

ABERDEEN PLACE
For 2007

Parent Parcel – 00-00-00-10846-003 – 18,000 sq. ft. (Deleted all used up)

**Header Parcel – 00-00-00-10847-100 – A Replat of Part of Lot or Block 14,
In the Northeastern Division. Containing 18,000 sq. ft. (.42 ac.) Recorded in Plat
Book 8 Pages 118 & 119.**

Lot	1	00-00-00-10847-101	6000 sq. ft.	(.14 ac.)
Lot	2	00-00-00-10847-102	6000 sq. ft.	(.14 ac.)
Lot	3	00-00-00-10847-103	6000 sq. ft.	(.14 ac.)

"ABERDEEN PLACE"

A REPLAT OF PART OF LOT OR BLOCK 14
NORTHEASTERN DIVISION OF THE
CITY OF LAKE CITY, FLORIDA.

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 REGULATIONS AND CHAPTER 177, FLORIDA STATUTES.

SIGNED: Scott E. Early DATE: 8-30-06
CITY ATTORNEY

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE CITY COUNCIL OF CITY OF LAKE CITY, FLORIDA, IS HEREBY ACCEPTED FOR RECORDING WITHIN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THIS 30 DAY OF August, 2006, AND SHALL BE RECORDED IN PLAT BOOK 8 PAGES 118 AND 119

SIGNED: P. R. ...
CLERK OF CIRCUIT COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF FINAL APPROVAL BY CITY COUNCIL

THE FOREGOING PLAT HAS BEEN APPROVED BY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA ON THIS 7 DAY OF August, 2006, A.D.

SIGNED: Stephen M. Witt
MAYOR, CITY OF LAKE CITY, FLORIDA
SIGNED: Audrey E. Sikes
CITY CLERK, CITY OF LAKE CITY, FLORIDA

APPROVAL CERTIFICATE PLANNING & ZONING BOARD

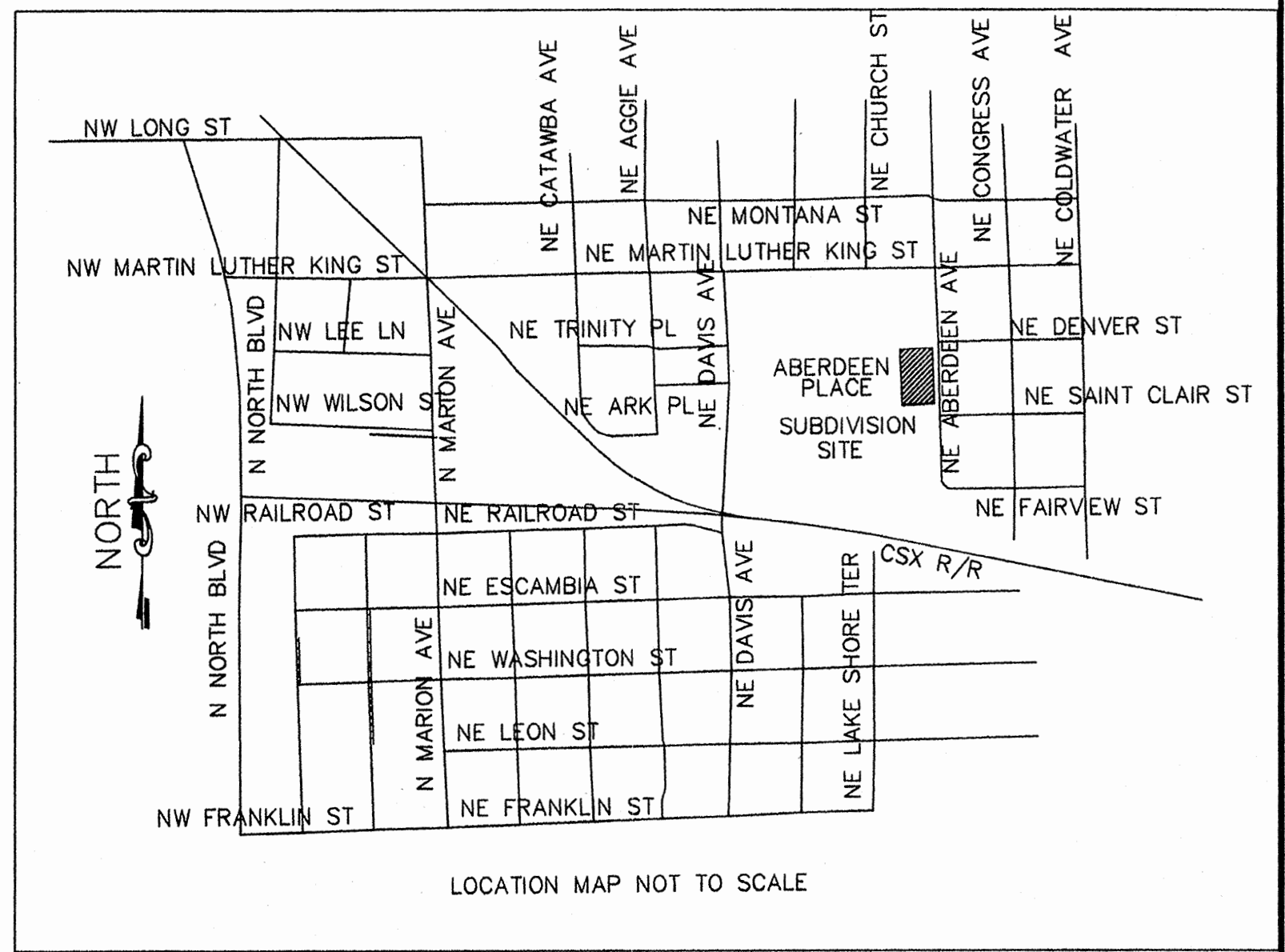
I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN REVIEW BY THE CITY OF LAKE CITY, FLORIDA PLANNING AND ZONING BOARD AND APPROVED AS TO CONFORMITY WITH ADOPTED LAND DEVELOPMENT REGULATIONS.

SIGNED: Robert W. Woodard
CHAIRMAN, PLANNING AND ZONING BOARD

PRINTED NAME: Robert W. Woodard DATE: 08/29/06

ATTEST: Larry D. Lee
LAND DEVELOPMENT ADMINISTRATOR

PRINTED NAME: LARRY D. LEE DATE: 8-29-06



LOCATION MAP NOT TO SCALE

SPECIAL NOTICE:

NOTICE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT SHALL ALSO BE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE OPERATION WITH 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.

SPECIAL NOTICE:

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NOTICE:

ALL CABLE TELEVISION, TELEPHONE, AND POWER LINES SHALL BE LOCATED WITHIN DEDICATED UTILITY EASEMENTS AND NOT WITHIN THE PUBLIC RIGHT OF WAY. RIGHT OF WAY SHALL BE RESERVED FOR THE INSTALLATION OF CITY SEWER, POTABLE WATER, AND GAS ONLY, EXCEPT IN CITY APPROVED CROSSING AREAS.

NOTICE:

EASEMENTS OF TEN FEET (10') IN WIDTH ALONG THE ROAD FRONT, REAR AND SIDES OF EACH LOT ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

SURVEYORS NOTES

1. BEARING BASED ON LEGAL DESCRIPTION FOUND IN OFFICIAL RECORD BOOK 1084, PAGES 978-979, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, N01' 39' 17" E FOR THE WEST RIGHT OF WAY LINE ABERDEEN STREET.
2. SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 120406 0005 D, DATED JAN.-06-1988.
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES IF ANY NOT DETERMINED.
4. PROPERTY IS ZONED RSF-3.
5. TOTAL ACRES IN SUBDIVISION IS 0.42 ACRES.
6. SUBDIVISION CONSISTS OF 3 LOTS OF 0.14 ACRES MORE OR LESS.
7. CITY WATER SHALL BE INSTALLED FOR WATER SOURCE.
8. CITY SEWER WILL BE INSTALLED FOR WASTE WATER DISPOSAL
9. DRAINAGE EASEMENTS SUFFICIENT TO PROVIDE DRAINAGE, RETENTION AND WILL BY ENGINEER AND SHOWN ON PLAT.
10. FINISHED FLOOR ELEVATIONS MUST BE 1 FOOT ABOVE CENTERLINE OF THE ADJACENT ROADWAY.
11. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARD FOR SURVEYING IN THE STATE OF FLORIDA.
12. BUILDING SETBACKS ARE AS FOLLOWS: FRONT = 20 FEET, SIDES = 10 FEET, REAR = 15 FEET.
13. THIS SURVEY COMPLETED WITHOUT A BENEFIT OF TITLE COMMITMENT OR A TITLE POLICY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND 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 LAND DEVELOPMENT REGULATIONS AND CHAPTER 177 OF THE FLORIDA STATUTES.

SIGNED: William N. Kitchen
WILLIAM N. KITCHEN P.S.M. NO. 5490
DATE: 8-28-2006

CERTIFICATE OF ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS ORDINANCE NO. 96-779B, AS AMENDED, OR THAT A SURETY BOND IN ACCORDANCE WITH SECTION 5.30 OF SAID LAND DEVELOPMENT REGULATIONS IN THE AMOUNT OF \$ 0 HAS BEEN POSTED WITH CITY CLERK TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE REQUIREMENTS FOR THE REQUIRED WARRANTY PERIOD IN CASE OF DEFAULT.

SIGNED: Richard A. Lee DATE: 8-28-06
DIRECTOR OF PUBLIC WORKS
RICHARD A. LEE

CERTIFICATE OF SUBDIVIDER'S ENGINEER

I HEREBY CERTIFY, THAT ON 8-28-06 THE UNDERSIGNED FLORIDA REGISTERED AND LICENSED ENGINEER, HAS INSPECTED AND SUPERVISED THE CONSTRUCTION OF THE ATTACHED PLAT IN ACCORDANCE WITH THE PREPARED CONSTRUCTION PLANS AND HEREBY CERTIFY TO THE CITY OF LAKE CITY, FLORIDA, THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND PREPARED ANY "AS BUILT" CONSTRUCTION PLANS AND SUBMITTED SAID PLANS TO THE CITY OF LAKE CITY, FLORIDA.

SIGNED: Huey Hawkins DATE: 8-28-06
HUEY HAWKINS
REGISTERED FLORIDA ENGINEER
LICENSE NUMBER 33665

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TEUTON AND HENDRIX, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, AND ALARION BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON SHOWN AND DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS A RESIDENTIAL SUBDIVISION, TO BE KNOWN AS ABERDEEN PLACE AND THAT ALL RIGHTS-OF-WAYS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

TEUTON AND HENDRIX, LLC

WITNESS: Walter Smith

BY: Justin Teuton
JUSTIN TEUTON
MANAGING MEMBER

WITNESS: Elmar Gonzalez
WITNESSES AS TO OWNER

BY: Sabrina Hendrix
SABRINA HENDRIX
MANAGING MEMBER

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

ALARION BANK

WITNESS: Deborah Sadler

BY: Bob Page
BOB PAGE
PRESIDENT

WITNESS: John ...
WITNESSES AS TO MORTGAGEE

"MORTGAGEE"

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

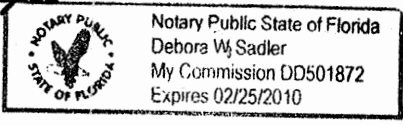
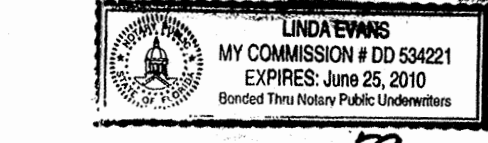
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, THIS 28 DAY OF August, 2006, BY JUSTIN TEUTON AND SABRINA HENDRIX, AS MANAGING MEMBERS OF TEUTON AND HENDRIX, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION (AND DID/DID NOT) TAKE AN OATH.

SIGNED: Lucy Evans
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: June 25, 2010

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, THIS 29 DAY OF August, 2006, BY BOB PAGE, AS PRESIDENT OF ALARION BANK, MORTGAGEE, FOR AND ON BEHALF OF SAID BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION (AND DID/DID NOT) TAKE AN OATH.

SIGNED: Deborah Sadler
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 2/25/2010



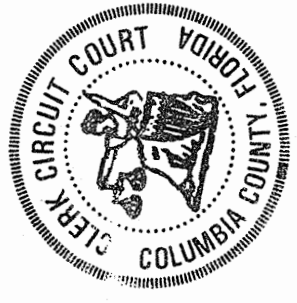
CERTIFICATE OF CITY SURVEYOR:

KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY TO THE CITY OF LAKE CITY, FLORIDA THAT ON 8-28-2006 THE UNDERSIGNED REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND SAID PLAT CONFORMS TO ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

SIGNED: Timothy A. DeBene
TIMOTHY A. DEBENE P.S.M. # 5594
DATE: 8/28/2006

OFFICIAL RECORDS BOOK PAGE 1094/1479

FILE NUMBER 2006-020734
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
8/30/06 AT 11:22 O'CLOCK P.M.
RECORDED
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA



WILLIAM N. KITCHEN
PROFESSIONAL SURVEYOR AND MAPPER
152 N MARION AVENUE
LAKE CITY, FLORIDA 32055
PHONE (386) 755-7786

JOB NO: 06217AP SHEET 1 OF 2

"ABERDEEN PLACE"

A REPLAT OF PART LOT OR BLOCK 14,
NORTHEASTERN DIVISION OF THE
CITY OF LAKE CITY, FLORIDA

OFFICIAL RECORDS
BOOK PAGE
511/5501

DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 7, NORTHEASTERN DIVISION OF THE CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA AND RUN N 1° 39' 17" W (REFERENCE BEARING AS CALL FOR IN OFFICIAL RECORD BOOK 515, PAGE 32, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA) ALONG THE WEST RIGHT-OF-WAY LINE OF ABERDEEN STREET, 270.74 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 1° 39' 17" W, ALONG SAID WEST RIGHT-OF-WAY LINE, 180.00 FEET, THENCE S 87° 30' 43" W 100.01 FEET, THENCE S 1° 39' 17" E, 180.00 FEET, THENCE N 87° 30' 43" E, 100.01 FEET TO THE POINT OF BEGINNING. THE EAST 10 FEET THEREOF BEING SUBJECT TO EASEMENT FOR UTILITY PURPOSES. SAID LANDS BEING A PART OF BLOCK 14, NORTHEASTERN DIVISION, CITY OF LAKE CITY. CONTAINING 0.42 ACES, MORE OR LESS.

PRM 4
FCM 4"x4"
NO. ID.

90.02'

00-00-00-10846-002
JONES VONCELL
248 NE TRINITY PLACE
APT 102
LAKE CITY, FL. 32055
RSF-3

NOT A PART

PRM 2
FCM 4"x4"
LS 1519

NE DENVER STREET (33' R/W)

PRM 3
FCM 4"x4"
LS 1519

S 87°30'43" W 100.01'

6000 SQ. FT.
0.14 ACRES

①

20' BUILDING
SETBACK
10' UTILITY
EASEMENT

PRM 1
FCM 4"x4"
LS 1519

NE ABERDEEN AVENUE (33' R/W)
FORMERLY ABERDEEN STREET

NOT A PART

FUTURE DEVELOPMENT
TEUTON & HENDRIX LLC
4121 NE 112th LANE
LAKE CITY, FL. 32055
RSF-3

S 87°30'43" W 100.01'

6000 SQ. FT.
0.14 ACRES

②

10' BUILDING
SETBACK

S 87°30'43" W 100.01'

6000 SQ. FT.
0.14 ACRES

③

15' BUILDING
SETBACK
15' DRAINAGE
EASEMENT

PRM 4
FCM 4"x4"
NO. ID.

N 87°30'43" E 100.01'

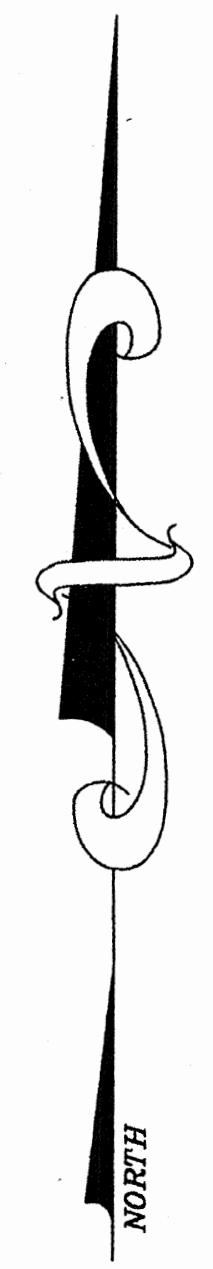
00-00-00-10846-004
LOFTON HAYWARD T &
ZANITH L TOOMES
CO-PERSONAL REPRESENTATIVES
165 NE CHESTNUT AVE
LAKE CITY, FL. 32055
RSF-3

NOT A PART

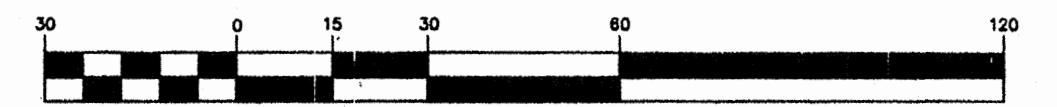
N 01°39'17" W 270.74'
REFERENCE BEARING

THE POINT OF COMMENCEMENT
THE SE CORNER OF BLOCK 7

FCM 4"x4"
LS 1519



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

NOTICE:

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NOTICE:

EASEMENTS OF TEN FEET (10') IN WIDTH ALONG THE ROAD FRONT, REAR AND SIDES OF EACH LOT ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

ALL UTILITY EASEMENTS INDICATED ABOVE AND/OR SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES.

SUB DIVIDER
TEUTON & HENDRIX LLC
4121 NE 112th LANE
LAKE CITY, FL. 32055

SURVEYOR
WILLIAM N. KITCHEN
152 N. MARION AVE.
LAKE CITY, FL. 32055
(386) 755-7786
REG. NO. 5490

ENGINEER
HUEY HAWKINS
6855 SW ELM CHURCH RD.
FORT WHITE, FL. 32038
(386) 755-2295
REG. NO. 33665

ABBREVIATIONS

- | | | |
|--|----------------------------|-------------------------------|
| □ = SET CONCRETE MONUMENT | PC = POINT OF CURVATURE | ⊙ = STORM MANHOLE |
| ■ = FOUND CONCRETE MONUMENT | PT = POINT OF TANGENT | ⊕ = SANITARY MANHOLE |
| (S) = SURVEY MEASUREMENT | PI = POINT OF INTERSECTION | FIP = FOUND IRON PIPE |
| PLS = PROFESSIONAL LAND SURVEYOR | DELTA = CENTRAL ANGLE | FIR = FOUND IRON ROD |
| PSM = PROFESSIONAL SURVEYOR AND MAPPER | R = RADIUS | FCM = FOUND CONCRETE MONUMENT |
| LB = LICENSE SURVEY AND MAPPING BUSINESS | L = ARC LENGTH | FXC = FOUND X CUT |
| NOID = NO SURVEYOR IDENTIFICATION NUMBER | CH = CORD DISTANCE | SIR = SET IRON ROD |
| PRM = PERMANENT REFERENCE MONUMENT | ChB = CORD BEARING | SCM = SET CONCRETE MONUMENT |
| POC = POINT OF COMMENCEMENT | R/W = RIGHT OF WAY | SND = SET NAIL AND DISK |
| POB = POINT OF BEGINNING | C/L = CENTER LINE | SOS = SET OFFSET MONUMENT |
| | P/L = PROPERTY LINE | |

WILLIAM N. KITCHEN
PROFESSIONAL SURVEYOR AND MAPPER
152 N MARION AVENUE
LAKE CITY, FLORIDA 32055
PHONE (386) 755-7786

"ABERDEEN PLACE"

A REPLAT OF PART OF LOT OR BLOCK 14
NORTHEASTERN DIVISION OF THE
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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 REGULATIONS AND CHAPTER 177, FLORIDA STATUTES.

SIGNED: Robert W. Woodard DATE: 8-30-06
CITY ATTORNEY

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE CITY COUNCIL OF CITY OF LAKE CITY, FLORIDA, IS HEREBY ACCEPTED FOR RECORDING WITHIN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THIS 30 DAY OF August, 2006, AND SHALL BE RECORDED IN PLAT BOOK 8 PAGES 118 AND 119

SIGNED: P. Dewitt Cason
CLERK OF CIRCUIT COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF FINAL APPROVAL BY CITY COUNCIL

THE FOREGOING PLAT HAS BEEN APPROVED BY COUNCIL OF THE CITY OF LAKE CITY OF LAKE CITY, FLORIDA ON THIS 7 DAY OF August, 2006, A.D.

SIGNED: Stephen M. Witt
MAYOR, CITY OF LAKE CITY, FLORIDA
Audrey E. Sikes
CITY CLERK, CITY OF LAKE CITY, FLORIDA

APPROVAL CERTIFICATE PLANNING & ZONING BOARD

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN REVIEW BY THE CITY OF LAKE CITY, FLORIDA PLANNING AND ZONING BOARD AND APPROVED AS TO CONFORMITY WITH ADOPTED LAND DEVELOPMENT REGULATIONS.

SIGNED: Robert W. Woodard
CHAIRMAN, PLANNING AND ZONING BOARD
PRINTED NAME: Robert W. Woodard DATE: 08/29/06
ATTEST: Larry D. Lee
LAND DEVELOPMENT ADMINISTRATOR
PRINTED NAME: LARRY D. LEE DATE: 8-29-06

CERTIFICATE OF ACCEPTANCE FOR MAINTENANCE

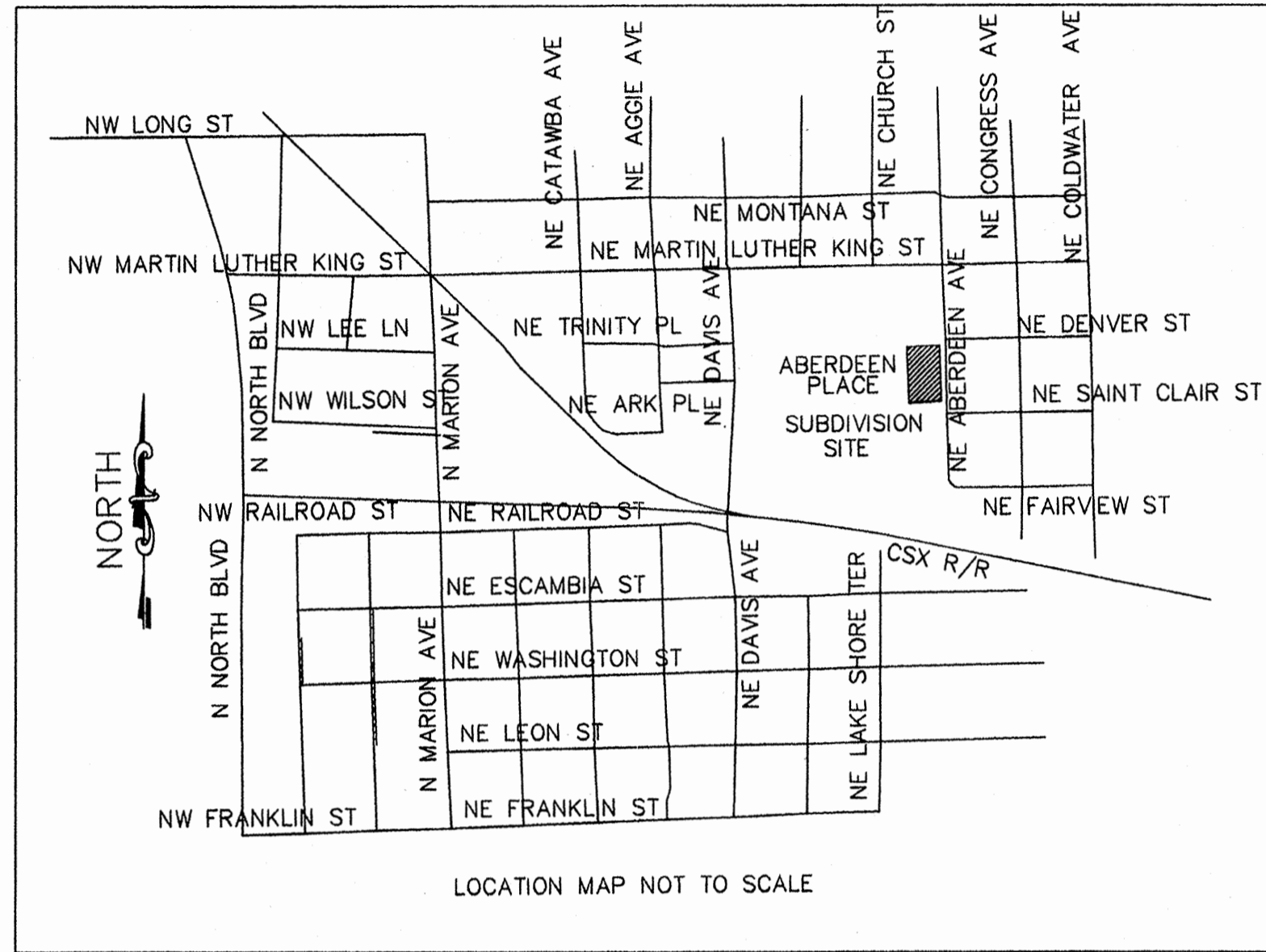
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SIGNED: Richard A. Lee DATE: 8-28-06
DIRECTOR OF PUBLIC WORKS
RICHARD A. LEE

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SIGNED: Timothy A. DeBene DATE: 8-28-06
REGISTERED FLORIDA ENGINEER
LICENSE NUMBER 33665



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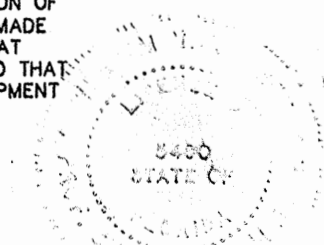
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SURVEYOR'S CERTIFICATE:

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SIGNED: William N. Kitchen DATE: 8-28-2006
WILLIAM N. KITCHEN P.S.M. NO. 5490



WILLIAM N. KITCHEN
PROFESSIONAL SURVEYOR AND MAPPER
152 N MARION AVENUE
LAKE CITY, FLORIDA 32055
PHONE (386) 755-7786

JOB NO: 06217AP SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TEUTON AND HENDRIX, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, AND ALARION BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON SHOWN AND DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS A RESIDENTIAL SUBDIVISION, TO BE KNOWN AS ABERDEEN PLACE AND THAT ALL RIGHTS-OF-WAYS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

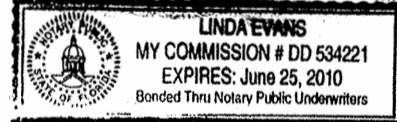
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
TEUTON AND HENDRIX, LLC
BY: Justin Teuton MANAGING MEMBER
WITNESS: Elaine Gonzalez WITNESS
WITNESSES AS TO OWNER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
ALARION BANK
BY: Bob Page PRESIDENT
WITNESS: Deborah Sadler WITNESS
WITNESSES AS TO MORTGAGEE

ACKNOWLEDGEMENT:
STATE OF FLORIDA,
COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, THIS 28 DAY OF August, 2006, BY JUSTIN TEUTON AND SABRINA HENDRIX, AS MANAGING MEMBERS OF TEUTON AND HENDRIX, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION (AND DID/DID NOT) TAKE AN OATH.

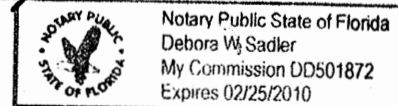
SIGNED: Linda Evans
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: June 25, 2010



ACKNOWLEDGEMENT:
STATE OF FLORIDA,
COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, THIS 29 DAY OF August, 2006, BY BOB PAGE, AS PRESIDENT OF ALARION BANK, MORTGAGEE, FOR AND ON BEHALF OF SAID BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION (AND DID/DID NOT) TAKE AN OATH.

SIGNED: Deborah W. Sadler
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 2/25/2010



CERTIFICATE OF CITY SURVEYOR:

KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY TO THE CITY OF LAKE CITY, FLORIDA THAT ON 8-28-2006 THE UNDERSIGNED REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND SAID PLAT CONFORMS TO ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

SIGNED: Timothy A. DeBene DATE: 8/28/2006
TIMOTHY A. DEBENE P.S.M. #5594

OFFICIAL RECORDS BOOK PAGE 1094/1479

FILE NUMBER 2006-020734
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
8/30/06 AT 11:20 O'CLOCK A.M.
RECORDED BY
P. DEWITT CASON
CLERK OF COURTS, COLUMBIA COUNTY, FLORIDA



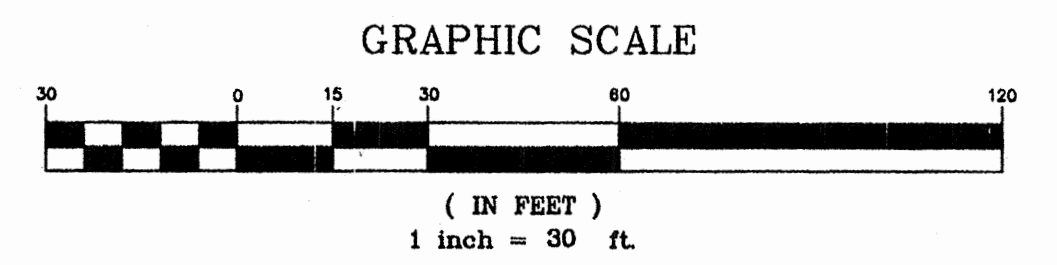
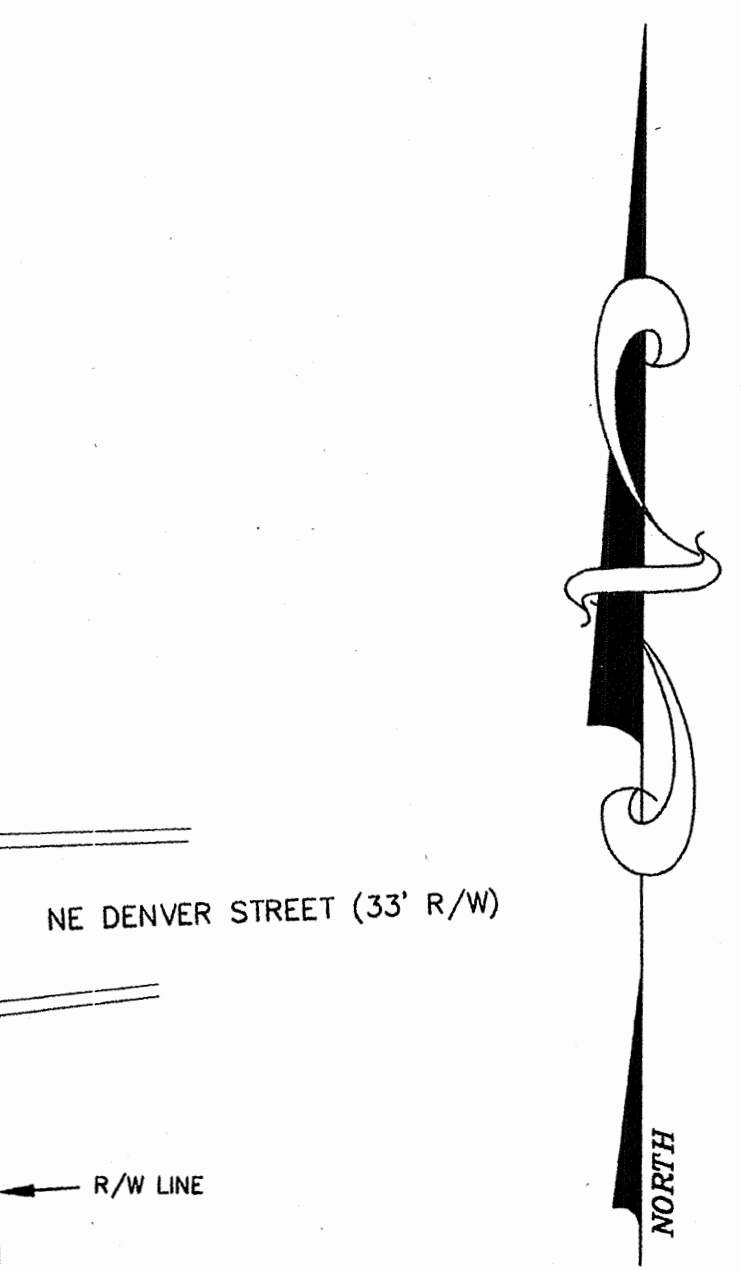
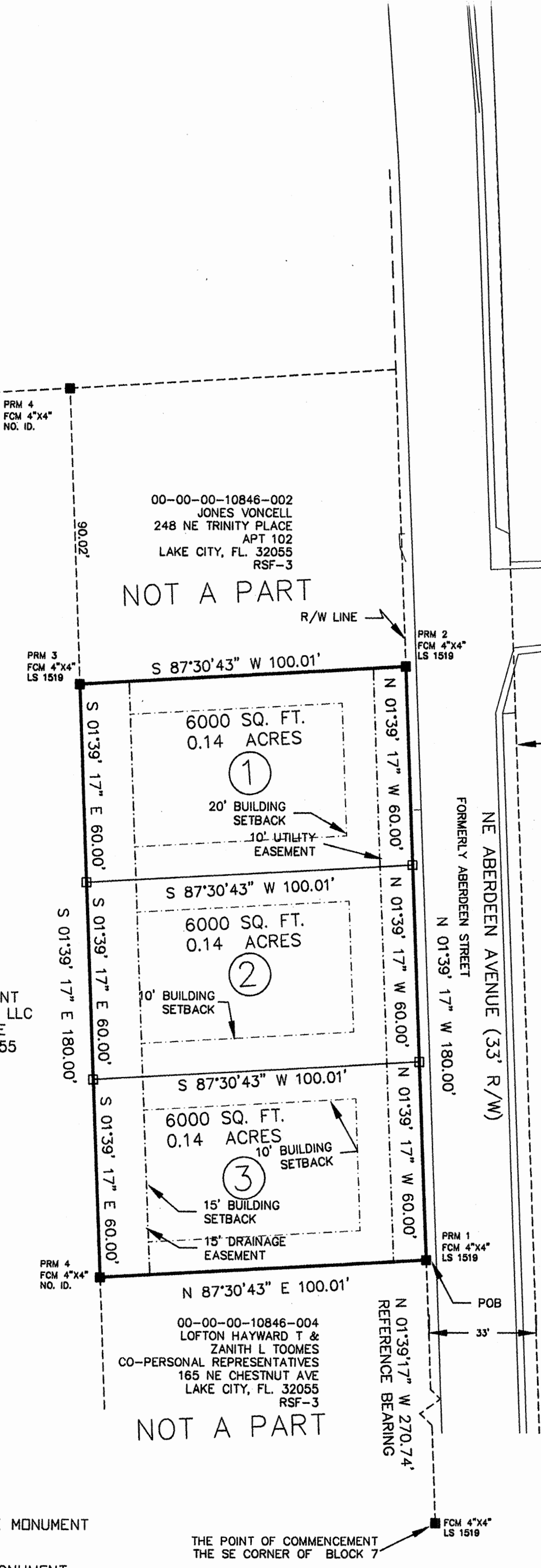
"ABERDEEN PLACE"

A REPLAT OF PART LOT OR BLOCK 14,
NORTHEASTERN DIVISION OF THE
CITY OF LAKE CITY, FLORIDA

OFFICIAL RECORDS
BOOK PAGE 1094 / 1470

DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 7, NORTHEASTERN DIVISION OF THE CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA AND RUN N 1° 39' 17" W (REFERENCE BEARING AS CALL FOR IN OFFICIAL RECORD BOOK 515, PAGE 32, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA) ALONG THE WEST RIGHT-OF-WAY LINE OF ABERDEEN STREET, 270.74 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 1° 39' 17" W, ALONG SAID WEST RIGHT-OF-WAY LINE, 180.00 FEET, THENCE S 87° 30' 43" W 100.01 FEET, THENCE S 1° 39' 17" E, 180.00 FEET, THENCE N 87° 30' 43" E, 100.01 FEET TO THE POINT OF BEGINNING. THE EAST 10 FEET THEREOF BEING SUBJECT TO EASEMENT FOR UTILITY PURPOSES. SAID LANDS BEING A PART OF BLOCK 14, NORTHEASTERN DIVISION, CITY OF LAKE CITY. CONTAINING 0.42 ACES, MORE OR LESS.



NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL 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:
EASEMENTS OF TEN FEET (10') IN WIDTH ALONG THE ROAD FRONT, REAR AND SIDES OF EACH LOT ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

ALL UTILITY EASEMENTS INDICATED ABOVE AND/OR SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES.

NOT A PART

FUTURE DEVELOPMENT
TEUTON & HENDRIX LLC
4121 NE 112th LANE
LAKE CITY, FL. 32055
RSF-3

SUB DIVIDER
TEUTON & HENDRIX LLC
4121 NE 112th LANE
LAKE CITY, FL. 32055

SURVEYOR
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LAKE CITY, FL. 32055
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REG. NO. 5490

ENGINEER
HUEY HAWKINS
6855 SW ELM CHURCH RD.
FORT WHITE, FL. 32038
(386) 755-2295
REG. NO. 33665

ABBREVIATIONS

- | | | |
|--|----------------------------|-------------------------------|
| ■ = SET CONCRETE MONUMENT | PC = POINT OF CURVATURE | ⊙ = STORM MANHOLE |
| ■ = FOUND CONCRETE MONUMENT | PT = POINT OF TANGENT | ⊕ = SANITARY MANHOLE |
| (S) = SURVEY MEASUREMENT | PI = POINT OF INTERSECTION | FIP = FOUND IRON PIPE |
| PLS = PROFESSIONAL LAND SURVEYOR | DELTA = CENTRAL ANGLE | FIR = FOUND IRON ROD |
| PSM = PROFESSIONAL SURVEYOR AND MAPPER | R = RADIUS | FCM = FOUND CONCRETE MONUMENT |
| LB = LICENSE SURVEY AND MAPPING BUSINESS | L = ARC LENGTH | FXC = FOUND X CUT |
| NOID = NO SURVEYOR IDENTIFICATION NUMBER | CH = CORD DISTANCE | SIR = SET IRON ROD |
| PRM = PERMANENT REFERENCE MONUMENT | ChB = CORD BEARING | SCM = SET CONCRETE MONUMENT |
| POC = POINT OF COMMENCEMENT | R/W = RIGHT OF WAY | SND = SET NAIL AND DISK |
| POB = POINT OF BEGINNING | C/L = CENTER LINE | SOS = SET OFFSET MONUMENT |
| | P/L = PROPERTY LINE | |

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