

THE MEADOWS OF TUSKENOOGEE

SITUATED IN: PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

DESCRIPTION: PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30, THENCE RUN SOUTH 89°52'45" WEST ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 689.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 18; (TUSKENOOGEE ROAD), THENCE RUN NORTH 1°59'22" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 40.85 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 1°59'22" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1165.41 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 18, SAID SOUTH RIGHT-OF-WAY LINE BEING IN A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5765.85 FEET, THENCE RUN ALONG AND AROUND CURVE A CURVE BEARING AND DISTANCE OF NORTH 7°57'46" EAST, 1286.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 82°16'12" EAST, A DISTANCE OF 965.02 FEET, THENCE RUN SOUTH 89°52'45" EAST, A DISTANCE OF 607.03 FEET, THENCE RUN SOUTH 89°52'45" WEST, A DISTANCE OF 1214.85 FEET, THENCE CONTAINING 45.66 ACRES MORE OR LESS.

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT A BAR S LAND AND CATTLE COMPANY, BY RON W. TURBEVILLE AS PRESIDENT HAS CAUSED THE LANDS HEREBY DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS THE MEADOWS OF TUSKENOOGEE AND THAT ALL ROADS, STREETS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

R. Turbeville
RON W. TURBEVILLE, PRESIDENT
A BAR S LAND AND CATTLE COMPANY
P.O. BOX 800
LAKE CITY, FLORIDA 32066
904-762-5036

WITNESS *J. Turbeville*

WITNESS *J. Turbeville*

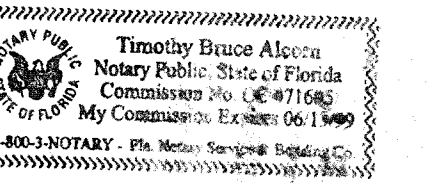
STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS 13 DAY OF APRIL, A.D. 1998, BEFORE ME PERSONALLY APPEARED RON W. TURBEVILLE, PRESIDENT IN BEHALF OF A BAR S LAND AND CATTLE COMPANY AS OWNER TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL OF THE ABOVE DATE.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA
THIS 28th DAY OF APRIL A.D. 1998

Timothy Bruce Alford
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-13-99



PUBLIC WORKS DIRECTOR, COLUMBIA COUNTY FLORIDA

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS ON 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.

DATE: 5/8/98

PUBLIC WORKS DIRECTOR

APPROVED BY BOARD OF COUNTY COMMISSIONERS, COLUMBIA COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION, THIS DAY OF May 7, 1998, A.D.

Donald
CHAIRMAN

DATE: May 7, 1998

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: May 7, 1998

Donald
COUNTY ATTORNEY

CERTIFICATE OF CLERK:

I HEREBY CERTIFY THAT THE FOREGOING PLAT, HAVING BEEN DULY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILE AND RECORDED THIS 21 DAY OF May, 1998 A.D. IN PLAT BOOK 6, PAGE 203.

CLERK OF COURT, COLUMBIA COUNTY FLORIDA.

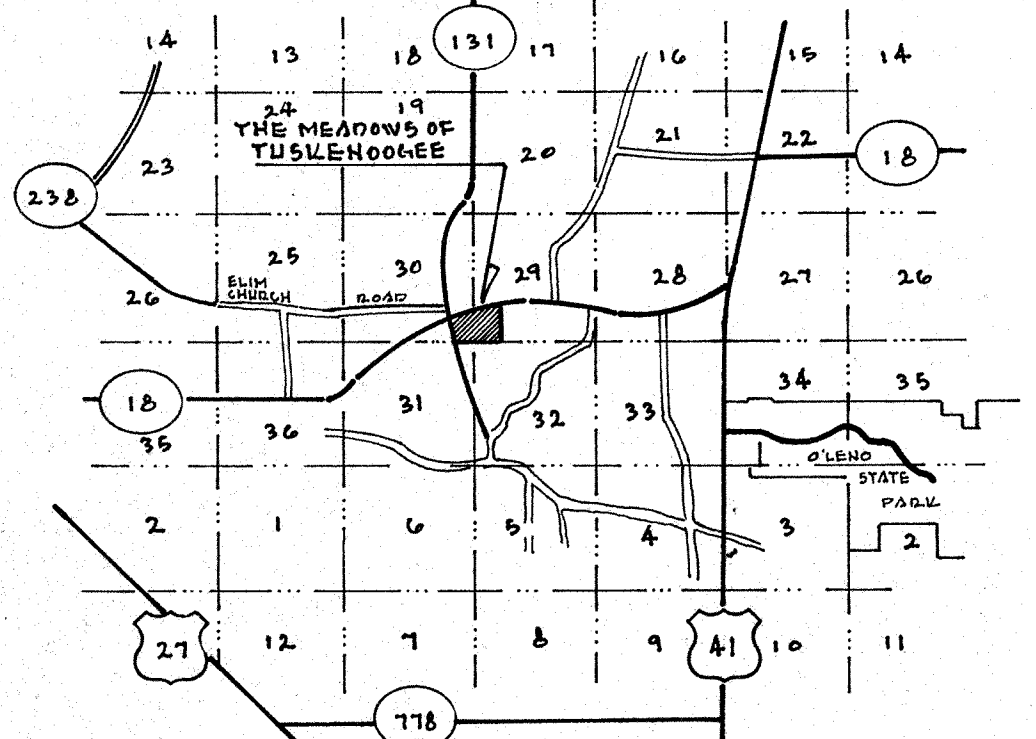
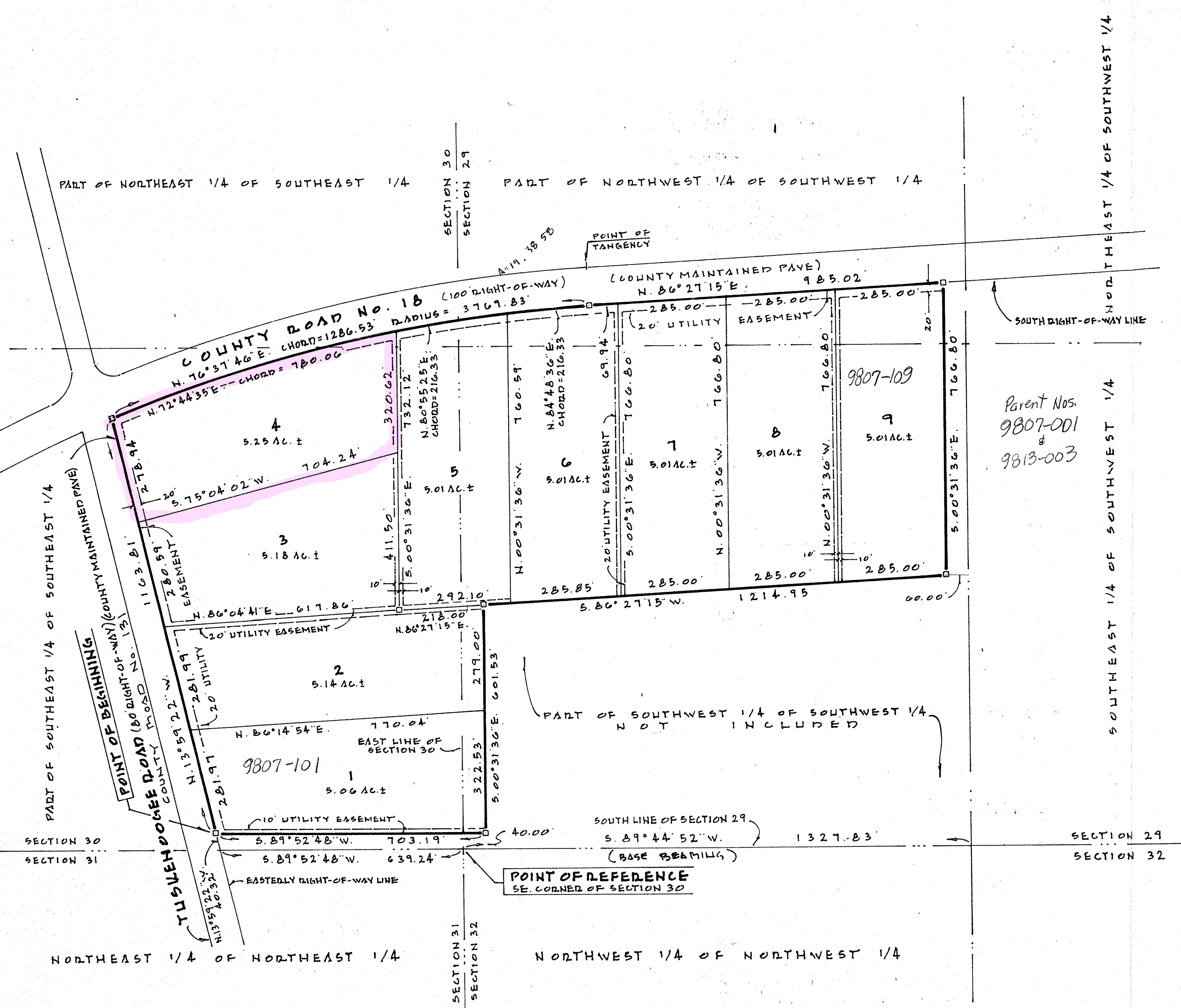
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE SURVEY DATA IS TRUE AND CORRECT AND THAT THE PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA IS TRUE AND CORRECT WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS SURVEYED AND PLATTED FALLS WITHIN ZONE 8 AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL 120070 0260B.

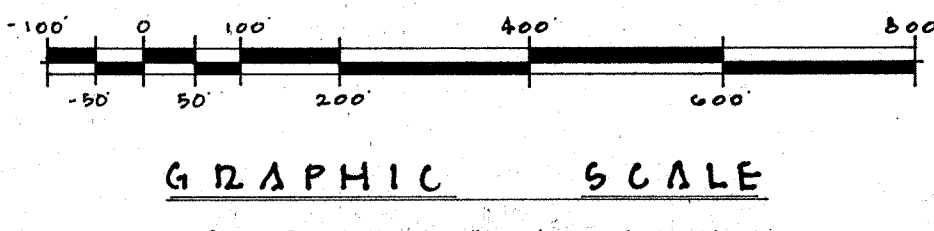
J. Sherman Frier
REGISTERED LAND SURVEYOR
FLA. CRT. NO. 2245
DATE: APRIL 27, 1998
JOB NO. 87-98

J. SHERMAN FRIER & ASSOCIATES
LAND SURVEYORS
130 WEST HOWARD STREET, P.O. BOX 800, LIVE OAK FLORIDA 32064
PHONE: 904-865-4629 FAX: 904-362-5270 TA/RR

SH. No. 105



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
SCALE IN FEET 1"=400'-500' FEET

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND AND NOTES

- DENOTES PERMANENT CONTROL POINT (PCP)
- DENOTES PERMANENT REFERENCE MONUMENT (PRM)
- 1) CLOSURE EXCEEDS 1:10,000.
- 2) BEARINGS BASED ON THE SOUTH LINE OF SAID SECTION 29. S. 89°52'45" W.
- 3) FOR SECTION BREAKDOWN SEE JOB FILE, THIS OFFICE.
- 4) CONCRETE MONUMENTS SET ON ALL CORNERS.
- 5) IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND OR UTILITIES LOCATED BY THIS SURVEY.
- 6) PRELIMINARY APPROVAL DATE: MARCH 5, 1998

DENOTES 30' UTILITY EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES.

“ THE MEADOWS OF TUSKENOOGEE “

PARENT PARCEL - 29-6S-17-09807-001 (25.32 Ac. remaining)

30-6s-17-09813-003 (Deleted)

Owner: A Bar S Land & Cattle CO.

President: Ron W. Turbeville

HEADER PARCEL - 30-6S-17-09807-100

A S/D lying in part of the W1/2 of SW1/4 of Sec. 29-6s-17E & lying in part of the E1/2 of SE1/4 of Sec. 30-6s-17E, consisting of 45.68 Ac. & recorded in Plat Bk. 6, Pg. 203.

ACREAGE LOT # PARCEL #

5.07 Ac.	1	30-6s-17-09807-101
5.14 Ac.	2	30-6s-17-09807-102
5.18 Ac.	3	30-6s-17-09807-103
5.25 Ac.	4	30-6s-17-09807-104
5.01 Ac.	5	30-6s-17-09807-105
5.01 Ac.	6	30-6s-17-09807-106
5.01 Ac.	7	30-6s-17-09807-107
5.01 Ac.	8	30-6s-17-09807-108
5.01 Ac.	9	30-6s-17-09807-109

---	Tax Dist.	003
	NBHD Code	029617.01
	Zoning	A-1
	Road	03
	Topo	02
	Utilities	03
	ORB	854-2412
	Map #	105
	Value	\$ 20,000