

MARION PLACE OFFICE PARK

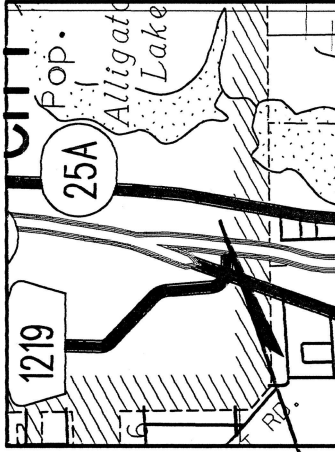
IN SECTIONS 5 & 8, T4-S, R17-E

CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

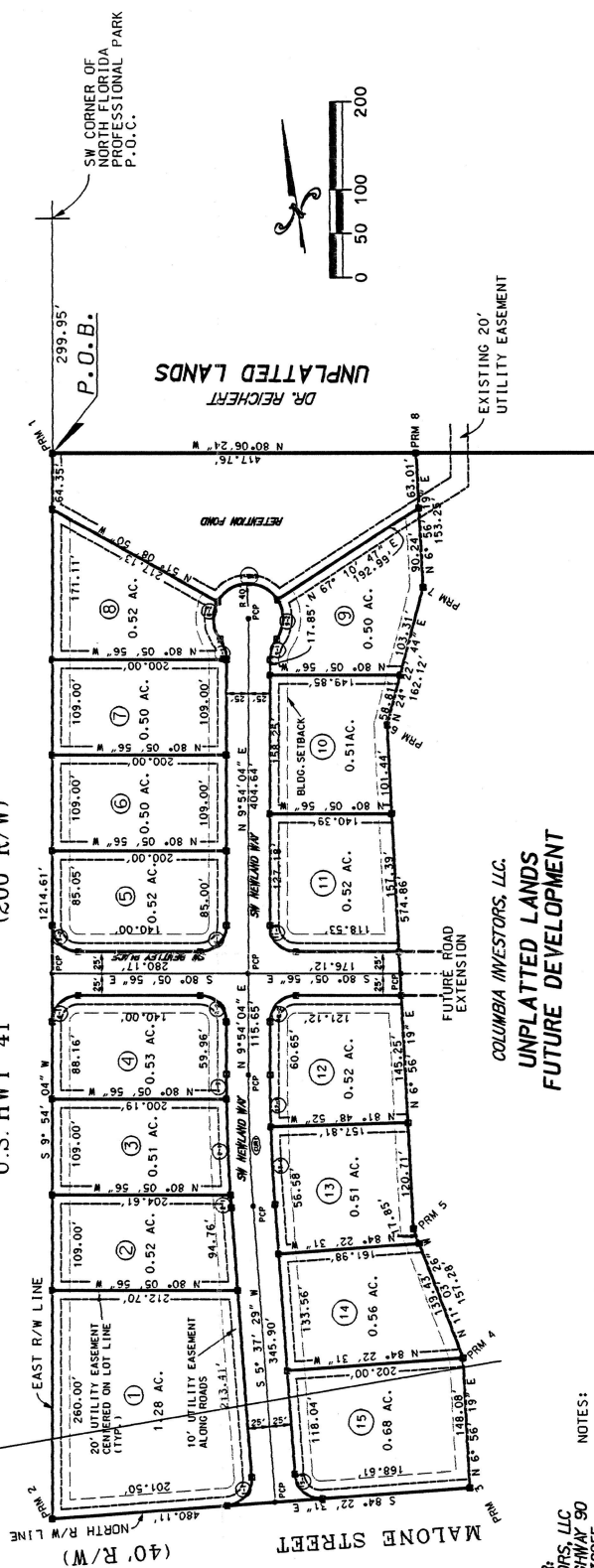
DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF NORTH FLORIDA PROFESSIONAL PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGES 155 AND 156 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 9° 54' 04" W 299.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 9° 54' 04" W STILL ALONG SAID EAST RIGHT-OF-WAY LINE, 1214.61 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MALONE STREET; THENCE S 84° 22' 31" E 480.11 FEET; THENCE N 11° 03' 26" W 122.12 FEET; THENCE N 6° 56' 19" E 148.08 FEET; THENCE N 11° 03' 26" W 122.12 FEET; THENCE N 6° 56' 19" E 148.08 FEET; THENCE N 11° 03' 26" W 122.12 FEET; THENCE N 6° 56' 19" E 148.08 FEET; THENCE N 11° 03' 26" W 122.12 FEET TO THE POINT OF BEGINNING.

PROJECT LOCATION



U.S. HWY 41 (200' R/W)



COLUMBIA INVESTORS, LLC.
 UNPLATTED LANDS
 FUTURE DEVELOPMENT

NOTES:

1. BEARINGS PROJECTED FROM EAST R/W LINE OF U.S. HWY. 41 (STATE ROAD NO. 25).
2. TOTAL ACRES IN SUBDIVISION IS 11.5170 ACRES.
3. SUBDIVISION CONSISTS OF 15 LOTS RANGING IN SIZE FROM 0.5005 TO 1.2772 ACRES.
4. WASTE WATER DISPOSAL IS TO BE CITY SANITARY SEWER.
5. WATER SUPPLY IS TO BE CITY POTABLE WATER.
6. PROPERTY IS ZONED C1.
7. ERROR OF CLOSURE BALANCED TO ZERO.
8. 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.
9. BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT - 20 FEET
 SIDE - 10 FEET
 REAR - 15 FEET

DEVELOPER:
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ABBREVIATIONS:

FIND = POINT OF BEGINNING
 P.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.O.D. = POINT OF DISCONTINUITY
 P.O.E. = POINT OF EASEMENT
 P.O.F. = POINT OF FLOODING
 P.O.G. = POINT OF GRADING
 P.O.H. = POINT OF HIGHWAY
 P.O.I. = POINT OF INTERSECTION
 P.O.J. = POINT OF JUNCTION
 P.O.L. = POINT OF LAYOUT
 P.O.M. = POINT OF MONUMENT
 P.O.N. = POINT OF NORTH
 P.O.S. = POINT OF SURVEY
 P.O.T. = POINT OF TOWNSHIP
 P.O.U. = POINT OF UTILITY
 P.O.V. = POINT OF VIEW
 P.O.W. = POINT OF WAY
 P.O.X. = POINT OF X
 P.O.Y. = POINT OF Y
 P.O.Z. = POINT OF Z

LEGEND
 P.O.B. = POINT OF BEGINNING
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