" 247 PLACE "
FOR 2008

PARENT PARCEL – 11-4S-16-02918-003 – 8.43 AC. – 8.35 AC = <u>.08 AC LEFT</u>

HEADER PARCEL – 11-4S-16-02918-100 – A S/D LYING IN THE N1/2 OF THE NW1/4 OF THE SW1/4 LYING EAST OF SR-247 CONTAINIG 8.43 AC'S M.O.L. RECORDED ON 09-19-2007 IN PLAR BOOK 9 PAGES 35 & 36.

LOT 1	**11-4S-16-02918-101**	**.82 AC.**	
LOT 2	**11-4S-16-02918-102**	**.82 AC.**	
LOT 3	**11-4S-16-02918-103**	**.96 AC.**	**(.70 ac useable, .26 ac retention area)**
LOT 4	**11-4S-16-02918-104**	**1.11 AC.**	**(.73 ac useable, .38 ac retention area)**
LOT 5	**11-4S-16-02918-105**	**1.45 AC.**	**(.61 ac useable, .84 ac retention area)**
LOT 6	**11-4S-16-02918-106**	**.75 AC.**	
LOT 7	**11-4S-16-02918-107**	**1.15 AC.**	

PRIVATE ROADS	**11-4S-16-02918-099**	**1.38 AC.**

FILE NUMBER 2007202298
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
9-19-2007 AT 10:22 O'CLOCK AM

OFFICIAL RECORDS
BOOK 1131 PAGE 1092

RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Sharon Eagle D.C.

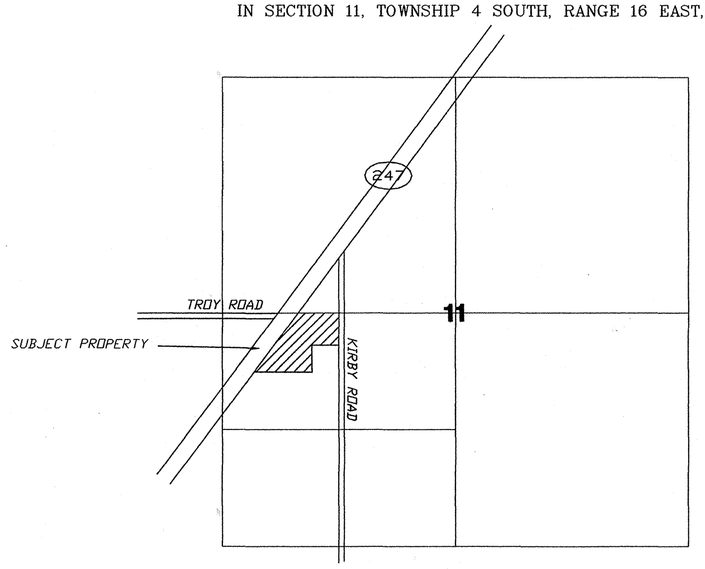
CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

"247 PLACE"

SECTION 11, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9
PAGES 35
SHEET 1 OF 2

IN SECTION 11, TOWNSHIP 4 SOUTH, RANGE 16 EAST,



LOCATION SKETCH
NOT TO SCALE

DESCRIPTION:
SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.87°41'24"E., ALONG THE NORTH LINE THEREOF, 794.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.87°40'35"E., STILL ALONG SAID NORTH LINE, 495.22 FEET TO THE WEST RIGHT-OF-WAY LINE OF KIRBY ROAD; THENCE S.03°04'01"E., ALONG SAID WEST RIGHT-OF-WAY LINE, 310.95 FEET; THENCE S.88°17'27"W., 275.00 FEET; THENCE S.03°04'01"E., 275.00 FEET; THENCE S.88°17'27"W., 763.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 247; THENCE N.40°40'11"E., ALONG SAID EAST RIGHT-OF-WAY LINE, 394.99 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 72°37'52", AND A CHORD BEARING AND DISTANCE OF N.76°59'06"E., 29.61 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 31.69 FEET; THENCE S.66°41'58"E., 52.38 FEET TO A POINT ON A NON-TANGENT CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, AN INCLUDED ANGLE OF 60°00'00", AND A CHORD BEARING AND DISTANCE OF S.23°18'02"W., 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 62.83 FEET; THENCE N.66°41'58"W., 17.98 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 107°22'08", AND A CHORD BEARING AND DISTANCE OF N.13°00'54"W., 40.29 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 46.85 FEET; THENCE N.40°40'11"E., 275.57 FEET TO THE POINT OF BEGINNING. CONTAINING 8.43 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT ELAINE K. TOLAR, AS OWNER, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "247 PLACE", AND THAT ALL ROADS, STREETS, RETENTION AREAS, STORMWATER BAISIN, AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO, AS SHOWN AND/OR DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT WILL BE PRIVATELY OWNED AND MAINTAINED BY A PRIVATE OWNER'S ASSOCIATION..

ATTEST
WITNESS AS TO OWNER

WITNESS AS TO OWNER

Elaine K Tolar
ELAINE K. TOLAR

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 31st DAY OF July, 2007 A.D., BEFORE ME PERSONALLY APPEARED ELAINE K. TOLAR, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED 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 ON THE ABOVE DATE.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 4-5-10

NOTARY PUBLIC STATE OF FLORIDA
DORIS M DRAKE
MY COMMISSION # DD537517
EXPIRES: Apr. 5, 2010
(407) 398-0153 Florida Notary Service.com

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.87°41'24"E. FOR THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 11.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NUMBER 120070 0175 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
6. EASEMENTS ARE AS SHOWN HEREON.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
8. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
9. PRELIMINARY PLAT APPROVED ON SEPTEMBER 7, 2006.
10. THE INTENDED USE OF ALL LOTS ARE COMMERCIAL IN NATURE.

NOTICE:

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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 THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

COUNTY ATTORNEY CERTIFICATE:

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

DATE: August 8, 2007

Marlin Feagle, attorney
COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 17th DAY OF May, 2007, A.D.

E W Porter
CHAIRMAN

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS N. 18th DAY OF September, 2007, AND IN PLAT BOOK 9 PAGE 35&36

P. DeWitt Cason
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEVELOPER:
ELAINE K. TOLAR
2716 W. U.S. HIGHWAY #90
LAKE CITY, FLORIDA 32055
386-752-4211

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.

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

Hoyle Crowder
DIRECTOR OF PUBLIC WORKS

8/14/2007
DATE

CERTIFICATE OF COUNTY 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: Timothy A. DeLoBene DATE: 8/11/07 REGISTRATION #: 5594

PRINT: TIMOTHY A. DELOBENE

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.

L. SCOTT BRITT, PSM #5757

04/23/07
DATE:

STATE OF FLORIDA L. SCOTT BRITT 5757 REGISTERED LAND SURVEYOR

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-15800

OFFICIAL RECORDS
BOOK 431 PAGE 1092

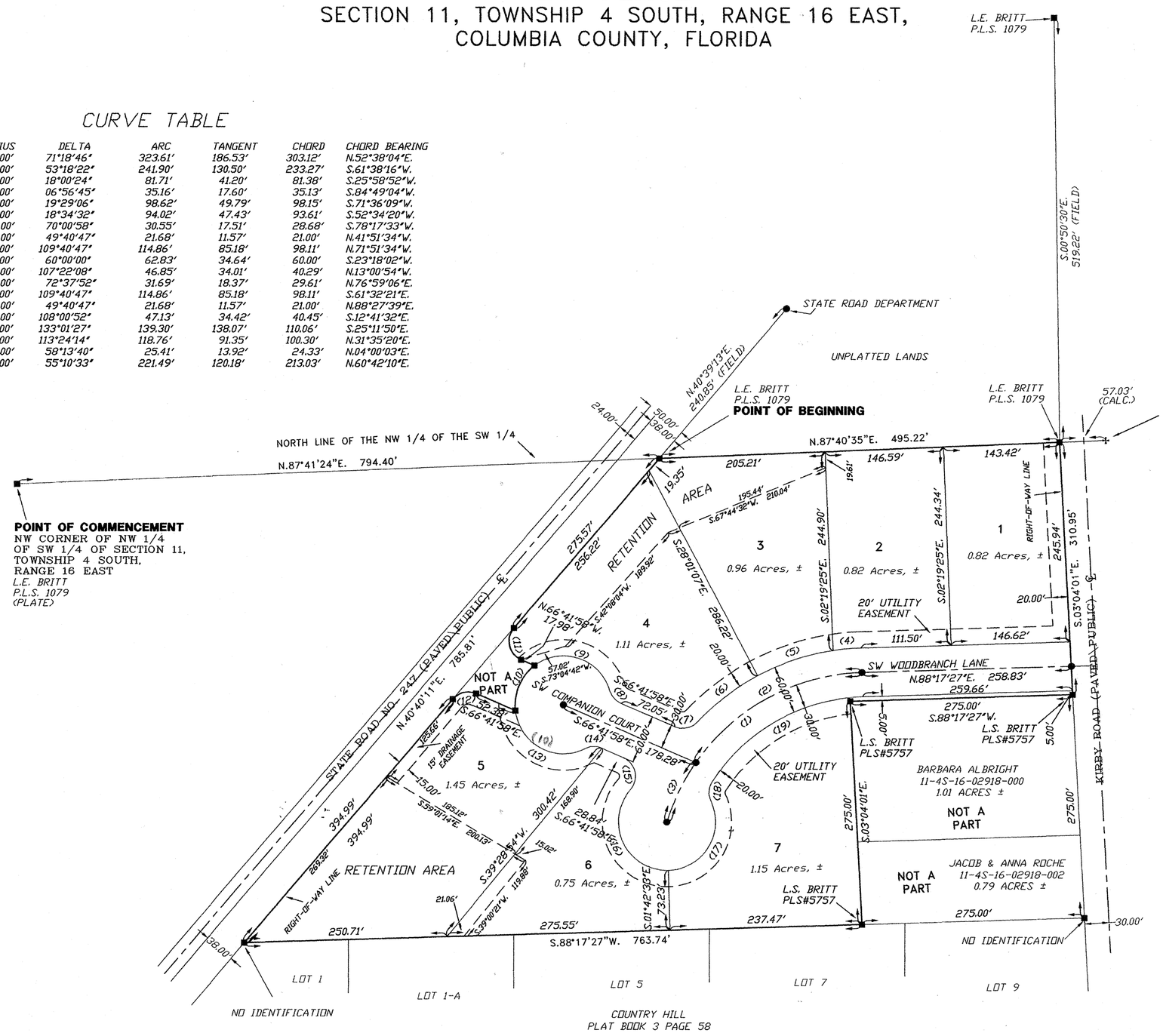
"247 PLACE"

SECTION 11, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9
PAGES 36
SHEET 2 OF 2

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	260.00'	71°18'46"	323.61'	186.53'	303.12'	N.52°38'04"E.
2	260.00'	53°18'22"	241.90'	130.50'	233.27'	S.61°38'16"W.
3	260.00'	18°00'24"	81.71'	41.20'	81.38'	S.25°58'52"W.
4	290.00'	06°56'45"	35.16'	17.60'	35.13'	S.84°49'04"W.
5	290.00'	19°29'06"	98.62'	49.79'	98.15'	S.71°36'09"W.
6	290.00'	18°34'32"	94.02'	47.43'	93.61'	S.52°34'20"W.
7	25.00'	70°00'58"	30.55'	17.51'	28.68'	S.78°17'33"W.
8	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.41°51'34"W.
9	60.00'	109°40'47"	114.86'	85.18'	98.11'	N.71°51'34"W.
10	60.00'	60°00'00"	62.83'	34.64'	60.00'	S.23°18'02"W.
11	25.00'	107°22'08"	46.85'	34.01'	40.29'	N.13°00'54"W.
12	25.00'	72°37'52"	31.69'	18.37'	29.61'	N.76°59'06"E.
13	60.00'	109°40'47"	114.86'	85.18'	98.11'	S.61°32'21"E.
14	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.88°27'39"E.
15	25.00'	108°00'52"	47.13'	34.42'	40.45'	S.12°41'32"E.
16	60.00'	133°01'27"	139.30'	138.07'	110.06'	S.25°11'50"E.
17	60.00'	113°24'14"	118.76'	91.35'	100.30'	N.31°35'20"E.
18	25.00'	58°13'40"	25.41'	13.92'	24.33'	N.04°00'03"E.
19	230.00'	55°10'33"	221.49'	120.18'	213.03'	N.60°42'10"E.



SCALE: 1" = 100'

GRAPHIC SCALE 0 25 50 100 200

SYMBOL LEGEND:

P.R.M.	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
℄	CENTERLINE
■	4"X4" CONCRETE MONUMENT
MFE	MINIMUM FLOOR ELEVATION
TYP	TYPICAL
●	PERMANENT CONTROL POINT

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