



Bishop

Lane

H, RANGE

17 EAST 1. BEARINGS ARE BASED ON THE SOUTH LINE OF GRANDVIEW VILLAGE.

2. TOTAL ACRES IN SUBDIVISION IS 10.50 ACRES. 3. SUBDIVISION CONSISTS OF 33 LOTS RANGING IN SIZE FROM 7,501 SQUARE FEET TO 15,609 SQUARE FEET AND 1 RETENTION 4. BENCHMARK DATUM IS NGVD 1929. CONTOURS DETERMINED FROM FIELD DATA.

PAGE 1 OF

W

UNIT 3, BEING S 85'03'54"

PLAT BOOK

(D)

PAGE

5

6. CLOSURE EXCEEDS 1:10000.

5. PROPERTY IS ZONED RMF-1 (RESIDENTIAL MUTILPLE FAMILY).

SECTION 6, TOWNSHIP 4 S
CITY OF LAKE C

HE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN S 01"07" O1"16"20" W, 562.14 FEET; THENCE S 85"56"08" W, 400.05 FEET; THENCE S 01"01"06" E, 248.06 FEET TO THE SOUTHEAST CORNER OF SAID GHENCE N 89"06"47" W, 60.04 FEET; THENCE S 85"03"54" W, 531.16 FEET TO NTAINING 10.50 ACRES, MORE OR LESS.

SIN

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WASTE WATER DISPOSAL IS TO BE CITY OF LAKE CITY SANITARY SEWER.

PROPOSED EASEMENTS WILL BE SHOWN ON FINAL PLAT.

7. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0005 D EFFECTIVE DATE JANUARY 6, 1986) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

FILE NUMBER 2006003154 FILED AND RECORDED IN THE OFFICIAL RECORDS

of columbia county, florida
8, 1800 6 at 15, 25 0, clock PM

CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

Marcel Keen D.C.

LOCATION MAP (NOT TO SCALE)

SW ALEXANDRIA BLVD SW GRANDVIEW STREET SW McFARLANE AVENUE

LEVISION, TELEPHONE, AND POWER
ED WITHIN DEDICATED UTILITY EASEMENT
VUBLIC RIGHT-OF-WAY, RIGHT-OF-WAY
OR THE INSTALLATION OF CITY SEWER,
GAS ONLY EXCEPT IN CITY APPROVED

ATION WAS ACKNOWLEDGED BEFORE ME
BY GERALD H. GRAY.
BY GERALD H. GRAY.
AS

PERSONALLY
AS

airo Torgalez

T, AS RECORDED IN ITS GRAPHIC FORM,
PICTION OF THE SUBDIVIDED LANDS
AND WILL IN NO CIRCUMSTANCES BE
ITHORITY BY ANY OTHER GRAPHIC OR
HE PLAT THERE MAY BE ADDITIONAL
FOR ARE NOT RECORDED ON THIS PLAT THAT
THE DECLARATION OF RESTRICTIONS AND
ANTS AS RECORDED IN ORB

10 OTHER PUBLIC RECORDS OF COLUMBIA
AND IN OTHER RECORDS OF THE PUBLIC

SIGNED:

LICENSE NUMBER

ERTIFICATE OF SUBDIMDER'S ENGINEER: 23 TH, 2006
HEREBY CERTIFY THAT ON JANUAR 23 TH, HEREBY CERTIFY THAT ON JANUAR 25 THE HEREBY CERTIFY THAT ON JANUAR 25 THE SCONSTRUCTION OF THE ATTACHED PLAT IN ACCORDANCE IN THE PREPARED CONSTRUCTION PLANS AND HEREBY CERTIFY TO THE CITY OF LAKE CITY, FLORIDA THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN USTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND HAVE PREPARED ANY REQUIRED "AS BUILT" CONSTRUCTION PLANS AND HAVE PREPARED ANY REQUIRED "AS BUILT" CONSTRUCTION PLANS AND HAVE PREPARED ANY REQUIRED "AS BUILT" CONSTRUCTION PLANS AND HAVE PREPARED ANY REQUIRED "AS BUILT" CONSTRUCTION PLANS AND HAVE PREPARED ANY REQUIRED "AS BUILT" CONSTRUCTION PLANS AND HAVE PREPARED ANY REQUIRED "AS BUILT" CONSTRUCTION PLANS AND HAVE PREPARED ANY PLANS TO THE CITY OF LAKE CITY, FLORIDA.

10. WATER SUPPLY IS TO BE CITY OF LAKE CITY POTABLE WATER.

11. ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE INDICATED.

12. FINISHED FLOOR ELEVATION IS TO BE 1.00' ABOVE CENTERLINE OF ROAD.

13. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 20 FEET
SIDE - 10 FEET
REAR - 15 FEET CERTIFICATE OF THE CLERK OF COURTS

THIS PLAT HAVING BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY.

THIS PLAT HAVING BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY.

FLORIDA IS HEREBY ACCEPTED FOR RECORDING WITHIN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THIS 8 THE DRUGGE 57-58-59

SHALL BE RECORDED IN PLAT BOOK 8 PAGE 57-58-59

SHALL BE RECORDED IN PLAT BOOK 8

SIGNED: CLERK OF CIRCUIT COURT! COLUMBIA COL THE THORIDA

CERTIFICATE OF 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. AS AMENDED, OR THAT A SURETY BOND AN ACCORDANCE WITH SECTION 5.30 OF SAID LAND

10 ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND ESTIMATED MAINTENANCE REQUIREMENTS FOR THE REQUIRED WARRANTY PERIOD IN THE CASE OF DEFAULT

SIGNED:

DIRECTOR OF PUBLIC WORKS

DATE 1-30-06

PRINTED NAME:

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

REGULATIONY AND CHAPTER 177 FLORIDA STATUES.

SIGNED: L715 DATE 2-1-06

APPROVAL CERTIFICATION PLANNING & ZONING BOARD:

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 AND ZONING BOARD

PRINTED NAME: Robert W. Woodard

ATTEST:

LAND DEVELOPMENT ADMINISTRATOR

ATTEST:

LAND DEVELOPMENT ADMINISTRATOR

PRINTED NAME: anny D. Lee DATE 17 Jan 2006

CERTIFICATE OF FINAL APPROVAL BY CITY COUNCIL
THE FOREGOING PLAT HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF LAKE CITY.
FLORIDA ON THIS 17 TH DAY OF JANUARY ... 2006
SIGNED: MAYOR, CITY OF LAKE CITY
ATTEST: LUdrus E. Libes
CITY CLERK CITY OF LAKE CITY

CERTIFICATE OF ESTIMATE COST FOR BONDING:

I, THE UNDERSIGNED, AS A LICENSED AND REGISTERED FLORIDA
ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, DO
ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, DO
HEREBY ESTIMATE THAT THE TOTAL ESTIMATED COST FOR INSTALLING
ALL REQUIRED IMPROVEMENTS FOR THE PROPOSED DEVELOPMENT, NAMED
ALL REQUIRED WILLAGE, UNITAL
TO THE TITLED OWNER, IS \$ 260,000 P.E. P.E. S3482

. You sauge

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS
I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS
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 THE SURVEY DATA COMPLIES WITH THE CITY OF
LAKE CITY LAND DEVELOPMENT REGULATIONS AND CHAPTER 177 OF THE FLORIDA STATUTES.

SIGNED:

BRIAN SCOTT DANIEL, P.S.M.
FLORIDA REGISTERED CERTIFICATION NO. 6449
484 SW COMMERCE DRIVE, SUITE 135

DATE:

1 - 24 - D6

DATE:

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GRANDVIEW VILLAGE UNIT 4

FOR 2007

PARENT PARCEL - 06-4S-17-08018-001 - 10.50 AC. (DELETED)

HEADER PARCEL – 06-4S-17-08018-300 – A S/D LYING IN THE SE1/4 OF THE NW1/4 OF SEC 6-4S-17 CONTAINING 10.50 AC. RECORDERD IN PLAT BOOK 8 PAGES 57-59.

LOT	20	06-4S-17-08018-320	7501 SF	.17 AC.
LOT	21	06-4S-17-08018-321	7515 SF	.17 AC.
LOT	22	06-4S-17-08018-322	7515 SF	.17 AC.
LOT	23	06-4S-17-08018-323	7515 SF	.17 AC.
LOT	24	06-4S-17-08018-324	7755 SF	.18 AC.
LOT	25	06-4S-17-08018-325	9479 SF	.22 AC.
LOT	26	06-4S-17-08018-326	10852 SF	.25 AC.
LOT	27	06-4S-17-08018-327	8368 SF	.19 AC.
LOT	28	06-4S-17-08018-328	7552 SF	.17 AC.
LOT	29	06-4S-17-08018-329	8012 SF	.18 AC.
LOT	30	06-4S-17-08018-330	8012 SF	.18 AC.
LOT	31	06-4S-17-08018-331	8012 SF	.18 AC.
LOT	32	06-4S-17-08018-332	8012 SF	.18 AC.
LOT	33	06-4S-17-08018-333	8012 SF	.18 AC.
LOT	34	06-4S-17-08018-334	8012 SF	.18 AC.
LOT	35	06-4S-17-08018-335	8012 SF	.18 AC.
LOT	36	06-4S-17-08018-336	7766 SF	.18 AC.
LOT	37	06-4S-17-08018-337	8287 SF	.19 AC.
LOT	38	06-4S-17-08018-338	8015 SF	.18 AC.
LOT	39	06-4S-17-08018-339	8017 SF	.18 AC.
LOT	40	06-4S-17-08018-340	7844 SF	.18 AC.
LOT	41	06-4S-17-08018-341	15609 SF	.36 AC.
LOT	42	06-4S-17-08018-342	8590 SF	.20 AC.
LOT	43	06-4S-17-08018-343	8582 SF	.20 AC.
LOT	44	06-4S-17-08018-344	8525 SF	.20 AC.
LOT	45	06-4S-17-08018-345	7635 SF	.18 AC.
LOT	46	06-4S-17-08018-346	7876 SF	.18 AC.
LOT	47	06-4S-17-08018-347	7956 SF	.18 AC.
LOT	48	06-4S-17-08018-348	7600 SF	.17 AC.
LOT	49	06-4S-17-08018-349	7567 SF	.17 AC.
LOT	50	06-4S-17-08018-350	7955 SF	.18 AC.
LOT	51	06-4S-17-08018-351	7990 SF	.18 AC.
LOT	52	06-4S-17-08018-352	8270 SF	.19 AC.

RET. AREA FOR UNITS 3 & 4 06-4S-17-08018-499 - 2.44 AC.