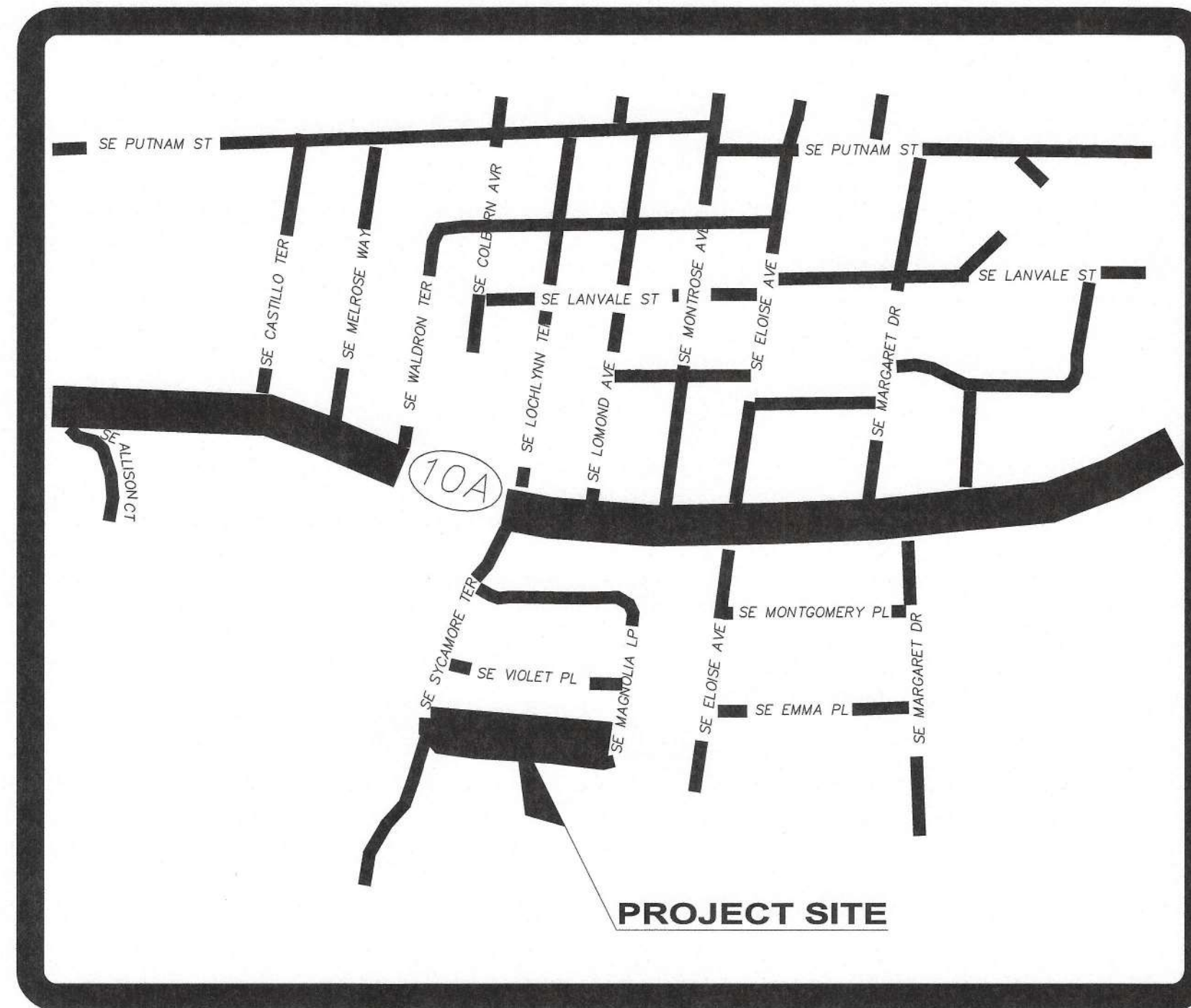


# MELROSE PLACE SUBDIVISION

FLORIDA LYING IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA



## VICINITY MAP

NOT TO SCALE

### LEGEND:

BK	= BOOK	PCP	= PERMANENT CONTROL POINT
(C)	= CALCULATED	PG	= PAGE
CALC.	= CALCULATED	PGS	= PAGES
C.D.	= CHORD DISTANCE	PK	= PARKER KALON
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CONC.	= CONCRETE	R/W	= RIGHT OF WAY
DB	= DEED BOOK	Δ	= CENTRAL ANGLE
DESC.	= DESCRIPTION	■	= DENOTES SET 4"x4" CONCRETE
EOP	= EDGE OF PAVEMENT		LB 7828 PERMANENT REFERENCE
ESMT.	= EASTMENT		MONUMENT
F	= FIELD	●	= DENOTES SET 5/8" IRON ROD
FFE	= FINISH FLOOR ELEVATION		AND/OR NAIL & DISK LB 7828
FND	= FOUND	⊙	= PERMANENT CONTROL POINT
ID	= IDENTIFICATION		= DENOTES SET SURVEY
I.P.	= IRON PIPE		MONUMENT
I.R.	= IRON ROD		= CALCULATED POINT
IRC	= IRON ROD AND CAP		
L	= ARC LENGTH		
LB	= LICENSED BUSINESS		
LS	= LICENSED SURVEYOR		
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### LEGAL DESCRIPTION:

All of that part of SE 1/4 of SW 1/4 that lies South of Unit 2, Woodland Grove Subdivision, east of Southeast Sycamore Terrace (formerly Sycamore Lane), and north and west of Southeast Magnolia Loop (formerly Sycamore Lane).

Parcel Identification Number: 33-3S-17-13536-003

### SURVEYOR'S NOTES:

- Bearings shown hereon are referenced to an assumed datum based on the South line of SE Magnolia Loop, being S 86° 04' 05" W (Assumed).
- All platted utility easements, if any, hereby 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 a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- All corners shown hereon shall be set according to Chapter 177, Florida Statutes.

### NOTICE:

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PLAT BOOK 10 PAGE 8

MELROSE PLACE SUBDIVISION

### DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT PINNACLE PROPERTIES & DEVELOPMENT, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "MELROSE PLACE SUBDIVISION", AND THAT TRACT A AND ALL EASEMENTS FOR UTILITIES, AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTESTS:

WITNESS AS TO OWNER

WITNESS AS TO OWNER

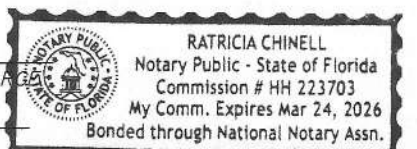
OWNER

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 6 DAY OF August, 2024 A.D., BEFORE ME PERSONALLY APPEARED AS OWNER KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER 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

Notary Public, State of Florida at Lake City

MY COMMISSION EXPIRES: 3/24/26



### CITY ATTORNEY CERTIFICATE:

APPROVES AS TO LEGAL FORM AND SUFFICIENCY

8/8/24  
DATE

### CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE LAKE CITY BOARD OF COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS DAY OF August, 2024, A.D. IN PLAT-BOOK PAGE

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

### 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 ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: DATE: REGISTRATION #:

PRINT:

### 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 COLUMBIA COUNTY, SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

VICTOR O. MARRERO, PSM #6586

DATE: 7/25/24

### APPROVAL: STATE OF FLORIDA, CITY OF LAKE CITY FLORIDA

THIS PLAT IS HEREBY APPROVED BY THE CITY OF LAKE CITY COMMISSION THIS DAY OF August, 2024, A.D.

Resolution # 2024-009

CHAIRMAN

### APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, CITY OF LAKE CITY.

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH CITY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF \$ OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DIRECTOR OF PUBLIC WORKS

8/7/24  
DATE

### ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT ON 7/26/24 CAROL CHADWICK, PROFESSIONAL ENGINEER REGISTERED IN FLORIDA AS SPECIFIED IN CHAPTER 471, OF THE FLORIDA STATUTES, LICENSE NUMBER 82560, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IF APPLICABLE ANY SUBMITTED AS-BUILTS BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY COUNCIL OF THE CITY OF LAKE CITY FLORIDA

CAROL CHADWICK PE # 82560

Signature and raised seal

SHEET  
1 of 2

Florida Surveyor and Mapper.

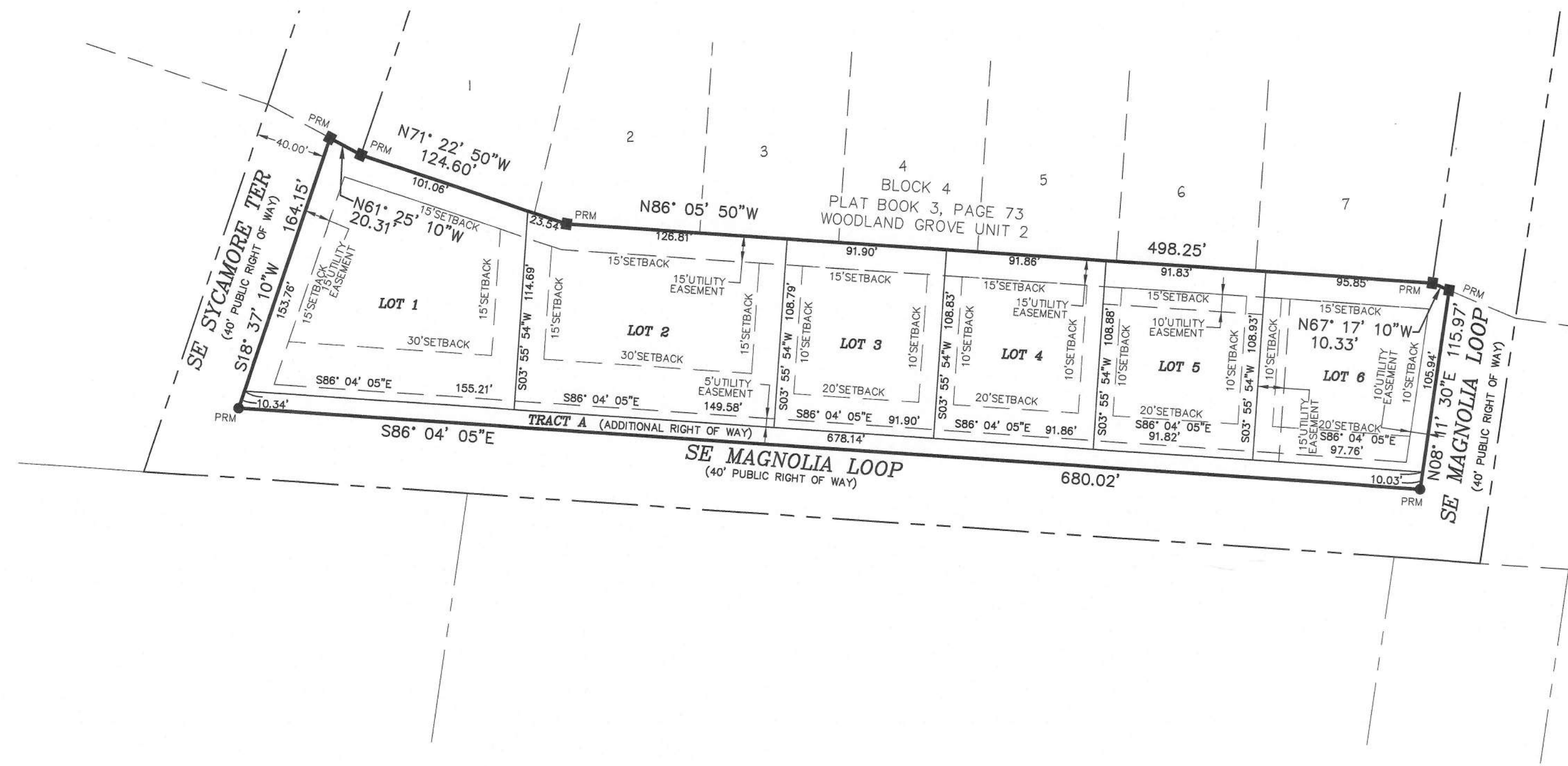
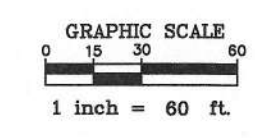
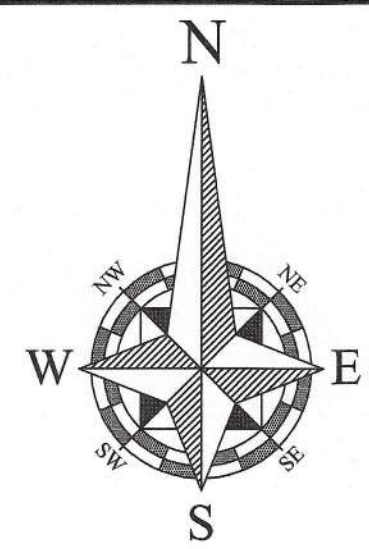


AFFINE ENGINEERING AND SURVEYING, INC.  
CIVIL ENGINEERS SURVEYORS  
407-421-5534  
128 NW GREEN LANE, LAKE CITY, FLORIDA 32055  
CERTIFICATE OF AUTHORIZATION # LB 7828



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SETBACKS:

- LOTS 1 AND 2: MULTIFAMILY (QUADRUPLIX)  
30' FRONT  
15' SIDES  
15' REAR
- LOTS 3 THROUGH 6: MULTIFAMILY (DUPLEX)  
20' FRONT  
10' SIDES  
15' REAR

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SHEET  
2 of 2

Signature and raised seal  
*[Signature]*  
Florida Surveyor and Mapper.