PAGE 16 PLAT BOOK NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL ELEVATIONS BASED ON NGVD 29 SHEET 1 OF 1 DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO DATUM; A-151-1954. CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR ELEVATION 191.00'. WILSON STREET 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 UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL CONSTITUE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ELECTRICITY, TELEPHONE, CATV, AND OTHER PUBLIC UTILITIES LOCATED IN THE SE 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST WHICH MAY SERVE THE LANDS ENCOMPASSED BY THIS PLAT." GRAPHIC SCALE NORTHWESTERN DIVISIÓN OF THE CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA SCALE 1" = 30"RAILROAD LOCATION SKETCH **ELEVATIONS:** NOT TO SCALE TOP OF RIM. 199.09 NOT A NOT A FLOW LINE NORTH. PART. PART. NOT A 192.83' NOT A LOT 30 LOT 31 PART. THE LAND SHOWN HEREON FLOW LINE WEST. PART. 4" LS IS ZONED RSF-3. 192.91' NO ID NO ID. 1079. N.89'33'40"E. 209.99' FLOW LINE SOUTH. NORTH R/W LINE OF WILSON STREET 193.17' NORTH R/W LINE OF WILSON STREET. 8" FORCE MAIN. 8" FORCE MAIN. 1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF DEED OF RECORD AND PREVIOUS SURVEYS BY L.E. BRITT, LS 1079, DATED 13 JUNE, 1988 AND WILSON STREET SEWER LINE SEWER LINE. SANITARY HORNE, JR, LS 3048, DATED 14 MAY 1979. SEWER MANHOLE. (50' PUBLIC R/W) SET NAIL & CAP, SEWER MANHOLE. BEARINGS BASED ON AN ASSUMED BEARING OF S.88°45'48"W., +60 54.8 SEWER LINE. ON THE NORTH RIGHT-OF-WAY LINE OF THE SCL RAILROAD. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE LS 4708, PRM 2. (20' ASPHALT ROADBED (N.89°42'0<u>6</u>"E. OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP DATED, 6 JANUARY 1988, COMMUNITY PANEL NO. SOUTH R/W LINE OF WILSON STREET. 85.07 NAIL & CAP. 4" SOUTH R/W LINE N.89°07'41"E. 245.26' 120406 0005 D. WATER METER. OF WILSON STREET. SET 4" LS 4708, 81.75' 4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS PRM 3. 81.76 81.75 NO ID. 15' UTILITY 5.38' WEST AS LS 6685. AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY TOP OF MONUMENT WITNESS CORNER. EXCEPT AS SHOWN HEREON. EASEMENT. **ELEVATIONS:** ELEVATION 199.34'. CLOSURE OF FIELD SURVEY IS 1/9207. TOP OF RIM. 199.57' ALL LOTS TO HAVE COMMUNITY WATER AND SEWER SYSTEM. FLOW LINE NORTH. BUILDING SETBACKS FOR RSF-3 ZONING ARE, 191.43' NOT A 20' FRONT, FLOW LINE WEST. PART. 10' SIDES, 191.50' CORNER LOTS HAVE 20 FOOT SETBACK LINES ON BOTH E THE FRONT YARD AND SIDE YARDS TOWARD STREETS. LOT 1 LOT 2 LOT 3 1.21 CONTAINING CONTAINING CONTAINING ENVIRONMENTAL RESOURCE PERMIT EXEMPTION FOR ERP99-0117, 0.17 ACRES ±. 0.17 ACRES ± 0.17 ACRES ±. NOT A DIXIE LANDINGS, COLUMBIA COUNTY, FLORIDA. PART. THE ABOVE MENTIONED PROPOSED PROJECT IN LAKE CITY, COLUMBIA COUNTY, DOES NOT REQUIRE A NEW ENVIRONMENTAL RESOURCE PERMIT OR A MODIFICATION TO ANY EXISTING PERMITS BY THE SUWANNEE RIVER LOT 18 WATER MANAGEMENT DISTRICT, DATED 10 MARCH 1999 HASE SPIKE. **FOUND** RAILROAD DESCRIPTION. A PART OF BLOCK 19 IN THE NORTHWESTERN DIVISION OF THE CITY OF LAKE S.89*08'02"W. S.89'08'02"W. CITY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT S.89'08'02"W. 81.08' 81.09' LOT 20 81.08' THE SOUTHWEST CORNER OF SAID BLOCK 19, SAID POINT BEING ON THE EAST 165.17' ¥, RIGHT-OF-WAY LINE OF FLORIDA STREET, AND RUN N.2*12'47"W., ALONG THE S S S.00 78.08 WEST LINE OF SAID BLOCK 19, BEING THE SAME AS THE EAST RIGHT-OF-WAY 8, A LINE OF FLORIDA STREET, 178.24 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF WILSON STREET; THENCE N.89°07'41"E., ALONG THE \$ ≥ 1 + 29SOUTH LINE THEREOF, 245.26 FEET TO ITS INTERSECTION WITH THE EAST LINE 田多 OF SAID BLOCK 19, BEING THE SAME AS THE WEST RIGHT-OF-WAY LINE OF S.00.55'41' 86.65' FLORIDA DIXIE STREET; THENCE S.0°55'41"E., ALONG THE EAST LINE OF SAID BLOCK 19, BEING THE SAME AS THE WEST RIGHT-OF-WAY LINE OF SAID DIXIE STREET, PUBL WEST R/ OF DIXIE 176.65 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 19; THENCE LOT 4 S.88'45'48"W., ALONG THE SOUTH LINE THEREOF, 241.27 FEET TO THE LOT 5 SEWER CONTAINING POINT OF BEGINNING. SAID LANDS LYING IN THE SE 1/4 OF SECTION 30, CONTAINING TOWNSHIP 3 SOUTH, RANGE 17 EAST. 0.33 ACRES ± 0.16 ACRES ± COLUMBIA COUNTY, FLORIDA. NOT A CONTAINING 1.00 ACRES, MORE OR LESS. PART. DEDICATION. KNOW ALL MEN BY THESE PRESENTS THAT DAVID W. MORRELL AND VICKI L 1+81 PART. MORRELL, HIS WIFE, AS OWNERS, HAVE CAUSED THE LAND HEREIN DESCRIBED SI BY TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "DIXIE LANDINGS" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSE INCIDENT THERETO 163.85 AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL PRM 1. USE OF THE PUBLIC. 241.27' NORTH R/W LINE PRM 4. POINT S.88*45'48"W. OF SCL RAILROAD. NO ID. OWNER: OF BEGINNING. DAVID W. MORRELL TOP OF MONUMENT WITNESS: ELEVATION 198.33'. NOT A OWNER: Vicke & TVONEC PART Œ, BY PART. WITNESS: Jeckee Noffman VICKI L. MORRELL ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA. HEREBY CERTIFY THAT ON THIS DAY OF ,1999, AD., BEFORE ME PERSONALLY APPEARED DAVID W. MORRELL AND VICKIE L. MORRELL, HIS WIFE, SCL RAILROAD TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE (100' R/W) CLERK'S CERTIFICATE THIS PLAT, HAVING BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, IS ACCEPTED FOR FILES AND RECOFTHIS /4 DAY OF SIGNED THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE. CERTIFICATE FOR APPROVAL BY THE ZONING MY COMMISSION EXPIRES: _ BOARD FOR THE CITY OF LAKE CITY, FLORIDA. BRENDA MEADS RCUIT COURT brinda heado EXAMINED AND APPROVED AS TO CURRENT SYMBOL LEGEND Notary Public - State of Florida ZONING COMPLIANCE ON NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE. My Commission Expires Jul 30, 2001 PLAT PREPARE CERTIFICATE OF APPROVAL BY THE CITY COUNCIL CONCRETE MONUMENT FOUND XX CONCRETE MONUMENT SET, LS 4708
IRON PIN OR PIPE FOUND
5/8" IRON ROD SET, LS 4708 Commission # CC638565 OF THE CITY OF LAKE CITY, FLORIDA. MARK D. DURE CHAIRMAN, ZONING BOARD CERTIFICATE OF SURVEYOR -x- WIRE FENCE -E- ELECTRIC UTILITY LINE (OVERHEAD) THIS IS TO CERTIFY, THAT ON THE LS 470 KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING FOREGOING PLAT WAS APPROVED BY THE CITY CERTIFICATE OF APPROVAL BY THE ATTORNEY - UGE - UNDERGROUND ELECTRIC SERVICE - CTV - CABLE TV LINE (OVERHEAD) A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER FOR THE CITY OF LAKE CITY, FLORIDA. COUNCIL OF THE CITY OF LAKE CITY, FLORIDA RT. 18 BOX CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE - - - CHAIN LINK FENCE - - WOODEN FENCE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON 1 FEBRUARY MAYOR SISTERS WELCC 1999, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN; THAT SAID PLAT IS A CORRECT REPRESENTATION CMP CORRUGATED METAL PIPE RCP REINFORCED CONCRETE PIPE W. R. KIRKLAND APPROVED AS TO LEGAL FORM AND LAKE CITY, FL SUFFICIENCY BY: Hand & Zonly ATTEST: LS LAND SURVEYOR OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT LB LICENSED BUSINESS ORB OFFICIAL RECORD BOOK (904) 758 - 98BY: PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN HERBERT F. DARBY CITY CLERK: JAMES R. MINCHIN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND THAT PRM PERMANENT REFERENCE MONUMENT (904) 758 - 8PCP PERMANENT CONTROL POINT SAID IS LOCATED IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST, THIS IS TO CERTIFY THAT ON . ⊗ UTILITY POLE THIS IS TO CERTIFY THAT ON ______, 1999, _____, FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER, LAKE CITY, FLORIDA. R/W RIGHT-OF-WAY
NO ID. NO IDENTIFICATION
FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION DRAWN BY MARK DUREN (when _____, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH DATE: 2/17/99 FLORIDA STATUTES, CHAPTER 177 FOR THE CITY OF LAKE CITY, FLORIDA NAME: MARK D. DUREN. LS 4708. CENTERLINE

DIXIE LANDINGS

PARENT PARCEL (s) -11258-000

11259-000

11260-000

HEADER PARCEL -11258-100

A S/D of all of Block 19 of the NW DIV. of the City of Lake City.

ACRES	LOT#	PARCEL#
0.17	1	11258-101
0.17	2	11258-102
0.17	3	11258-103
0.33	4	11258-104
0.16	5	11258-105

Tax Dist. - 001

Nbhd. Code

Zoning Topo

Utilities

ORB - 862-1806

- 96-B Map#

Value