"ASHLEY ACRES"

SECTION 17, TOWNSHIP 6 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA.

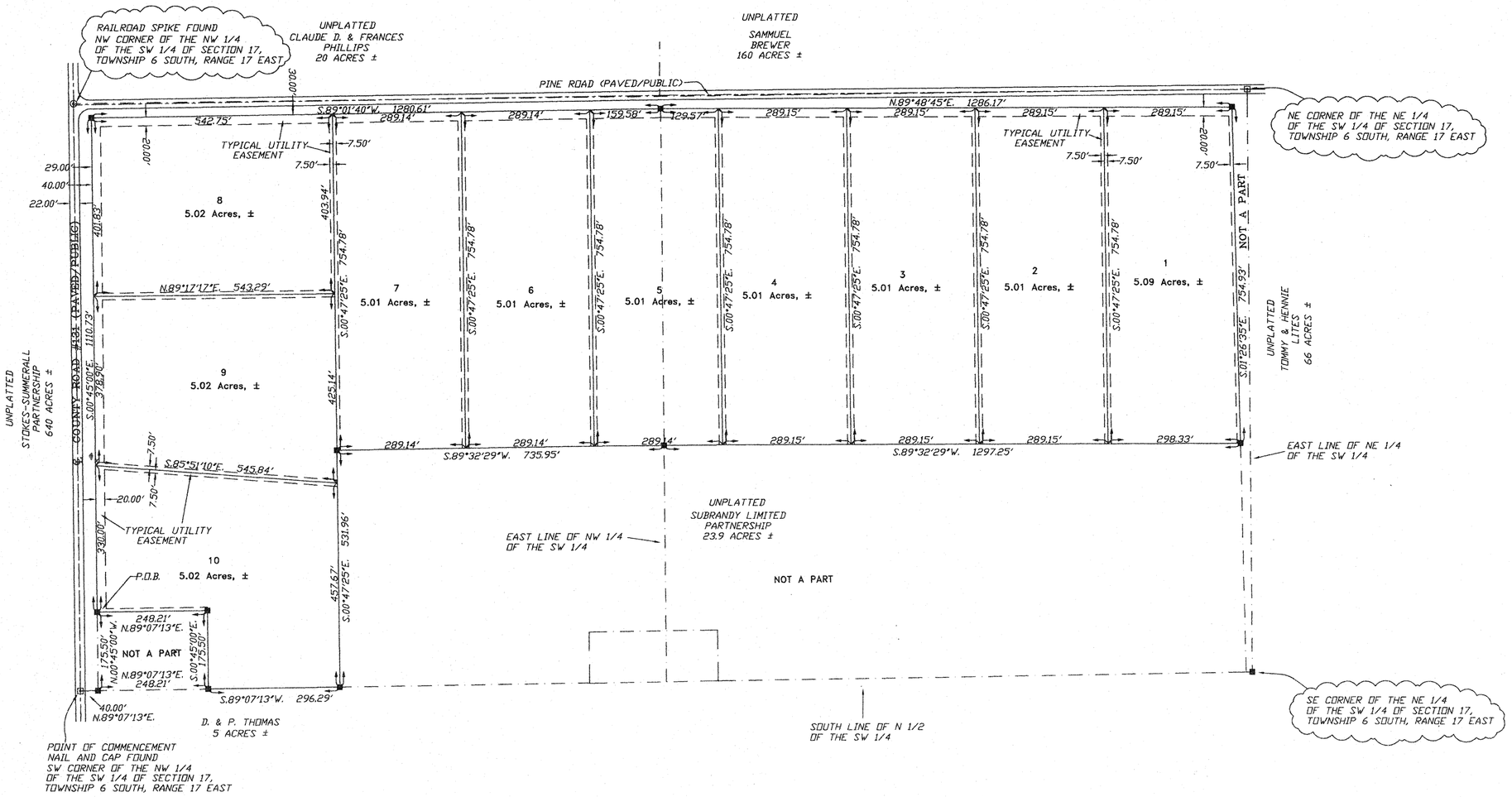
PLAT BOOK 7
PAGES 33
SHEET 2 OF 2

SCALE: 1" = 200'

GRAPHIC SCALE 0 50 100 200 400

SYMBOL LEGEND

■ = PERMANENT REFERENCE MONUMENT
● = PERMANENT CONTROL POINT



NOTE:
EASEMENTS OF (20') TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND (7.5') SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (904) 752-7163 FAX: (904) 752-5573 WORK ORDER # L-10031

OFFICIAL RECORDS
BOOK 80 PAGE 184

FILE NUMBER 010-05828
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
4:5 PM 8:17 O'CLOCK A.M.
RECORD VERIFIED
Dewitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

OFFICIAL RECORDS BOOK 220 PAGE 184

"ASHLEY ACRES"

SECTION 17, TOWNSHIP 6 SOUTH, RANGE 17 EAST,
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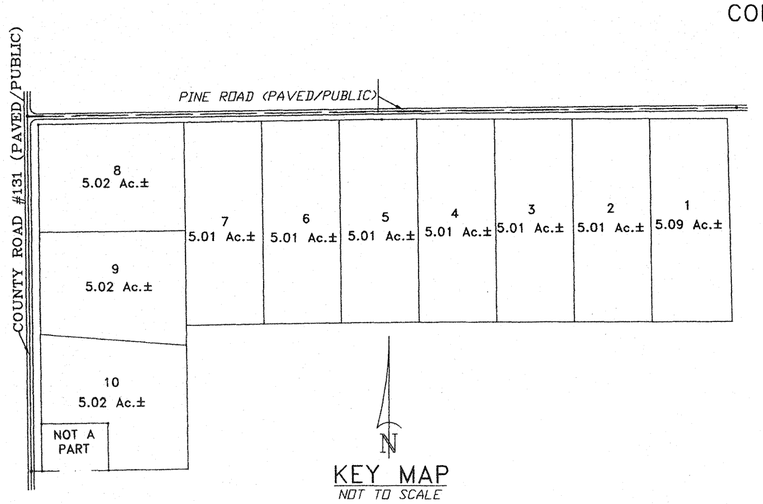
SHEET 1 OF 2



KEY MAP
NOT TO SCALE

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.

DESCRIPTION:
A PART OF THE SW 1/4 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 17 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NW 1/4 OF SAID SW 1/4 AND RUN N.89°07'13"E., ALONG THE SOUTH LINE OF SAID NW 1/4 OF SW 1/4, A DISTANCE OF 40.0 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 131; THENCE N.00°45'00"W., ALONG SAID EAST RIGHT-OF-WAY LINE, 175.00 FEET TO THE POINT OF BEGINNING; THENCE N.00°45'00"W., ALONG SAID EAST RIGHT-OF-WAY LINE, 1110.73 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PINE ROAD; THENCE N .89°01'40"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1280.61 FEET; THENCE N.89°48'45"E., 1286.17 FEET; THENCE S.01°26'35"E., 754.93 FEET; THENCE S.89°32'29"W., 2033.20 FEET; THENCE S.00°47'25"E., 531.96 FEET TO THE SOUTH LINE OF SAID N 1/2 OF SW 1/4; THENCE S.89°07'13"W., ALONG SAID SOUTH LINE, 296.29 FEET; THENCE N.00°45'00"W., 175.50 FEET; THENCE S.89°07'13"W., 248.21 FEET TO THE POINT OF BEGINNING. CONTAINING 50.21 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT SUBRANDY LIMITED PARTNERSHIP, AS OWNERS, WITH BRADLEY N. DICKS AS GENERAL PARTNER HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "ASHLEY ACRES", AND THAT ALL ROADS, STREETS 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.

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 4th *DAY OF* April *, 2000 A.D., BEFORE ME PERSONALLY APPEARED SUBRANDY LIMITED PARTNERSHIP WITH BRADLEY N. DICKS AS GENERAL PARTNER, 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.*

Eva E. Timmons
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 8-2-2001

ATTEST

Andrew Dicks — Bradley N Dicks
WITNESS AS TO OWNER — *BRADLEY N. DICKS, GENERAL PARTNER*

Eva E. Timmons
WITNESS AS TO OWNER

OFFICIAL NOTARY SEAL
EVA E TIMMONS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC662893
MY COMMISSION EXP. AUG. 2,2001

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 24th *DAY OF* April *, 2000, A.D.*

Jimmie C Kelly
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 5th *DAY OF* April *,2000, A.D., IN PLAT BOOK* 7 *, PAGE* 32-33

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

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

Hoyle Crowder
DIRECTOR

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE PROPOSED DRAINAGE SYSTEM IS SUFFICIENT WITH RESPECT TO THE REQUIREMENTS OF THAT ORDINANCE.

Dale C Johns — 2/24/00
DALE C. JOHNS — *DATE:*
PROFESSIONAL ENGINEER # 45263
33 HIGHLANDS COURT
LAKE CITY, FLORIDA 32055

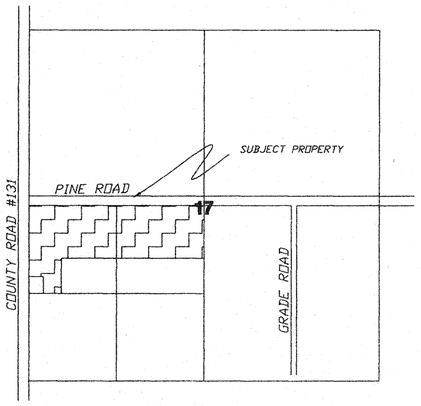
SURVEYOR'S NOTES:

1. *BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR THE DEED OF RECORD AS PROVIDED BY CLIENT.*
2. *BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.00°45'00"E. FOR THE EAST LINE OF COUNTY ROAD #131.*
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 0250 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 OF (20') TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND (7.5') SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.*
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. *PRELIMINARY APPROVAL DATE: MARCH 31, 1997.*
9. *SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.*

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 6 SOUTH, RANGE 17 EAST.



LOCATION SKETCH
NOT TO SCALE

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: March 24, 2000 — Marlin Feagle
COUNTY ATTORNEY

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 _____, REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: _____ *DATE:* _____ *REGISTRATION #:* _____

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 ~~BAKER~~ COLUMBIA COUNTY, SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

L. Scott Britt — 01/05/99
L. SCOTT BRITT, PSM #5757 — *DATE:*

DEVELOPER:
SUBRANDY LIMITED PARTNERSHIP
P.O. BOX 1
LAKE CITY, FLORIDA 32056
904-752-8585

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
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