

ALLINE THOMPSON S/D REPLAT OF PART OF BLOCK 7

PLAT BOOK 9 PAGE 153

FOR 2020

PARENT PARCEL #00-00-00-11695-070 (Delete)

HEADER #00-00-00-11695-000

TOTAL ACRES: 1.35

LOTS 1, 2 & 3: 00-00-00-11695-001 .45 AC.

IF THE LOTS GET SPLIT OUT, USE THE FOLLOWING PARCEL #'S:

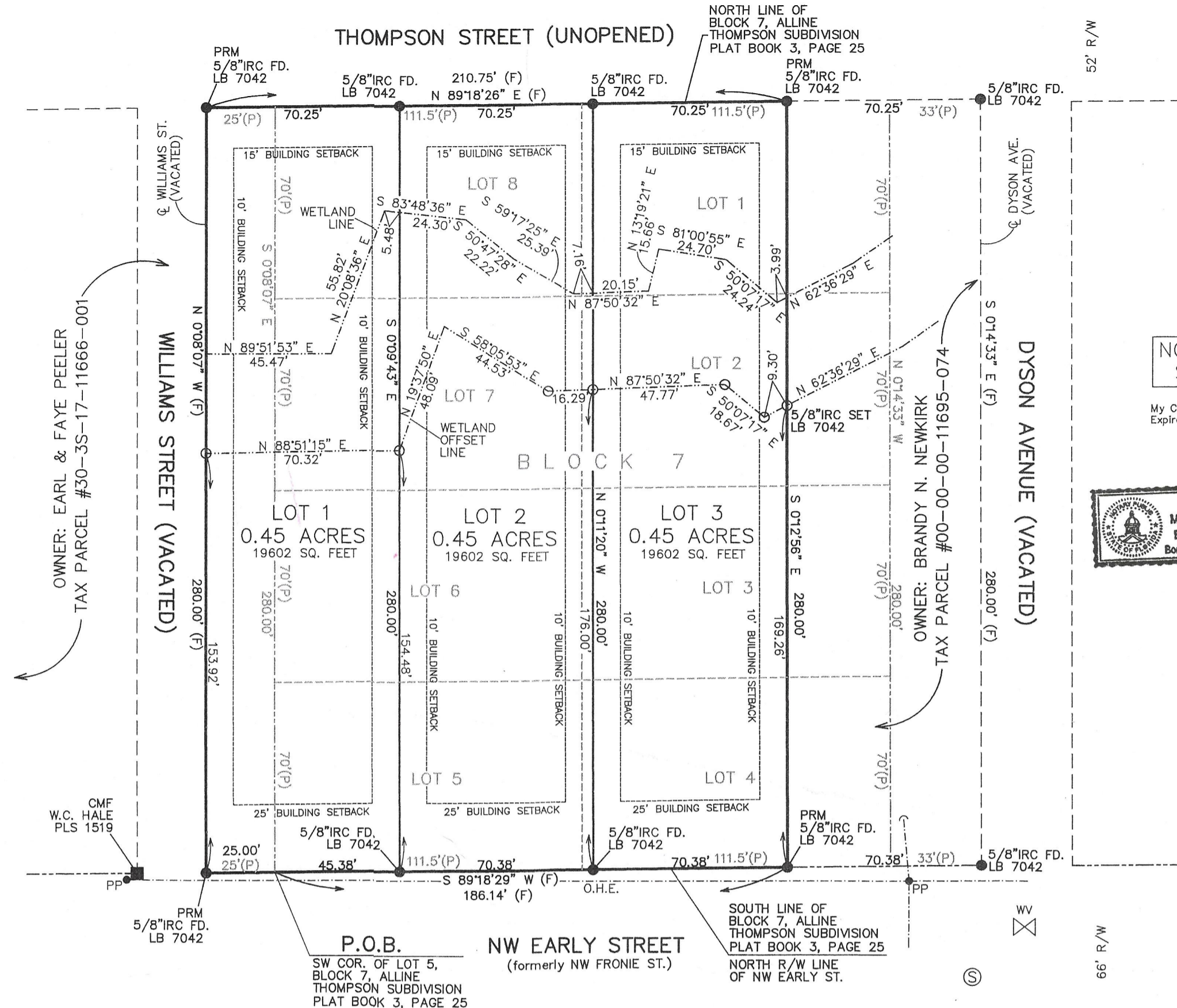
LOT 2: 00-00-00-11695-002 .45 AC.

LOT 3: 00-00-00-11695-003 .45 AC.

ALLINE THOMPSON SUBDIVISION REPLAT OF PART OF BLOCK 7

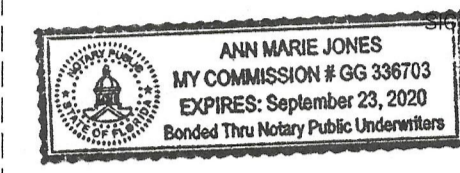
IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

File: 202012044935 Date: 03/02/2020 Time: 9:06:AM
 Page: 1 of 1 B: 1406 F: 2113 P: DeWitt Cason, Clerk of Court
 Columbia County, FL: BD
 Deputy Clerk



NOTARY SEAL

My Commission Expires: 9-23-2020



ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 2 day of Jan, 2019, by Montgomery D. Stephens, as President of Habitat for Humanity Lake City / Columbia County. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

WITNESSED BY: Ann Marie Jones
Notary Public

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Montgomery D. Stephens, as President of Habitat for Humanity Lake City / Columbia County, has caused the lands hereon shown to be surveyed, subdivided and platted, and to be known as ALLINE THOMPSON SUBDIVISION REPLAT OF PART OF BLOCK 7.

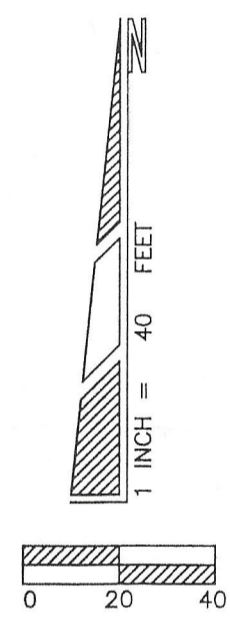
Montgomery D. Stephens
Montgomery D. Stephens
President

Harry D. Lee
Witness

TOTAL = 1.35 ACRES

LEGEND & NOTES

- 1.) Boundary based on instruction from client, monumentation found in place, description furnished by client, prior adjacent survey by W.C. Hale, PLS, prior survey and subdivision by B.G. Moore, PLS.
- 2.) Bearings projected from North Right-of-Way line of NW Early Street and based on above referenced prior adjacent survey by W.C. Hale, PLS.
- 3.) Interior improvements pertinent to the survey are shown based on field ties. Underground encroachment, if present, are not depicted.
- 4.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 5.) According to the official Flood maps (FIRM) of Columbia County, this development does not lie within a Flood Zone "A" area. It is in Flood zone "X", which has been determined to be outside of the 0.2% chance floodplain (ref: Map No. 12023C0284D).
- 6.) Preliminary approval: not applicable
- 7.) Water and Sewerage disposal to be provided by the City of Lake City.
- 8.) Building Setbacks:
Front = 25 feet
Side = 10 feet
Rear = 15 feet



DESCRIPTION:

BEGIN at the Southwest corner of Lot 5, Block 7, Alline Thompson Subdivision, a subdivision recorded in Plat Book 3, Page 25 of the Public Records of Columbia County, Florida and run South 89°18'29" West along the Westerly extension of the South line of said Block 7 a distance of 25.00 feet; thence North 00°08'07" West along the centerline of Williams Street (a vacated road) a distance of 280.00 feet; thence North 89°18'26" East along the Westerly extension of the North line of Block 7, Alline Thompson Subdivision, a subdivision recorded in Plat Book 3, Page 25 of the Public Records of Columbia County, Florida and along said North line of Block 7, Alline Thompson Subdivision, a subdivision recorded in Plat Book 3, Page 25 of the Public Records of Columbia County, Florida a distance of 210.75 feet; thence South 00°12'56" East a distance of 280.00 feet to a point on the South line of said Block 7, Alline Thompson Subdivision, a subdivision recorded in Plat Book 3, Page 25 of the Public Records of Columbia County, Florida, being also the Northerly Right-of-Way line of NW Early Street; thence South 89°18'29" West along said South line of Block 7, Alline Thompson Subdivision, a subdivision recorded in Plat Book 3, Page 25 of the Public Records of Columbia County, Florida, being also said Northerly Right-of-Way line of NW Early Street, a distance of 186.14 feet to the POINT OF BEGINNING. Containing 1.35 acres, more or less.

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.

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.

LEGEND	
CMF=CONCRETE MONUMENT FOUND	O.H.E.=OVERHEAD ELECTRIC LINE
CMS=CONCRETE MONUMENT SET	SEC.=SECTION
IPF=IRON PIPE FOUND	RGE.=RANGE
IPS=IRON PIPE SET	TWP.=TOWNSHIP
PLS=PROFESSIONAL LAND SURVEYOR	COR.=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NE=NORTHEAST
R/W=RIGHT-OF-WAY	NW=NORTHWEST
C=CENTER LINE	SE=SOUTHEAST
P=PROPERTY LINE	SW=SOUTHWEST
PP=POWER POLE	SE-SOUTHEAST
SP=SERVICE POLE	LB=LICENSED BUSINESS
TPD=TELEPHONE PEDESTAL	P.O.B.=POINT OF BEGINNING
IRC=IRON REBAR & CAP	(F)=FIELD MEASUREMENTS
(P)=PLAT MEASUREMENTS	(D)=DEED MEASUREMENTS
NO ID=NO IDENTIFICATION	FD.=FOUND
M=MANHOLE, SANITARY SEWER	WV=WATER VALVE
IRC SET, STAMPED LB 7042	PRM=PERMANENT REFERENCE MONUMENT

DEVELOPER
HABITAT FOR HUMANITY
LAKE CITY / COLUMBIA COUNTY
P O BOX 487
LAKE CITY, FL 32056

CITY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the City of Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: F. Klucij DATE: 2-27-2020
City Attorney, City of Lake City

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 \$_____ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: _____ DATE: _____
Director of Public Works

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licensed and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on ___/___/20___ reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: _____
NAME: _____
Florida Reg. Cert. No. _____

CITY COUNCIL APPROVAL

SIGNED: J. M. Wil
Chairman
DATE: 02/07/2020

ATTEST:

Audrey E. Sipes
Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the City of Lake City Council is accepted for file and recorded this 2 day of March 2020, in Plat Book 9, Page 153.

SIGNED:

P. DeWitt Cason
Clerk of Circuit Court

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the lands 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 Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Timothy A. Delbene
Timothy A. Delbene, P.L.S.
Florida Registered Cert. No. 5594
DATE: 12/20/2019

SHEET 1 OF 1 PLAT DATE: 12/10/2019

Donald F. Lee and Associates, Inc.
SURVEYORS — ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167