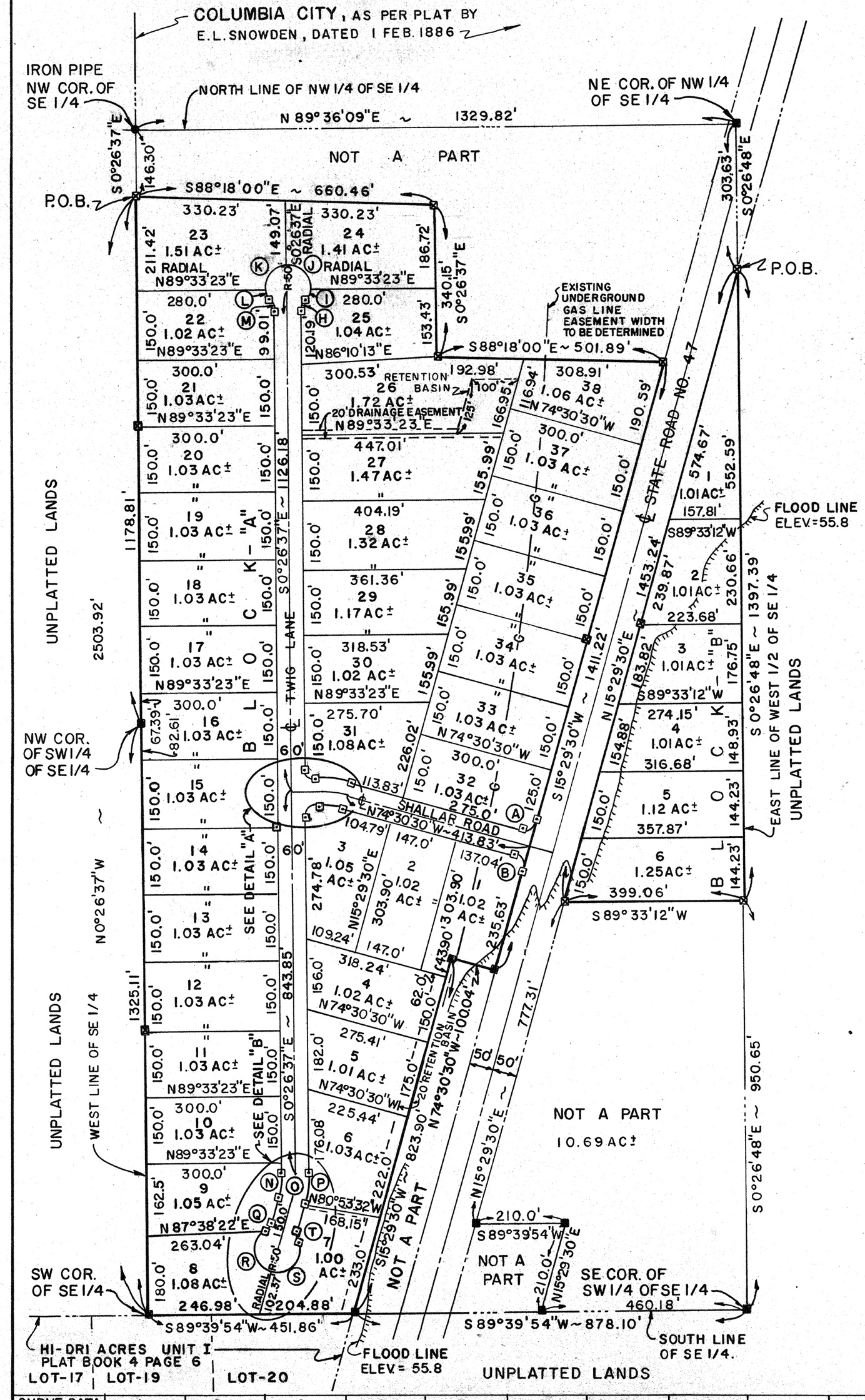
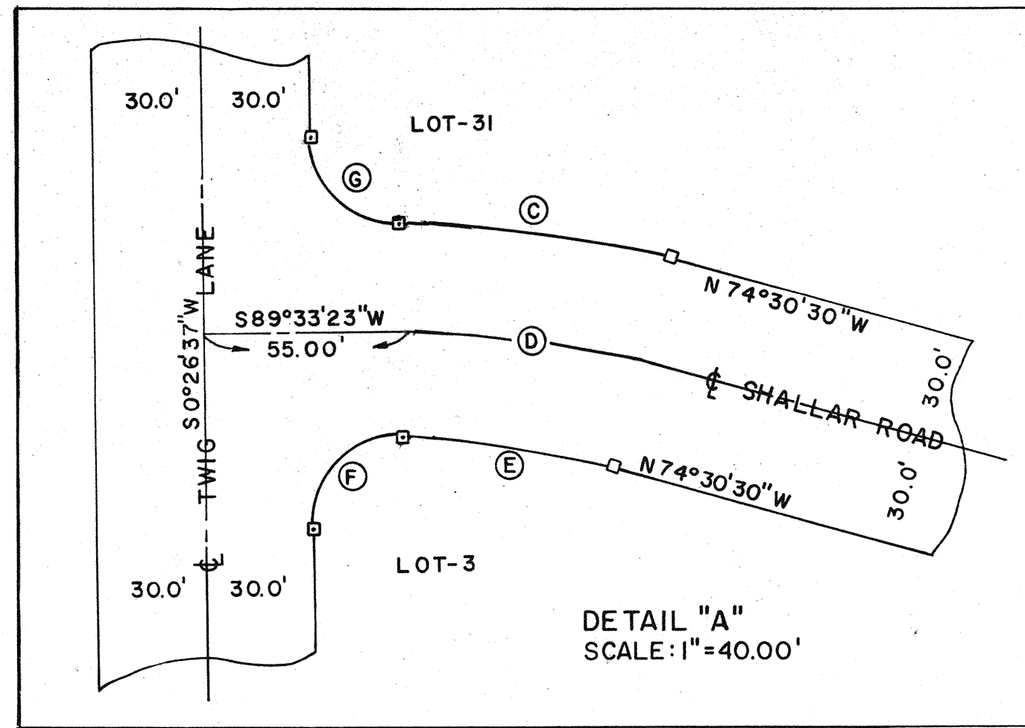
"COLUMBIA ESTATES"

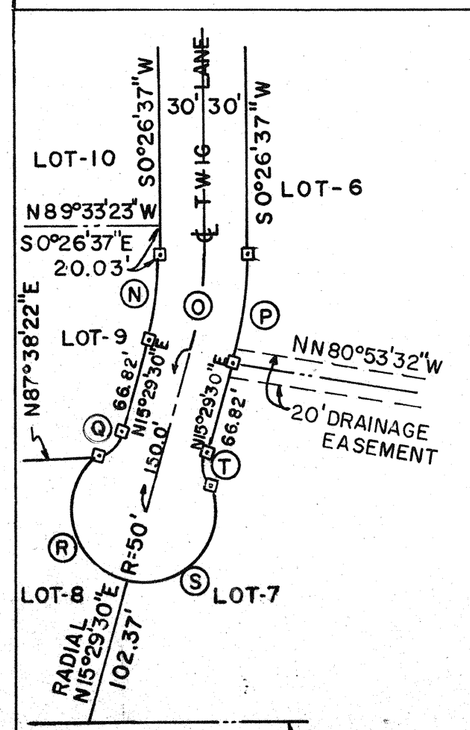
SHEET 2 OF 2

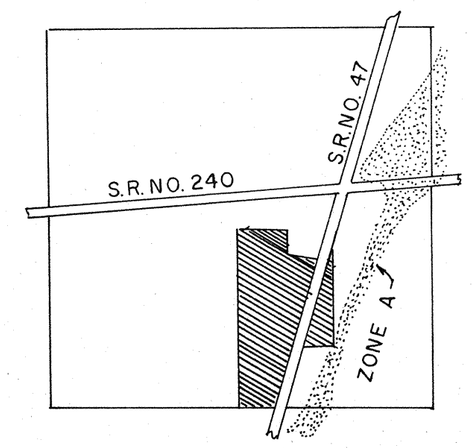
A SUBDIVISION IN THE SE 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

DESCRIPTION:
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 16 EAST, AND RUN S0°26'37"E, ALONG THE WEST LINE OF THE SAID SE 1/4, A DISTANCE OF 146.30 FEET TO THE POINT OF BEGINNING; THENCE S 88°18'00"E, 660.46 FEET; THENCE S0°26'37"E, 340.15 FEET; THENCE S 88°18'00"E, 501.89 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 47; THENCE S 15°29'30"W, ALONG SAID WESTERLY RIGHT-OF-WAY, 1411.22 FEET; THENCE N 74°30'30"W, 100.04 FEET; THENCE S 15°29'30"W, 823.90 FEET TO THE SOUTH LINE OF THE SAID SE 1/4; THENCE S89°39'54"W, ALONG SAID SOUTH LINE, 451.86 FEET TO THE SW CORNER OF SAID SE 1/4; THENCE N0°26'37"W, ALONG SAID WEST LINE, 2503.92 FEET TO THE POINT OF BEGINNING.
COLUMBIA COUNTY, FLORIDA.
CONTAINING 45.69 ACRES, MORE OR LESS.
ALSO:
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 16 EAST, AND RUN N 89°36'09"E, ALONG THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4, A DISTANCE OF 1329.82 FEET TO THE NE CORNER OF THE NW 1/4 OF THE SAID SE 1/4; THENCE S 0°26'48"E, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SE 1/4, A DISTANCE OF 303.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 0°26'48"E, ALONG SAID EAST LINE, 1397.39 FEET; THENCE S 89°33'12"W, 399.06 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 47; THENCE N 15°29'30"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 1453.24 FEET TO THE POINT OF BEGINNING.
COLUMBIA COUNTY, FLORIDA.
CONTAINING 6.40 ACRES, MORE OR LESS.









LOCATION SKETCH
NOT TO SCALE
SEC. 10, T5S, R16E.

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

FILE NO.
RECORDED
BOOK PAGE
'88 FEB -3 AM 9:29
Mary M. Parker
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

CURVE DATA	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
RADIUS	25.00'	25.00'	288.42'	258.42'	228.42'	25.00'	25.00'	25.00'	50.00'	50.00'	50.00'	50.00'	25.00'	200.00'	230.00'	26.00'	25.00'	50.00'	50.00'	25.00'
DELTA	90°00'00"	90°00'00"	15°56'07"	15°56'07"	15°56'07"	90°00'00"	90°00'00"	42°50'00"	42°50'00"	90°00'00"	90°00'00"	42°50'00"	42°50'00"	15°56'07"	15°56'07"	15°56'07"	42°50'00"	132°50'00"	132°50'00"	42°50'00"
ARC	39.27'	39.27'	80.22'	71.87'	63.53'	39.27'	39.27'	18.69'	37.38'	78.54'	78.54'	37.38'	18.69'	55.62'	63.97'	72.31'	18.69'	115.92'	115.92'	18.69'
TANGENT	25.00'	25.00'	40.37'	36.17'	31.97'	25.00'	25.00'	9.81'	19.61'	50.00'	50.00'	19.61'	9.81'	27.99'	32.19'	36.39'	9.81'	114.54'	114.54'	9.81'
CHORD	35.36'	35.36'	79.96'	71.64'	63.32'	35.36'	35.36'	18.26'	36.51'	70.71'	70.71'	36.51'	18.26'	55.46'	63.76'	72.08'	18.26'	91.65'	91.65'	18.26'

BRITT SURVEYING
1426 W. DUVAL ST.
LAKE CITY,
FLORIDA. 32055
(904) 752-7163
W.E.

L-2959

"COLUMBIA ESTATES"

A SUBDIVISION IN THE SE 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JOHN H. DEAS AND BETTIE H. DEAS, HIS WIFE, AND AUDREY BULLARD, AS OWNERS, AND W.T. SHALLAR, AS MORTGAGEE, HAVE CAUSE THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "COLUMBIA ESTATES" 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: _____ JOHN H. DEAS _____ BETTIE H. DEAS _____ AUDREY BULLARD _____ WITNESS Sonya A. Penny WITNESS

MORTGAGEE: _____ W. T. SHALLAR _____ WITNESS _____ WITNESS

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.
I HEREBY CERTIFY THAT ON THIS 23rd DAY OF September, 1987, A.D. BEFORE ME PERSONALLY APPEARED JOHN H. DEAS AND BETTIE H. DEAS, HIS WIFE, AND AUDREY BULLARD, 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.

MY COMMISSION EXPIRES 4-14-1990, Sonya A. Penny NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.
I HEREBY CERTIFY THAT ON THIS 23rd DAY OF September, 1987, A.D. BEFORE ME PERSONALLY APPEARED W. T. SHALLAR, 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, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE. 4-14-1990

MY COMMISSION EXPIRES _____, Sonya A. Penny NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

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: 9-1, 1987, A.D.

LAUREN E. BRITT, P.L.S.
FLA. CERT. NO. 1079

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.

DATED: January 13, 1988, A.D. Duane E. Thomas
COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.
THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 15th DAY OF Oct., 1987, A.D. _____ CHAIRMAN.

CERTIFICATE OF CLERK:
THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 2nd DAY OF Feb., 1987, A.D., IN PLAT BOOK 5, PAGE 112 & 112A.

_____ CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

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 S _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

DATED: Jan. 20, 1988, A.D. Jerry L. Brooks
COUNTY ENGINEER

SURVEYOR'S NOTES:
1. PRELIMINARY PLAN APPROVED ON 7 MAY 1987.
2. CLOSURE FOR BLOCK "A" IS 1/67,934.00.
3. CLOSURE FOR BLOCK "B" IS 1/201,844.00.
4. BEARINGS BASED ON D.O.T. CENTERLINE BEARING OF STATE ROAD NO. 47, SECTION 2902.
5. A PART OF LOTS 2, 3, 4, 5, AND 6 OF BLOCK "B" AND A PART OF LOT 1 OF BLOCK "A" IS SUBJECT TO FLOODING AS PER ELEVATIONS ESTABLISHED IN THE FIELD AND AS PER FLOOD HAZARD BOUNDARY MAP, DATED 20 JAN 1978, COMMUNITY PANEL NO. 120070 0009 A.

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