(153)

"COUNTRY LANE ESTATES"

IN

SECTIONS 28 & 27, TOWNSHIP 2 SOUTH, RANGE 16 EAST

COUNTY, FLORIDA

FILE NO. 86-04150
REC. 5 77-77A+77B
'86 MAY -6 P3:13

DESCRIPTION

COMMENCE at the Northwest Corner of the Southwest 1/4 of Section 27, Township 2 South, Range 16 East, Columbia County, Florida and run S.0°24'12"E., along the West line of said SW1/4, a distance of 13.01 feet to the Southerly County Maintained right-of-way line of Baughn Road and the POINT OF BEGINNING; thence N.87°37'10"E. along said right-of-way line, 308.47 feet; thence N.88°42'07"E, along said Southerly right-of-way line 1017.55 feet; thence S.27°54'44"E., 210.63 feet; thence N.58°15'17"E., 730.40 feet to the Point on a curve to the left having a radius of 25.00 feet and an included angle of 90°00'00"; thence Northeasterly along the arc of said curve 39.27 feet to the West right-of-way line of U.S. No. 41; thence S.31°44'43"E, along said West right-of-way line 1351.58 feet to the South line of said Section 27; thence S.88°59'13"W. along the South line of said Section 27, a distance of 1003.24 feet to the Southwest Corner of the SE1/4 of said Section 27; thence S.88°45'22"W, along the South line of said Section 27, a distance of 2672.86 feet to the Southwest Corner of said Section 27 and the Southeast Corner of Section 28 of said Township; thence S.89°08'04"W, along the South line of said Section 28, a distance of 2637.97 feet to the Southwest Corner of the SE1/4 of said Section 28, and the East line of Pine Hills as per plat recorded in plat book 5, page 58 and 58A of the Public Records of said Columbia County; thence N.0°16'30"E, along the west line of the SE1/4 of said Section 28 and along the East line of said subdivision 1320.77 feet to the Northwest Corner of the SW1/4 of the SE1/4 of said Section 28; thence N.89°08'44"E., along the North line thereof a distance of 1321.94 feet to the Southwest Corner of the NE1/4 of the SE1/4, of said Section 28; thence N.0°24'12"E, along the West line of the NE1/4 of the SE1/4 of said Section 28, a distance of 1305.57 feet to the South right-of-way line of Baughn Road; thence N.89°48'18"E., along said South right-of-way line 1324.59 feet to the Southeast Corner of Suwannee Hills, as per plat recorded in Plat Book 5, Page 70, 70A, and 70B, of said Public Records; thence N.0°24'12"E., along the East line of said subdivision, 17.00 feet to the POINT OF BEGINNING.

Containing 76.1.75 acres, more or less.

APPROVAL
STATE OF FLORIDA, COUNTY OF COLUMBIA

This plat is hereby approved by this Columbia County Commission this 6th day of May, 1986, A.D.

Everett W. Hill, Chairman.

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 Statues.

Date: April 11, 1986, A.D. [illegible], County Attorney

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: 4-11-86 Mike Roberts, County Engineer

CERTIFICATE OF CLERK

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 6th day of May, 1986, A.D., in Plat Book 5 Page 77-77A+77B

Mary B. Chesser, 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 Control Points and Permanent Reference Monuments have been set and that Survey data and monumentation complies with Columbia County Subdivision Ordinance and Chapter 177 of Florida Statues.

Dated: 4/1/, 1986, A.D.

Lauren E. Britt, P.L.S.
Fla. Cert. No. 1079

DEDICATION

Know all men by these presents that Rogers and Woodland, a Florida Partnership, as owners, and North Florida Production Credit Association, a Florida Corporation, and L.G. Landrum and Sylvia L. Landrum, his wife, individuals, as mortgagees, have caused the land shown herein described to be surveyed, subdivided and platted to be known as "Country Lane Estates" and that all roads, streets, alleys and other right-of-way 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.

ROGERS & WOODLAND, A FLORIDA PARTNERSHIP, as owner

_____, Everett W. Rogers, AKA Arky Rogers, as partner

Dennis G. Lee, Dennis G. Lee, President of Florida Woodland, Inc.

_____, witness _____, witness

NORTH FLORIDA PRODUCTION CREDIT ASSOCIATION, mortgagee

_____, Jerry E. Thomas, President _____, witness

_____, witness

INDIVIDUAL, mortgagee

_____, L.G. Landrum _____, witness

_____, Sylvia L. Landrum _____, witness

ACKNOWLEDGEMENT
STATE OF FLORIDA, COUNTY OF COLUMBIA

I, hereby certify that on this 1st day of April 1986, A.D. before me personally appeared Everett W. Rogers, A.K.A. Arky Rogers, and Dennis G. Lee, 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 hereunto set my hand and seal on the above date.

My Commission expires [illegible]. _____, Notary Public, State of Fla., at large.

ACKNOWLEDGEMENT
STATE OF FLORIDA, COUNTY OF ALACHUA

I, hereby certify that on this 2nd day of April 1986, A.D., before me personally appeared Jerry E. Thomas, 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 hereunto set my hand and seal on the above date.

My Commission expires [illegible] _____, Notary Public, State of Florida, at large.

ACKNOWLEDGEMENT
STATE OF FLORIDA, COUNTY OF COLUMBIA

I, hereby certify that on this 1st day of April 1986, A.D. before me personally appeared L.G. Landrum and Sylvia L. Landrum his wife to me known to be the person 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 hereunto set my hand and seal on the above date.

My Commission expires [illegible] _____ Notary Public, State of Florida, at large.

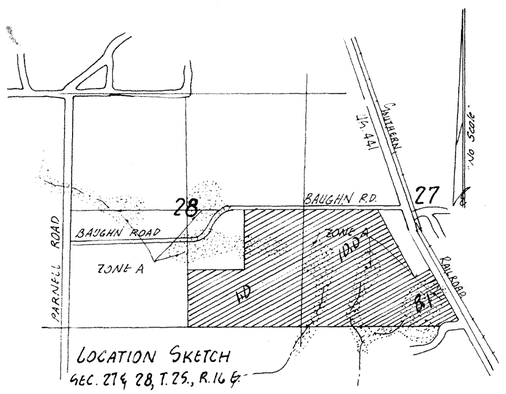
BRITT SURVEYING
205 EAST BAYA AVE.
LAKE CITY, FLA. 32055
904-752-7763

L-2415

"COUNTRY LANE ESTATES"

IN

SECTIONS 28 & 27, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLA.



LOCATION SKETCH
SEC. 27 & 28, T. 2S., R. 16 E.

BLOCK B "SUWANNEE HILLS" PLAT BOOK 5, PAGE 5

BLOCK A

NORTHEAST CORNER OF NW1/4 OF NE1/4 OF SEC. 28

E. BAUGHN ROAD (EXISTING)

E. CRACKLIN BIRD BLVD.

THE NORTHWEST CORNER OF SW1/4 OF SECTION 27 POINT OF BEGINNING

N.89°48'18"E. ~ 1324.59'

N.0°24'12"E. 15.01'

PRM

334.00' 335.90' 337.84' 316.85'

N.0°24'12"E. - 17.00'

N.88°22'47"E. 22.96'

15' UTILITY EASEMENT

1	2	3	4
5.01 AC., ±	5.01 AC., ±	5.01 AC., ±	5.01 AC., ±

N.0°24'12"E. ~ 650.29' | N.0°24'12"E. ~ 646.59' | N.0°24'12"E. ~ 642.86' | N.0°24'12"E. ~ 639.68'

10' 10'

1305.57' 653.49'

N.89°11'37"E.

334.06' 335.96' 337.90' 339.86'

323.00' 337.60' 339.00' 343.60'

45'

5

7

8

UNPLATTED LAND

UNPLATTED LAND

16	15	14	13		
5.01 AC., ±	5.01 AC., ±	5.01 AC., ±	5.01 AC., ±		

N.0°24'12"E. 652.08'

N.0°28'10"E. ~ 649.35'

UTILITY EASEMENT (TYPICAL)

N.0°24'12"E. ~ 646.77'

N.0°51'37"E. ~ 644.19'

N.0°14'38"W. ~ 638.83'

BLOCK A

SHEET 3 OF 3

9

10

30

THE NORTHEAST CORNER OF THE SW1/4 OF THE SE1/4 OF SECTION 28

NORTHWEST CORNER OF THE SW1/4 OF THE SE1/4 OF SECTION 28

PRM

N.89°08'44"E. ~ 1321.94'

344.29' 333.60' 336.11' 347.90'

15' UTILITY EASEMENT N.88°45'22"E.

TURKEY TROT ROAD

"PINE HILLS" PLAT BOOK 5, PAGE 58A LOT 9

LOT 19

21	20	19	17	12			
5.01 AC., ±	5.01 AC., ±	5.01 AC., ±	5.01 AC., ±	5.01 AC., ±			

361.58' 415.62' 349.92' 284.29' 370.76' 287.90'

R: 50.00' Δ: 242°10'54" L: 211.34'

R: 25.00' Δ: 90°00'00" L: 39.27'

R: 25.00' Δ: 62°10'54" L: 27.13'

R: 50.00' Δ: 246°40'00" L: 231.84'

R: 25.00' Δ: 42°50'00" L: 18.69'

322.36' 194.82' 772.14' 244.17' 245.77' 234.53'

N.1°21'31"W. ~ 324.87' N.1°14'38"W. ~ 622.49' N.1°14'38"W. ~ 267.00'

330.49'

589.27'

1320.77'

N.88°45'22"E. ~ 746.72' N.88°45'22"E. ~ 750.00'

BUCK BOARD DRIVE

BONE ROAD N.45°02'19"W. 388.95'

R: 25.00' Δ: 43°12'19" L: 20.16'

390.31'

N.1°14'38"W. ~ 292.00'

22	18	11	10
5.13 AC., ±	5.01 AC., ±	5.01 AC., ±	

R: 25.00' Δ: 90°00'00" L: 39.27'

R: 25.00' Δ: 90°00'00" L: 39.27'

265.40' 290.40'

15' UTILITY EASEMENT

W.88°45'22"E. ~ 532.93'

120.77' 349.92' 721.72' 725.00'

1503.00'

FIDDLERS WAY

N.88°45'22"E

1270.87' 4185.89'

PCP

332.60' 341.53' 340.33' 339.14' 337.96' 337.26'

15' UTILITY EASEMENT

R: 25.00' Δ: 90°00'00" L: 39.27'

R: 25.00' Δ: 43°47'41" L: 19.17'

R: 25.00' Δ: 62°10'14" L: 27.13'

R: 50.00' Δ: 78°27'47" L: 68.47'

R: 50.00' Δ: 180°00'00" L: 157.08'

113.46' 139.79' 609.76'

N.76°08'36"E. ~ 604.59'

N.0°16'30"E. 417.50'

23	24	25	26	27	28	29	30
5.93 AC., ±	5.01 AC., ±	5.01 AC., ±	5.01	5.01 AC., ±	5.01 AC., ±	5.01 AC., ±	

UTILITY EASEMENT (TYPICAL)

N.1°14'38"W. ~ 639.38'

N.1°14'38"W. ~ 637.12'

N.1°14'38"W. ~ 641.63'

N.1°14'38"W. ~ 643.87'

N.1°14'38"W. ~ 646.10'

N.1°14'38"W. ~ 647.57'

SOUTH LINE OF SEC. 28

300.00' 436.52'

697.97' 357.60' 341.54' 340.34' 339.15' 337.97' 223.39' 113.87'

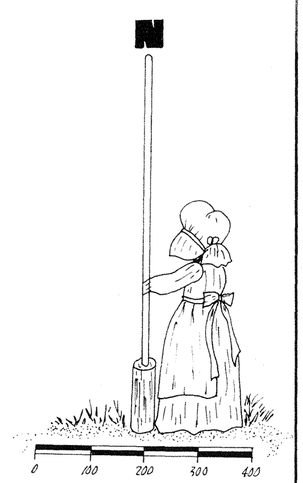
PRM

S.89°08'04"W. 2637.97'

THE SOUTHWEST CORNER OF THE SE1/4 OF SECTION 28

UNPLATTED LAND

33 34



LEGEND:

1. ⊠ = Permanent Reference Monuments.
2. □ = Lot Corner Monument
3. ⊡ = Permanent Control Point
4. ■ = Concrete Monument Found
5. ○ = Iron Pipe set as indicated

SURVEYOR'S NOTES:

1. Preliminary Plan approved Nov 21, 1985.
2. Closure is 1: 7,160,996.
3. Bearings based on previous survey data.
4. Zone A as per 100 year Flood Hazard Boundary Map, dated Jan 20, 1978, Community Panel No. 120070 0005 A and as indicated on Location Sketch.

SHEET 2 OF 3

BRITT SURVEYING
205 EAST BAYA AVE.
LAKE CITY, FLORIDA 32055
904-752-7163

L-2415

PLAT BOOK 5 PAGE 77B

SHEET 3 OF 3

"COUNTRY LANE ESTATES"

IN

SECTIONS 28 & 27, TOWNSHIP 2 SOUTH, RANGE 16 EAST

COLUMBIA COUNTY, FLORIDA

UNPLATTED LAND

NORTHWEST CORNER OF THE SW 1/4 OF SEC. 27

POINT OF BEGINNING

"SUWANNEE HILLS" PB. 5, PG. 70, 70A & 70B

BAUGHN ROAD (EXISTING)

N.87°07'15"E. 308.47' — N.88°42'07"E. 1017.55' — N.88°22'47"E. 558.66' — 20.13'

NORTH LINE OF THE SW1/4 SEC 27 N.88°22'47"E.

N.0°24'12"W. 13.01' — 17.30' N.0°24'12"E.

339.42' — 15' UTILITY EASEMENT — N.88°22'47"E. 22.96' — 304.35' N.88°22'47"E.

N.0°24'12"E. ~ 638.68' — N.0°24'12"E. ~ 644.50'

R=25.00' Δ=92°51'51" L=40.52' T=26.28'

R=25.00' Δ=87°08'09" L=38.02' T=23.78'

303.36' — 30 — 30 — 382.24' — S.27°54'44"E. 821.09'

1 5.01 AC.,± — 2 5.03 AC.,± — 3 5.34 AC.,± — 4 5.14 AC.,± — 5 5.03 AC.,± — 6 5.01 AC.,± — 7 5.01 AC.,± — 8 5.01 AC.,± — 9 5.01 AC.,± — 10 POND 5.01 AC.,± — 11 — 12 — 13

Edwards, Thomas & Madge W 12,500 WD.

339.28' — 349.17' — N.89°11'37"E. ~ 693.02'

N.88°45'22"E. 746.14' — 496.61' — 249.53' — 10' 10'

N.88°45'22"E. 1352.43' — 912.43' — 440.00' — 417.01' — 422.22' — S.1°14'38"E.

MULE ROAD — CRAWDAD COURT — UNPLATTED LAND

R=25.00' Δ=90°00'00" L=39.27' — R=25.00' Δ=42°50'00" L=18.69' — R=50.00' Δ=46°08'13" L=40.26' — R=50.00' Δ=98°31'28" L=85.98'

N.88°45'22"E. 417.76' — 522.72' — 30' — 30' — S.47°35'11"E. 624.53'

R=25.00' Δ=90°00'00" L=39.27' — R=25.00' Δ=42°50'00" L=18.69' — R=50.00' Δ=74°52'06" L=65.23'

N.1°14'38"W. ~ 638.83' — 315.00' — 317.72' — 447.01' — 422.22' — 236.00' — IRM

N.88°45'22"E. ~ 693.00' — UTILITY EASEMENT (TYPICAL) — 10' — 10'

N.88°45'22"E. ~ 693.00' — 496.61' — 725.22' — 305.46' — 305.46' — 305.46' — 305.45'

BLOCK A — BLOCK B

15' UTILITY EASEMENT — 1137.75' — 1210.74' — N.1°14'38"W. — 640.23' — N.8°01'44"W. — 653.81' — N.14°44'41"W. — N.21°07'21"W. 675.95' — 40.00' — 2104.53' — 638.17'

R=25.00' Δ=90°00'00" L=39.27'

R=25.00' Δ=90°00'00" L=39.27'

R=230.00' Δ=30°30'05" L=62.71'

UNPLATTED LAND

N.58°15'17"E. ~ 730.40' — 795.40' — N.58°15'17"E. 768.70' — 226.70' — S.31°44'43"E. — 251.30'

334.58' — 315.00' — 294.40' — 315.00' — 290.00' — 668.00' — 356.10' — 382.46' — 382.46' — 236.00' — 106.47' — 30 — 30

FIDDLERS WAY — 1412.02'

S.88°45'22"E. ~ 4185.89' — 337.01' — 337.01' — 337.01' — 337.01' — 337.01' — 337.01' — 337.01' — 80.00' — 138.41'

15' UTILITY EASEMENT — 256.47' — N.20°12'40"W. — 256.48'

N.58°15'17"E. 846.67' — N.58°15'17"E. 897.94' — 251.30'

29 — 30 — 31 — 32 — 33 — 34 — 35 — 36 — 37 — 38 — 39 — 40

EAST LINE OF SEC 28 — WEST LINE OF SEC 27 — N.1°14'38"W. ~ 647.57' — Drainage Ditch — UTILITY EASEMENT (TYPICAL) — BLOCK A

11500 WD — 9500 AG

722.81' — 209.86' — 1351.58' — 512.68'

28 — 27 — 10' — 10' — 20' DRAINAGE EASEMENT

PRM — 113.87' — 337.01' — 337.01' — 337.01' — 337.01' — 337.01' — 446.93' — 90.00' — PRM — S.88°59'13"W. ~ 1003.24' — PRM

S.88°45'22"W. — SOUTH LINE OF SEC 27 — 2672.86'

33 — 34 — UNPLATTED LAND — SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SEC 27

& UNITED STATES HIGHWAY NO. 41

& CURVE DATA R=230.00' Δ=30°30'05" L=62.71'

R=25.00' Δ=90°00'00" L=39.27'

R=25.00' Δ=90°00'00" L=39.27'

N — 0 100 200 300 400 — 127' — 100'

BRITT SURVEYING
205 EAST BAYA AVE.
LAKE CITY, FLA. 32055
904-752-7165

L-2415

County

9/30/86-CR
3 open field
Woods. Very
woral.