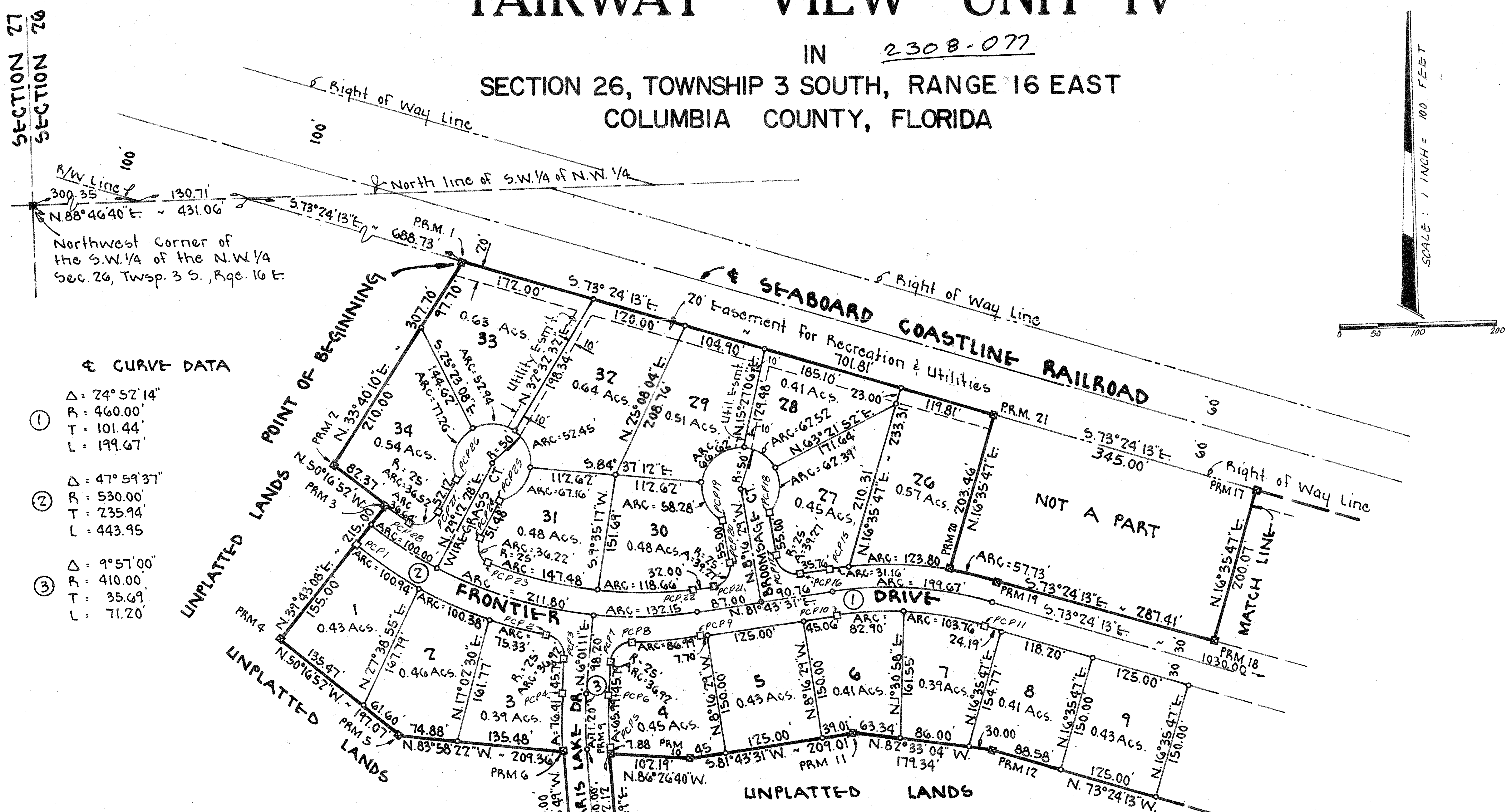
"FAIRWAY VIEW UNIT IV"

IN 2308-077

SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



DESCRIPTION:

COMMENCE at the Northwest Corner of the S.W. 1/4 of the N.W. 1/4, Section 26, Township 3 South, Range 16 East, Columbia County, Florida and run N.88°46'40"E. along the North line of said S.W. 1/4 of N.W. 1/4 a distance of 300.35 feet to a point on the Southerly Right of Way line of Seaboard Coastline Railroad; thence continue N.88°46'40"E. along said North line (also said Southerly Right of Way line) 130.71 feet; thence S.73°24'13"E. still along said Southerly Right of Way line 688.73 feet to the POINT OF BEGINNING; thence continue S.73°24'13"E. along said Southerly Right of Way line 701.81 feet; thence S.16°35'47"W. 203.46 feet to a point on the arc of a curve concave to the right having a radius of 490.00 feet and a central angle of 6°45'01"; thence Easterly along the arc of said curve 57.73 feet to the point of tangency of said curve; thence S.73°24'13"E. 287.41 feet; thence N.16°35'47"E. 200.07 feet to a point on said Southerly Right of Way line of Seaboard Coastline Railroad; thence S.73°24'13"E. along said Southerly Right of Way line 1000.00 feet; thence S.16°35'47"W. 260.07 feet; thence N.73°24'13"W. 20.00 feet; thence S.16°35'47"W. 150.00 feet; thence N.73°24'13"W. 1213.58 feet; thence N.82°33'04"W. 179.34 feet; thence S.81°43'31"W. 209.01 feet; thence N.86°26'40"W. 102.19 feet; thence S.3°55'49"E. 142.12 feet to the North line of Harris Lake Drive, per plat of "FAIRWAY VIEW UNIT III", PLAT BOOK 5, PAGE 27 & 27-A Public Records of Columbia County, Florida; thence S.86°04'11"W. along said North line of Harris Lake Drive 60.00 feet; thence N.3°55'49"W. 150.00 feet; thence N.83°58'22"W. 209.36 feet; thence N.50°16'52"W. 197.07 feet; thence N.39°43'08"E. 215.00 feet; thence N.50°16'52"W. 82.37 feet; thence N.33°40'10"E. 307.70 feet to the POINT OF BEGINNING. Containing 20.47 Acres, more or less.

LEGEND:

1. ⊠ = 4"x4" Concrete Monument (Permanent Reference Monument) with brass cap in top stamped L.L.LEE & ASSOC. with Surveyors registration number and date set and monument number.
2. ■ = Concrete monument, found in place.
3. □ = Permanent Control Point (PCP) 4"x4" Concrete Monument, stamped with number.
4. O = 3/4" Iron Pipe
5. Bearings based on Florida State Plane Coordinate System.
6. Error of Closure 1:366,000.
7. Preliminary Plans approved by Columbia County Board of Commissioners 3-18-82.
8. Boundary based on prior work in area.

SURVEYOR'S CERTIFICATION:

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, and that permanent control points have been set and that survey data and monumentation complies with the Columbia County Subdivision Ordinance No. 78-7 and and Chapter 177 of the Florida Statutes.

Signed: ____________
RUFUS C. OGDEN, PLS
Fla. Reg. Cert. No. 1095
Date: ____________

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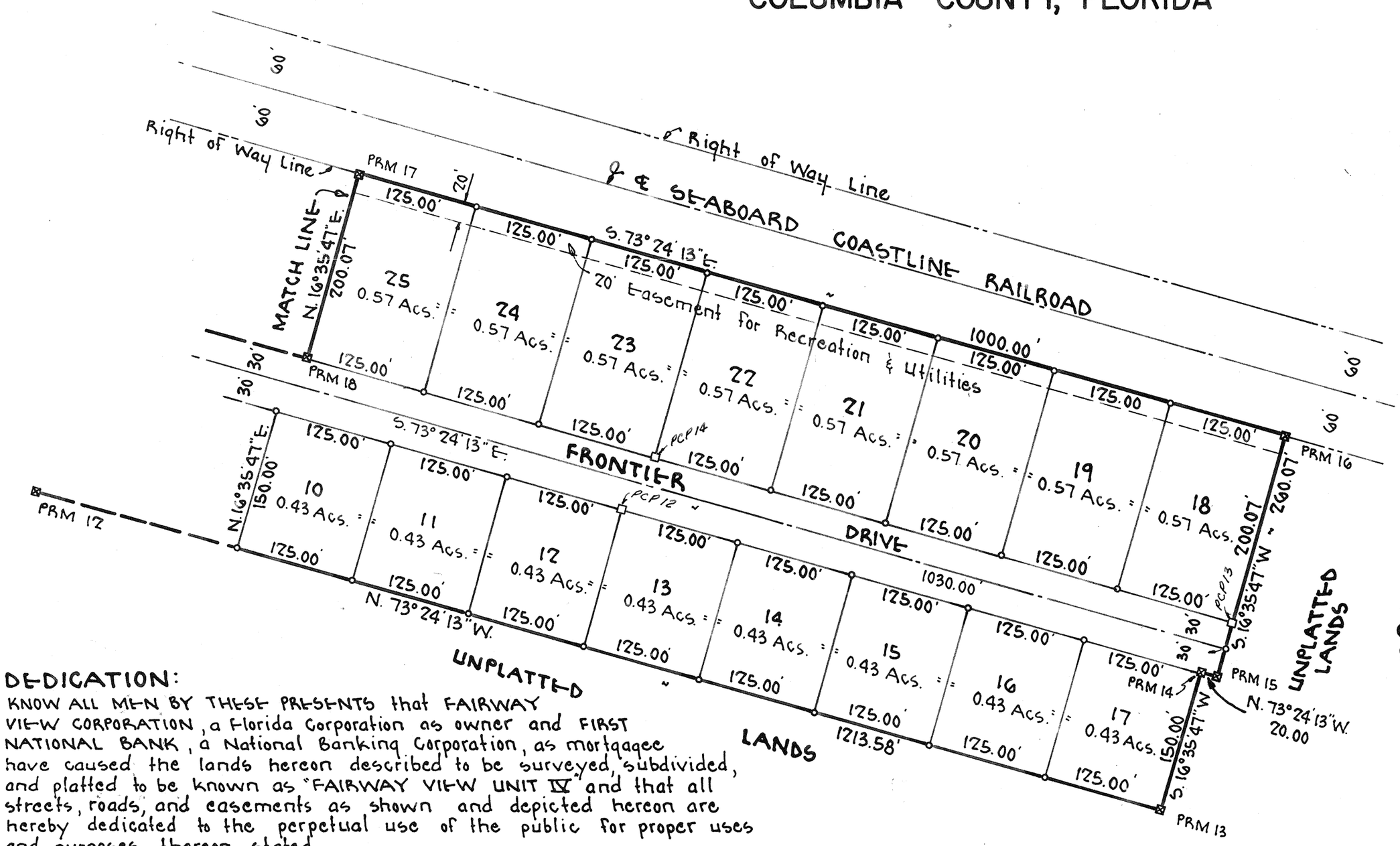
COLUMBIA COUNTY, FLORIDA



FILE NO. 82-1198
RECORDED
BOOK 5 PAGE 29-29A
'82 OCT 26 P2:06
Mary S. Chance
CLERK OF CIRCUIT COURT
COLUMBIA COUNTY, FLORIDA

ADDITIONAL UTILITY EASEMENTS

A width of six (6) Feet on all sides adjacent to another lot and ten (10) Feet on all sides not adjacent to another lot. A Fifteen (15) Feet easement along the North side of FRONTIER DRIVE. These easements not plotted on plat.

APPROVED BY BOARD OF COUNTY COMMISSIONERS, COLUMBIA COUNTY, FLORIDA

Signed: _____ Chairman

Attest: Mary S. Chance Clerk

Date: 10-4-82

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that FAIRWAY VIEW CORPORATION, a Florida Corporation as owner and FIRST NATIONAL BANK, a National Banking Corporation, as mortgagee have caused the lands hereon described to be surveyed, subdivided, and platted to be known as "FAIRWAY VIEW UNIT IV" and that all streets, roads, and easements as shown and depicted hereon are hereby dedicated to the perpetual use of the public for proper uses and purposes thereon stated.

IN WITNESS WHEREOF the parties hereto have caused these presents to be executed with their seals affixed hereto.

FAIRWAY VIEW CORPORATION, Owner

M. B. RAVNDAL, President

SUSAN R. BRINKLEY, Secretary

As to all parties:

_____ Witness

_____ Witness

FIRST NATIONAL BANK, Mortgagee

K.C. TROWELL, President

GILBERT W. MILLER, Vice-President

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this 1st day of Oct. 1982 A.D. before me personally appeared M.B. Ravndal, President and Susan R. Brinkley, Secretary of FAIRWAY VIEW CORPORATION, as owner and K.C. Trowell, President and Gilbert W. Miller, Vice-President of FIRST NATIONAL BANK, a National Banking Corporation, as mortgagee, to me known to be the individuals described in and who executed the foregoing dedication, and they acknowledge execution thereof for and on behalf of said individuals and said corporations with their seals duly affixed thereto.

WITNESS my hand and seal, State of Florida this 1st day of Oct. 1982 A.D.

My Commission expires: _____

NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATE OF CLERK

This plat having been approved by the Columbia County Board of County Commissioners, is accepted for files and recorded this 20th day of Oct. A.D. 1982 in Plat Book 5 Page 29-29A.

CLERK OF THE CIRCUIT COURT
Columbia County, Florida

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing plat and that it complies in form with Columbia County Subdivision Ordinance No. 78-7 and Chapter 177 of the Florida Statutes.

Date: OCT. 4, 1982

COUNTY ATTORNEY

COUNTY 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.

Date: _____

COUNTY ENGINEER