PLAT BOOK 5 PAGE 28

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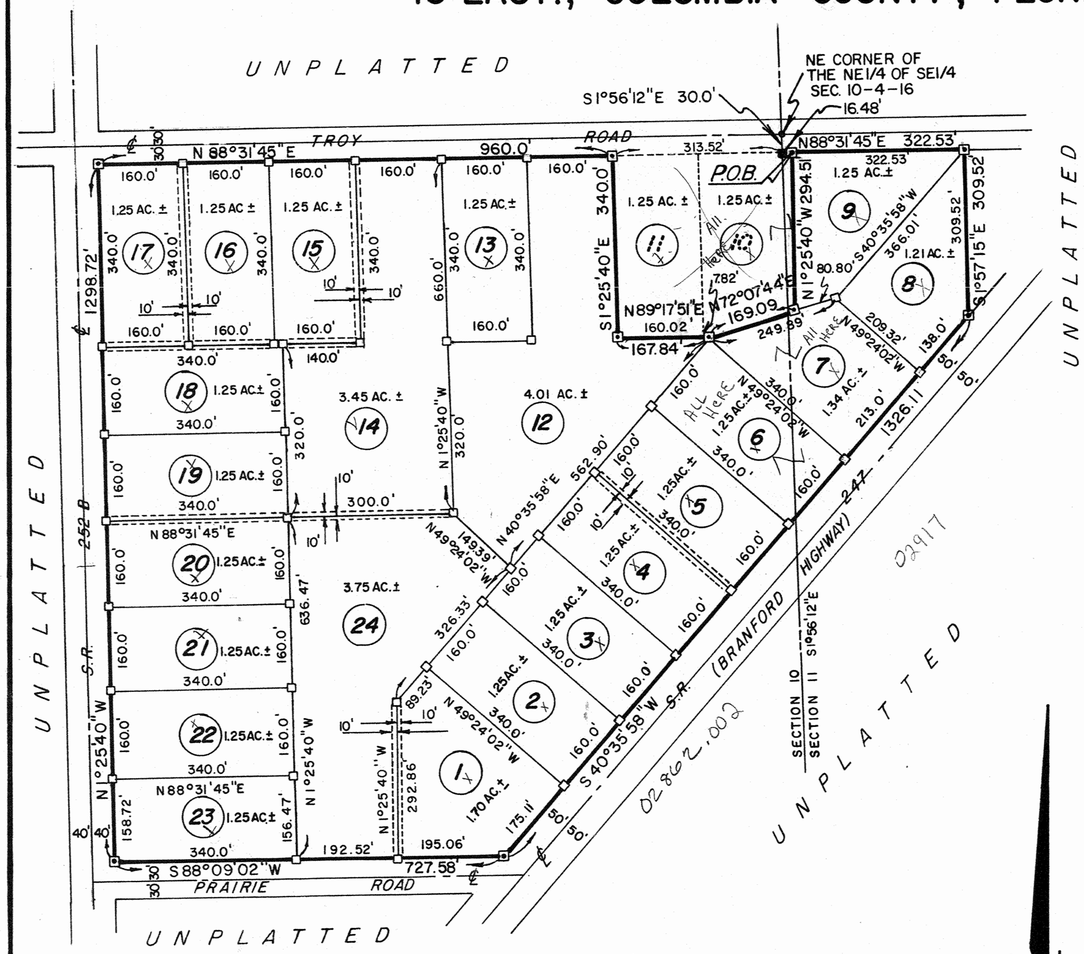
FILE NO. 820258 RECORDED BOOK 5 PAGE 28 '82 SEP 29 AM 11:11 Mary A. Rhodes CLERK OF COURTS COLUMBIA COUNTY, FLORIDA

CHIPDALE ESTATES

THE NE1/4 OF THE SE1/4 LYING NORTH OF S.R. 247 IN SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, AND THE WEST 339.01 FEET OF THE NW1/4 OF THE SW1/4 LYING NORTH OF S.R. 247 IN SECTION 11, TOWNSHIP 4 SOUTH, RANGE 16 EAST., COLUMBIA COUNTY, FLORIDA.



DESCRIPTION

A part of the NE1/4 of SE/14 of Section 10, and a part of the NW1/4 of SW1/4 of Section 11, all in Township 4 South, Range 16 East more particularly described as follows: Commence at the Northeast corner of the NE1/4 of the SE1/4 of said Section 10 and run S 1°56'12"E, 30.0 feet to the South R/W line of Troy Road; thence N 88°31'45"E along said R/W line, 16.48 feet for a Point of Beginning: Thence continue N88°31'45"E, 322.53 feet; thence S1°57'15"E, 309.52 feet to the Northwesterly R/W line of State Road# 247; thence S40°35'58"W along said R/W line, 1326.11 Feet to the North R/W line of Prairie Road; thence S88°09'02"W, along the said North R/W of Prairie Road, 727.58 feet to the East R/W line of State Road# 252-B; thence N1°25'40"W along said R/W line 1298.72 feet to the South R/W line of said Troy Road; thence N88°31'45"E along said R/W line, 960.0 feet; thence S1°25'40"E, 340.0 Feet; thence N89°17'51"E, 167.84 feet; thence N72°07'44"E, 169.09 Feet; thence N1°25'40"W, 294.51 feet to the Point of Beginning. Columbia County, Florida. Containing 35.46 Acres more or less.

DEDICATION

Know all men by these presents that Thomas F. Rucker, as owner, has caused the land herein desribed to be Surveyed, Subdivided and Platted to be known as CHIPDALE ESTATES, and that all roads, other right-of-ways, and all easements for utilities, drainage and other purposes and all purposes incident thereto as shown and depicted hereon are hereby dedicated to the perpetual use of the public. In witness whereof the individual named herein has hereunto set his hand and seal, and has caused these presents to be executed with their seals affixed hereunto this 29th day of July, 1982 A.D.

Witness: Diana Peek

Witness: Pat Harrington

Thomas F. Rucker
THOMAS F. RUCKER

COUNTY OF COLUMBIA STATE OF FLORIDA

This is to certify, that on this 29th day of July, 1982. before me personally appeared Thomas F. Rucker, 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 herein expressed.
In witness whereof, I have hereunto set my hand and seal on the above date.
My Commission expires October 27th 1984

Diana Peek
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF SURVEYOR

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 monuments have been set and that survey data and monumentation complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

DATE: 7/29/82

LAUREN E. BRITT, PLS, FLORIDA CERTIFICATE# 1079

COUNTY ATTORNEY'S 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.

DATE: Aug. 19, 1982

COUNTY ATTORNEY

COLUMBIA COUNTY COMMISSION APPROVAL

Approved by the Columbia County Commission this 19th day of AUGUST, 1982 A.D.

CHAIRMAN

COLUMBIA COUNTY CLERK OF THE CIRCUIT COURT

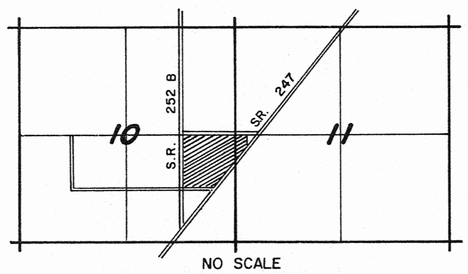
This plat having been approved by the Columbia County Board of County Commissioners, is accepted for files and recorded this 29th day of September, 1982 A.D. in Plat book 5 Page 28

Mary A. Rhodes
CLERK OF THE CIRCUIT COURT OF COLUMBIA COUNTY, FL.

LEGEND

- ⊡ PERMANENT REFERENCE MONUMENTS
- □ LOT CORNERS
- ------ DRAINAGE & UTILITY EASEMENTS
- ■ PERMANENT CONTROL POINT

E/C = N - 0.0003, E - 0.0042 or 1/1,246,500



NO SCALE

LOCATION SKETCH
SECTION 10, T4S, R16E.
SECTION 11, T4S, R16E.

0' 50' 100' 200' 400' 600' 800

GRAPHIC SCALE
1 inch = 200 feet

NOTE: ALL BUILDINGS FOR RESIDENTIAL USE AND PURPOSES ARE TO BE CONSTRUCTED WITHIN 300 FEET OF THE ROAD R/W FOR ALL LOTS.

BRITT SURVEYING
205 E. BAYA AVENUE
LAKE CITY, FL. 32055
PHONE: 904-752-7163

Enlarge 200% = 1" = 100' scale

PRELIMINARY PLAT APPROVED ON 6 JULY, 1982