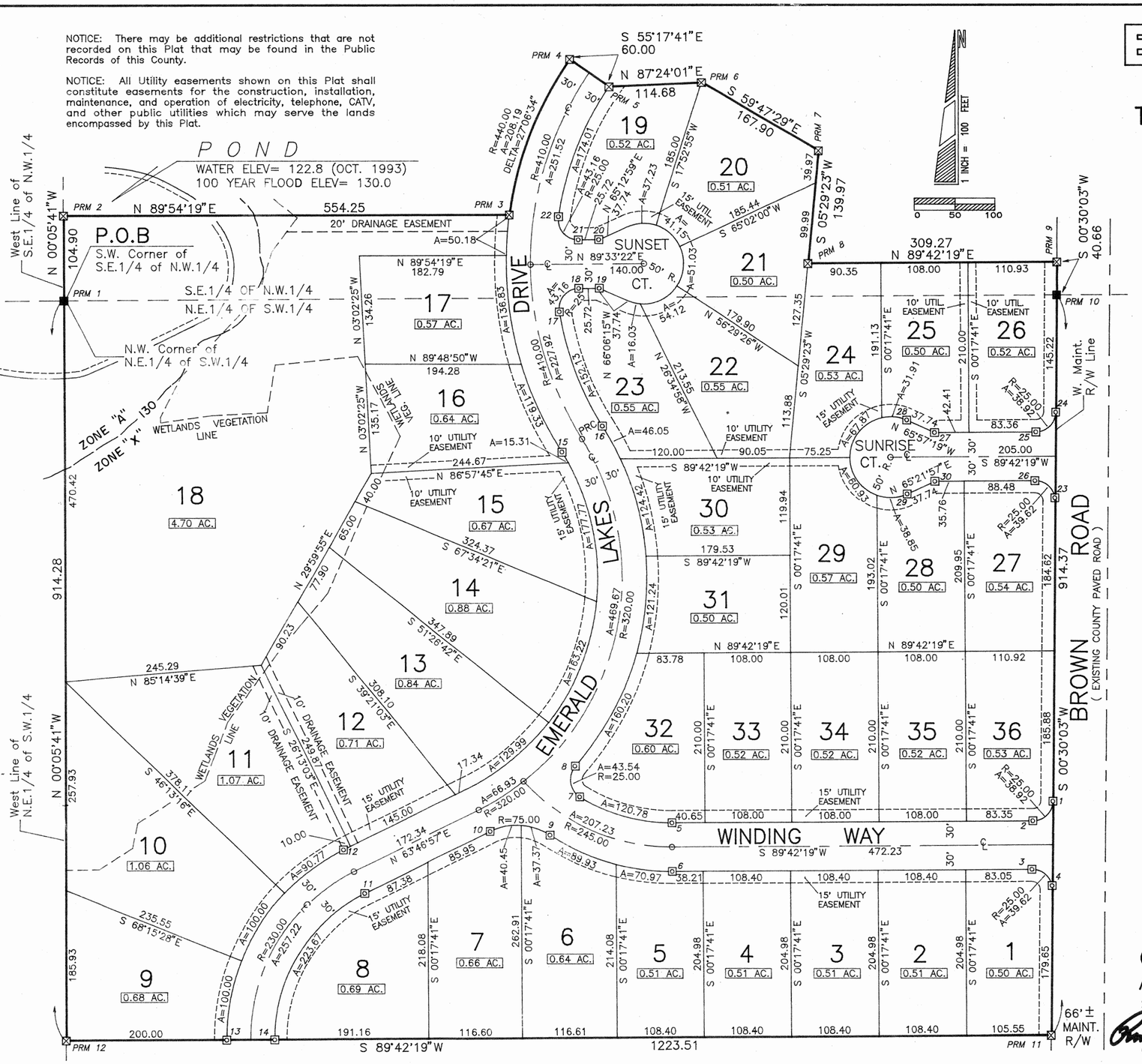
PLAT BOOK 6 PAGE 104

Emerald Lakes

IN SECTION 28
TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All Utility easements shown on this Plat shall constitute easements for the construction, installation, maintenance, and operation of electricity, telephone, CATV, and other public utilities which may serve the lands encompassed by this Plat.



DESCRIPTION

BEGIN at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 3 South, Range 16 East, Columbia County, Florida and run N.00°05'41"W. along the West line of said Southeast 1/4 of the Northwest 1/4 a distance of 104.90 feet; thence N.89°54'19"E. 554.25 feet to a point on the arc of a curve concave to the East having a radius of 440.00 feet and a central angle of 27°06'34"; thence Northerly along the arc of said curve a distance of 208.19 feet; thence S.55°17'41"E. 60.00 feet; thence N.87°24'01"E. 114.68 feet; thence S.59°47'29"E. 167.90 feet; thence S.05°29'23"W. 139.97 feet; thence N.89°42'19"E. 309.27 feet to a point on the Westerly maintained Right-of-Way line of Brown Road; thence S.00°30'03"W. along said Westerly maintained Right-of-Way line 40.66 feet to a point on the North line of the Northeast 1/4 of the Southwest 1/4; thence continue S.00°30'03"W. still along said Westerly maintained Right-of-Way line 914.37 feet; thence S.89°42'19"W. 1223.51 feet to a point on the West line of the Northeast 1/4 of the Southwest 1/4; thence N.00°05'41"W. along said West line 914.28 feet to the POINT OF BEGINNING.

LEGEND & NOTES

1.) ⊠ PRM # = Permanent Reference Monument (PRM) set, with brass cap stamped PLS 3628, PRM No. and date.

2.) ⊙ NO. = Permanent Control Point (PCP) set, with brass cap stamped PLS 3628, PCP No. and date.

3.) ■ = Concrete Monument found in place at time of survey.

4.) Boundary based on prior surveys and instruction from client.

5.) Bearings projected from above-referenced prior surveys.

6.) Interior improvements or underground encroachments, if present were not located with this survey.

7.) Survey closure precision exceed requirements of Minimum Technical Standards.

8.) Flood data: See plat – Northwest corner of development.

9.) Water supply and sewerage disposal to be provided by individual lot owners, subject to County approval.

10.) Preliminary approval granted : June 2, 1993.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this Plat to be a true and correct representation of the lands 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 the survey complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Donald F. Lee DATE: 2/15/94

Donald F. Lee, P.L.S.
Florida Reg. # 3628

950 S. RIDGEWOOD DRIVE
LAKE CITY, FLORIDA 32055
PH: (904) 755-6166

SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that DDP Corporation, as owner, and Barnett Bank of North Central Florida, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as EMERALD LAKES, and that all Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER: DDP Corporation

O.P. Daughtry,III, President
DDP Corp.

Witness

Witness

MORTGAGEE: Barnett Bank of N. Central Florida

Edward Woodbery, Vice-Pres.

Witness

Tyson Johnson, Sr. Vice-Pres.

Witness

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 18 day of Feb 1994, by O.P. Daughtry, III, President of DDP Corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Notary Public

My Commission Expires: Notary Public, State of Florida at Large, My Commission Expires: April 29, 1995

NOTARY SEAL

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 18 day of Feb 1994 by Edward Woodbery, Vice-Pres. of Barnett Bank of North Central Florida. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Notary Public

My Commission Expires: _____

NOTARY SEAL

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 18 day of Feb 1994 by Tyson Johnson, Sr. Vice-Pres. of Barnett Bank of North Central Florida. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Notary Public

My Commission Expires: _____

NOTARY SEAL

COMMISSION APPROVAL

SIGNED: _____
Chairman

DATE: 3/3/94

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 7 day of March, 1994, in Plat Book 6, Page 104.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

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 Brooks DATE: 3-3-94
Director of Public Works

COUNTY ATTORNEY'S CERTIFICATE

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

SIGNED: Marlin Feagle DATE: 3-2-94
County Attorney, Columbia Co.

FILE NUMBER 94 02865
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
3-7, 1994 AT 11:44 O'CLOCK A.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Muriel Kerr D.C.

OFFICIAL RECORDS BOOK 787 PAGE 524

Lots : 25.86 Ac
Roads: 3.12 Ac
Total: 28.98 Ac