGHT-OF-WAY  
 PCP = PERMANENT CONTROL POINT  
 PRM = PERMANENT REFERENCE MONUMENT  
 CM = CONCRETE MONUMENT  
 IR = IRON ROD  
 RB+C = REBAR & CAP  
 NL+D = NAIL & DISC

**LEGEND**

- ☒ PRM (PERMANENT REFERENCE MONUMENT (4x4 CONC MON SET-STAMPED LB 6685))
- PCP (PERMANENT CONTROL POINT (NAIL & DISC SET-STAMPED LB 6685))
- 4x4 CONC MON SET AT EACH LOT CORNER (LB 6685)

