Inst: 202012010594 Date: 06/17/2020 Time: 10:47AM
Page 1 of 1 B: 1413 P: 1581 P.DeWitt Cason, Clerk of Court
Columbia, County, By: KY
Deputy Clerk

41 SOUTH BUSINESS PARK

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

PLAT BOOK 9
PAGES 154
SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT RFJ PROPERTIES, INC., ROBERT F. JORDAN, MUGGRIDGE AND WIMBERLEY, LLC, AS OWNERS, AND ROBERT F. JORDAN AND THE PARK AVENUE BANK, AS MORTGAGEES, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "41 SOUTH BUSINESS PARK", AND THAT ALL ROADS, STREETS, RETENTION AREAS STORMWATER BASINS, 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, AND HEREBY CONVEYED TO, A PRIVATE OWNER'S ASSOCIATION, SOUTH 41 BUSINESS PARK/COLUMBIA PROPERTY OWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION.

WITNESS
WITNESS AS TO OWNER — WITNESS AS TO OWNER — ROBERT F. JORDAN AS PRESIDENT RFJ PROPERTIES

WITNESS AS TO OWNER — WITNESS AS TO OWNER — ROBERT F. JORDAN

WITNESS AS TO OWNER — WITNESS AS TO OWNER — ERNIE L. WIMBERLY AS C.E.O. MUGGRIDGE WIMBERLY, LIMITED

WITNESS AS TO MORTGAGEE — WITNESS AS TO MORTGAGEE — ROBERT F. JORDAN

WITNESS AS TO MORTGAGEE — WITNESS AS TO MORTGAGEE — THOMPSON HURRIE VICE-PRESIDENT THE PARK AVENUE BANK

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 2 DAY OF August, 2007 A.D., BEFORE ME PERSONALLY APPEARED ROBERT F. JORDAN, AS PRESENT OF RFJ PROPERTIES, INC., AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBE IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXEITION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

Ebelle Sims — NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: September 16, 2007 #DD229981 Bonded thru Troy Fain-Insurance

ACKNOWLEDGMENT: STATE OF GEORGIA, COUNTY OF LOWNDES.

I HEREBY CERTIFY THAT ON THIS 4 DAY OF September 2007 A.D., BEFORE ME PERSONALLY APPEARED ERNIE L. WIMBERLY, AS C.E.O. OF MUGGRIDGE AND WIMBERLY, LLC, 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/HER FREE ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC, STATE OF GEORGIA AT LARGE

MY COMMISSION EXPIRES: June 28, 2010 — NOTARY PUBLIC LOWNDES COUNTY, GEORGIA

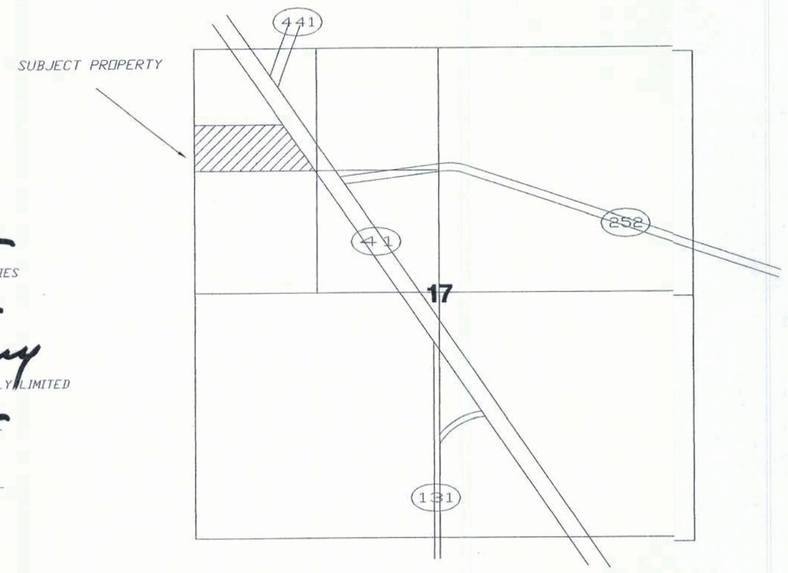
SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOND.
2. BEARINGS ARE BASED ON AN ASSUMED BARING OF S.01°57'51"E. FOR THE WEST LINE OF SECTION 17.
3. SOME PORTIONS OF THIS PROPERTY ARE I ZONE "A" AND MAY BE SUBJECT TO FLOODING; SOME PORTIONS OF THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YER FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY 1988, COMMUNITY PANEL NUMBER 120070 0175B.
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 PLAN APPROVED ON JUNE 1 2006.

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.

SECTION 17, TOWNSHIP 4 SOUTH, RANGE 17 EAST.



LOCATION SKETCH
NOT TO SCALE

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 2 DAY OF August, 2007 A.D., BEFORE ME PERSONALLY APPEARED ROBERT F. JORDAN, 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/HER 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.

Ebelle Sims — NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: September 16, 2007 #DD229981 Bonded thru Troy Fain-Insurance

ACKNOWLEDGMENT: STATE OF GEORGIA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 2 DAY OF August, 2007 A.D., BEFORE ME PERSONALLY APPEARED ROBERT F. JORDAN, AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER 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.

Ebelle Sims — NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: September 16, 2007 #DD229981 Bonded thru Troy Fain-Insurance

ACKNOWLEDGMENT: STATE OF GEORGIA, COUNTY OF LOWNDES.

I HEREBY CERTIFY THAT ON THIS 4 DAY OF September, 2007 A.D., BEFORE ME PERSONALLY APPEARED THOMPSON HURRIE, AS VICE-PRESIDENT OF THE PARK AVENUE BANK, AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER 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 GEORGIA AT LARGE

MY COMMISSION EXPIRES: June 28, 2010 — RESA DAVIS NOTARY PUBLIC LOWNDES COUNTY, GEORGIA

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:

RFJ PROPERTIES, INC
934 N.E. LAKE DESOTO CIRCLE
LAKE CITY, FLORIDA, 32055
386-755-3456

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: 9/14/07 — Marlin Feagle, Atty, COUNTY ATTORNEY

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 17th DAY OF JUNE, 2020 A.D., IN PLAT BOOK 9 PAGE 154-155

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

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 $ 0 OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $ 0 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Hoyle Crowder — DIRECTOR OF PUBLIC WORKS — 9/20/07 DATE

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF July 19, 2007, A.D.

E.W. Porter
CHAIRMAN

DESCRIPTION:
COMMENCE AT THE NW CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.01°57'51"E., ALONG THE WEST LINE OF SAID SECTION 17, 813.30 FEET TO THE POINT OF BEGINNING; THENCE N.87°50'01"E., 915.22 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #41 (STATE ROAD #25); THENCE S.36°04'45"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 586.71 FEET; THENCE S.85°53'00"W., 1245.15 FEET TO THE WEST LINE OF SAID SECTION 17; THENCE N.01°57'51"W., ALONG SAID WEST LINE 529.28 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 12.00 FOOT WIDE EASEMENT OVER AND ACROSS THE SOUTH 12.00 FEET OF THE EAST 511.36 FEET THEREOF. THE BOUNDARIES EXTEND OT CONTRACT AS REQUIRED TO CREATE THE EXTENTIONS OF SAID EASEMENT.

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. DeLoeng DATE: 8/1/07 REGISTRATION #: 5594

PRINT: TIMOTHY A. DELOENG

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 — 8/01/07 DATE:

BRITT SURVEYING & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
830 WEST DUVAL STREET LAKE CITY, FLORIDA 32055
(386)752-7163 FAX (386)752-5573
WORK ORDER # L- 17127

41 SOUTH BUSINESS PARK

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

PLAT BOOK 9
PAGES 155
SHEET 2 OF 2

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.81°04'45"E.
2	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.08°55'15"W.
3	200.00'	31°57'45"	111.57'	57.28'	110.13'	S.69°54'08"W.
4	230.00'	31°57'45"	128.31'	65.87'	126.65'	S.69°54'08"W.
5	260.00'	31°57'45"	145.04'	74.46'	143.17'	S.69°54'08"W.
6	260.00'	46°23'53"	210.55'	111.43'	204.84'	N.70°55'04"W.
7	230.01'	25°01'17"	100.44'	51.04'	99.65'	N.81°36'36"W.
8	230.00'	21°22'36"	85.81'	43.41'	85.32'	N.58°24'09"W.
9	100.00'	70°31'44"	36.93'	21.21'	34.64'	N.12°27'16"W.
10	600.00'	114°48'42"	120.23'	93.84'	101.10'	N.34°35'45"W.
11	600.00'	135°43'02"	142.12'	147.46'	111.15'	S.20°08'23"W.
12	2500.00'	28°53'12"	146.21'	74.69'	144.66'	S.62°09'43"E.
13	2500.00'	17°30'41"	88.63'	44.66'	88.29'	S.85°21'40"E.

LINE TABLE

Line	Bearing	Distance
L1	N.15°27'23"W.	71.19'
L2	N.07°52'22"E.	53.43'
L3	N.28°35'03"E.	57.45'
L4	N.02°45'03"W.	63.66'
L5	N.22°57'37"W.	82.53'
L6	N.02°10'09"E.	59.34'
L7	N.34°28'31"E.	68.25'
L8	S.45°22'05"E.	49.71'
L9	S.46°31'35"E.	41.71'
L10	S.51°55'25"E.	77.77'
L11	S.44°44'52"E.	87.83'

N

SCALE: 1" = 100'

0 25 50 100 200
GRAPHIC SCALE

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

UNLESS OTHERWISE SHOWN HEREON ALL CORNERS SHOWN HEREON ARE L.S. BRITT PLS #5757

POINT OF COMMENCEMENT
NW CORNER OF SECTION 17

S.01°57'51"E. 813.30'

WEST LINE OF SECTION 17

100 YEAR FLOOD LINE PER F.I.R.M. SEE NOTE #3

JAMES KEATON
17-4S-17-08429-000
10 ACRES, ±

100 YEAR FLOODLINE
PER PROJECT ENGINEER
ELEVATION = 97.3 FEET
NAVD 88

POINT OF BEGINNING
W.C. HALE PLS #1519

W.C. HALE PLS #1519

P.R.M.

N.87°50'01"E. 915.22'

311.13'

179.82'

91.93'

98.19'

234.14'

P.R.M.

100.00'

U.S. HIGHWAY #41
NORTH BOUND

121.46'

20' UTILITY EASEMENT

(1) (10)

N.42°16'52"E. 30.00'

2
0.82 Acres, ±

S.85°53'00"W. 242.05'

5
0.50 Acres, ±

4
0.50 Acres, ±

3
0.50 Acres, ±

1
0.69 Acres, ±

20' UTILITY EASEMENT

S.02°09'59"E. 214.40'

S.04°07'00"E. 232.74'

S.02°09'59"E. 229.52'

N.02°09'59"W. 118.44'

(9) N.47°43'08"W. 57.32'

S.47°43'08"E. 152.78'

S.47°43'08"E. 152.78'

20.00' TYP.

1.89'

90.33'

60.03'

149.31'

(2) (3) (4) (5) (6) (7)

SW TIGERVIEW GLEN
N.85°53'00"E. 301.57'

13.88'(2)

138.88'

N.53°55'15"E.

S.36°04'45"E. 147.50'

586.71'

SOUTH BOUND

RETENTION AREA
NON-BUILDABLE PARCEL

WETLAND BUFFER LINE

L6 L5 L4 L3 L2 L1 L7 L8 L9 L10 L11

S.13°28'36"E. 69.75'

N.00°28'39"W. 66.25'

S.00°00'44"E. 79.54'

S.44°08'45"E. 80.37'

S.38°12'44"E. 33.55'

35.00'

FLAGGED WETLANDS LINE

MICHAEL MILLIKIN
18-4S-17-08451-000
95.3 ACRES, ±

N.01°57'51"W. 529.28'

6
0.51 Acres, ±

7
0.51 Acres, ±

8
0.50 Acres, ±

9
0.50 Acres, ±

10
0.93 Acres, ±

11
0.98 Acres, ±

20.00' TYP.

12.74'

100.00'

100.00'

60.00'

28.83'

S.04°07'00"E. 115.79'

DRAINAGE EASEMENT

S.04°07'00"E. 229.78'

S.04°07'00"E. 216.34'

S.04°07'00"E. 216.34'

S.04°07'00"E. 216.34'

S.85°53'00"W. 20.00'

S.85°53'00"W. 80.00'

15.00'

100.00'

100.00'

20.00'

12.00'

15.00'

DRAINAGE EASEMENT

S.59°58'57"E. 88.95'

S.54°00'56"W. 81.31'

N.65°16'54"E. 50.33'

N.53°55'15"E. 46.66'

153.22'

20' UTILITY EASEMENT

61.32'

N.88°17'17"W. 431.84'

N.85°53'00"E. 424.39'

192.50'

P.R.M.

98.79'

51.31'

199.48'

511.36'

LB #4016

12' EASEMENT INGRESS AND EGRESS

NO IDENTIFICATION

NO IDENTIFICATION
ELEVATION = 102.68'

P.R.M.

479.72'

S.85°53'00"W. 1245.15'

3.00' N.04°07'00"W.

SW CORNER OF THE NW 1/4 OF THE NW 1/4, SECTION 17
W.C. HALE PLS #1519

WEY A HUTCHINS
17-4S-17-08413-000
1.8 ACRES, ±

100 YEAR FLOOD LINE
PER PROJECT ENGINEER
ELEVATION = 96.73 FEET
NAVD 88

SOUTH LINE NW 1/4 OF THE NW 1/4

100 YEAR FLOOD LINE
PER F.I.R.M. SEE NOTE #3

STAFFORD L SCAFF JR
17-4S-17-08408-000
3.44 ACRES, ±

SPECIAL FLOOD NOTICE:
THE FEMA FLOOD LINE AS SHOWN HEREON DOES NOT REFLECT THE FILL DIRT PLACED ON THESE PARCELS AS PER THE CONSTRUCTION PLANS AND PERMITTED BY THE SUWANNEE RIVER WATER MANAGMENT DISTRICT AGENCY.

DEVELOPER:
RFJ PROPERTIES, INC
934 N.E. LAKE DESOTO CIRCLE
LAKE CITY, FLORIDA, 32055
386-755-3456

PROJECT ENGINEER:
HUEY HAWKINS
6855 W ELIM CHURCH ROAD
FORT WHITE, FLORIDA, 32038
386-755-2295

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.

BRITT SURVEYING
& ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
830 WEST DUVAL STREET LAKE CITY, FLORIDA 32055
(386)752-7163 FAX (386)752-5573

WORK ORDER # L- **17127**