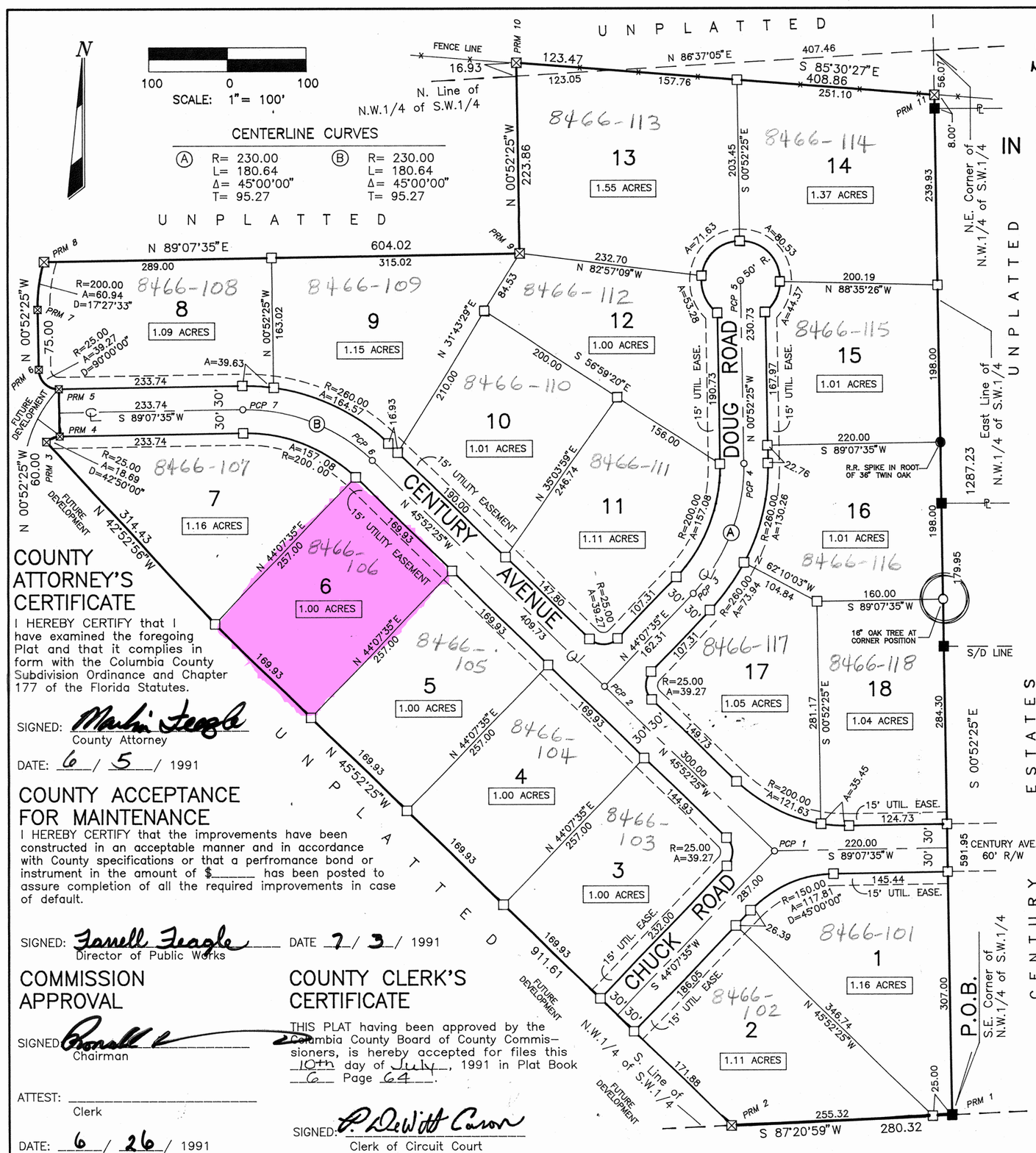
PLAT BOOK 6 , PAGE 64

O.R. Book 748 Page 416

FILE NUMBER 91-10023
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
July 10, 1991 AT 2:52 O'CLOCK P.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Phyllis Powers D.C.

Saddle of the South Estates

IN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 17 EAST COLUMBIA COUNTY, FLORIDA



DESCRIPTION

BEGIN at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 4 South, Range 17 East, Columbia County, Florida and run S.87°20'59"W. along the South line of said Northwest 1/4 of the Southwest 1/4 a distance of 280.32 feet; thence N.45°52'25"W. 911.61 feet; thence N.42°52'56"W. 314.43 feet to a point on the arc of a curve concave to the Southeast having a radius of 25.00 feet and a central angle of 42°50'00"; thence Northeasterly along the arc of said curve 18.69 feet; thence N.00°52'25"W. 60.00 feet to the Point of Curve of a curve concave to the Northeast having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly along the arc of said curve 39.27 feet to the Point of Tangency of said curve; thence N.00°52'25"W. 75.00 feet to the Point of Curve of a curve concave to the East having a radius of 200.00 feet and a central angle of 17°27'33"; thence Northerly along the arc of said curve 60.94 feet; thence N.89°07'35"E. 604.02 feet; thence N.00°52'25"W. 223.86 feet to a point on the North line of said Northwest 1/4 of the Southwest 1/4; thence continue N.00°52'25"W. 16.93 feet; thence S.85°30'27"E. 123.47 feet to a point on the North line of said Northwest 1/4 of the Southwest 1/4; thence continue S.85°30'27"E. 408.86 feet to a point on the East line of said Northwest 1/4 of the Southwest 1/4; thence S.00°52'25"E.along said East line 1287.23 feet to the POINT OF BEGINNING.

LEGEND / NOTES

1.) ⊠ = P.R.M. Set with brass cap stamped PLS 3628 and date.

2.) □ = 4"x 4" Concrete Monument set, brass cap stamped PLS 3628.

3.) ■ = Concrete Monument found in place at time of Survey.

4.) Boundary based on monuments found, a prior Survey by Lauren Britt, PLS, prior Surveys by L.L. Lee and Associates and insruction from client.

5.) Bearings projected from above–referenced L.L. Lee and Assoc. Surveys.

6.) Interior improvements or underground encroachments, if present, were not located with this Survey.

7.) Boundary closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in the State of Florida.

8.) Water Supply and sewerage disposal to be provided by individual lot owners, subject to County approval.

9.) These lands do not lie in Flood Zone "A", per F.I.R.M. Flood Hazard Maps. The development lies within Flood Zone "X", which has been determined to be outside of the 500 year Flood Plane.

10.) Date of Preliminary Plat approval: August 2, 1990.

COUNTY ATTORNEY'S 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.

SIGNED: Martin Feagle
County Attorney

DATE: 6 / 5 / 1991

COUNTY ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with County specifications or that a perfromance bond or instrument in the amount of $_____ has been posted to assure completion of all the required improvements in case of default.

SIGNED: Farrell Feagle DATE 7 / 3 / 1991
Director of Public Works

COMMISSION APPROVAL

SIGNED: Ronald E _____
Chairman

ATTEST: _____
Clerk

DATE: 6 / 26 / 1991

COUNTY CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners, is hereby accepted for files this 10th day of July, 1991 in Plat Book 6 Page 64.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

SURVEYOR'S CERTIFICATION

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 Control Points have been set as shown and that the survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Donald F. Lee DATE: 5 / 31 / 1991
Donald (F. Lee, P.L.S.
Florida Registered Certificate No. 3628

NOT VALID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL

SEAL

ADDITIONAL NOTES

NOTICE: There may be additional restrictions that are not recorded on the face of this Plat that may be found in the Public Records of this County.

NOTICE: All Utility Easements shown on this Plat shall also constitute easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may serve the lands encompassed by this Plat.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Bullard Development Company, as owner has caused the land herein described to surveyed, subdivided and platted to be known as "SADDLE OF THE SOUTH ESTATES" and that all roads, streets, alleys and other right–of–way and all easements for utilities, drainage and other purposes and all purposes incident thereto as shown and depicted hereon are hereby dedicated to the perpetuel use of the Public.

OWNERS:

Joe D Bullard
Joe D. Bullard, President

Audrey S Bullard
Audrey S. Bullard, Secretary

Janet DeRossa
Witness

Marian J. Walden
Witness

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

The Dedication hereon was acknowledged before me this 31st day of May, 1991 by Joe D. Bullard, President and Audrey S. Bullard, Secretary of Bullard Development Company.

SIGNED: Janet M. DeRossa
NOTARY PUBLIC, Florida at Large

My Commission Expires: 6-2-92.

SEAL

SHEET 1 OF 1

CAD FILE: \DRAW\1327S

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (904) 755–6166 FAX: (904) 755–6167