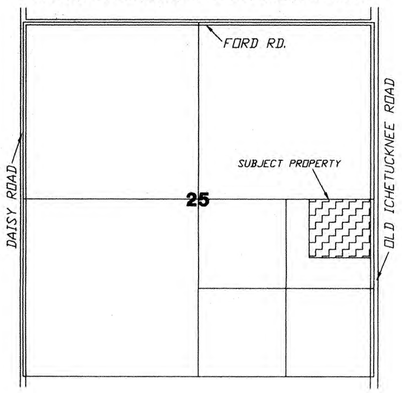
"FLATT SUBDIVISION"

SECTION 25 TOWNSHIP 5 SOUTH, RANGE 15 EAST,
COLUMBIA COUNTY, FLORIDA.

PLAT BOOK 7
PAGES 122
SHEET 1 OF 1

SECTION 25 TOWNSHIP 5 SOUTH, RANGE 15 EAST.



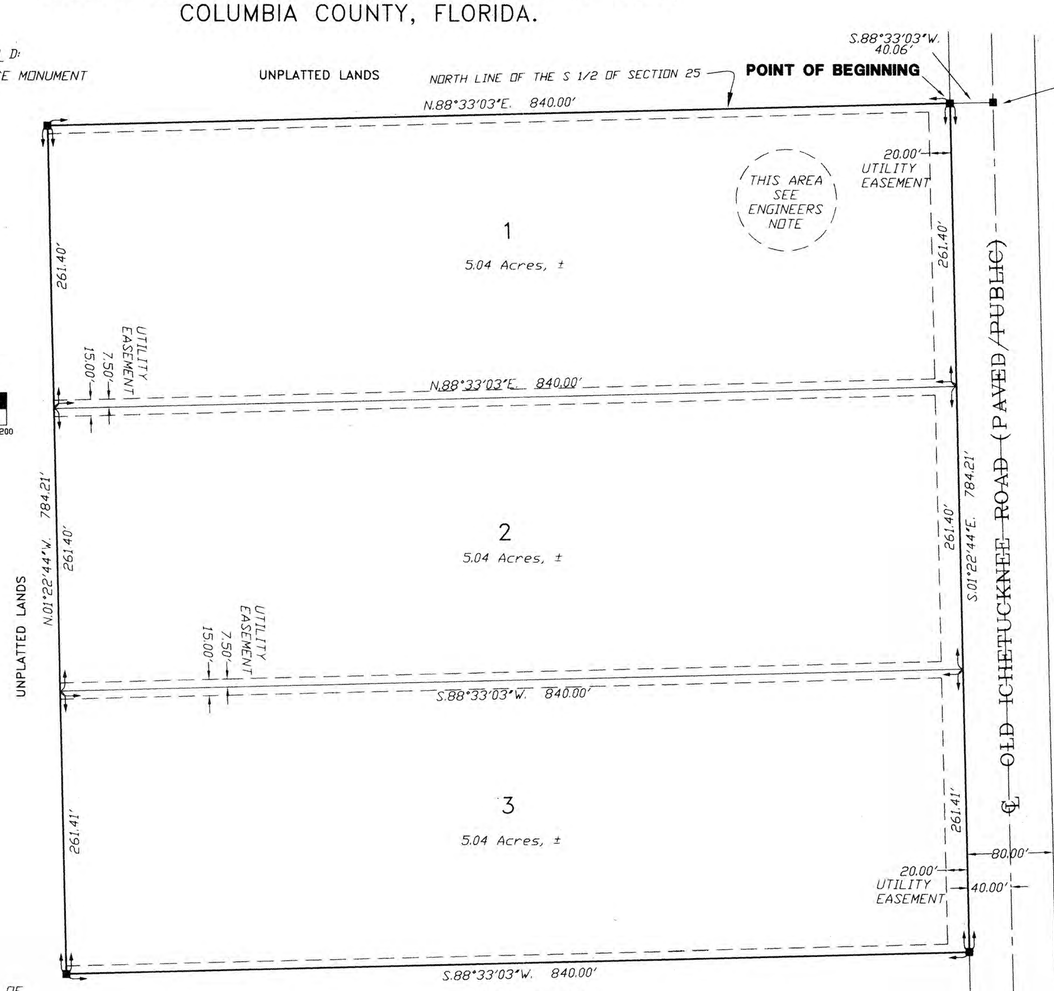
LOCATION SKETCH
NOT TO SCALE

SYMBOL LEGEND:
■ PERMANENT REFERENCE MONUMENT

N

SCALE: 1" = 100'

0 25 50 100 200
GRAPHIC SCALE



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: December 17, 2002 — Marlin Feagle, COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF 11-7-02, 2002, A.D. — Kenneth A. Witt, 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 10 DAY OF June, 2003 A.D., IN PLAT BOOK 7, PAGE 122

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

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

Hoyle Crowder, DIRECTOR

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR THE DEED OF RECORD AS PROVIDED BY CLIENT.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.88°33'03"E. FOR THE NORTH LINE THEREOF.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NUMBER 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. 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 EASEMENTS 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.

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE PROPOSED DRAINAGE SYSTEM IS SUFFICIENT WITH RESPECT TO THE REQUIREMENTS OF THAT ORDINANCE.

Arthur N. Bedenbaugh — Sept. 18, 2002 DATE:
ARTHUR N. BEDENBAUGH
PROFESSIONAL ENGINEER # 9162
RT. 6 BOX 500
LAKE CITY, FLORIDA 32025

DESCRIPTION:

COMMENCE AT THE NE CORNER OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, THENCE S.88°33'03"W., ALONG THE NORTH LINE OF SAID SOUTH 1/2, 40.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF ICHETUCKNEE ROAD SAID POINT BEING THE POINT OF BEGINNING; THENCE S.01°22'44"E., ALONG SAID WEST RIGHT-OF-WAY LINE, 784.21 FEET; THENCE S.88°33'03"W., 840.00 FEET; THENCE N.01°22'44"W., 784.21 FEET TO THE NORTH LINE OF SAID SOUTH 1/2; THENCE N.88°33'03"E., ALONG SAID NORTH LINE 840.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15.12 ACRES, MORE OR LESS.

ENGINEER'S NOTE:

THIS SUBDIVISION CONSISTS OF ROLLING TERRAIN WITH SOME DEPRESSIONS AND SINKHOLES. ALTHOUGH, THE FLOOD INSURANCE RATE MAP (F.I.R.M.) SHOWS IT TO BE OUTSIDE THE 100 YEAR FLOOD ZONE SOME OF THE LOW AREAS MAY HOLD WATER FOR A SHORT TIME AFTER A RAIN.

DEVELOPER:
VELMA C. PERRY
RT. 4 BOX 200
LAKE CITY, FL 32024
386-752-6190

POINT OF COMMENCEMENT
NE CORNER OF THE S 1/2 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 15 EAST

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 ANY 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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT "OWNER AND MORTGAGEE, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "FLATT SUBDIVISION", 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.

ATTESTS

VELMA C. PERRY

WITNESS AS TO OWNER

WITNESS AS TO OWNER

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS ____ DAY OF _____, 2002 A.D., BEFORE ME PERSONALLY APPEARED "VELMA C. PERRY", 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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

CRISTA THOMAS
MY COMMISSION # DD092740
EXPIRES Feb 14 2006
Bonded Thru Notary Public Underwriters

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: Timothy A. DeLoene DATE: 3/19/02 REGISTRATION #: 5594
PRINT NAME: TIMOTHY A. DELOENE

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 — DATE: 01/05/99

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (904) 752-7163 FAX: (904) 752-5573 WORK ORDER # L-12778

FILE NUMBER 200312116
FILED AND RECORDED IN PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA
6-10, 2003 AT 10:29 O'CLOCK A M
P. DeWitt Cason
CLERK OF COURTS COLUMBIA COUNTY, FLORIDA
BY: Deputy Clerk D.C.

OFFICIAL RECORDS BOOK 922 PAGE 1592