

**BAILEY BISHOP & LANE, INC.**  
 484 SW COMMERCE DRIVE, SUITE 135  
 P. O. BOX 3717  
 LAKE CITY, FL 32068-3717  
 PH. (386) 752-5640 FAX (386) 755-7771  
 Eng. Lic. 7382 Survey Lic. LB-0006885  
 BBL Job No. 020912CRA  
 Date Drawn: 01/28/05

**GRANDVIEW VILLAGE, UNIT 3**

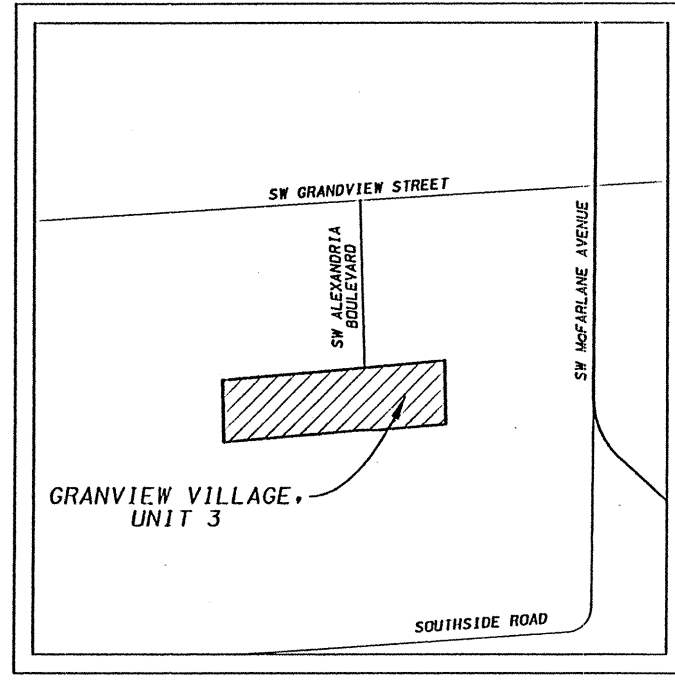
A SUBDIVISION IN  
 THE S 1/2 OF NW 1/4, SEC. 6, TWP. 4-S, RNG. 17-E  
 LAKE CITY, COLUMBIA COUNTY, FLORIDA

**DESCRIPTION:**

BEGIN AT THE SOUTHWEST CORNER OF LOT 10, BLOCK A, GRANDVIEW VILLAGE, UNIT 2 ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGES 157 & 158 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN N 85°03'54" E, ALONG THE SOUTH LINE OF SAID GRANDVIEW VILLAGE, UNIT 2, 880.16 FEET; THENCE S 01°01'06" E, 248.06 FEET; THENCE S 85°03'54" W, 288.52 FEET; THENCE N 85°05'47" W, 60.04 FEET; THENCE S 85°03'54" W, 531.16 FEET TO THE EAST LINE OF CYPRESS LANDING, A SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 7, PAGES 40 - 43 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 01°04'20" W, ALONG SAID EAST LINE, 241.34 FEET TO THE POINT OF BEGINNING, CONTAINING 4.92 ACRES, MORE OR LESS.

**CERTIFICATE OF DEDICATION AND OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT RICHARD C. COLE, AS TRUSTEE OF GRANDVIEW PARK LAND TRUST, AS OWNER, AND COLUMBIA COUNTY BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREIN SHOWN AND DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED AS A RESIDENTIAL SUBDIVISION, IN ACCORDANCE WITH AND PURSUANT TO THE PROVISIONS OF THE APPLICABLE LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE CITY OF LAKE CITY, FLORIDA AND THE LAWS OF THE STATE OF FLORIDA, TO BE KNOWN AS GRANDVIEW VILLAGE, UNIT 3 AND CONSISTING OF LOTS NUMBERS 1 THROUGH 19, AND THAT ALL STREETS, ROADS, RIGHT OF WAY(S), STORMWATER RETENTION AREAS, AND EASEMENTS AS SHOWN AND DEPICTED ON THE PLAT OF SAID GRANDVIEW VILLAGE, UNIT 3, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC AND FURTHER, THAT ALL LOTS LOCATED IN THE PLAT OF GRANDVIEW VILLAGE, UNIT 3 ARE SUBJECT TO THE DECLARATIONS AND/OR PROTECTIVE COVENANTS AND RESTRICTIONS AS APPROVED BY THE COUNCIL OF THE CITY OF LAKE CITY AND RECORDED IN THE OFFICIAL RECORD BOOKS OF COLUMBIA COUNTY, FLORIDA, BOOK NUMBER 832, PAGE(S) 1817 THROUGH 1833, (HEREIN AFTER REFERRED TO AS "THE DECLARATIONS OR ARTICLES OF DECLARATION"). FURTHER, THAT THE LANDS DESCRIBED IN THIS PLAT AND EACH LOT AND PART OF GRANDVIEW VILLAGE, UNIT 3 SHALL BE HELD, USED, SOLD AND CONVEYED SUBJECT TO THE ARTICLES OF DECLARATIONS, WHICH SHALL CONSTITUTE COVENANTS RUNNING WITH THE TITLE TO THE LANDS COMPRISING GRANDVIEW VILLAGE, UNIT 3 AND EACH LOT OR PARCEL THEREOF AND SHALL BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, HAVING ANY RIGHT, TITLE OR INTEREST(S) IN AND/OR TO THE LANDS COMPRISING GRANDVIEW VILLAGE, UNIT 3 AND EACH LOT OR PARCEL THEREOF.



LOCATION MAP  
NOT TO SCALE

**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 22 TH DAY OF February, 2005.

SIGNED: [Signature]  
MAYOR, CITY OF LAKE CITY

ATTEST: Audrey E. Sikes  
CITY CLERK, CITY OF LAKE CITY

**APPROVAL CERTIFICATION PLANNING & ZONING BOARD**

I 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: [Signature]  
CHAIRMAN, PLANNING AND ZONING BOARD

PRINTED NAME: Robert W. Woodard, DATE 03/01/05

ATTEST: [Signature]  
LAND DEVELOPMENT ADMINISTRATOR

PRINTED NAME: LARRY D. LEE, DATE 3/2/05

**CITY ATTORNEY CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLES IN FORM AND IS CONSISTENT WITH THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS AND CHAPTER 177, FLORIDA STATUTES.

SIGNED: [Signature] DATE 3/3/05  
CITY ATTORNEY

**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 IN ACCORDANCE WITH SECTION 5.30 OF SAID LAND DEVELOPMENT REGULATIONS IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE CITY CLERK TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND ESTIMATED MAINTENANCE REQUIREMENTS FOR THE REQUIRED WARRANTY PERIOD IN THE CASE OF DEFAULT.

SIGNED: [Signature], DATE 3-3-05  
DIRECTOR OF PUBLIC WORKS

PRINTED NAME: Billy Dow

**CERTIFICATE OF THE CLERK OF COURTS**

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 18 TH DAY OF March, 2005, AND SHALL BE RECORDED IN PLAT BOOK 8, PAGE 16+17.

SIGNED: [Signature]  
CLERK OF CIRCUIT COURT, COLUMBIA COUNTY, FLORIDA

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HERON, 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: [Signature]  
BRIAN SCOTT DANIEL, P.S.M.  
FLORIDA REGISTERED CERTIFICATION NO. 6449

DATE: 2/28/05

**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 DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS AS RECORDED IN ORB 832 AT PAGE(S) 1817 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND IN OTHER RECORDS OF THE PUBLIC RECORDS OF SAID 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.

**CERTIFICATE OF SUBDIVIDER'S ENGINEER**

I HEREBY CERTIFY THAT ON 02/28/05 TH, 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 HAVE PREPARED ANY REQUIRED "AS BUILT" CONSTRUCTION PLANS AND SUBMITTED SAID PLANS TO THE CITY OF LAKE CITY, FLORIDA.

SIGNED: [Signature] P.E.  
ANN M. NEWLAND, P.E.

LICENSE NUMBER: 59818

REGISTERED FLORIDA ENGINEER

OWNER:  
GRANDVIEW PARK LAND TRUST

BY: [Signature] Cynthia Brown  
WITNESS

BY: [Signature] Richard C. Cole, Trustee  
WITNESS [Signature] Chad McCormick

MORTGAGEE:

BY: [Signature] Lisa Potts  
WITNESS [Signature] Elaine Gonzalez

**ACKNOWLEDGEMENT AS TO DEDICATION AND OWNERSHIP: STATE OF FLORIDA, COUNTY OF COLUMBIA**

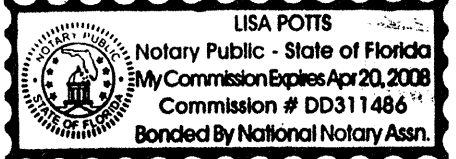
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF March, 2005 BY RICHARD C. COLE, TRUSTEE OF GRANDVIEW PARK LAND TRUST, FOR AND ON BEHALF OF SAID TRUST. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNED: [Signature]  
NOTARY PUBLIC Shelia Newcomb  
MY COMMISSION # 005229 EXPIRES November 16, 2007

**ACKNOWLEDGEMENT AS TO DEDICATION AND OWNERSHIP: STATE OF FLORIDA, COUNTY OF COLUMBIA**

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF March, 2005 BY GERALD H. GRAY, SENIOR VICE-PRESIDENT OF COLUMBIA COUNTY BANK, FOR AND ON BEHALF OF SAID BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNED: [Signature]  
NOTARY PUBLIC Lisa Potts  
MY COMMISSION EXPIRES: 4/20/08



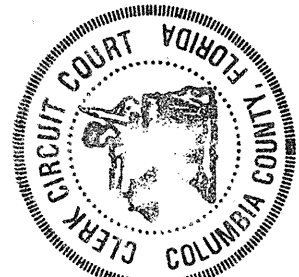
**CERTIFICATE OF CITY SURVEYOR**

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 LAND SURVEYORS, DOES HEREBY CERTIFY TO THE CITY OF LAKE CITY, FLORIDA, THAT ON March, 2005, THE UNDER SIGNED REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND HEREBY STATE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

SIGNED: [Signature]  
TIMOTHY A. DELBENE, P.S.M. # 5594  
DATE: 3/1/05

OFFICIAL RECORDS  
BOOK 8 PAGE 16  
1040/497

FILE NUMBER 20050315128  
FILED AND RECORDED IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA  
3/10/05 AT 12:20 O'CLOCK P.M.  
RECORD VERIFIED  
**P. DEWITT CASON**  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY: [Signature] D.C.



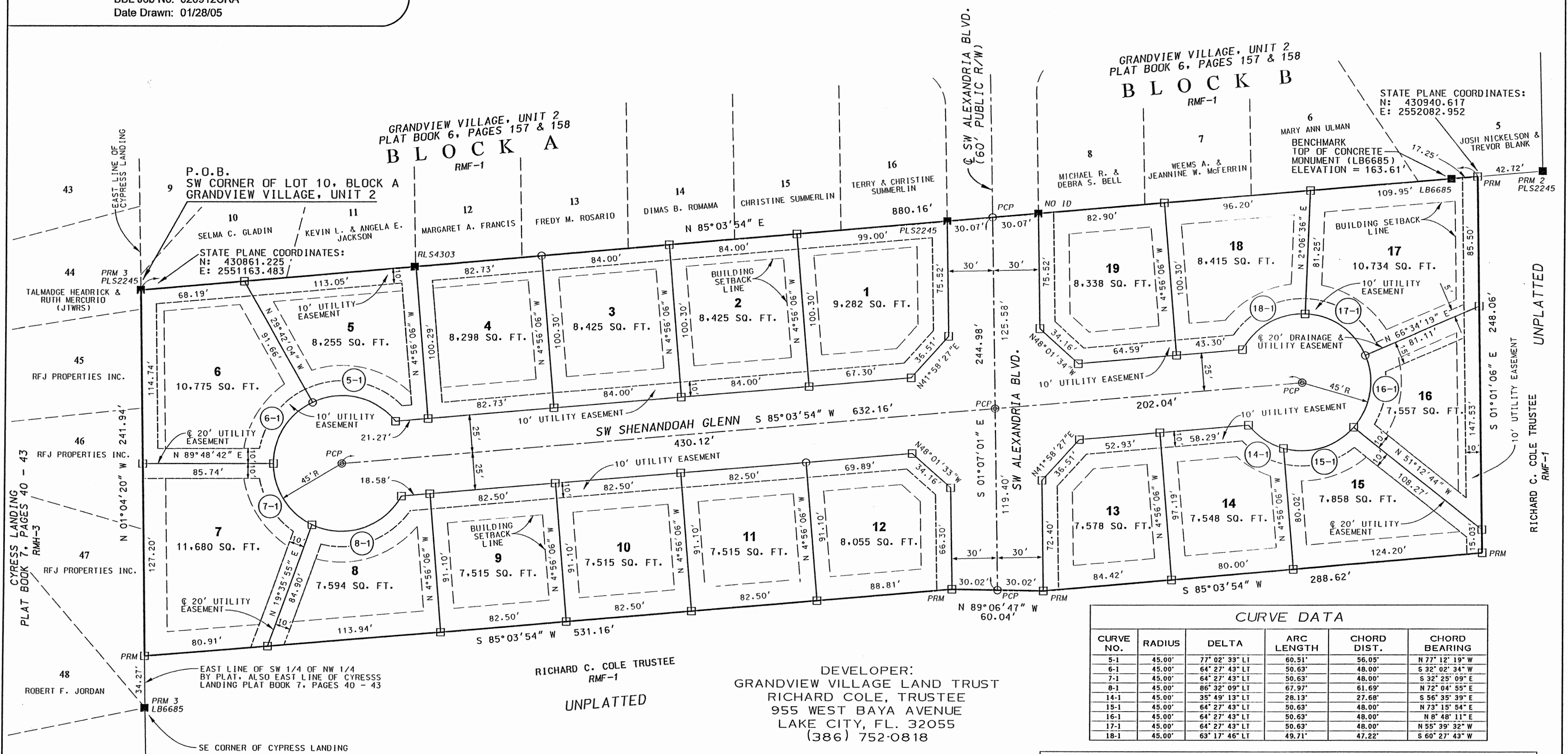


**BAILEY BISHOP & LANE, INC.**  
 484 SW COMMERCE DRIVE, SUITE 135  
 P. O. BOX 3717  
 LAKE CITY, FL 32066-3717  
 PH. (386) 752-5640 FAX (386) 755-7771  
 Eng. Lic. 7382 Survey Lic. LB-0006885  
 BBL Job No. 020912CRA  
 Date Drawn: 01/28/05

**GRANDVIEW VILLAGE, UNIT 3**

A SUBDIVISION IN  
 THE S 1/2 OF NW 1/4, SEC. 6, TWP. 4-S, RNG. 17-E  
 LAKE CITY, COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS  
 BOOK PAGE  
 1090/1497



**CURVE DATA**

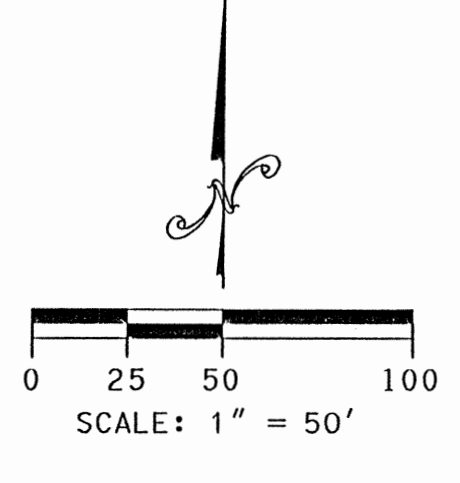
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
5-1	45.00'	77°02'39" LI	66.91'	56.05'	N 77°12'19" W
6-1	45.00'	64°27'43" LI	56.63'	48.00'	S 32°02'34" W
7-1	45.00'	64°27'43" LI	56.63'	48.00'	S 32°23'09" E
8-1	45.00'	86°32'09" LI	67.97'	61.66'	N 22°54'55" E
14-1	45.00'	35°49'13" LI	28.13'	27.66'	S 50°35'39" E
15-1	45.00'	64°27'43" LI	56.63'	48.00'	N 73°15'54" E
16-1	45.00'	64°27'43" LI	56.63'	48.00'	N 8°48'11" E
17-1	45.00'	64°27'43" LI	56.63'	48.00'	N 55°38'32" W
18-1	45.00'	63°17'46" LI	49.71'	47.22'	S 60°27'43" W

- NOTES:**
- BEARINGS ARE BASED ON THE SOUTH LINE OF GRANDVIEW VILLAGE UNIT TWO, BEING N 85°03'54" E.
  - TOTAL ACRES IN SUBDIVISION IS 4.92 ACRES.
  - SUBDIVISION CONSISTS OF 19 LOTS, RANGING IN SIZE FROM 7,515 SQ. FT. TO 11,680 SQ. FT.
  - BM DATUM IS NGVD 1929.
  - WASTE WATER DISPOSAL IS TO BE CITY SANITARY SEWER.
  - WATER SUPPLY IS TO BE CITY POTABLE WATER.
  - PROPERTY IS ZONED RMF-1 (RESIDENTIAL MULTIPLE FAMILY).
  - ERROR OF CLOSURE BALANCED TO ZERO.
  - ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120406 0005 D, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X". AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
  - PRELIMINARY PLAT WAS APPROVED ON JULY 15, 2003.
  - BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT - 20 FEET  
 SIDE - 10 FEET  
 REAR - 15 FEET.
  - FINISHED FLOOR SHALL BE NO LESS THAN ONE FOOT ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY, AND SUBJECT TO SITE PLAN APPROVAL.
  - EXISTING & PROPOSED COVENANTS & RESTRICTIONS, IF ANY, ARE PROVIDED UNDER SEPARATE DOCUMENT.
  - STATE PLANE COORDINATES ARE BASED ON NAD 1983 (FLORIDA NORTH).

DEVELOPER:  
 GRANDVIEW VILLAGE LAND TRUST  
 RICHARD COLE, TRUSTEE  
 955 WEST BAYA AVENUE  
 LAKE CITY, FL 32055  
 (386) 752-0818

SURVEYOR:  
 BRIAN SCOTT DANIEL  
 P. O. BOX 3717  
 LAKE CITY, FL 32056  
 (386) 752-5640

ENGINEER:  
 GREGORY G. BAILEY  
 P. O. BOX 3717  
 LAKE CITY, FL 32056  
 (386) 752-5640



- LEGEND**
- DENOTES 5/8" IRON ROD & CAP SET (LB6685)
  - DENOTES IRON PIPE OR REBAR FOUND
  - DENOTES 4"x 4" CONCRETE MONUMENT SET (LB6685)
  - DENOTES 4"x 4" CONCRETE MONUMENT FOUND
  - ⊙ DENOTES NAIL & DISK SET
  - ⊗ DENOTES NAIL & DISK FOUND
  - + - MORE OR LESS
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - PI - POINT OF INTERSECTION
  - PRC - POINT OF REVERSE CURVATURE
  - PCM - POINT OF COMPOUND CURVATURE
  - R - RADIUS
  - T - TANGENT
  - L - ARC LENGTH
  - Δ - CENTRAL ANGLE
  - CH - CHORD BEARING & DISTANCE
  - PCP - PERMANENT CONTROL POINT
  - PRM - PERMANENT REFERENCE MONUMENT
  - R/W - RIGHT OF WAY
  - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
  - SRD - STATE ROAD DEPARTMENT
  - NAD - NORTH AMERICAN DATUM
  - LI - LINE NUMBER
  - 1 - LOT NUMBER
  - 1-1 - CURVE NUMBER
- N - NORTH
  - E - EAST
  - S - SOUTH
  - W - WEST
  - CL - CENTERLINE
  - (P) - PLAT
  - (D) - DEED
  - (C) - CALCULATED
  - (M) - MEASURED
  - O/S - OFFSET
  - NO ID - NO IDENTIFICATION
  - FND - FOUND
  - CM - CONCRETE MONUMENT
  - IP - IRON PIPE
  - IPC - IRON PIPE & CAP
  - RB - REBAR
  - RBC - REBAR & CAP
  - IR - IRON ROD
  - IRC - IRON ROD & CAP
  - NL - NAIL
  - NL+D - NAIL & DISK
  - ORB - OFFICIAL RECORDS BOOK
  - PC - PAGE(S)
  - POC - POINT OF COMMENCEMENT
  - PDB - POINT OF BEGINNING
  - SEC - SECTION
  - TWP - TOWNSHIP
  - RNG - RANGE
  - PLS - PROFESSIONAL LAND SURVEYOR
  - RLS - REGISTERED LAND SURVEYOR

March 31, 2005

**GRANDVIEW VILLAGE**  
**UNIT 3**

**PARENT PARCEL - 06-4S-17-08018-001**

15.52 Ac – 4.92 Ac = 10.60 Ac remaining

**HEADER PARCEL - 06-4S-17-08018-300**

A S/D lying in the SE1/4 of NW1/4 of SEC 6-4S-17E  
Consisting of 4.92 Ac. Rec. in plat book 8 pages 16 & 17.

Lot 1	06-4s-17-08018-301	9,282 sf.	.21 ac.
Lot 2	06-4s-17-08018-302	8,425 sf.	.19 ac.
Lot 3	06-4s-17-08018-303	8,425 sf.	.19 ac.
Lot 4	06-4s-17-08018-304	8,298 sf.	.19 ac.
Lot 5	06-4s-17-08018-305	8,255 sf.	.19 ac.
Lot 6	06-4s-17-08018-306	10,775 sf.	.25 ac.
Lot 7	06-4s-17-08018-307	11,680 sf.	.27 ac.
Lot 8	06-4s-17-08018-308	7,594 sf.	.17 ac.
Lot 9	06-4s-17-08018-309	7,515 sf.	.17 ac.
Lot 10	06-4s-17-08018-310	7,515 sf.	.17 ac.
Lot 11	06-4s-17-08018-311	7,515 sf.	.17 ac.
Lot 12	06-4s-17-08018-312	8,055 sf.	.18 ac.
Lot 13	06-4s-17-08018-313	7,578 sf.	.17 ac.
Lot 14	06-4s-17-08018-314	7,548 sf.	.17 ac.
Lot 15	06-4s-17-08018-315	7,858 sf.	.18 ac.
Lot 16	06-4s-17-08018-316	7,557 sf.	.17 ac.
Lot 17	06-4s-17-08018-317	10,734 sf.	.25 ac.
Lot 18	06-4s-17-08018-318	8,415 sf.	.19 ac.
Lot 19	06-4s-17-08018-319	8,338 sf.	.19 ac.

