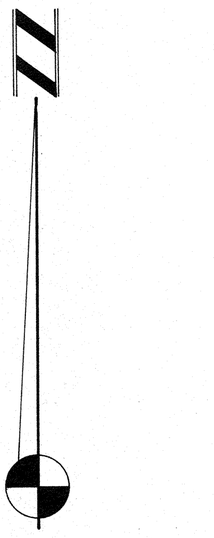
PLAT BOOM 6 PAGE 51 A

BMENT HEIGHTS

SITUATED IN SECTION 26 AND IN SECTION 35, TOWNSHIP 4 SOUTH, MANGE 17 EAST.

LEGEND

- ⊠ - CONCMETE MONUMENT SET (4"x4") (PERMANENT MEFEMENCE MONUMENT)
- ⊡ - CONCMETE MONUMENT SET (3"x3") (PERMANENT CONTMOL POINT)
- ■ - CONCMETE MONUMENT FOUND
- □ - CONCMETE MONUMENT SET (3"x3")



0 50 100 200 300

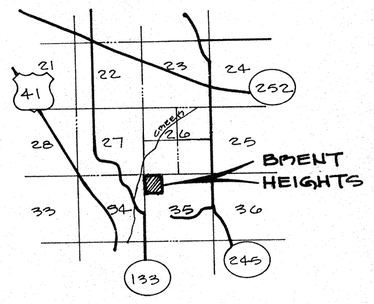
GRAPHIC SCALE

ONE INCH EQUALS 100 FEET

CURVE TABLE

NO	RADIUS	DELTA	ARC	TANGENT	CHORD
1	25.0'	90° 00' 00"	39.27'	25.00'	35.36'
2	25.0'	90° 00' 00"	39.27'	25.00'	35.36'
3	200.00'	14° 16' 52"	49.85'	25.06'	49.72'
4	230.00'	14° 16' 52"	57.33'	28.81'	57.18'
5	260.00'	14° 16' 52"	64.80'	32.57'	64.64'
6	25.0'	97° 53' 39"	42.71'	28.71'	37.71'
7	25.0'	82° 06' 21"	35.83'	21.77'	32.84'
8	25.0'	96° 31' 10"	42.11'	28.02'	37.31'
9	25.0'	83° 28' 50"	36.43'	22.31'	33.29'
10	25.0'	97° 53' 39"	42.71'	28.71'	37.70'
11	25.0'	82° 06' 21"	35.83'	21.77'	32.84'
12	25.0'	96° 31' 10"	42.11'	28.02'	37.31'
13	25.0'	83° 28' 50"	36.43'	22.31'	33.29'
14	25.0'	97° 53' 39"	42.71'	28.71'	37.70'
15	50.0'	82° 05' 17"	71.61'	43.51'	65.64'
16	25.0'	97° 15' 06"	42.43'	28.38'	37.52'
17	25.0'	82° 44' 54"	36.11'	22.02'	33.05'

LOCATION SKETCH (NOT TO SCALE)



BRITT SURVEYING
1426 WEST DUVAL ST.
LAKE CITY, FLA.
32055
(904) 752-7163

FILE NUMBER 90 15108
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
Dec 14, 1990 AT 9:00 O'CLOCK A.M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF CIR. CT.
COLUMBIA COUNTY, FLORIDA
BY: Phyllis Downey D.C.

'90 DEC 14 A9:00

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

SHEET 2 OF 2 L-4430 B

BRENT HEIGHTS

SITUATED IN SECTION 26 AND IN SECTION 35, OF TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

DESCRIPTION

A PART OF THE SOUTHEAST 1/4 (SE 1/4) OF THE SOUTHWEST 1/4 (SW 1/4) OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 17 EAST AND A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 17 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION AND RUN N. 04° 29' 19" W., 16.17 FEET; THENCE N. 85° 43' 08" E., 275.82 FEET; THENCE S. 10° 00' 00" W., 14.49 FEET; THENCE S. 80° 00' 00" E., 60.0 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.0 FEET AND AN INCLUDED ANGLE OF 90° 00' 00"; THENCE RUN ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 39.27 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 200.0 FEET AND AN INCLUDED ANGLE OF 14° 16' 52"; THENCE RUN ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 49.85 FEET; THENCE N. 85° 43' 08" E., 905.25 FEET TO THE EAST LINE OF AFORESAID NE 1/4 OF THE NW 1/4; THENCE S. 03° 36' 44" W. ALONG SAID EAST LINE, 1234.08 FEET TO THE SOUTH R/W LINE OF PEACOCK ROAD; THENCE S. 84° 59' 12" W. ALONG SAID R/W LINE, 1279.61 FEET; THENCE N. 02° 12' 28" E., 815.20 FEET; THENCE N. 85° 43' 08" E., 230.34 FEET; THENCE N. 02° 14' 18" E., 206.59 FEET; THENCE N. 10° 00' 00" E., 28.58 FEET; THENCE N. 85° 00' 00" W., 233.13 FEET; THENCE N. 02° 12' 28" E., 228.74 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA

CONTAINING 36.34 ACRES MORE OR LESS.

SUBJECT TO EXISTING MAINTAINED RIGHT-OF-WAY FOR PEACOCK ROAD OFF THE EAST AND SOUTH SIDE THEREOF.

SURVEYOR'S NOTES

1.) ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICE AND ANY OTHER PUBLIC UTILITIES.
2.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3.) THIS PARCEL IS LOCATED IN ZONE "X" AND IS OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JAN. 6, 1988, COMMUNITY PANEL NO. 120070 - 0200 B.
4.) BEARINGS BASED ON SECTIONAL BREAKDOWN AND PREVIOUS SURVEY DATA.
5.) PRELIMINARY PLAN APPROVED JUNE 21, 1988.
6.) CLOSURE IS 1:1,213,878.

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THE 30TH DAY OF NOVEMBER 1990 A.D. BEFORE ME PERSONALLY APPEARED LENVIL H. DICKS TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED IN WITNESS WHEREOF, HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES August 2, 1993.

NOTARY PUBLIC, STATE OF FLORIDA Eva E. Simmons

COUNTY ATTORNEY CERTIFICATION:

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.

DATED: 12-10-90 COUNTY ATTORNEY Marlin Feagle

CERTIFICATE OF CLERK:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 14th DAY OF December 1990 A.D. IN PLAT BOOK 6 PAGE 51 & 51A

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

'90 DEC 14 A9:00

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

FILE NUMBER 90 15108
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
Dec 14, 1990 AT 9:00 O'CLOCK A M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY Phyllis Gurney D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LENVIL H. DICKS AS OWNER HAS CAUSED THE LANDS SHOWN HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "BRENT HEIGHTS" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

LENVIL H. DICKS Lenvil H. Dicks

WITNESS Eva E. Simmons

WITNESS Johnny W. Hamm

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 6th DAY OF December, A.D. 1990.

CHAIRMAN Ludie Shipp

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 PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

DATE: 12-12-90 Terry Brooks
COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE MARKERS HAVE BEEN SET AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED: 11-30-90

LAUREN E. BRITT
REGISTERED LAND SURVEYOR
FLA. CERT. NO.

BRITT SURVEYING
1426 WEST DUVAL ST.
LAKE CITY, FLORIDA
32055

(904) 752-7163

L-4430 Sheets