



BAILEY BISHOP & LANE, INC.
 411 WEST BAYA AVENUE
 P. O. BOX 3717
 LAKE CITY, FL 32056-3717
 PH. (904) 752-5640
 FAX (904) 752-7771

PLANTATION VILLAGE SUBDIVISION
 LAKE CITY, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 211
 SHEET 2 OF 2

ZONING BOARD APPROVAL
 SIGNED: Rosa G. Scott
 Chairperson
 DATE: 16 Sep 97

DESCRIPTION

A PART OF THE W 1/2 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34 AND RUN N 06°09'09" E ALONG THE WEST LINE OF SAID SECTION, 321.31 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 10 (U.S. HIGHWAY 90), THENCE S 63°54'24" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 500.49 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 63°54'24" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 715.10 FEET, THENCE N 07°49'57" W, 351.17 FEET TO A POINT ON A CURVE, THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 56°08'28", AN ARC DISTANCE OF 48.99 FEET, THENCE S 63°54'24" E, 107.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF PLANTATION BOULEVARD AND TO A POINT ON A CURVE, THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1530.00 FEET AND A CENTRAL ANGLE OF 08°41'22", AN ARC DISTANCE OF 232.04 FEET, THENCE N 63°54'24" W, 1357.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF TURNER ROAD, THENCE S 06°42'56" W ALONG SAID EAST RIGHT-OF-WAY LINE, 243.38 FEET TO A POINT OF CURVE, THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 92°53'34", AN ARC DISTANCE OF 48.64 FEET TO A POINT OF COMPOUND CURVE, THENCE EASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 320.00 FEET AND A CENTRAL ANGLE OF 31°59'06", AN ARC DISTANCE OF 178.64 FEET, THENCE S 48°54'24" E, 275.60 FEET TO A POINT OF CURVE, THENCE EASTERLY ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 730.00 FEET AND A CENTRAL ANGLE OF 11°30'22", AN ARC DISTANCE OF 146.60 FEET, THENCE S 26°05'36" W, 346.36 FEET TO THE POINT OF BEGINNING.

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
C2	50.00'	36° 52' 14" RT	32.18'	31.62'	S 45° 28' 17" E
C3	50.00'	70° 43' 47" LT	61.72'	57.88'	S 62° 24' 04" E
C4	30.00'	90° 00' 00" RT	47.12'	42.43'	N 18° 54' 24" W
C5	30.00'	90° 00' 00" RT	47.12'	42.43'	S 71° 05' 36" W
C6	30.00'	92° 53' 34" RT	48.64'	43.48'	N 52° 39' 43" E
C7	320.00'	31° 59' 06" RT	178.64'	176.33'	S 64° 53' 57" E
C10	730.00'	11° 30' 22" LT	146.60'	146.35'	S 54° 39' 35" E
C11	730.00'	3° 29' 58" LT	44.52'	44.51'	S 62° 09' 35" E
C12	30.00'	90° 00' 00" RT	47.12'	42.43'	S 18° 54' 24" E
C13	30.00'	89° 59' 59" RT	47.12'	42.43'	N 71° 05' 35" E
C14	670.00'	5° 57' 11" RT	69.61'	69.58'	N 60° 55' 48" W
C15	670.00'	9° 02' 49" RT	105.79'	105.68'	N 53° 25' 49" W
C16	380.00'	8° 25' 46" LT	55.91'	55.86'	N 53° 07' 17" W
C17	380.00'	24° 24' 09" LT	161.84'	160.62'	N 69° 32' 15" W
C18	30.00'	87° 57' 16" RT	46.05'	41.66'	N 37° 45' 42" W
C20a	50.00'	36° 52' 10" LT	32.17'	31.62'	N 82° 20' 29" W
C21b	50.00'	24° 03' 30" RT	21.00'	20.85'	N 88° 44' 39" W
C22a	50.00'	102° 48' 16" LT	89.71'	78.15'	S 25° 18' 34" E
C23a	50.00'	56° 08' 28" LT	48.99'	47.06'	N 54° 09' 48" E
C24a	1,530.00'	08° 41' 22" RT	232.04'	231.81'	N 12° 10' 01" E
CL1	350.00'	34° 52' 40" RT	213.06'	209.78'	S 66° 20' 44" E
CL2	700.00'	15° 00' 00" LT	183.26'	182.74'	S 56° 24' 24" E

CLERK'S CERTIFICATE

This plat having been approved by the City Council of the City of Lake City is accepted for files and recorded this 25 day of Sept, 1998, in Plat Book 6, Pages 210 and 211.
 SIGNED: Rosa G. Scott
 Clerk of Circuit Court.

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA
 THIS IS TO CERTIFY, that on 17 Aug 98 the foregoing plat was approved by the City Council of the City of Lake City, Florida.
 SIGNED: [Signature]
 ATTEST: [Signature]
 City Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Plantation Land Trust, Charito DeLeon, Cynthia P. Gonzales and Robert G. Busch, as owners and Barnett Bank N.A., CMB National Bank and First Federal Savings Bank of Florida, as mortgagees have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as PLANTATION VILLAGE SUBDIVISION, and that all Rights-of-way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER: Daniel Crapps Lisa Hicks Mary Lyons
 Daniel Crapps, Trustee
 Plantation Land Trust
 Witness
 Witness
Richard C. Cole Lisa Hicks Mary Lyons
 Richard C. Cole, Trustee
 Plantation Land Trust
 Witness
 Witness
Charito DeLeon Lisa Hicks Mary Lyons
 Charito DeLeon
 Witness
 Witness
Cynthia P. Gonzales Mary Lyons Lisa Hicks
 Cynthia P. Gonzales
 Witness
 Witness
Robert G. Busch Lisa Hicks Mary Lyons
 Robert G. Busch
 Mortgagee
 Witness
 Witness
Barnett Bank Lisa Hicks Mary Lyons
 Barnett Bank, N.A.
 Mortgagee
 Witness
 Witness
Byron C. Caution Lisa Hicks Mary Lyons
 Byron C. Caution, Vice President
 First Federal Savings Bank of Florida
 Witness
 Witness

ACKNOWLEDGEMENT
 STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 16 day of July, 1998, by Daniel Crapps, Trustee, of Plantation Land Trust. He is personally known to me or has produced identification and (did/did not) take an oath.
 SIGNED: Vera Lisa Hicks
 Notary Public
 My Commission Expires: 8-23-02

ACKNOWLEDGEMENT
 STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 16 day of July, 1998, by Richard C. Cole, Trustee, of Plantation Land Trust. He is personally known to me or has produced identification and (did/did not) take an oath.
 SIGNED: Vera Lisa Hicks
 Notary Public
 My Commission Expires: 8-23-02

ACKNOWLEDGEMENT
 STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 16 day of July, 1998, by Charito DeLeon. She is personally known to me or has produced identification and (did/did not) take an oath.
 SIGNED: Vera Lisa Hicks
 Notary Public
 My Commission Expires: 8-23-02

ACKNOWLEDGEMENT
 STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 16 day of July, 1998, by Cynthia P. Gonzales. She is personally known to me or has produced identification and (did/did not) take an oath.
 SIGNED: Vera Lisa Hicks
 Notary Public
 My Commission Expires: 8-23-02

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA
 The foregoing dedication was acknowledged before me this 16 day of July, 1998, by Robert G. Busch. He is personally known to me or has produced identification and (did/did not) take an oath.
 SIGNED: Vera Lisa Hicks
 Notary Public
 My Commission Expires: 8-23-02

ACKNOWLEDGEMENT
 STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 16 day of July, 1998, by Edward B. Woodberry. He is personally known to me or has produced identification and (did/did not) take an oath.
 SIGNED: Vera Lisa Hicks
 Notary Public
 My Commission Expires: 8-23-02

ACKNOWLEDGEMENT
 STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 16 day of July, 1998, by Byron Caution, Vice President of First Federal Savings Bank of Florida. He is personally known to me or has produced identification and (did/did not) take an oath.
 SIGNED: Vera Lisa Hicks
 Notary Public
 My Commission Expires: 8-23-02

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 \$ N/A HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.
 Developer is in agreement that he will maintain roads for 1 year beginning on date of recording.
 SIGNED: [Signature] Date 8-17-98
 Director of Public Works

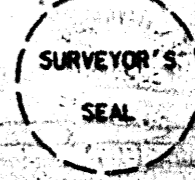
CITY ATTORNEY'S CERTIFICATE

Examined on 8-17-98
 AND
 Approved as to legal form and sufficiency by
 SIGNED: [Signature]
 City Attorney

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA SHOWN HEREON COMPILES WITH ALL OF THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE 7-6-98 SIGNED: [Signature]
 JOHN A. LANE, SURVEYOR & MAPPER, LS 4303
 BAILEY, BISHOP & LANE, INC. LB 6685

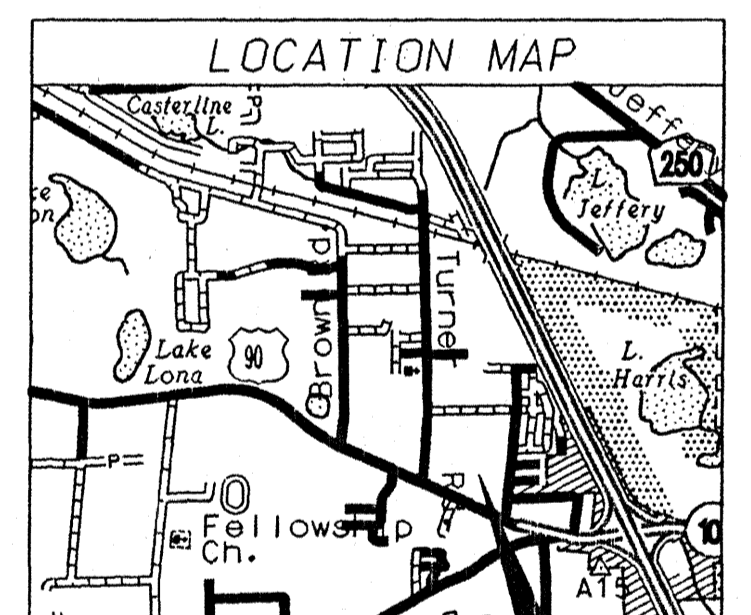




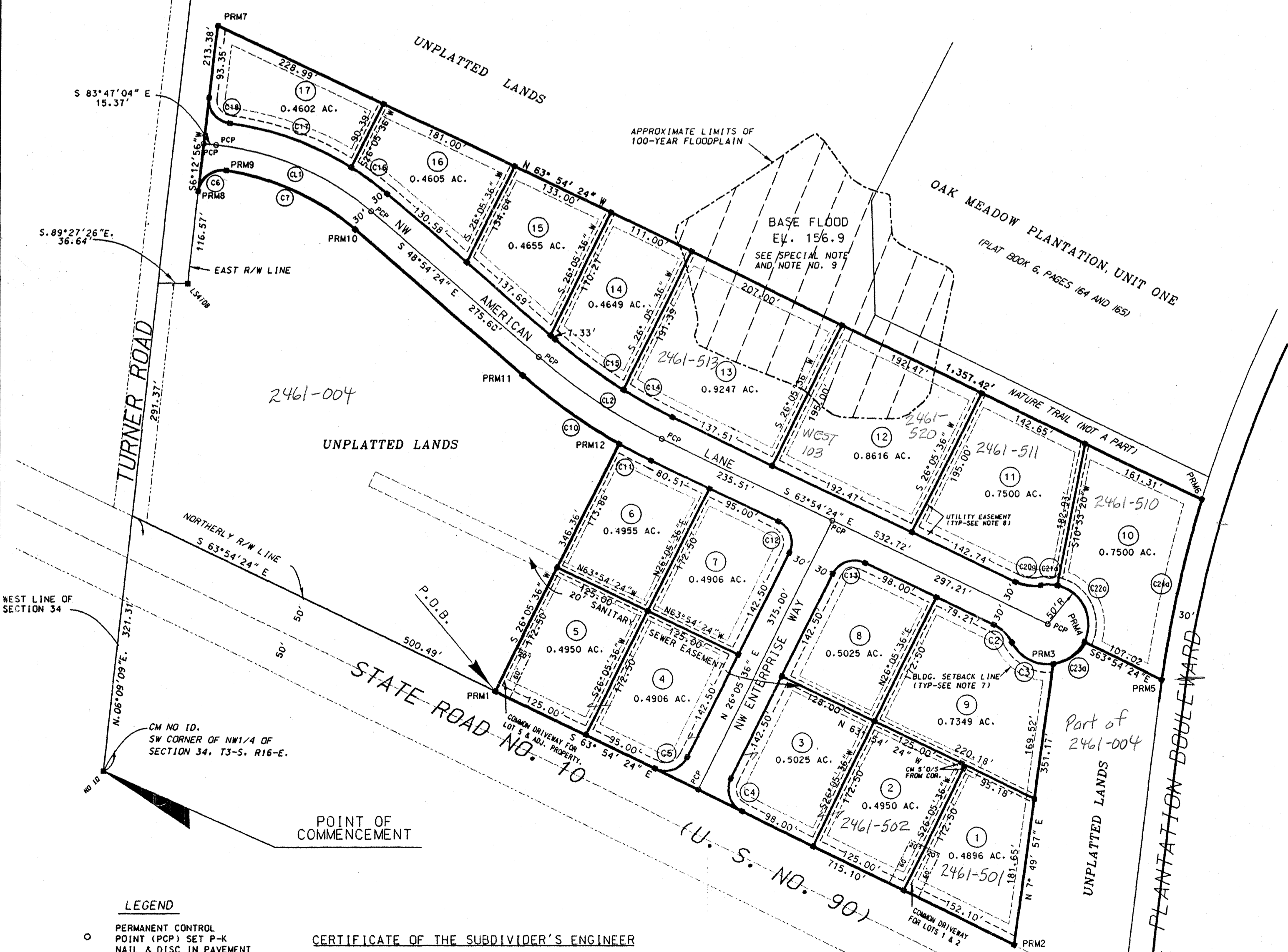
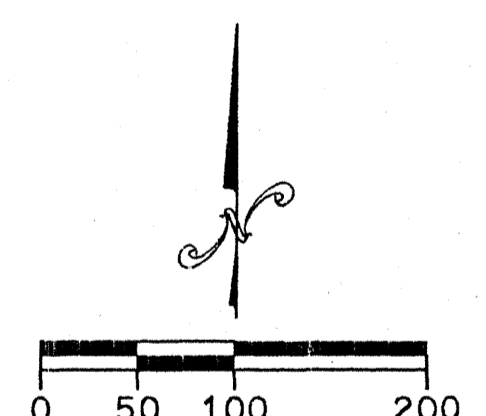
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PLANTATION VILLAGE SUBDIVISION
IN
SECTION 34, T3-S, R16-E
LAKE CITY, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 210
SHEET 1 OF 2



PROJECT LOCATION



FILE NUMBER 98-15549
FILED AND RECORDED IN THE PUBLIC RECORDS
OF COLUMBIA COUNTY, FLORIDA
7-25-98, AT 11:16 O'CLOCK A.M.
BY: *[Signature]*
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

OPTIONAL RECORDS
BOOK 6 PAGE 210

- LEGEND**
- PERMANENT CONTROL POINT (PCP) SET P-K NAIL & DISC IN PAVEMENT
 - 4"x4" CONC. MON. SET (LB 6685)
 - 4"x4" CONC. MON. FOUND AS NOTED
 - ▣ PERMANENT REFERENCE MONUMENT (PRM)
 - ⊠ 4"x4" CONC. MON. (LB 6685)

CERTIFICATE OF THE SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY, that on 8/10/98, Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 43858, does hereby certify that all required improvements have been installed in compliance with the approved construction plans and if applicable, any submitted "as built" drawings in accordance with the requirements of the Florida Statutes, Lake City, Florida.

[Signature]
Registered Florida Engineer
8/10/98

SPECIAL NOTES

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PERMIT NO. 68P96-0036, SUWANNEE RIVER WATER MANAGEMENT DISTRICT ISSUED FOR SURFACE WATER MANAGEMENT SYSTEM.

- NOTES**
1. BEARINGS PROJECTED FROM NORTH LINE OF NW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, AS PER DEED FOR CENTER STREET AS RECORDED IN O.R. BOOK 754 PAGE 1454 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
 2. TOTAL ACRES IN SUBDIVISION IS 12.1335 ACRES.
 3. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN EXCEPT FOR A PORTION IN ZONE "A" AN AREA DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN, SEE NOTE NO. 4 FOR A CALCULATED 100-YEAR FLOOD ELEVATION.
 4. THE CALCULATED 100-YEAR FLOOD ELEVATION IS 156.90.
 5. DATE OF PRELIMINARY PLAT APPROVAL: JANUARY 16, 1998.
 6. ERROR OF CLOSURE HAS BEEN ADJUSTED TO ZERO.
 7. BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT - 20 FEET
SIDE - 10 FEET
REAR - 15 FEET
 8. UTILITY EASEMENTS ARE AS FOLLOWS:
ALONG STREET - 10 FEET
ALONG SIDE LOT LINES - 5 FEET EACH SIDE
 9. BEFORE STARTING CONSTRUCTION ON ANY LOT, GROUND ELEVATIONS SHOULD BE DETERMINED TO VERIFY ELEVATION IN RELATION TO THE 100-YEAR FLOOD ELEVATION SHOWN ON THIS PLAT. THE 100-YEAR FLOOD LIMITS SHOWN ARE APPROXIMATE ONLY.

“ PLANTATION VILLAGE S/D “

**PARENT PARCEL - 34-3S-16-02461-004 (80.46 Ac. remain)
(Owners: Daniel Crapps & Richard Cole)**

**HEADER PARCEL - 34-3S-16-02461-501
A S/D lying in part of the W1/2 of Sec. 34, Twp. 4 South, Rge. 16 East,
consisting of 12.13 Ac. & recorded in Plat Bk. 6, Pg. 210.**

ACRES	LOT #	PARCEL #
0.49 Ac.	1	34-3s-16-02461-501
0.50 Ac.	2	34-3s-16-02461-502
0.50 Ac.	3	34-3s-16-02461-503
0.49 Ac.	4	34-3s-16-02461-504
0.50 Ac.	5	34-3s-16-02461-505
0.50 Ac.	6	34-3s-16-02461-506
0.49 Ac.	7	34-3s-16-02461-507
0.50 Ac.	8	34-3s-16-02461-508
0.73 Ac.	9	34-3s-16-02461-509
0.75 Ac.	10	34-3s-16-02461-510
0.75 Ac.	11	34-3s-16-02461-511
0.46 Ac.	part 12	34-3s-16-02461-512
0.92 Ac.	13	34-3s-16-02461-513
0.46 Ac.	14	34-3s-16-02461-514
0.47 Ac.	15	34-3s-16-02461-515
0.46 Ac.	16	34-3s-16-02461-516
0.46 Ac.	17	34-3s-16-02461-517
0.40 Ac.	part 12	34-3s-16-02461-520

Tax Dist. 001
NBHD Code 034316.08
Zoning CI
Road 07
Topo 02
Utilities 03
ORB 816-2412
Map # 44-D
Value \$ 1.85 / SF

