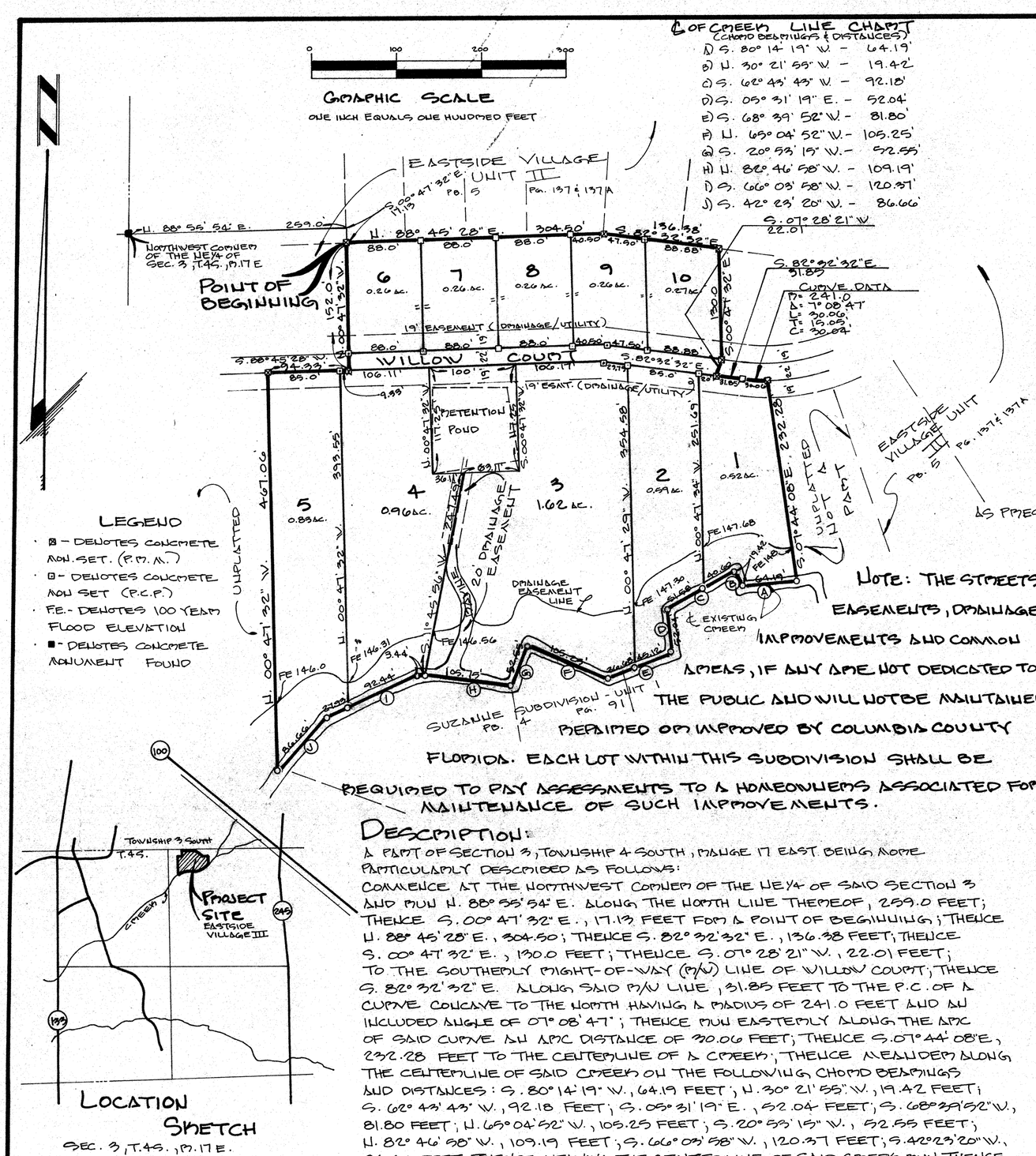
PLAT BOOK 6 PAGE 65

EASTSIDE VILLAGE UNIT III

SITUATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA



LEGEND

- ⊠ - DENOTES CONCRETE MON. SET. (P.M.M.)
- ⊡ - DENOTES CONCRETE MON SET (P.C.P.)
- F.E. - DENOTES 100 YEAR FLOOD ELEVATION
- ■ - DENOTES CONCRETE MONUMENT FOUND

℄ OF CREEK LINE CHART (CHORD BEARINGS & DISTANCES)

A) S. 80° 14' 19" W. - 64.19'
B) N. 30° 21' 55" W. - 19.42'
C) S. 62° 43' 43" W. - 92.18'
D) S. 05° 31' 19" E. - 52.04'
E) S. 68° 39' 52" W. - 81.80'
F) N. 65° 04' 52" W. - 105.25'
G) S. 20° 55' 15" W. - 52.55'
H) N. 82° 46' 58" W. - 109.19'
I) S. 66° 03' 58" W. - 120.37'
J) S. 42° 23' 20" W. - 86.66'

LOCATION SKETCH
SEC. 3, T.4S., R.17E.

NOTE: THE STREETS EASEMENTS, DRAINAGE IMPROVEMENTS AND COMMON AREAS, IF ANY ARE NOT DEDICATED TO THE PUBLIC AND WILL NOT BE MAINTAINED, REPAIRED OR IMPROVED BY COLUMBIA COUNTY FLORIDA. EACH LOT WITHIN THIS SUBDIVISION SHALL BE REQUIRED TO PAY ASSESSMENTS TO A HOMEOWNERS ASSOCIATED FOR MAINTENANCE OF SUCH IMPROVEMENTS.

DESCRIPTION:

A PART OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 17 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NE¼ OF SAID SECTION 3 AND RUN N. 88° 55' 54" E. ALONG THE NORTH LINE THEREOF, 259.0 FEET; THENCE S. 00° 47' 32" E., 17.13 FEET FOR A POINT OF BEGINNING; THENCE N. 88° 45' 28" E., 304.50'; THENCE S. 82° 32' 32" E., 136.38 FEET; THENCE S. 00° 47' 32" E., 130.0 FEET; THENCE S. 07° 28' 21" W., 22.01 FEET; TO THE SOUTHERLY RIGHT-OF-WAY (R/W) LINE OF WILLOW COURT; THENCE S. 82° 32' 32" E. ALONG SAID R/W LINE, 31.85 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 241.0 FEET AND AN INCLUDED ANGLE OF 07° 08' 47"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 30.06 FEET; THENCE S. 07° 44' 08" E., 232.28 FEET TO THE CENTERLINE OF A CREEK; THENCE MEANDER ALONG THE CENTERLINE OF SAID CREEK ON THE FOLLOWING CHORD BEARINGS AND DISTANCES: S. 80° 14' 19" W., 64.19 FEET; N. 30° 21' 55" W., 19.42 FEET; S. 62° 43' 43" W., 92.18 FEET; S. 05° 31' 19" E., 52.04 FEET; S. 68° 39' 52" W., 81.80 FEET; N. 65° 04' 52" W., 105.25 FEET; S. 20° 55' 15" W., 52.55 FEET; N. 82° 46' 58" W., 109.19 FEET; S. 66° 03' 58" W., 120.37 FEET; S. 42° 23' 20" W., 86.66 FEET; THENCE LEAVING THE CENTERLINE OF SAID CREEK RUN THENCE N. 00° 47' 32" W., 467.06 FEET TO AFORESAID SOUTHERLY R/W LINE OF WILLOW COURT; THENCE N. 88° 45' 28" E ALONG SAID R/W LINE, 94.33 FEET; THENCE N. 00° 47' 32" W., 152.0 FEET TO THE POINT OF BEGINNING CONTAINING 6.31 ACRES MORE OR LESS.
COLUMBIA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1.) ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICE AND ANY OTHER PUBLIC UTILITIES.
2.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
3.) PART OF THIS PARCEL IS LOCATED IN ZONE "X" AND DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. HOWEVER A PART OF THIS PARCEL IS LOCATED IN ZONE "A" AND DETERMINED TO BE INSIDE THE 100 YEAR FLOOD PLAIN. BASE FLOOD ELEVATION DETERMINED AT FE 146 ~ 148 BY Ray C. Reissmann (7/1/91) P.E. NO 33724 AS PER F.I.R.M. COMM. PANEL NO. 120070-0200B.
4.) BEARINGS BASED ON PLAT OF "EASTSIDE VILLAGE UNIT II", PLAT BOOK 5 PAGE 137 & 137 A.
5.) CLOSURE IS 1:603,417 6.) PRELIMINARY PLAN APPROVED AUGUST 16, 1990

COUNTY ATTORNEY CERTIFICATION:

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 STATUTES.
DATED: July 3, 1991 Mahlon Yeagle COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 3rd DAY OF July.
CHAIRMAN Ronald Williams

CERTIFICATE OF CLERK:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COMMISSIONERS AND ACCEPTED FOR FILES AND RECORDED THIS 20th DAY OF September 1991 A.D. IN PLAT BOOK 6 PAGE 65.
CLERK OF COURT, COLUMBIA CO, FLA.

DEDICATION:

P. DeWitt Cason

KNOW ALL MEN BY THESE PRESENT THAT DESOTO DEVELOPERS INC. WITH ANNIE L. HORNE AS PRESIDENT, A CORPORATION OPERATING UNDER THE LAWS OF THE STATE OF FLORIDA AND COLUMBIA COUNTY BANK, WITH ROBERT L. GREEN HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "EASTSIDE VILLAGE UNIT III" PROVIDED, HOWEVER, THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAY AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES, AND ALL OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE RESERVED BY OWNER, FOR THE BENEFIT OF OWNER, ITS SUCCESSORS, GRANTEES, AND ASSIGNS AND ARE NOT DEDICATED TO PUBLIC USE.

Annie L. Horne — ANNIE L. HORNE - PRES. ON BEHALF OF DESOTO DEVELOPERS INC.
Robert L. Green — ROBERT L. GREEN - PRES. ON BEHALF OF COLUMBIA COUNTY BANK
WITNESS: Thomas P. Browning
WITNESS: Thomas P. Browning

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 3 DAY OF July 1991 A.D. BEFORE ME PERSONALLY APPEARED ANNIE L. HORNE - PRESIDENT OF DESOTO DEVELOPERS INC. TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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: Jan. 26, 92 Marcia J. Dow NOTARY PUBLIC, STATE OF FLORIDA.

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 3 DAY OF July 1991 A.D. BEFORE ME PERSONALLY APPEARED ROBERT L. GREEN - PRESIDENT OF COLUMBIA COUNTY BANK 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.
MY COMMISSION EXPIRES: Jan. 26 '92 Marcia J. Dow NOTARY PUBLIC, STATE OF FLORIDA

PUBLIC WORKS DIRECTOR: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE 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 Sept. 17, 1991 Jerry Brown PUBLIC WORKS DIRECTOR

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, THAT THE PERMANENT REFERENCE MARKERS HAVE BEEN SET AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.
DATE 6-28-91 LAUREN E. BRITT, P.L.S. NO. 1917

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

50%

FILE NUMBER 91-13127
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
Sept 20, 1991 AT 3:38 O'CLOCK PM
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Phyllis Downey D.C.
OFFICIAL RECORDS BOOK 150 PAGE 2089

L-4950