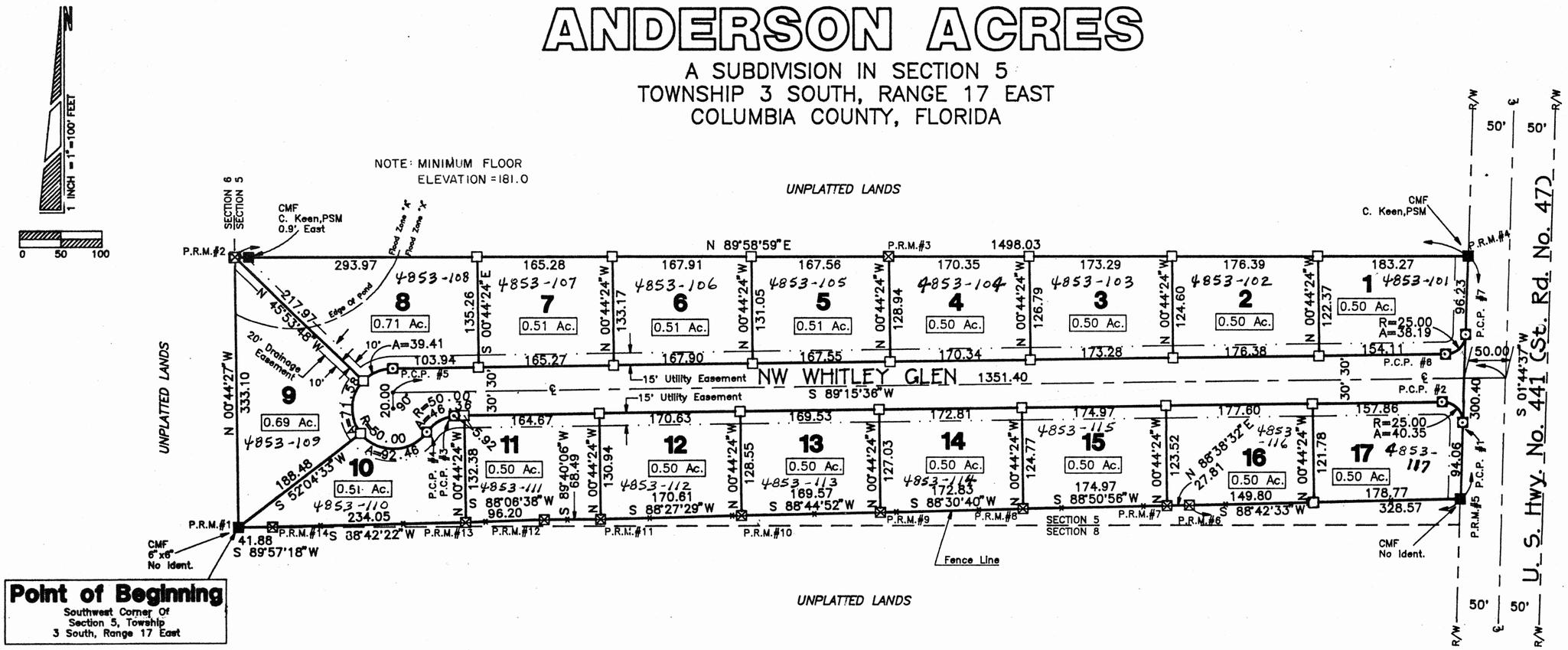
ANDERSON ACRES

A SUBDIVISION IN SECTION 5
TOWNSHIP 3 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



Point of Beginning
Southwest Corner Of
Section 5, Township
3 South, Range 17 East

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 21 day of May, 19 97, in Plat Book 6, Page 180.

SIGNED: P. Dewitt Cason
Clerk of Circuit Court

COMMISSION APPROVAL

SIGNED:
Chairman
DATE : 5/20/1997.

ATTEST: P. Dewitt Cason
Clerk

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 performance bond or instrument in the amount of $_____ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: Jerry Brooh DATE: 5-19-97
Director of Public Works

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Marlin Feagle DATE: May 15, 1997
County Attorney, Columbia County

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

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

DEDICATION

KNOW ALL MEN BY THESE PRESENT, that Subrandy Limited Partnership, as owner, has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as ANDERSON ACRES, and that all Rights-of-Way and easements as shown are hereby dedicated to the perpetual use of the Public for proper uses and purposes as hereon shown.

Bradley N. Dicks
Bradley N. Dicks
General Partner
Subrandy Ltd. Partnership

Witness: Eva E. Simmons
Witness: Andrew J. Dicks

ACKNOWLEDGEMENT

STATE OF FL, COUNTY OF Columbia

I HEREBY CERTIFY that on this 22nd day of April, A.D. 1997, before me personally appeared Bradley N. Dicks, Gereral Partner of Subrandy Limited Partnership, as owner, to me known to be the individual described in and who executed the foregoing dedication and he acknowledges execution thereof.

WITNESS MY HAND AND SEAL AT Lake City, STATE OF FL, THIS 22 DAY OF April, A.D. 1997.

Eva E. Simmons
NOTARY PUBLIC, STATE OF FL

NOTARY SEAL

My Commission Expires: 8-2-97

DESCRIPTION

BEGIN at the Southwest corner of Section 5, Township 3 South, Range 17 East, Columbia County, Florida and run N00°44'27"W along the West line of said Section 5 a distance of 333.10 feet; thence N89°58'59"E 1498.03 feet to a point on the Westerly Right-of-Way line of U.S. Highway No. 441; thence S01°44'37"W along said Westerly Right-of-Way line a distance of 300.40 feet to a point on a fence line; thence Westerly along said fence line the following courses:

S88°42'33"W	328.57 feet
S88°38'32"W	27.81 feet
S88°50'56"W	174.97 feet
S88°30'40"W	172.83 feet
S88°44'52"W	169.57 feet
S88°27'29"W	170.61 feet
S89°40'06"W	68.49 feet
S88°06'38"W	96.20 feet
S88°42'22"W	234.05 feet

to a point on the South line of said Section 5; thence S89°57'18"W along said South line 41.88 feet to the POINT OF BEGINNING. Containing 10.85 acres, more or less.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the lands 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.

SIGNED :
Donald F. Lee, P.S.M.
Florida Registered Cert. No. 3628

SEAL

DATE: 4/21/1997.

LEGEND + NOTES

1.) ⊠ = P.R.M. set with brass cap stamped PLS 3628 and date.
2.) □ = 4"x 4" Concrete Monument set, PLS 3628.
3.) ■ = Concrete monument found in place from prior survey.
4.) ⊡ = P.C.P. set with brass cap stamped PLS 3628.
5.) Boundary based on client instruction, monumentation found, prior Survey by Curtis Keene, PSM and description furnished.
6.) Bearings projected from prior work on above referenced description furnished.
7.) Interior improvements or underground encroachments, if present, were not located with this survey.
8.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
9.) According to the Official Flood Maps (FIRM) of Columbia County, this development lies partly in Flood Zone "A". The major portion is within Flood Zone "X", which has been determined to be outside of the 500 year flood plane. (SEE NOTE 12)
10.) Preliminary approval: March 6, 1997.
11.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.
12.) MINIMUM FLOOR ELEVATION = 181.0

PREPARED BY : SHEET 1 OF 1

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

FILE NUMBER 970705
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
5-21-1997 AT 2:54 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Mavel Rice D.C.

OFFICIAL RECORDS
BOOK 837 PAGE 2007