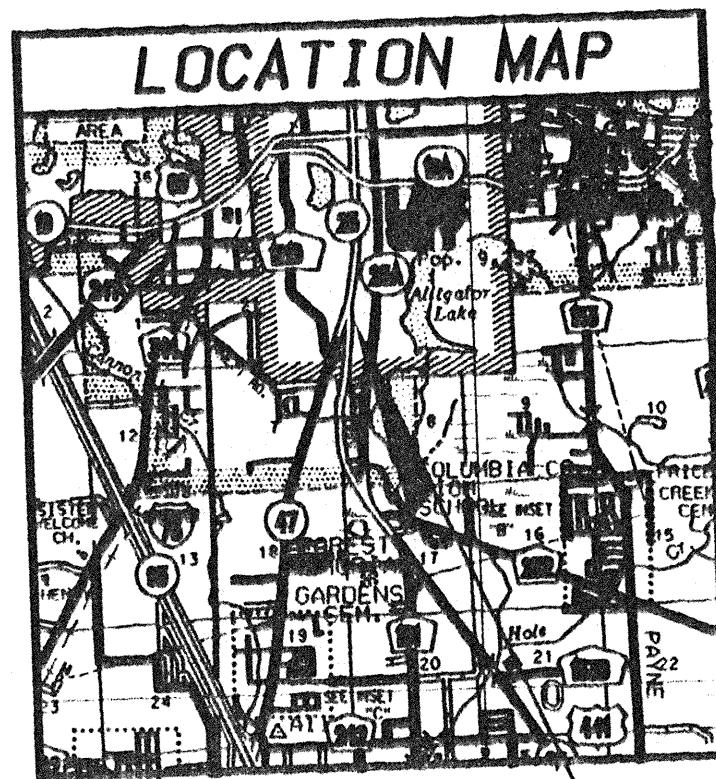


**BAILEY BISHOP & LANE, INC.**  
 3107 SW BARNETT WAY  
 P. O. BOX 3717  
 LAKE CITY, FL 32056-3717  
 PH. (904) 752-5640 FAX (904) 755-7771  
 Eng. Lic. 7382 Survey Lic. LB-0006685

**MARION PLACE, PHASE I**  
 IN  
**SECTIONS 5 & 8, T4S, R17-E**  
**CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA**

PLAT BOOK 7 PAGE 49  
 SHEET 2 OF 2



**PROJECT LOCATION**

**DEDICATION:**

KNOWN ALL BY THESE PRESENTS: That Columbia Investors, LLC, Genevieve Nelson and Curtis H. Nelson, her husband, as owners, and CNB National Bank, as mortgagee, have caused the lands herein shown to be surveyed, subdivided and platted and known as MARION PLACE, PHASE I. All Rights-of-Way and common areas as shown are private and shall be maintained by Marion Place Owners Association, Inc., as created and established by the Declaration of Protective Covenants and Restrictions as recorded. Easements for utilities, as shown on the plat are hereby dedicated to the perpetual use of the City of Lake City, Florida and other utility service providers.

Genevieve Nelson  
 Genevieve Nelson  
Curtis H. Nelson  
 Curtis H. Nelson  
Daniel Crapps  
 Daniel Crapps, Manager  
 Columbia Investors, LLC  
Chris Dampier  
 Chris Dampier, Vice President  
 CNB National Bank

Debra Channell  
 Witness  
Ann M. Newland  
 Witness  
Debra Channell  
 Witness  
Ann M. Newland  
 Witness  
Debra Channell  
 Witness  
Craig Hart  
 Witness

CURVE DATA					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
1-1	42.00'	80° 06' 13" LT	58.72'	54.05'	S 72° 01' 13" E
2-1	42.00'	24° 32' 08" LT	17.99'	17.85'	S 41° 18' 57" E
3-1	42.00'	50° 52' 59" LT	37.30'	36.09'	S 33° 23' 36" W
4-1	42.00'	50° 44' 43" LT	37.20'	35.89'	N 19° 26' 52" W
5-1	42.00'	44° 38' 50" LT	32.73'	31.91'	N 28° 14' 54" E

**ACKNOWLEDGEMENT:**  
**STATE OF FLORIDA, COUNTY OF COLUMBIA**

The foregoing dedication was acknowledged before me this 13<sup>th</sup> day of June, 2000, by Curtis H. Nelson. He is known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Loretta S. Steinmann  
 Notary Public

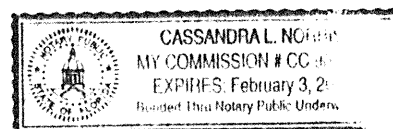
My Commission Expires: \_\_\_\_\_  
 Loretta S. Steinmann  
 My Commission # CC667198 EXPIRES  
 October 8, 2001  
 BONDED THROUGH TRUDY FAIR INSURANCE, INC.

**ACKNOWLEDGEMENT:**  
**STATE OF FLORIDA, COUNTY OF COLUMBIA**

The foregoing dedication was acknowledged before me this 13<sup>th</sup> day of June, 2000, by Chris Dampier, Vice President of CNB National Bank. He is known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Cassandra L. Morris  
 Notary Public

My Commission Expires: \_\_\_\_\_



**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 12<sup>th</sup> day of July, 2000, in Plat Book 7, Pages 48 and 49.

SIGNED: [Signature]  
 Clerk of Circuit Court

**CERTIFICATE OF CITY SURVEYOR**

Know all men by these presents, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 177, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on behalf of the City of Lake City, Florida on 6/13/2000 reviewed this plat for conformity to Chapter 177, Florida Statutes and said plat meets all the requirements of Chapter 177, as amended.

Name: [Signature]  
 Date: 6/13/2000

Registration Number: 3622

**ACKNOWLEDGEMENT:**  
**STATE OF FLORIDA, COUNTY OF COLUMBIA**

The foregoing dedication was acknowledged before me this 13<sup>th</sup> day of June, 2000, by Daniel Crapps, Manager of Columbia Investors, LLC. He is personally known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Sheila Newcomb  
 Notary Public

My Commission Expires: \_\_\_\_\_  
 Sheila Newcomb  
 My Commission # CC888670  
 Expires November 16, 2003

**ACKNOWLEDGEMENT:**  
**STATE OF FLORIDA, COUNTY OF COLUMBIA**

The foregoing dedication was acknowledged before me this 13<sup>th</sup> day of June, 2000, by Genevieve Nelson. She is known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Sheila Newcomb  
 Notary Public

My Commission Expires: \_\_\_\_\_  
 Sheila Newcomb  
 My Commission # CC888670  
 Expires November 16, 2003

**CERTIFICATE OF SUBDIVIDER'S ENGINEER**

This is to CERTIFY that on 6/13/00, Gregory G. Bailey, 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" blueprints in accordance with the requirements of the City Council of the City of Lake City, Florida.

[Signature]  
 Registered Florida Engineer

**CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA**

THIS IS TO CERTIFY that on 6-19-2000 the foregoing plat was approved by the City Council of the City of Lake City, Florida.

[Signature]  
 Mayor

Attest: [Signature] Filed for record on \_\_\_\_\_  
 City Clerk

**CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF LAKE CITY, FLORIDA**

Examined on 6-20-2000

AND  
 Approved as to legal form and sufficiency by

[Signature]  
 City Attorney

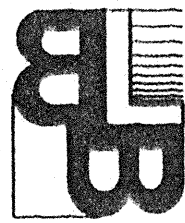
**SURVEYOR'S CERTIFICATE**

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 Surveyors and Mappers, does hereby certify that on 5/20/00 he completed the survey of the lands as shown in the foregoing plat or plan that said plat is a true and correct representation of the lands therein described and platted and subdivided; that the survey was made under my responsible direction and supervision; permanent reference monuments and permanent control points have been placed as shown and that the survey data shown hereon complies with all of the requirements of the City of Lake City Subdivision Ordinance and Chapter 177, Florida Statutes, as amended; and that said lands are located in Section 5 & 8, Township 4 South, Range 17 East, Columbia County, Florida.

Date: 6/9/00

Signed: [Signature]  
 John M. Lorie Registration No. LS 4303  
 Bailey, Bishop & Lane, Inc. LB 6685  
 3107 SW Barnett Way, Lake City, FL 32056

OFFICIAL RECORDS  
 BOOK PAGE 2551

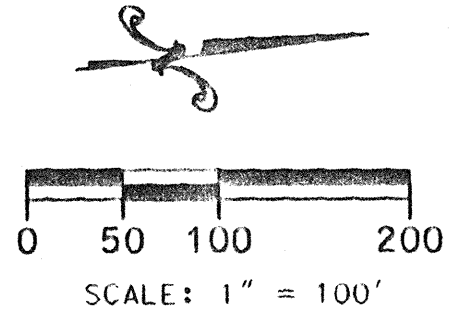


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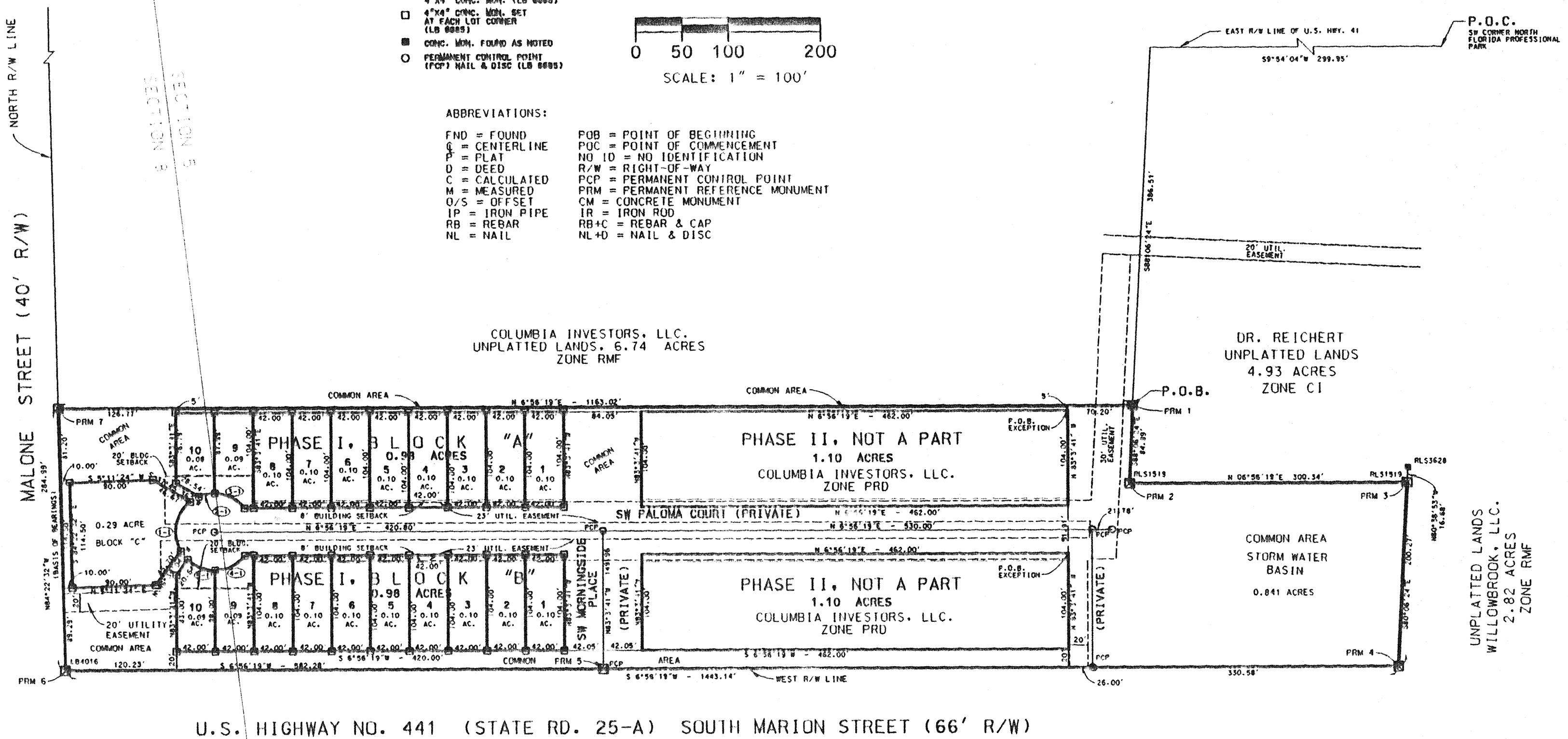
**MARION PLACE, PHASE I**  
 IN  
**SECTIONS 5 & 8, T4S, R17-E**  
**CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA**

PLAT BOOK 7 PAGE 48  
 SHEET 1 OF 2

- LEGEND**
- PERMANENT REFERENCE MONUMENT (PRM)
  - 4"x4" CONC. MON. SET AT EACH LOT CORNER (LB 6885)
  - CONC. MON. FOUND AS NOTED
  - PERMANENT CONTROL POINT (PCP) NAIL & DISC (LB 6885)



- ABBREVIATIONS:**
- FND = FOUND
  - C = CENTERLINE
  - P = PLAT
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  - O/S = OFFSET
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  - PCP = PERMANENT CONTROL POINT
  - PRM = PERMANENT REFERENCE MONUMENT
  - CM = CONCRETE MONUMENT
  - IR = IRON ROD
  - RB+C = REBAR & CAP
  - NL+D = NAIL & DISC



OFFICIAL RECORDS  
 BOOK PAGE 257

U.S. HIGHWAY NO. 441 (STATE RD. 25-A) SOUTH MARION STREET (66' R/W)

**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 & 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; THENCE S 88°06'24" E, 386.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 88°06'24" E, 84.99 FEET; THENCE N 6°56'19" E, 300.34 FEET; THENCE S 80°06'24" E, 200.27 FEET TO THE WEST RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 441 (SOUTH MARION STREET); THENCE S 6°56'19" W ALONG SAID WEST RIGHT-OF-WAY LINE, 1443.14 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MALONE STREET; THENCE N 84°22'32" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 284.99 FEET; THENCE N 6°56'19" E, 1163.02 FEET TO THE POINT OF BEGINNING. CONTAINING 8.92 ACRES, MORE OR LESS.

LESS AND EXCEPT A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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ALSO LESS AND EXCEPT

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**DEVELOPER:**  
**COLUMBIA INVESTORS, LLC.**  
 C/O DANIEL CRAPPS  
 4400 WEST U.S. HIGHWAY 90  
 LAKE CITY, FLORIDA 32055  
 (904) 755-5110

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

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

- SURVEY NOTES**
1. BOUNDARY BASED ON MONUMENTS FOUND IN PLACE AND ACCEPTED
  2. BASIS OF BEARINGS IS THE NORTH R/W LINE OF MALONE STREET
  3. TOTAL ACRES IN SUBDIVISION IS 8.92 ACRES, LESS 2.20 ACRES.
  4. ERROR OF CLOSURE BALANCED TO ZERO.
  5. CONSISTS OF 21 RESIDENTIAL SINGLE FAMILY LOTS RANGING IN SIZE FROM 0.08 ACRES TO 0.29 ACRES.
  6. COMMON AREA: INCLUDES POOL, CLUBHOUSE, STREETS AND GROUNDS OUTSIDE LOT BOUNDARIES.
  7. WASTE WATER DISPOSAL IS TO BE CITY SEWER.
  8. WATER SUPPLY IS TO BE CITY WATER.
  9. PROPERTY IS ZONED PLANNED RESIDENTIAL DEVELOPMENT.
  10. PRELIMINARY PLAT APPROVED ON 12/16/99.
  11. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120406 0005 D, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE LANDS LIE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
  12. BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT - 8 FEET  
 SIDE - NONE  
 REAR - NONE

**SPECIAL NOTE**

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.

**SPECIAL NOTE**

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.

FILE NUMBER 00-11846  
 FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA  
7-12 # 00 AT 10:54 O'CLOCK A.M.  
 RECORD VERIFIED  
**P. DEWITT CRONIN**  
 CLERK OF COURTS  
 COLUMBIA COUNTY, FLORIDA  
 BY: [Signature] D.C.

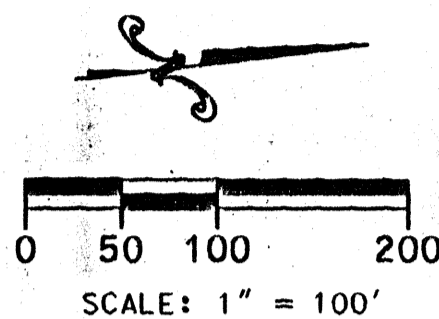


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**MARION PLACE, PHASE I**  
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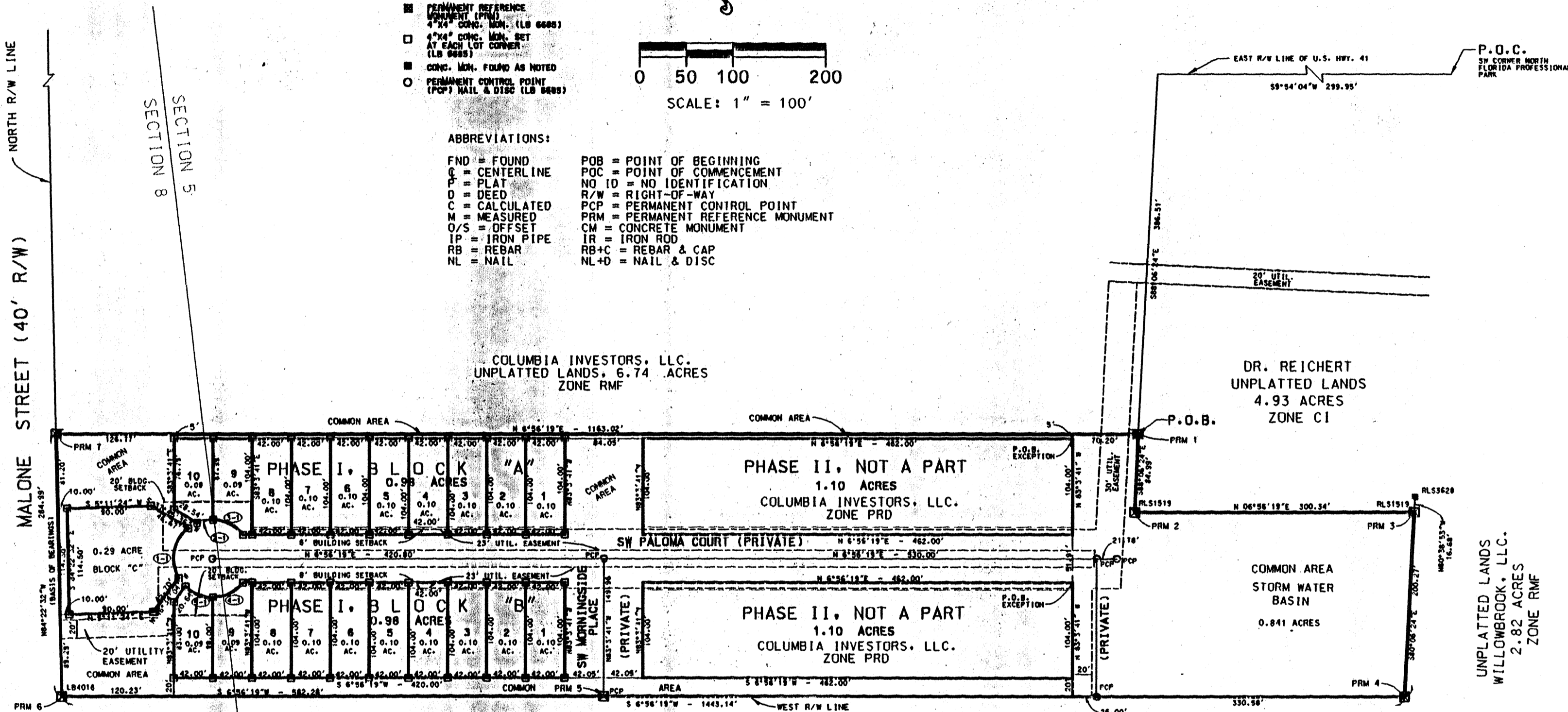
PLAT BOOK 7 PAGE 48  
 SHEET 1 OF 2

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**ABBREVIATIONS:**

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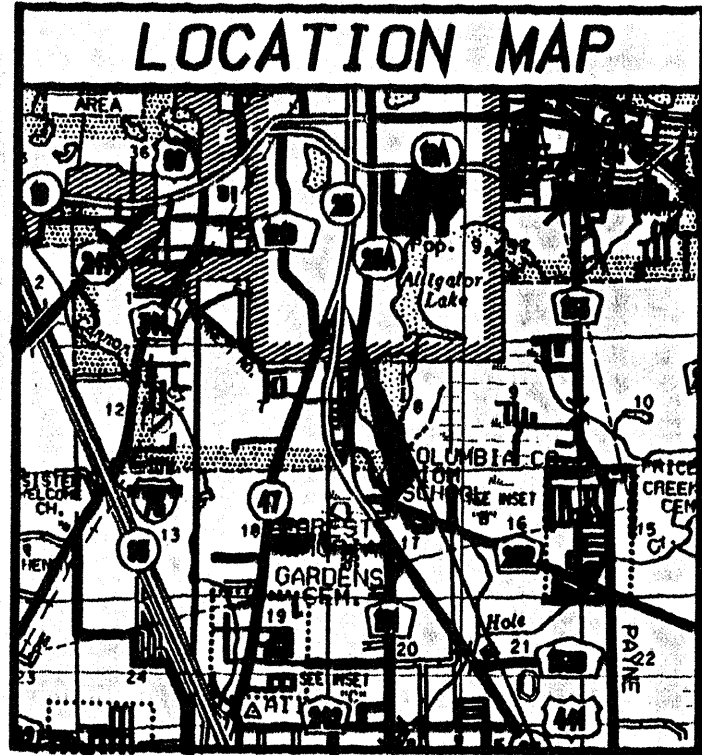
OFFICIAL RECORDS  
 BOOK 52 PAGE 2557



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**MARION PLACE, PHASE I**  
 IN  
**SECTIONS 5 & 8, T4S, R17-E**  
**CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA**

PLAT BOOK 7 PAGE 49  
 SHEET 2 OF 2



**PROJECT LOCATION**

**DEDICATION:**

KNOWN ALL BY THESE PRESENTS: That Columbia Investors, LLC, Genevieve Nelson and Curtis H. Nelson, her husband, as owners, and CNB National Bank, as mortgagee, have caused the lands herein shown to be surveyed, subdivided and platted and known as MARION PLACE, PHASE I. All Rights-of-Way and common areas as shown are private and shall be maintained by Marion Place Owners Association, Inc., as created and established by the Declaration of Protective Covenants and Restrictions as recorded. Easements for utilities, as shown on the plat are hereby dedicated to the perpetual use of the City of Lake City, Florida and other utility service providers.

Genevieve Nelson  
 Genevieve Nelson  
Curtis H. Nelson  
 Curtis H. Nelson  
Daniel Cropps  
 Daniel Cropps, Manager  
 Columbia Investors, LLC  
Chris Dampier  
 Chris Dampier, Vice President  
 CNB National Bank

Debra Channell  
 Witness  
Ann M. Newland  
 Witness  
Debra Channell  
 Witness  
Ann M. Newland  
 Witness  
Debra Channell  
 Witness  
Gregory A. Hall  
 Witness

CURVE DATA					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
1-1	42.00'	80° 06' 13" LT	58.72'	54.05'	S 72° 07' 13" E
2-1	42.00'	24° 32' 08" LT	17.99'	17.85'	S 74° 18' 57" E
3-1	42.00'	50° 52' 59" LT	37.30'	36.09'	S 33° 23' 36" W
4-1	42.00'	50° 44' 43" LT	37.20'	35.99'	N 19° 26' 52" W
5-1	42.00'	44° 38' 50" LT	32.73'	31.91'	N 28° 14' 54" E

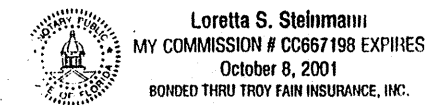
**ACKNOWLEDGEMENT:**

**STATE OF FLORIDA, COUNTY OF COLUMBIA**

The foregoing dedication was acknowledged before me this 13<sup>th</sup> day of June, 2000, by Curtis H. Nelson. He is known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Loretta S. Steinhilber  
 Notary Public

My Commission Expires:



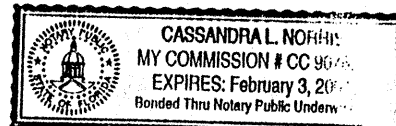
**ACKNOWLEDGEMENT:**

**STATE OF FLORIDA, COUNTY OF COLUMBIA**

The foregoing dedication was acknowledged before me this 13<sup>th</sup> day of June, 2000, by Chris Dampier, Vice President of CNB National Bank. He is known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Cassandra L. Morris  
 Notary Public

My Commission Expires:



**ACKNOWLEDGEMENT:**

**STATE OF FLORIDA, COUNTY OF COLUMBIA**

The foregoing dedication was acknowledged before me this 13<sup>th</sup> day of June, 2000, by Daniel Cropps, Manager of Columbia Investors, LLC. He is personally known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Sheila Newcomb  
 Notary Public

My Commission Expires: November 16, 2003

**ACKNOWLEDGEMENT:**

**STATE OF FLORIDA, COUNTY OF COLUMBIA**

The foregoing dedication was acknowledged before me this 13<sup>th</sup> day of June, 2000, by Genevieve Nelson. She is known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Sheila Newcomb  
 Notary Public

My Commission Expires: November 16, 2003

**CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA**

THIS IS TO CERTIFY that on 6-19-2000 the foregoing plat was approved by the City Council of the City of Lake City, Florida.

W. J. [Signature]  
 Mayor

Attest: James R. [Signature]  
 City Clerk

**CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF LAKE CITY, FLORIDA**

Examined on 6-20-2000

AND

Approved as to legal form and sufficiency by

[Signature]  
 City Attorney

**SURVEYOR'S CERTIFICATE**

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 Surveyors and Mappers, does hereby certify that on 5/20/00 he completed the survey of the lands as shown in the foregoing plat or plan that said plat is a true and correct representation of the lands therein described and platted and subdivided; that the survey was made under my responsible direction and supervision, permanent reference monuments and permanent control points have been placed as shown and that the survey data shown hereon complies with all of the requirements of the City of Lake City Subdivision Ordinance and Chapter 177, Florida Statutes, as amended and that said lands are located in Section 5 & 8, Township 4 South, Range 17 East, Columbia County, Florida.

Date: 6/9/00

Signed: John M. Larje  
 John M. Larje Registration No. LS 4303  
 Bailey, Bishop & Lane, Inc. LB 6685  
 3107 SW Barnett Way, Lake City, FL 32056

**CERTIFICATE OF CITY SURVEYOR**

Know all men by these presents, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 177, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on behalf of the City of Lake City, Florida on 6/13/2000 reviewed this plat for conformity to Chapter 177, Florida Statutes and said plat meets all the requirements of Chapter 177, as amended.

Name: Donald J. [Signature]

Date: 6/13/2000

Registration Number 3628

**CERTIFICATE OF SUBDIVIDER'S ENGINEER**

THIS IS TO CERTIFY that on 6/13/00, Gregory G. Bailey, 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" blueprints in accordance with the requirements of the City Council of the City of Lake City, Florida.

Gregory G. Bailey  
 Registered Florida Engineer

OFFICIAL RECORDS  
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