

**BAILEY BISHOP & LANE, INC.**  
 411 WEST BAYA AVENUE  
 P. O. BOX 3717  
 LAKE CITY, FL 32056-3717  
 PH. (904) 752-5640  
 FAX (904) 755-7771

**NOTES:**

- PROPERTY IS ZONED "RMF-1". MINIMUM LOT SIZE IS 6,000 S.F. THE FOLLOWING SETBACK REQUIREMENTS APPLY FOR EACH LOT:  
 FRONT - 20 FT.  
 REAR - 15 FT.  
 SIDE - 10 FT. (FOR EACH SIDE YARD)
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 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.
- BEARINGS PROJECTED FROM THE SOUTH LINE OF GRANDVIEW VILLAGE, UNIT 1.
- TOTAL ACRES IN SUBDIVISION IS 5.336 ACRES.
- SUBDIVISION CONSISTS OF 24 LOTS RANGING IN SIZE FROM 6,137 SQ. FT. TO 14,355 SQ. FT.
- NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL CONSTITUTE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CATV AND ANY OTHER PUBLIC UTILITIES WHICH MAY SERVE THE LANDS ENCOMPASSED BY THIS PLAT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT GRANDVIEW PARK LAND TRUST, RICHARD C. COLE, TRUSTEE, AS OWNER; AND BARNETT BANK, N.A., AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "GRANDVIEW VILLAGE, UNIT 2" AND THAT ALL ROADS, STREETS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC PURPOSES, INCLUDING VEHICULAR ACCESS RIGHTS WHERE REQUIRED.

Richard C. Cole RICHARD C. COLE, TRUSTEE  
Joseph Specter WITNESS  
 GRANDVIEW PARK LAND TRUST

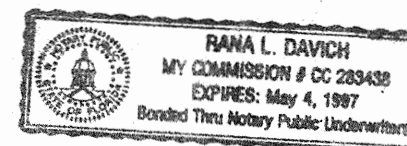
Edward Woodbury EDWARD WOODBURY, VICE PRESIDENT  
[Signature] WITNESS  
 BARNETT BANK N.A.

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA, COUNTY OF COLUMBIA  
 The foregoing dedication was acknowledged before me this 26 day of November 1996, by Richard C. Cole, Trustee of Grandview Park Land Trust as owner, of "Grandview Village, Unit 2", who is personally known to me.

SIGNED: Rona L. Davich  
 Notary Public

My Commission Expires:

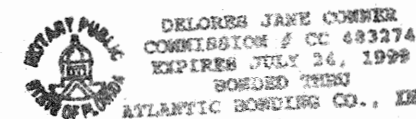


**ACKNOWLEDGEMENT:**

STATE OF FLORIDA, COUNTY OF COLUMBIA  
 The foregoing dedication was acknowledged before me this 26th day of November 1996, by Edward Woodbury, Vice President, of Barnett Bank, N.A. as Mortgagee, of "Grandview Village, Unit 2", who is personally known to me.

SIGNED: Delores Jane Conner  
 Notary Public

My Commission Expires:



**CLERK'S CERTIFICATE**

This plat having been accepted by the City Council of the city of Lake City, Florida is accepted for files and recorded this 4 day of Dec 9, 1996, in Plat Book 6, Pages 157 and 158.  
Renwick Carson

SIGNED: \_\_\_\_\_  
 Clerk of Circuit Court

**ACCEPTANCE FOR MAINTENANCE**

I HEREBY CERTIFY that the improvements required by Ordinance No. 96-779-B and Section 5.29 thereof have been installed and that such improvements have been constructed in an acceptable manner and in accordance with City specifications.

SIGNED: W. Terry Crews DATE: 12-02-96  
 W. Terry Crews, Director of Public Works

**CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF LAKE CITY, FLORIDA**

Examined on 12-2-96  
 AND

Approved as to Legal Form and Sufficiency by

Kim L. Early  
 City Attorney

**CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT**

Examined on \_\_\_\_\_  
 AND

Approved by \_\_\_\_\_  
 County Health Department

**CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA**

THIS IS TO CERTIFY, that on 9/9/96 the foregoing plat was approved by the City Council of the City of Lake City, Florida.

[Signature]  
 Mayor

Attest:

By [Signature] Filed for record on: \_\_\_\_\_  
 City Clerk

**CERTIFICATE OF THE SUBDIVIDER'S ENGINEER**

THIS IS TO CERTIFY, that on 11/26/96, Gregory G. Bailey, Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 13858, does hereby certify that all required improvements have been installed in compliance with the approved construction plans and if applicable, any submitted "as built" blue prints in accordance with the requirements of the City of Lake City, Florida.

Gregory G. Bailey  
 Registered Florida Engineer  
 11/26/96

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, 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 that on 5/23/96 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said is located in Section 6, Township 4-S, and Range 17-E, Lake City Florida.

NAME: John M. Lane  
 DATE: 11/26/96 Registration Number LS 4303

OFFICIAL RECORDS  
 BOOK 6 / PAGE 1566



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# GRANDVIEW VILLAGE, UNIT 2

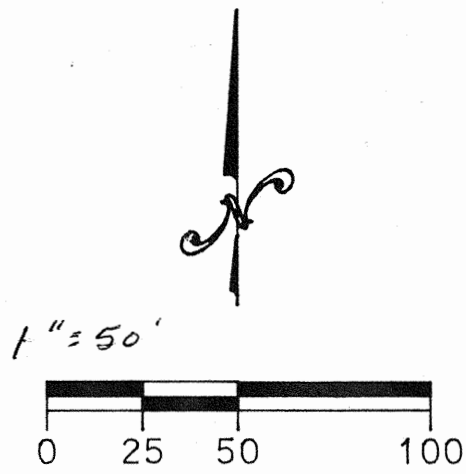
PLAT BOOK 6 PAGE 157  
 SHEET 1 OF 2

A SUBDIVISION IN  
 THE S 1/2 OF NW 1/4, SECTION 6, T4-S, R17-E  
 LAKE CITY, COLUMBIA COUNTY, FLORIDA

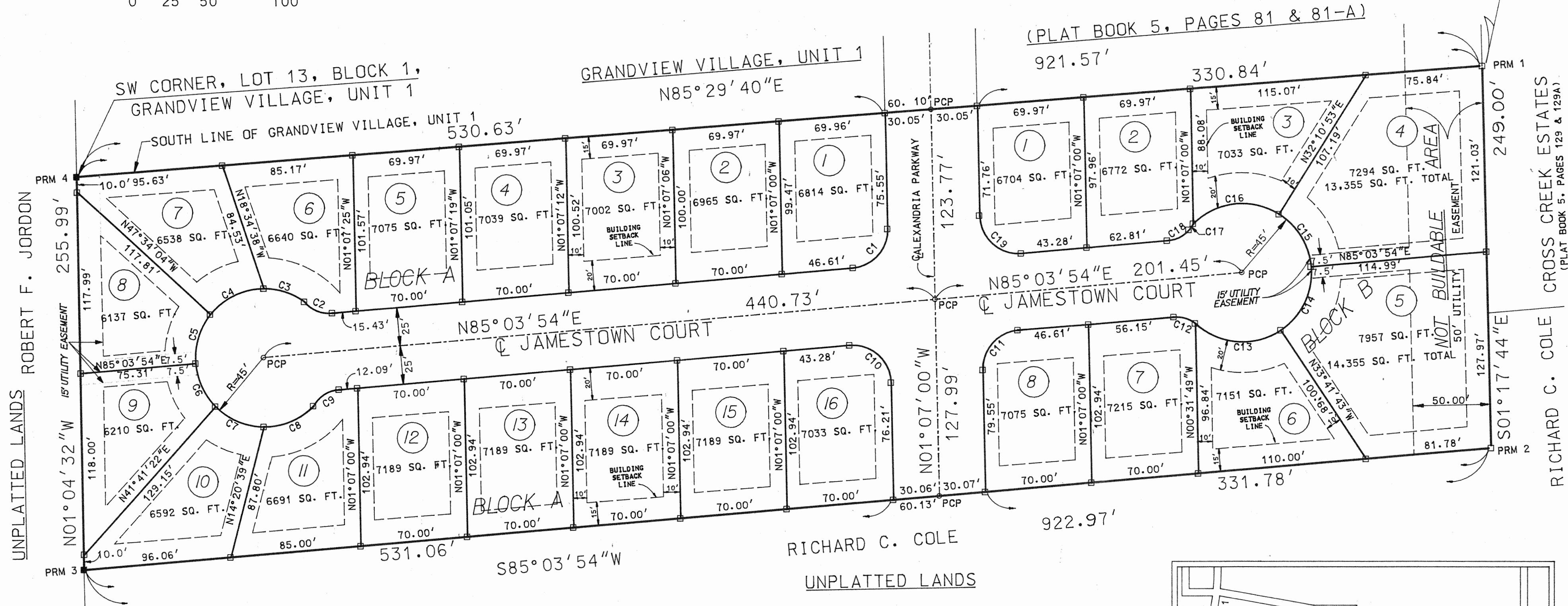
**DESCRIPTION:**

BEGIN at the Southeast corner of Lot 6, Block 2 GRANDVIEW VILLAGE, UNIT 1, a subdivision according to plat thereof recorded in Plat Book 5, Pages 81, and 81A of the Public Records of Columbia County, Florida and run thence S 1°17'44" E, 249.00 feet, thence S 85°03'54" W, 922.97 feet, thence N 1°04'32" W, 255.99 feet to the Southwest corner of Lot 13, Block 1 of said GRANDVIEW VILLAGE, UNIT 1, thence N 85°29'40" E along said South line of said GRANDVIEW VILLAGE, UNIT 1, 921.57 feet to the POINT OF BEGINNING.

POINT OF BEGINNING  
 SE CORNER, LOT 6, BLOCK 2  
 GRANDVIEW VILLAGE, UNIT 1



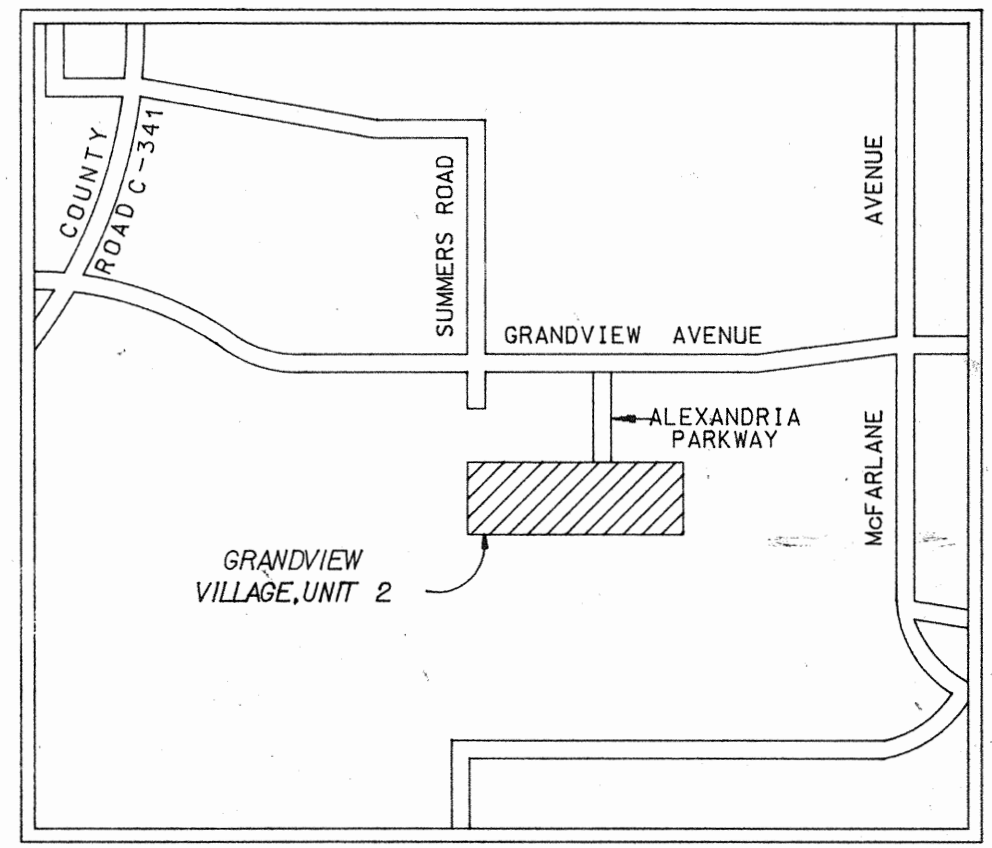
FILE NUMBER 96-17082  
 FILED AND RECORDED IN THE OFFICIAL RECORDS  
 OF COLUMBIA COUNTY, FLORIDA  
12-4, 1996 AT 2:38 O'CLOCK P  
 RECORD VERIFIED  
R. J. With Case  
 CLERK OF COURTS  
 COLUMBIA COUNTY, FLORIDA  
 BY: [Signature] D.C.



**LEGEND**

- 4" X 4" CONCRETE MONUMENT FOUND (PLS 2245)
- 4" X 4" CONCRETE MONUMENT SET (PLS 4303)
- PCP ○ PERMANENT CONTROL POINT (PCP) (P-K NAIL SET)
- PRM ■ PERMANENT REFERENCE MARKER (PRM)

CURVE				DATA					
NO.	RADIUS	DELTA	ARC	CHORD	NO.	RADIUS	DELTA	ARC	CHORD
C1	25.00'	86°10'54"	37.60'	34.16'	C11	25.00'	86°10'54"	37.60'	34.16'
C2	20.00'	45°22'50"	15.84'	15.43'	C12	20.00'	46°11'21"	16.12'	15.69'
C3	45.00'	41°14'48"	32.40'	31.70'	C13	45.00'	74°56'34"	58.86'	54.75'
C4	45.00'	51°18'07"	40.29'	38.96'	C14	45.00'	61°14'20"	48.10'	45.84'
C5	45.00'	43°37'23"	34.26'	33.44'	C15	45.00'	52°53'22"	41.54'	40.08'
C6	45.00'	40°11'14"	31.56'	30.92'	C16	45.00'	77°23'49"	60.79'	56.27'
C7	45.00'	44°52'26"	35.24'	34.35'	C17	45.00'	05°54'38"	4.64'	4.64'
C8	45.00'	51°07'07"	40.15'	38.83'	C18	20.00'	46°11'21"	16.12'	15.69'
C9	20.00'	46°11'21"	16.12'	15.69'	C19	25.00'	93°49'06"	40.94'	36.51'
C10	25.00'	93°49'06"	40.94'	36.51'					



LOCATION MAP

RICHARD C. COLE CROSS CREEK ESTATES  
 (PLAT BOOK 5, PAGES 129 & 129A)