

Kripner's Replat of Lots 1, 2, 14 & 15 of Block G

2020

PLAT BOOK 9 PAGE 149

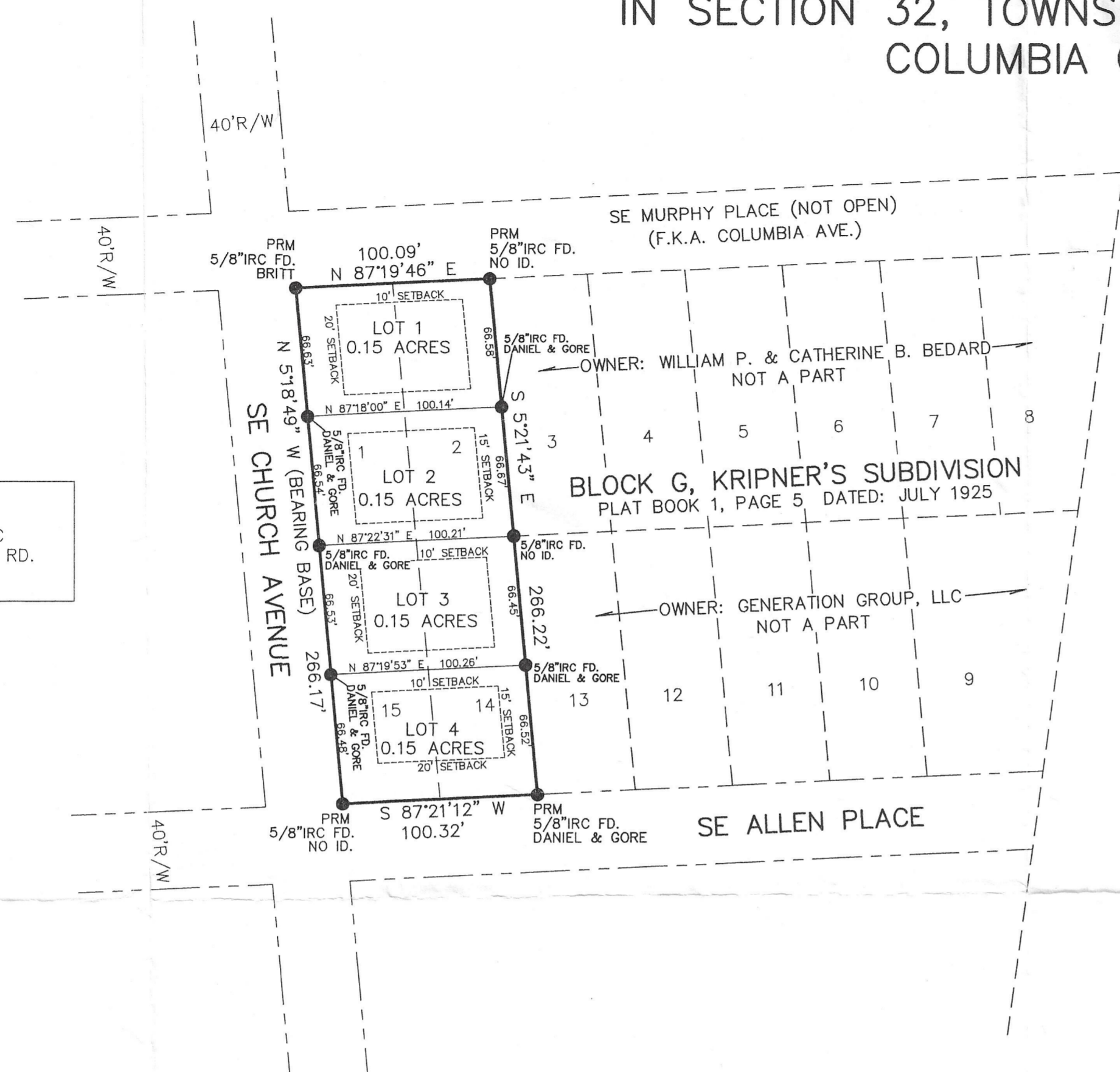
PARENT PARCEL – 00-00-00-14216-000 (.61 Ac.)

HEADER PARCEL – 00-00-00-14216-000

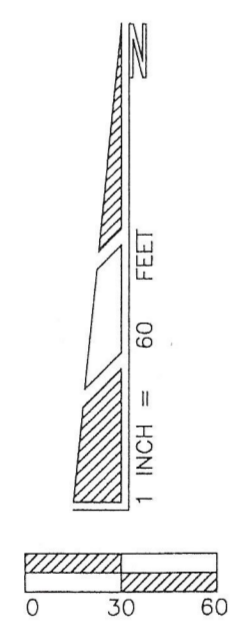
LOT 1	00-00-00-14216-001	.15 AC
LOT 2	00-00-00-14216-002	.15 AC.
LOT 3	00-00-00-14216-003	.15 AC.
LOT 4	00-00-00-14216-004	.15 AC.

KRIPNER'S REPLAT OF LOTS 1, 2, 14 & 15 OF BLOCK G, KRIPNER'S SUBDIVISION

IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



DEVELOPER
GENERATION GROUP LLC
7345 SAMPLES SEALED RD.
CUMMINGS, GA 30040



TOTAL = 0.61 ACRES

LEGEND	
PLS=PROFESSIONAL LAND SURVEYOR	NE=NORTHEAST
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NW=NORTHWEST
R/W=RIGHT-OF-WAY	SW=SOUTHWEST
IRC=IRON REBAR & CAP	SE=SOUTHEAST
NO ID=NO IDENTIFICATION	LB=LICENSED BUSINESS
PRM=PERMANENT REFERENCE MONUMENT	P.O.B.=POINT OF BEGINNING
F.K.A.=FORMERLY KNOWN AS	FD=FOUND

DESCRIPTION

Lots 1, 2, 14 and 15, Block G, Kripner's Subdivision, Southern Division of the City of Lake City, Florida, as per plat recorded in Plat Book 1, Page 5 of the public records of Columbia County, Florida.
Containing 0.61 acres, more or less.

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. McJ.* DATE: 12-6-19
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: *[Signature]* DATE: 12-9-19
Director of Public Works

LEGEND & NOTES

- Boundary based on client instruction and prior survey by Britt Surveying.
- Bearings projected from the East line of above referenced survey by Britt Surveying. - S 05°18'49"E.
- Interior improvements or underground encroachments, if present, were not located with this survey.
- Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 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. 12023C0292D).
- Preliminary approval: not applicable
- Water and Sewerage disposal to be provided by the City of Lake City.
- Zoning = RSF-3 (Residential Single Family)
Building Setbacks:
Front = 20 feet
Side = 10 feet
Rear = 15 feet

CITY COUNCIL APPROVAL

SIGNED: *Stephen W. Watt*
Chairman
DATE: 12/6/2019

ATTEST:

Audrey Sikes
Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the City of Lake City Council is accepted for 11 days and recorded this 11th day of February, 2020, in Plat Book 9, Page 149.

SIGNED:

P. DeWitt Cason
Clerk of Circuit Court

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

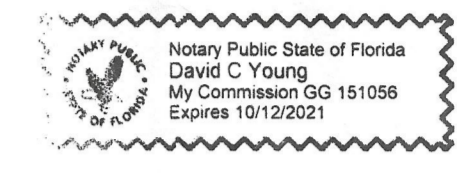
KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licenced and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on ___/___/20___ reviewed this Plat for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

Inst: 202012003341 Date: 02/11/2020 Time: 2:43PM
Page 1 of 1 B: 1405 P: 971, P.DeWitt Cason, Clerk of Court Col
County, By: PT
Deputy Clerk

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Aaron Nickelson, as President of Generation Group, LLC, has caused the lands hereon shown to be surveyed, subdivided and platted, and to be known as KRIPNER'S REPLAT OF LOTS 1, 2, 14 & 15 OF BLOCK G, KRIPNER'S SUBDIVISION.

Aaron Nickelson
Aaron Nickelson
President
Witness
Bree Jones
Bree Jones
Witness



My Commission Expires: 11/16/21

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 11 day of Feb, 2020, by Aaron Nickelson, as President of Generation Group, LLC. He is personally known to me or has produced _____ as identification and (did not) take in oath.

SIGNED: *David C. Young*
Notary Public

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.

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: 4/15/2019

SHEET 1 OF 1 PLAT DATE: 03/22/2019

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