BAILEY BISHOP & LANE, INC.
411 WEST BAYA AVENUE
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
FAX (904) 755-7771

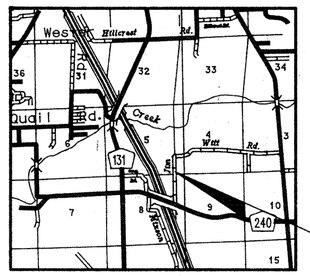
CRYSTAL ACRES
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 174
SHEET 1 OF 1

FILE NUMBER 92-02927
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
3-1, 1992 AT 2:31 O'CLOCK P.M.
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY:

OFFICIAL RECORDS BOOK 835 PAGE 2028

0 100 200 400



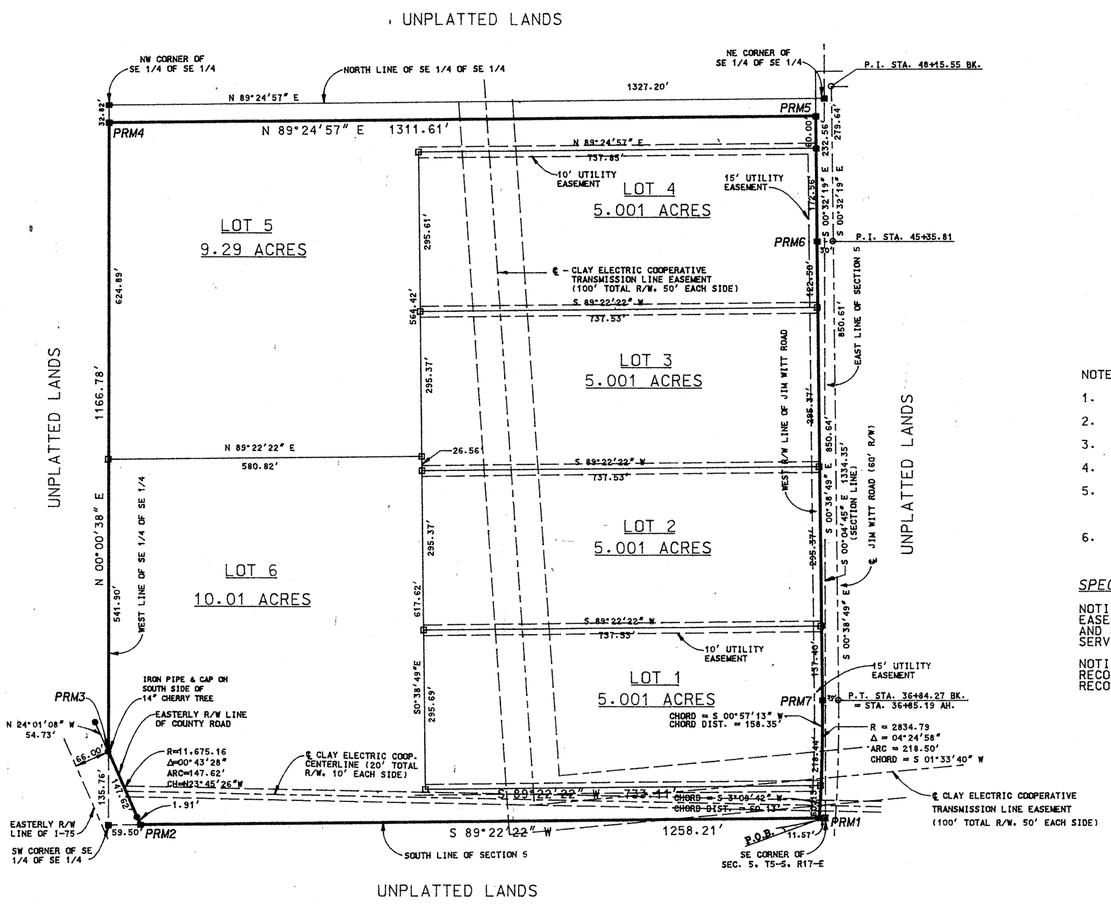
LOCATION MAP
NOT TO SCALE

DESCRIPTION

THE SE 1/4 OF THE SE 1/4, SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA LESS AND EXCEPT THE NORTH 1 ACRE AND LESS AND EXCEPT RIGHT-OF-WAY FOR JIM WITT ROAD, A COUNTY PAVED ROAD AND LESS AND EXCEPT RIGHT-OF-WAY FOR A COUNTY ROAD IN THE SOUTHWEST CORNER THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 89°22'22" W ALONG THE SOUTH LINE OF SAID SECTION 5, 11.57 FEET TO THE WEST RIGHT-OF-WAY LINE OF JIM WITT ROAD AND TO THE POINT OF BEGINNING, THENCE CONTINUE S 89°22'22" W ALONG SAID SOUTH LINE, 1258.21 FEET THE EASTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD AND TO A POINT ON A CURVE, THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG SAID CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 11,675.16 FEET ALONG A CHORD BEARING N 23°45'26" W, 147.62 FEET TO THE WEST LINE OF SAID SE 1/4 OF SE 1/4, THENCE N 00°00'38" E ALONG SAID WEST LINE, 1166.78 FEET TO A POINT THAT IS S 00°00'38" W AND 32.82 FEET FROM THE NORTHWEST CORNER OF SAID SE 1/4 OF SE 1/4, THENCE N 89°24'57" E PARALLEL TO THE NORTH LINE OF SAID SE 1/4 OF SE 1/4, 1311.61 FEET TO THE WEST RIGHT-OF-WAY LINE OF JIM WITT ROAD, THENCE S 00°32'19" E ALONG SAID WEST RIGHT-OF-WAY LINE, 232.56 FEET, THENCE S 00°38'49" E ALONG SAID WEST RIGHT-OF-WAY LINE, 850.64 FEET TO THE POINT OF TANGENCY OF A CURVE, THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE ALONG SAID CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 2834.79 FEET ALONG A CHORD BEARING S 01°33'40" W, 218.44 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO CLAY ELECTRIC COOPERATIVE TRANSMISSION LINE EASEMENT AND CLAY ELECTRIC COOPERATIVE POWER LINE EASEMENT. CONTAINING 39.31 ACRES, MORE OR LESS.

LEGEND

- ○ NAIL SET IN PAVEMENT
- ● 3/4" IRON PIPE w/CAP
- □ 4"X4" CONC. MON. SET
- ■ 4"X4" CONC. MON. FOUND
- ⊠ 3x3 METAL PLATE IN PAVEMENT
- ■ PRM — PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONC. MON. (PLS 4303)



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that D & W Land Trust 1 as owner: has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as CRYSTAL ACRES, and that all Rights-of-way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER:

Clinton F. Dicks, Trustee — Witness

Guy Williams, Trustee — Witness

NOTES:

1. BEARINGS PROJECTED FROM THE CENTERLINE OF JIM WITT ROAD.
2. TOTAL ACRES IN SUBDIVISION IS 39.31 ACRES.
3. SUBDIVISION CONSISTS OF 6 LOTS RANGING IN SIZE FROM 5.001 TO 10.01 ACRES.
4. PROPERTY IS ZONED A-1.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
6. PRELIMINARY PLAT 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 17 day of September 1996, by Clinton F. Dicks, Jr., Trustee, D & W Land Trust 1. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Rana L. Davich — RANA L. DAVICH MY COMMISSION # CC 283438 EXPIRES: May 4, 1997 Bonded Thru Notary Public Underwriters
Notary Public
My Commission Expires:

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 17 day of September 1996, by Guy Williams, Trustee, D & W Land Trust 1. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Rana L. Davich — RANA L. DAVICH MY COMMISSION # CC 283438 EXPIRES: May 4, 1997 Bonded Thru Notary Public Underwriters
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: Jerry Dunton — DATE: 9-30-96
Director of Public Works

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: _____ DATE: _____
County Attorney, Columbia Co.

COMMISSION APPROVAL

SIGNED: _____
Chairman
DATE: 10-3-96
ATTEST: P. DeWitt Cason
Clerk

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 7 day of March, 1996, in Plat Book 6, Pages 174 and P. DeWitt Cason

SIGNED: _____
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 9-12-96 SIGNED John M. Lane
JOHN M. LANE, LAND SURVEYOR 4303

SURVEYOR'S SEAL

C:\bbl\pro\kirk\crystal.ac Sep. 11, 1996 10:10:56