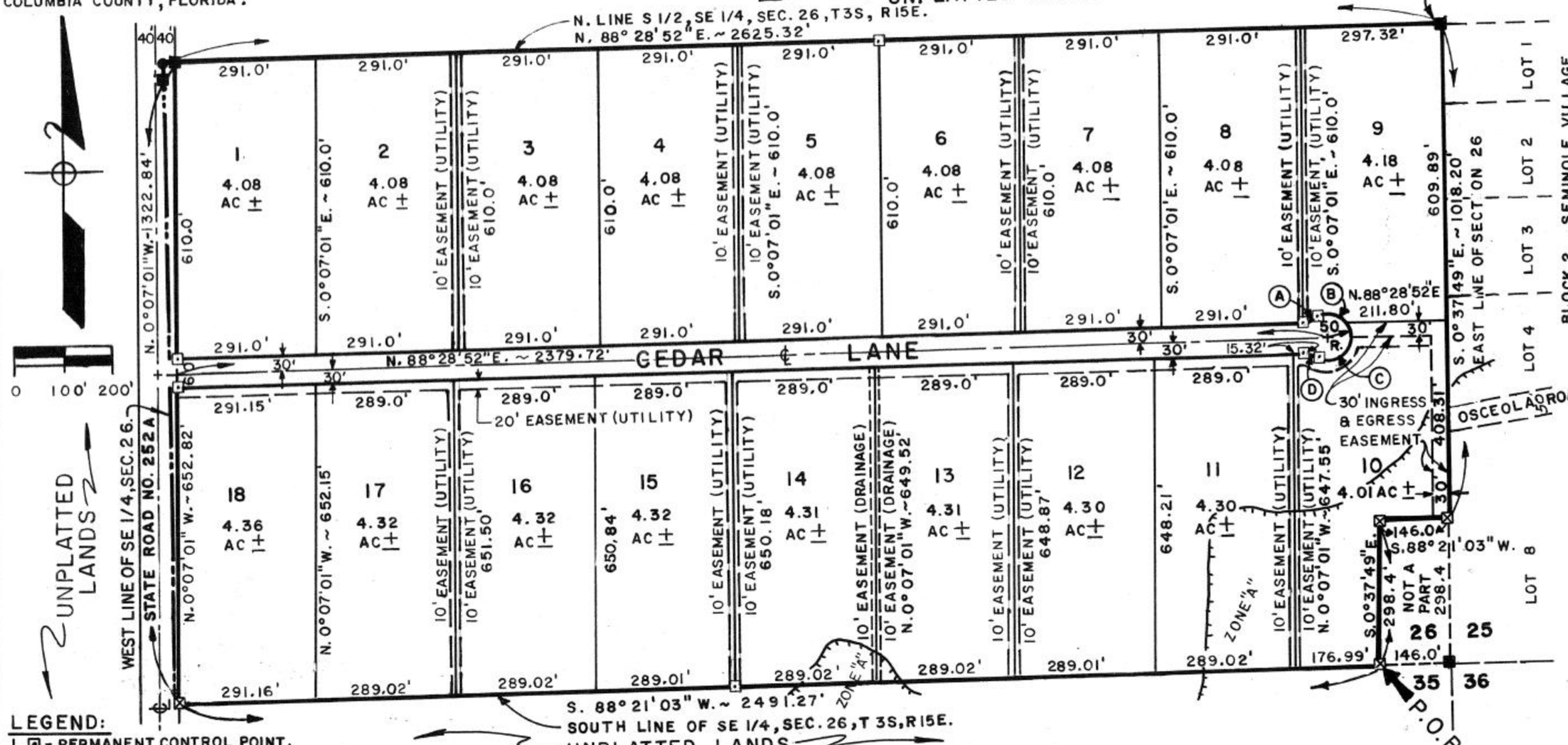
"CEDAR HILLS"

A SUBDIVISON IN THE SE 1/4 OF SECTION 26, TOWNSHIP
RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA.

DESCRIPTION:

A PART OF THE S 1/2 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 15 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SE CORNER OF SAID SECTION 26 AND RUN S.88°21'03"W, ALONG THE SOUTH LINE THEREOF, 146.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.88°21'03"W., 2491.27 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 252A; THENCE N.0°07'01"W., ALONG SAID RIGHT-OF-WAY, 1322.84 FEET TO THE NORTH LINE OF THE SAID S 1/2 OF SE 1/4; THENCE N.88°28'52"E, ALONG SAID NORTH LINE, 2625.32 FEET TO THE NE CORNER OF SAID S. 1/2 OF SE 1/4; THENCE S.0°37'49"E., ALONG THE EAST LINE OF SAID SECTION 26, 1018.20 FEET; THENCE S.88°21'03"W., 146.00 FEET; THENCE S.0°37'49"E., 298.40 FEET TO THE POINT OF BEGINNING, CONTAINNING 78.70 ACRES, MORE OR LESS.
COLUMBIA COUNTY, FLORIDA.



LEGEND:

1. ⊡ = PERMANENT CONTROL POINT.
2. ⊠ = PERMANENT REFERENCE MONUMENT.

ACCEPTANCE FOR

STATE OF FLORIDA
COUNTY OF COLUM
I HEREBY CERTIFY THAT
HAVE BEEN CONSTRUCTE
MANNER AND IN ACCORD
COUNTY SPECIFICATIONS
PERFORMANCE BOND OR

THE AMOUNT OF $ ___
BEEN POSTED TO ASSUR
ALL REQUIRED IMPROVE
MAINTENANCE IN CASE

DATED March 2

Jerry Ba
COUNTY ENGINEER

SURVEYOR'S NOTES

1. PRELIMINARY PLAN AP
2. CLOSURE IS 1:1,209,
3. BEARINGS BASED ON
4. A PART OF LOTS 10, 11, 13 & AND MAY BE SUBJECT ELEVATIONS ESTABLI THE FIELD AND AS PE RATE MAP, DATED 6 JA COMMUNITY PANEL NO SOME PORTIONS OF TH ZONE "X" AND IS DETER THE 500 YEAR FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO
5. ALL UTILITY EASEME PLAT SHALL BE FOR INSTALLATION, MAINTE OPERATION OF ELECTR CABLE TV, & ANY OTHE
6. THERE MAY BE ADDITIO THAT ARE NOT RECOR THAT MAY BE FOUND IN

FILE NO. 8900843
RECORDED
BOOK 5
'89 MAR -6 P12:42
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 5 PAGE 134

SHEET 1 OF 1

"CEDAR HILLS"

A SUBDIVISON IN THE SE 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA.

DESCRIPTION:
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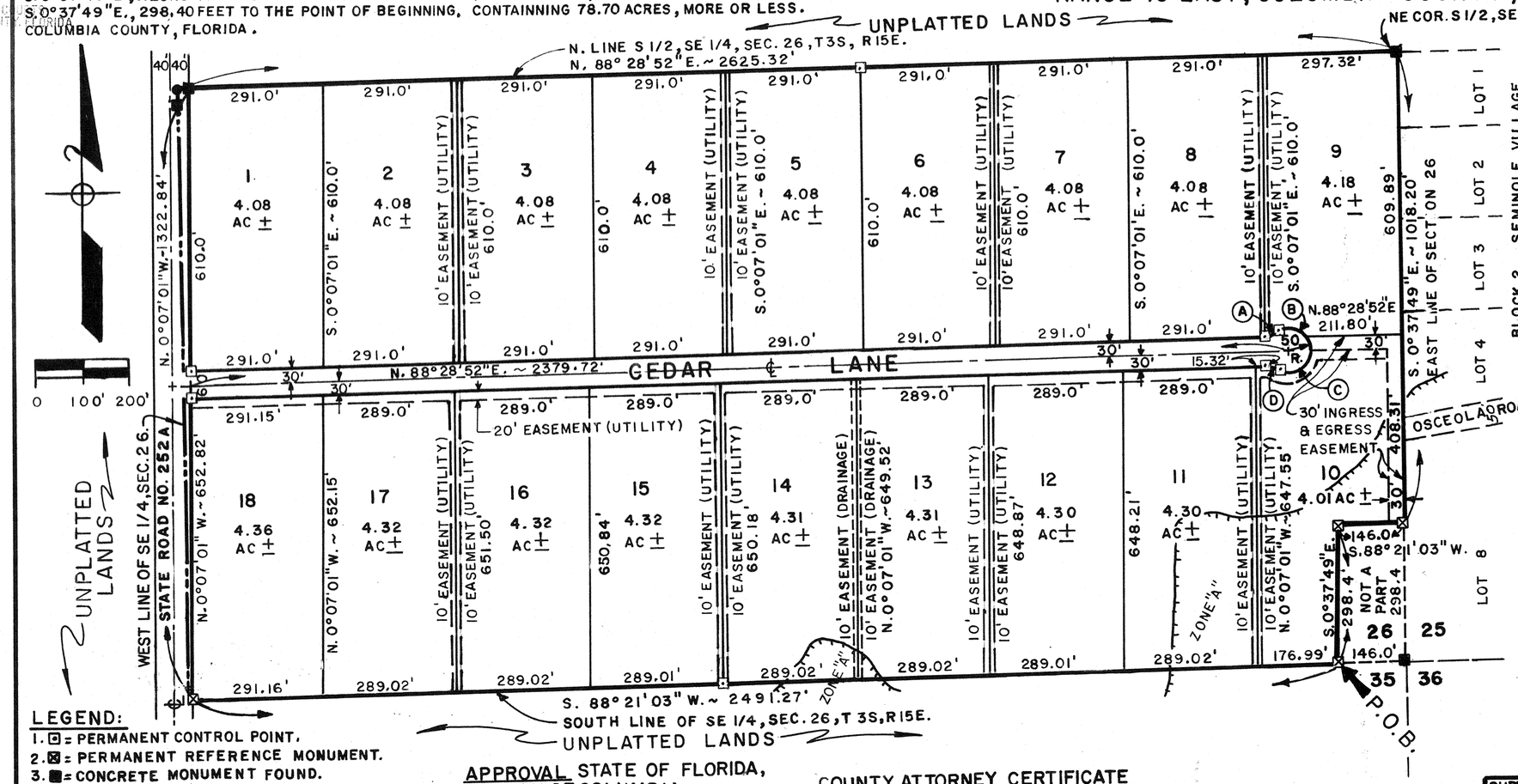
COLUMBIA COUNTY, FLORIDA.



LEGEND:
1. ⊡ = PERMANENT CONTROL POINT.
2. ⊠ = PERMANENT REFERENCE MONUMENT.
3. ■ = CONCRETE MONUMENT FOUND.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT AUDREY BULLARD AND JOHN H. DEAS AND BETTIE H. DEAS, HIS WIFE, AS OWNERS, AND COMMUNITY NATIONAL BANK OF COLUMBIA COUNTY, FLORIDA, AS MORTGAGEE, WITH CLARENCE CANNON AS VICE PRESIDENT AND JOYCE B. COBB AS VICE PRESIDENT AND CASHIER, HAVE CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "CEDAR HILLS" 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.

OWNERS:
Audrey S Bullard
AUDREY BULLARD
John H. Deas
JOHN H. DEAS
Bettie H. Deas
BETTIE H. DEAS
Betty J Trawick
WITNESS
Lisa K.B. Roberts
WITNESS

MORTGAGEE:
COMMUNITY NATIONAL BANK OF COLUMBIA COUNTY, FLORIDA.
Clare Cannon
CLARENCE CANNON, VICE PRESIDENT.
Joyce B. Cobb
JOYCE B. COBB, VICE PRESIDENT AND CASHIER.
Betty J Trawick
WITNESS
Lisa K.B. Roberts
WITNESS

APPROVAL STATE OF FLORIDA, COUNTY OF COLUMBIA.
THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 2nd DAY OF March, 1989, A.D.
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA.
I HEREBY CERTIFY THAT ON THIS 21 DAY OF Feb., 1989, A.D. BEFORE ME PERSONALLY APPEARED AUDREY BULLARD, JOHN H. DEAS, AND BETTIE H. DEAS, HIS WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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.

Sonya A. Perry
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.
MY COMMISSION EXPIRES:

COUNTY ATTORNEY CERTIFICATE
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 3-2, 1989, A.D.
Marlin M. Feagle
COUNTY ATTORNEY

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF Feb, 1989, A.D. BY CLARENCE CANNON, VICE PRESIDENT AND JOYCE B. COBB, VICE PRESIDENT AND CASHIER OF THE COMMUNITY NATIONAL BANK OF COLUMBIA COUNTY, A FLORIDA BANKING CORPORATION, ON BEHALF OF SAID CORPORATION. I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

Patty J Trawick
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.
MY COMMISSION EXPIRES: 3-15-92

CERTIFICATE OF CLERK
THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS
____ DAY OF ____, 1989, A.D., IN PLAT BOOK ____ PAGE ____
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

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

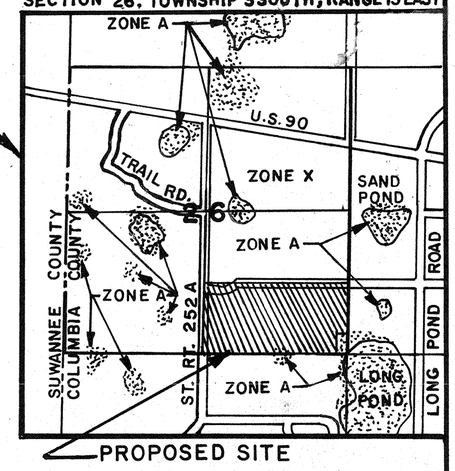
DATED 2-15-, 1989, A.D.
LAUREN E. BRITT, P.L.S.
FLORIDA CERTIFICATE NO. 1079.

ACCEPTANCE FOR MAINTENANCE:
STATE OF FLORIDA, COUNTY OF COLUMBIA.
I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE 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.
DATED March 3, 1989, A.D.
Jerry Brooks
COUNTY ENGINEER

SURVEYOR'S NOTES:
1. PRELIMINARY PLAN APPROVED 20 OCT. 1988.
2. CLOSURE IS 1:1,209,983.00.
3. BEARINGS BASED ON SURVEY BY OTHERS.
4. A PART OF LOTS 10, 11, 13 & 14 ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING AS PER ELEVATIONS ESTABLISHED AT 160.5 FEET IN THE FIELD AND AS PER FLOOD INSURANCE RATE MAP, DATED 6 JANUARY 1988, COMMUNITY PANEL NO. 120070-0175 B. SOME PORTIONS OF THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JANUARY 1988 COMMUNITY PANEL NO. 120070-0175 B.
5. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TV, & ANY OTHER PUBLIC UTILITIES.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CURVE DATA	A	B	C	D
RADIUS	25.00'	50.00'	50.00'	25.00'
DELTA	42°50'00"	95°57'48"	169°42'12"	42°50'00"
ARC	18.69'	83.74'	148.09'	18.69'
TANGENT	9.81'	55.49'	554.95'	9.81'
CHORD	18.26'	74.29'	99.60'	18.26'

LOCATION SKETCH ~ NOT TO SCALE
SECTION 26, TOWNSHIP 3 SOUTH, RANGE 15 EAST



BRITT SURVEYING
1426 WEST DUVAL ST.
LAKE CITY, FL. 32055
(904) 752-7163 E.C.G.

L-3692