OFFICIAL RECORDS
BOOK 1044 PAGE 144

FILE NUMBER 2024018025
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
5/24, 2024 AT 12:40 O'CLOCK P M
RECORD VERIFIED

CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA D.C.
BY: Monica Thom

CIRCUIT COURT COLUMBIA COUNTY, FLORIDA CLERK

"EAGLES RIDGE PHASE 1"

IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

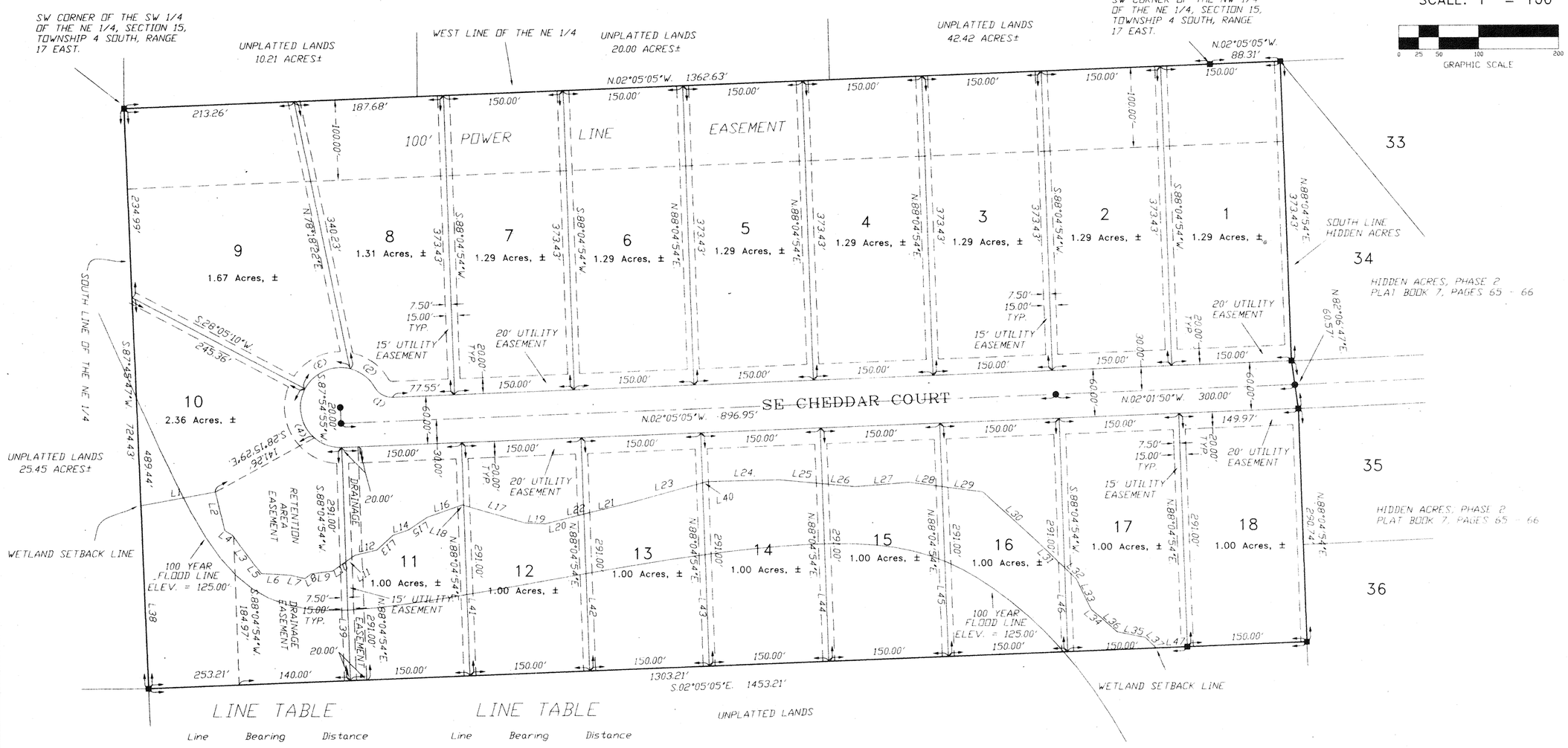
PLAT BOOK 7
PAGES 171
SHEET 2 OF 2

SYMBOL LEGEND

- ■ PERMENENT REFERENCE MONUMENT
- ● PERMENENT CONTROL POINT
- TYP. TYPICAL UTILITY EASEMENT
- AC. ACRES ±

SCALE: 1" = 100'

GRAPHIC SCALE 0 25 50 100 200



LINE TABLE

Line	Bearing	Distance
L1	N.10°01'57"W.	94.81'
L2	N.76°20'10"E.	49.20'
L3	N.53°13'51"E.	47.93'
L4	N.31°20'11"E.	11.17'
L5	N.50°36'13"E.	12.13'
L6	N.03°31'03"E.	36.20'
L7	N.13°41'08"E.	18.40'
L8	N.36°38'18"W.	9.96'
L9	N.06°50'23"W.	27.03'
L10	N.34°35'58"W.	20.93'
L11	N.34°35'58"W.	13.53'
L12	N.13°03'35"W.	28.44'
L13	N.42°16'15"W.	27.04'
L14	N.18°35'55"W.	19.80'
L15	N.33°28'07"W.	28.73'
L16	N.18°49'53"W.	46.91'
L17	N.16°03'08"E.	79.62'
L18	S.16°03'08"W.	1.84'
L19	N.03°18'49"E.	25.67'
L20	N.14°11'07"W.	34.45'
L21	N.13°22'54"W.	59.38'
L22	S.13°22'54"E.	15.34'
L23	N.15°03'58"W.	94.28'

LINE TABLE

Line	Bearing	Distance
L24	N.01°08'36"W.	90.12'
L25	N.05°18'43"E.	54.40'
L26	N.05°18'43"E.	41.41'
L27	N.04°23'12"W.	67.89'
L28	N.07°36'40"E.	41.66'
L29	N.07°36'40"E.	51.73'
L30	N.42°17'23"E.	90.13'
L31	N.43°48'25"E.	49.24'
L32	S.43°48'25"W.	20.56'
L33	N.64°06'31"E.	41.87'
L34	N.40°15'49"E.	21.52'
L35	N.11°39'24"E.	35.92'
L36	N.42°21'37"E.	21.51'
L37	N.44°05'45"E.	19.05'
L38	N.87°45'47"E.	228.93'
L39	N.88°04'54"E.	149.23'
L40	N.15°03'58"W.	6.07'
L41	N.88°04'54"E.	212.91'
L42	N.88°04'54"E.	195.93'
L43	N.88°04'54"E.	228.74'
L44	N.88°04'54"E.	221.62'
L45	N.88°04'54"E.	212.00'
L46	N.88°04'54"E.	104.90'
L47	N.02°05'05"W.	39.15'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	62°10'55"	27.13'	15.08'	25.82'	S.29°00'23"W.
2	50.00'	45°49'44"	39.99'	21.14'	38.94'	S.37°10'58"W.
3	50.00'	76°10'56"	66.48'	39.19'	61.69'	S.23°49'22"E.
4	50.00'	120°10'31"	104.87'	86.91'	86.68'	N.57°59'54"E.

100 YEAR FLOOD NOTICE:
LOTS 10, 11, 12, 13, 14, 15, 16, AND 17 ARE SUBJECT TO THE 100 YEAR FLOOD. THE 100 YEAR FLOOD IS ESTABLISHED TO BE 125.00 FEET AND A MINIMUM FLOOR ELEVATION HAS BEEN ESTABLISHED TO BE 126.00 FEET BY CURTIS KEEN, PE #23836.

DEVELOPER:

SUBRANDY LIMITED PARTNERSHIP
1-386-752-8585
1286 U.S. HWY 90 W
LAKE CITY, FL 32025

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-11678

OFFICIAL RECORDS
BOOK 1112 PAGE 114

FILE NUMBER 2004018085
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
5/24, 2004 AT 12:12 O'CLOCK PM
RECORD VERIFIED

CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcell Blum D.C.

"EAGLES RIDGE PHASE 1"

IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7
PAGES 170
SHEET 1 OF 2

DESCRIPTION:
A PART OF THE NE 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 15, AND RUN THENCE N.02°05'05"W., ALONG THE WEST LINE OF THE NE 1/4, 88.31 FEET TO A POINT ON THE SOUTH LINE OF HIDDEN ACRES, PHASE 2 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 65 - 66 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.88°04'54"E., ALONG THE SOUTH LINE OF HIDDEN ACRES, PHASE 2, 373.43 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SE CHEDDAR COURT; THENCE N.82°06'47"E., STILL ALONG SAID SOUTH LINE OF HIDDEN ACRES, PHASE 2, 60.57 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SE CHEDDAR COURT; THENCE N.88°04'54"E., ALONG SAID SOUTH LINE OF HIDDEN ACRES, PHASE 2, 290.74 FEET; THENCE S.02°05'05"E., 1453.21 FEET TO A POINT ON THE SOUTH LINE OF SAID NE 1/4; THENCE S.87°45'47"W., ALONG SAID SOUTH LINE, 724.43 FEET TO THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 15; THENCE N.02°05'05"W., ALONG THE WEST LINE OF SAID NE 1/4, 1362.63 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 24.14 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT SUBRANDY LIMITED PARTNERSHIP, AS OWNERS, WITH BRADLEY N. DICKS AS PRESIDENT, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "EAGLES RIDGE PHASE 1", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTEST:
James Foat
WITNESS AS TO OWNER

Nanci Nettles
WITNESS AS TO OWNER

Bradley N. Dicks
BRADLEY N. DICKS
~~PRESIDENT~~ General Partner

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 24TH DAY OF May, 2004 A.D., BEFORE ME PERSONALLY APPEARED BRADLEY N. DICKS, AS PRESIDENT OF SUBRANDY LIMITED PARTNERSHIP, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING 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.

Nanci Nettles
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

NANCI NETTLES
MY COMMISSION # DD 237895
EXPIRES: December 26, 2005
Bonded Thru Notary Public Underwriters

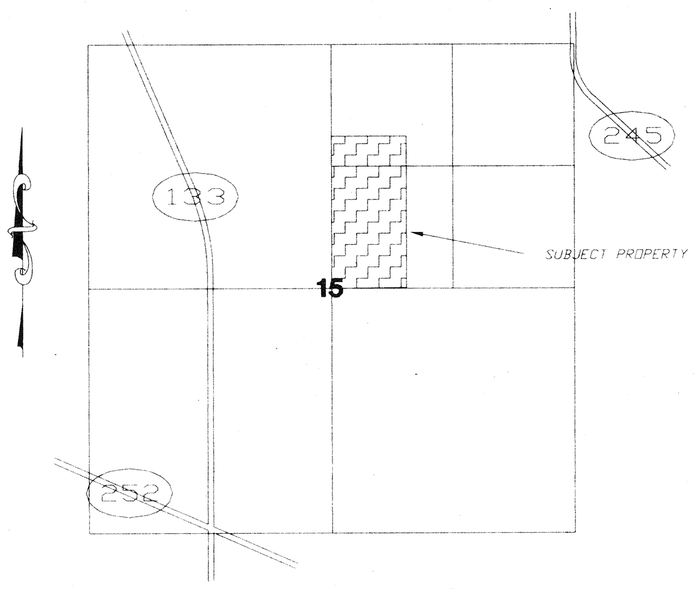
SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.02°26'26"W. FOR THE WEST LINE OF HIDDEN ACRES AS PER PLAT FOUND IN PLAT BOOK 7 PAGES 63 - 64.
3. SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JAN. 1988 COMMUNITY PANEL NO. 120070 0225 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
6. EASEMENTS OF (20') TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND (7.5') SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
8. PRELIMINARY APPROVAL DATE: NOVEMBER 15 2001. FORMERLY KNOWN AS HIDDEN ACRES PHASE 3.
9. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.

NOTICE:

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

SECTION 15, TOWNSHIP 4 SOUTH, RANGE 17 EAST.



LOCATION SKETCH
NOT TO SCALE

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEVELOPER:

SUBRANDY LIMITED PARTNERSHIP
1-386-752-8585
1286 U.S. HWY 90 W
LAKE CITY, FL 32025

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.

DATE: May 21, 2004

Marlin Feagle
COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF MAY 20, 2004, A.D.

George A. Skinner
CHAIRMAN

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 24th DAY OF May, 2004, A.D., IN PLAT BOOK 7, PAGE 170-171

P. DeWitt Cason
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.

Doyle Crosby
DIRECTOR

5/21/04
DATE

CERTIFICATE OF COUNTY SURVEYOR:
KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON _____ REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED

NAME: _____ DATE: _____ REGISTRATION #: _____

PRINT: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION, DIRECTION AND CONTROL, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLIES WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

L. SCOTT BRITT, PSM #5757

4-08-04
DATE

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
830 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-11678