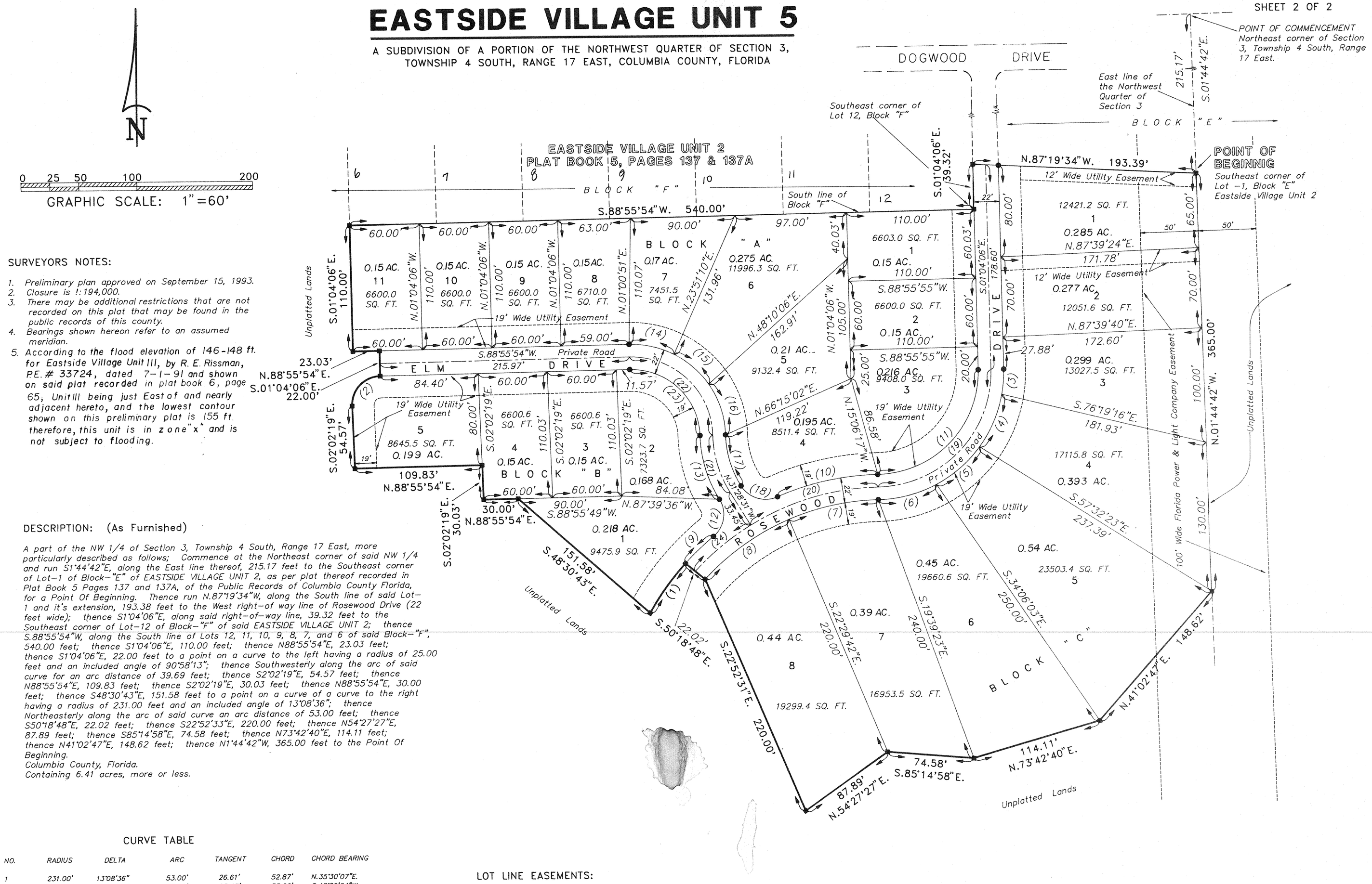
PLAT BOOK 6 PAGE 112
SHEET 2 OF 2

EASTSIDE VILLAGE UNIT 5

A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA



SURVEYORS NOTES:

1. Preliminary plan approved on September 15, 1993.
2. Closure is 1:194,000.
3. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
4. Bearings shown hereon refer to an assumed meridian.
5. According to the flood elevation of 146-148 ft. for Eastside Village Unit III, by R. E. Rissman, P.E. # 33724, dated 7-1-91 and shown on said plat recorded in plat book 6, page 65, Unit III being just East of and nearly adjacent hereto, and the lowest contour shown on this preliminary plat is 155 ft. therefore, this unit is in zone "x" and is not subject to flooding.

DESCRIPTION: (As Furnished)

A part of the NW 1/4 of Section 3, Township 4 South, Range 17 East, more particularly described as follows; Commence at the Northeast corner of said NW 1/4 and run S1°44'42"E, along the East line thereof, 215.17 feet to the Southeast corner of Lot-1 of Block-"E" of EASTSIDE VILLAGE UNIT 2, as per plat thereof recorded in Plat Book 5 Pages 137 and 137A, of the Public Records of Columbia County Florida, for a Point Of Beginning. Thence run N.87°19'34"W, along the South line of said Lot-1 and it's extension, 193.38 feet to the West right-of way line of Rosewood Drive (22 feet wide); thence S1°04'06"E, along said right-of-way line, 39.32 feet to the Southeast corner of Lot-12 of Block-"F" of said EASTSIDE VILLAGE UNIT 2; thence S.88°55'54"W, along the South line of Lots 12, 11, 10, 9, 8, 7, and 6 of said Block-"F", 540.00 feet; thence S1°04'06"E, 110.00 feet; thence N88°55'54"E, 23.03 feet; thence S1°04'06"E, 22.00 feet to a point on a curve to the left having a radius of 25.00 feet and an included angle of 90°58'13"; thence Southwesterly along the arc of said curve for an arc distance of 39.69 feet; thence S2°02'19"E, 54.57 feet; thence N88°55'54"E, 109.83 feet; thence S2°02'19"E, 30.03 feet; thence N88°55'54"E, 30.00 feet; thence S48°30'43"E, 151.58 feet to a point on a curve of a curve to the right having a radius of 231.00 feet and an included angle of 13°08'36"; thence Northeasterly along the arc of said curve an arc distance of 53.00 feet; thence S50°18'48"E, 22.02 feet; thence S22°52'33"E, 220.00 feet; thence N54°27'27"E, 87.89 feet; thence S85°14'58"E, 74.58 feet; thence N73°42'40"E, 114.11 feet; thence N41°02'47"E, 148.62 feet; thence N1°44'42"W, 365.00 feet to the Point Of Beginning.
Columbia County, Florida.
Containing 6.41 acres, more or less.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	231.00'	13°08'36"	53.00'	26.61'	52.87'	N.35°30'07"E.
2	25.00'	90°58'13"	39.69'	25.43'	35.66'	S.43°26'54"W.
3	111.00'	11°25'02"	22.12'	11.10'	22.08'	S.04°38'26"W.
4	111.00'	25°48'32"	50.00'	25.43'	49.58'	S.23°15'14"W.
5	111.00'	25°48'32"	50.00'	25.43'	49.58'	S.49°03'46"W.
6	111.00'	26°57'52"	52.24'	26.61'	51.76'	S.75°26'58"W.
7	209.00'	21°55'53"	80.00'	40.50'	79.51'	S.77°57'57"W.
8	209.00'	24°40'31"	90.01'	45.71'	89.32'	S.54°39'45"W.
9	231.00'	08°21'58"	33.73'	16.89'	33.70'	N.46°15'27"E.
10	231.00'	22°14'32"	89.67'	45.41'	89.11'	N.77°48'38"E.
11	89.00'	90°00'00"	139.80'	89.00'	125.86'	N.43°55'54"E.
12	25.00'	81°53'22"	35.73'	21.69'	32.77'	N.09°28'07"E.
13	110.66'	30°24'25"	58.73'	30.07'	58.04'	N.16°16'19"W.
14	81.00'	28°17'39"	40.00'	20.42'	39.59'	S.76°55'16"E.
15	81.00'	28°17'39"	40.00'	20.42'	39.59'	S.48°37'37"E.
16	81.00'	33°24'42"	47.23'	24.31'	46.57'	S.17°46'27"E.
17	88.66'	30°24'25"	47.05'	24.09'	46.50'	S.16°16'19"E.
18	25.00'	82°41'19"	36.08'	22.00'	33.03'	S.72°49'35"E.
19	100.00'	90°00'00"	157.08'	100.00'	141.42'	S.43°55'54"W.
20	220.00'	30°24'40"	116.77'	59.80'	115.40'	S.73°43'34"W.
21	99.66'	30°24'25"	52.89'	27.08'	52.27'	N.16°16'19"W.
22	70.00'	90°00'00"	109.96'	70.00'	98.99'	N.46°04'06"W.
23	59.00'	90°00'00"	92.68'	59.00'	83.44'	S.46°04'06"E.
24	220.00'	16°19'39"	62.69'	31.56'	62.48'	N.50°21'24"E.

LOT LINE EASEMENTS:

Unless otherwise indicated, easements of five (5) feet in width along each side lot line 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, the outside boundary of said site shall be subject to said easements. All easements indicated herein are for the construction, installation, maintenance and operation of electricity, telephone, CATV, and public utilities which may serve the lands encompassed by this plat.

PRIVATE ROADWAYS:

All streets or roads designated hereon as private streets or roads are hereby specifically set aside for the use of the abutting property owners, and in the care of the Homeowners Association for this Development. And in nowise constitue a dedication to the general public or the County of Columbia. It being specifically understood that no obligation is imposed upon the county, nor shall any request be entertained by the county to mainain or improve said private streets or roads. Each lot within this subdivision shall be required to pay an assessment to the homeowners association for maintenance of such improvements.

LEGEND:

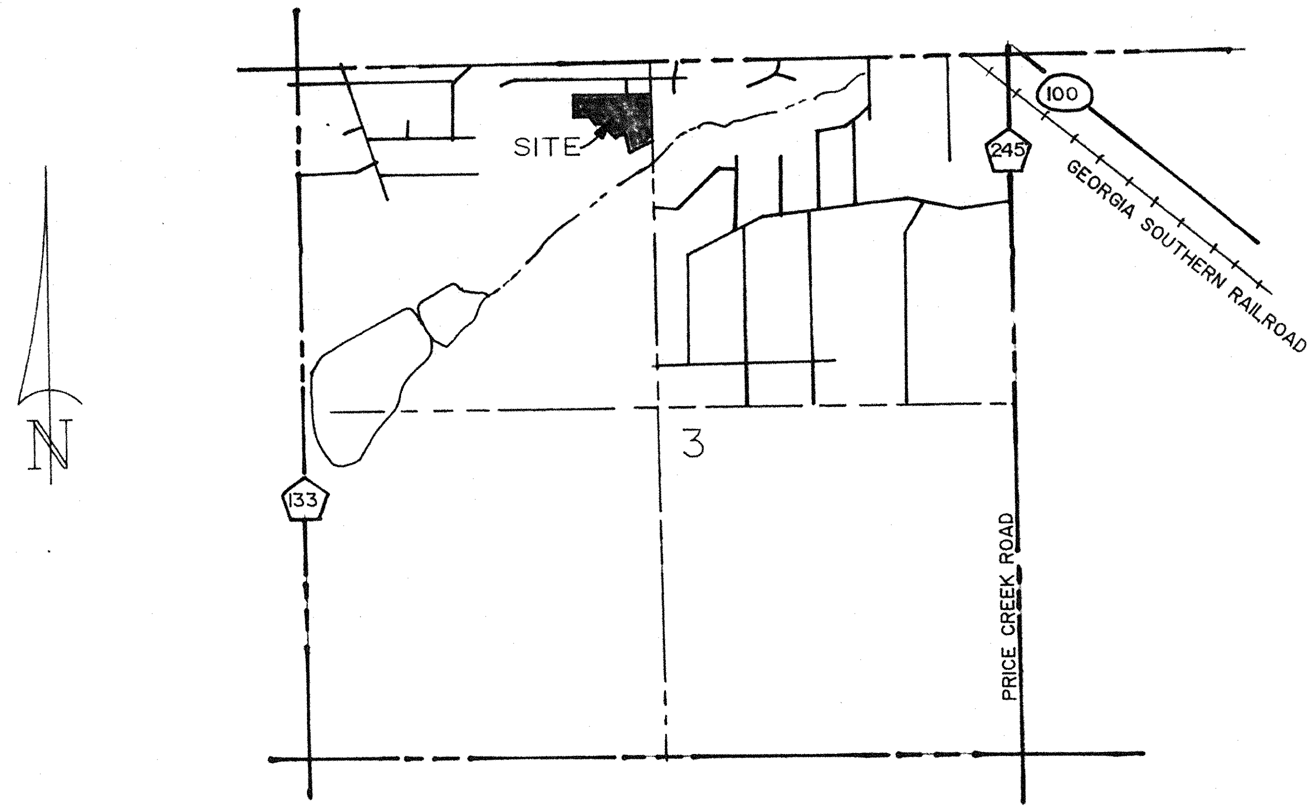
■ – Denotes a Permanent Reference Monument (PRM)
● – Denotes a Permanent Control Point (PCP)
SQ. FT. – Denotes square feet.

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

OFFICIAL RECORDS BOOK 773 PAGE 2148

FILE NUMBER 94-12425
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
9-20, 1994 AT 3:12 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marul Keen D.C.

OFFICIAL RECORDS
BOOK 795 PAGE 2448



LOCATION MAP

NO SCALE

EASTSIDE VILLAGE UNIT 5

A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

DEDICATION:

Know all men by these present that Kirby D. Morgan and Dorothy J Morgan, Husband and Wife, owners, have caused the land shown hereon described to be surveyed, subdivided and platted, to be known as "EASTSIDE VILLAGE UNIT 5", provided, however, that all roads, streets, and other right-of-way and all easements for utilities, drainage and 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.

Witness: ____________ ____________
Kirby D. Morgan, Owner

Witness: Dal E Huddleston

Witness: ____________ ____________
Dorothy J.Morgan, Owner

Witness: Dal E Huddleston

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I hereby certify that on this 1 day of September, 1994, A.D., before me personally appeared Kirby D. Morgan and Dorothy J. Morgan, Husband and 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 set may hand and seal on the above date.

____
Notary Public, State of Florida at Large

My Commission expires: ____________

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 Statutes.

Date: September 13, 1994 ____ Marlin Feagle
County Attorney

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

This plat is hereby approved by the Columbia County Commission this 13th day of September, 1994, A.D.

____
Chairman

PUBLIC WORKS DIRECTOR, COLUMBIA COUNTY, FLORIDA.

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: Sept. 19, 1994 ____ Terry Brown
Public Works Directors

CERTIFICATE OF CLERK:

This plat having been approved by the columbia County Board of County Commissioners is accepted for files and recorded this 20 day of Sept, 1994, A.D., in Plat Book 6, Pages 111-112.

P. DeWitt Cason
Clerk of Court, Columbia County, Florida

SURVEYORS CERTIFICATE:

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 Reference Points have been set and that the survey data and monumentation complies with Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

9-1-94
Date of Survey

____
Lauren E. Britt, Professional Land Surveyor
Florida Certificate No. 1079.

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