FILE NUMBER 96-13538
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
9-19, 19 96 AT 4:30 O'CLOCK P M
RECORD VERIFIED
DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: [illegible] D.C.

OFFICIAL RECORDS
BOOK 628 PAGE 857


**BAILEY BISHOP & LANE, INC.**
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PH. (904) 752-5640
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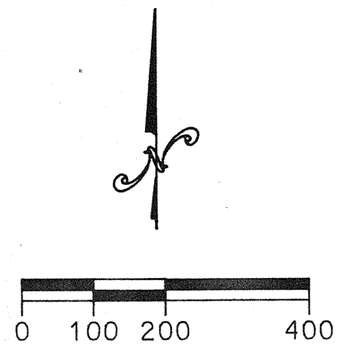
# COUNTRY MEADOW
# COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 154
SHEET 1 OF 1

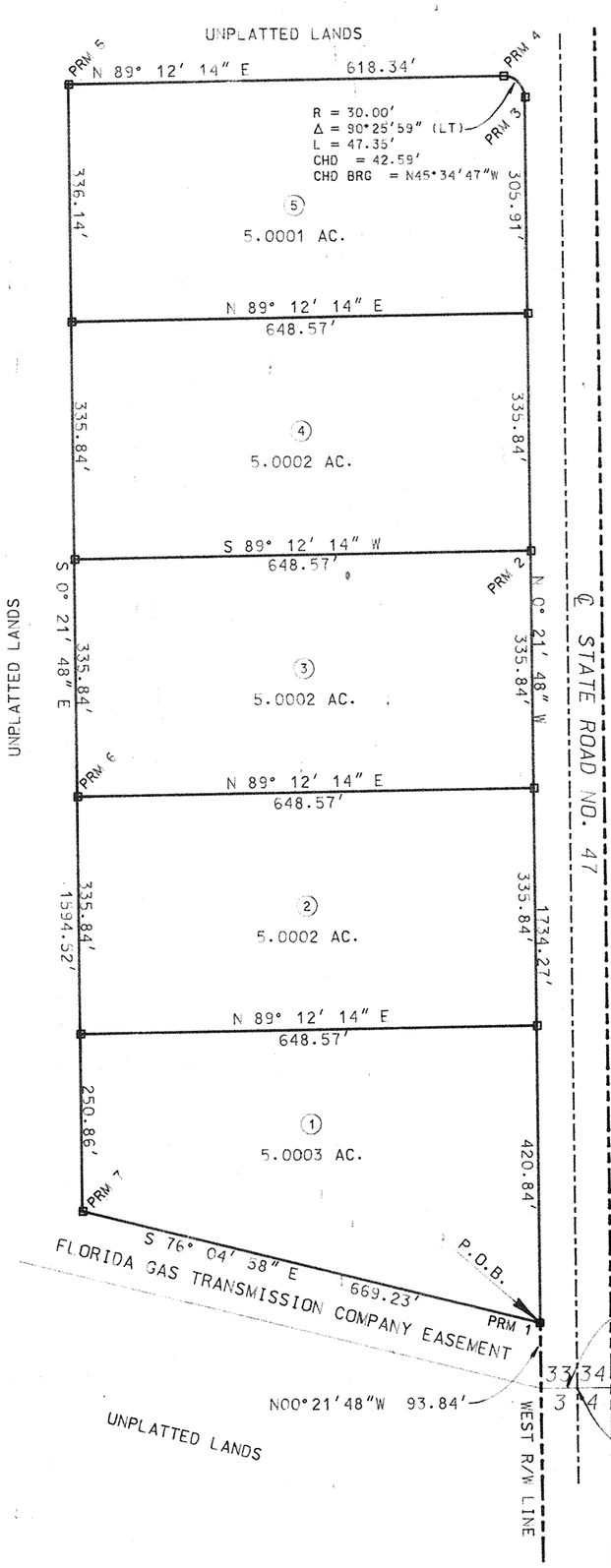
THAT PART OF THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33, AND RUN THENCE SOUTH 89°18'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 33, FOR A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 47. THENCE NORTH 0°21' 48" WEST ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 93.84 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA GAS TRANSMISSION COMPANY EASEMENT AS DESCRIBED IN EASEMENT GRANT RECORDED IN OFFICIAL RECORDS BOOK 78, PAGE 154 AND MODIFICATION OF EASEMENT AGREEMENT AND QUIT-CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 745, ALL IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0° 21' 48" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,734.27 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 30.00 FEET AND A TANGENT BEARING OF NORTH 0° 21' 48" WEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 90° 25' 59" FOR A DISTANCE OF 47.35 FEET; THENCE SOUTH 89° 12' 14" WEST A DISTANCE OF 618.34 FEET; THENCE SOUTH 0° 21' 48" EAST A DISTANCE OF 1,594.52 FEET; TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FLORIDA GAS TRANSMISSION COMPANY EASEMENT; THENCE SOUTH 76° 04' 58" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 669.23 FEET TO THE POINT OF BEGINNING.

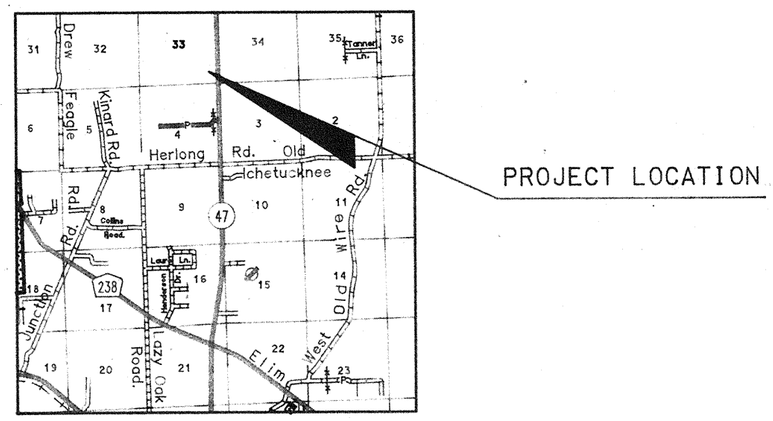
CONTAINING 25.0010 ACRES, MORE OR LESS.




## LEGEND

- □ 4"X4" CONC. MON. SET (PLS 4303)
- ■ 4"X4" CONC. MON. FOUND (PLS 4303)
- ⊠ PERMANENT REFERENCE MONUMENT (PRM)
- 4"X4" CONC. MON. (PLS 4303)




LOCATION MAP
N.T.S.

PROJECT LOCATION

## NOTES

1. BEARINGS PROJECTED FROM THE CENTERLINE OF STATE ROAD 47.
2. TOTAL ACRES IN SUBDIVISION IS 25.001 ACRES.
3. ERROR OF CLOSURE BALANCED TO ZERO.
4. SUBDIVISION CONSISTS OF 5 LOTS RANGING IN SIZE FROM 5.0001 TO 5.0003 ACRES.
7. PROPERTY IS ZONED A-1.
8. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0225 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
10. PRELIMINARY PLAN APPROVED ON AUGUST 15, 1996.

## SPECIAL NOTES

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**ACKNOWLEDGEMENT:**
**STATE OF FLORIDA, COUNTY OF COLUMBIA**

The foregoing dedication was acknowledged before me this 26th day of August 1996, by Clinton F. Dicks Jr., He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Eric E Jamison
Notary Public

My Commission Expires:

**ACKNOWLEDGEMENT:**
**STATE OF FLORIDA, COUNTY OF COLUMBIA**

The foregoing dedication was acknowledged before me this 26th day of August 1996, by N. Terry Dicks. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Eric E Jamison
Notary Public

My Commission Expires:

**ACKNOWLEDGEMENT:**
**STATE OF FLORIDA, COUNTY OF COLUMBIA**

The foregoing dedication was acknowledged before me by me this 26th day of August 1996, Bradley N. Dicks, General Partner of Subrandy Partnership. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Eric E Jamison
Notary Public

My Commission Expires:

**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.

SIGNED: [signature] DATE: 9-16-96
Director of Public Works

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that Subrandy Limited Partnership, a Florida Corporation, Bradley N. Dicks, General Partner, as owner; Clinton F. Dicks Jr., and N. Terry Dicks, as mortgagees have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as COUNTRY MEADOW, and that all Rights-of-way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER:
Bradley N. Dicks
Bradley N. Dicks
Subrandy Limited Partnership

Witness

MORTGAGEE:
Clinton F. Dicks, Jr.

Witness

N. Terry Dicks

Witness

**COUNTY ATTORNEY'S CERTIFICATE**

I HEREBY CERTIFY that I have examined the forgoing Plat and that it compiles with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: [signature] DATE: Sept. 12, 1996
County Attorney, Columbia Co.

**COMMISSION APPROVAL**

SIGNED: [signature]
Chairman

DATE: 9/5/96

ATTEST: _____
Clerk

**CLERK'S CERTIFICATE**

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 19 day of Sept. 1996, in Plat Book 6, Page 154.

SIGNED: [signature]
Clerk of Circuit Court

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA SHOWN HEREON COMPILES WITH ALL OF THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE 8-22-96 SIGNED [signature]
JOHN M. LANE, LAND SURVEYOR 4303

SURVEYOR'S SEAL