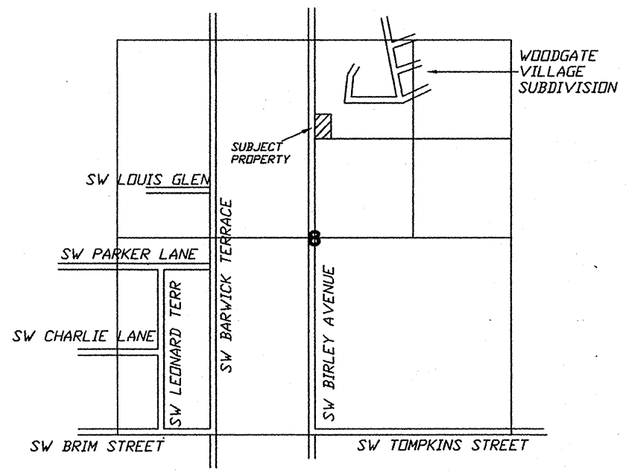
GERALD RIGGLE DEVELOPMENT

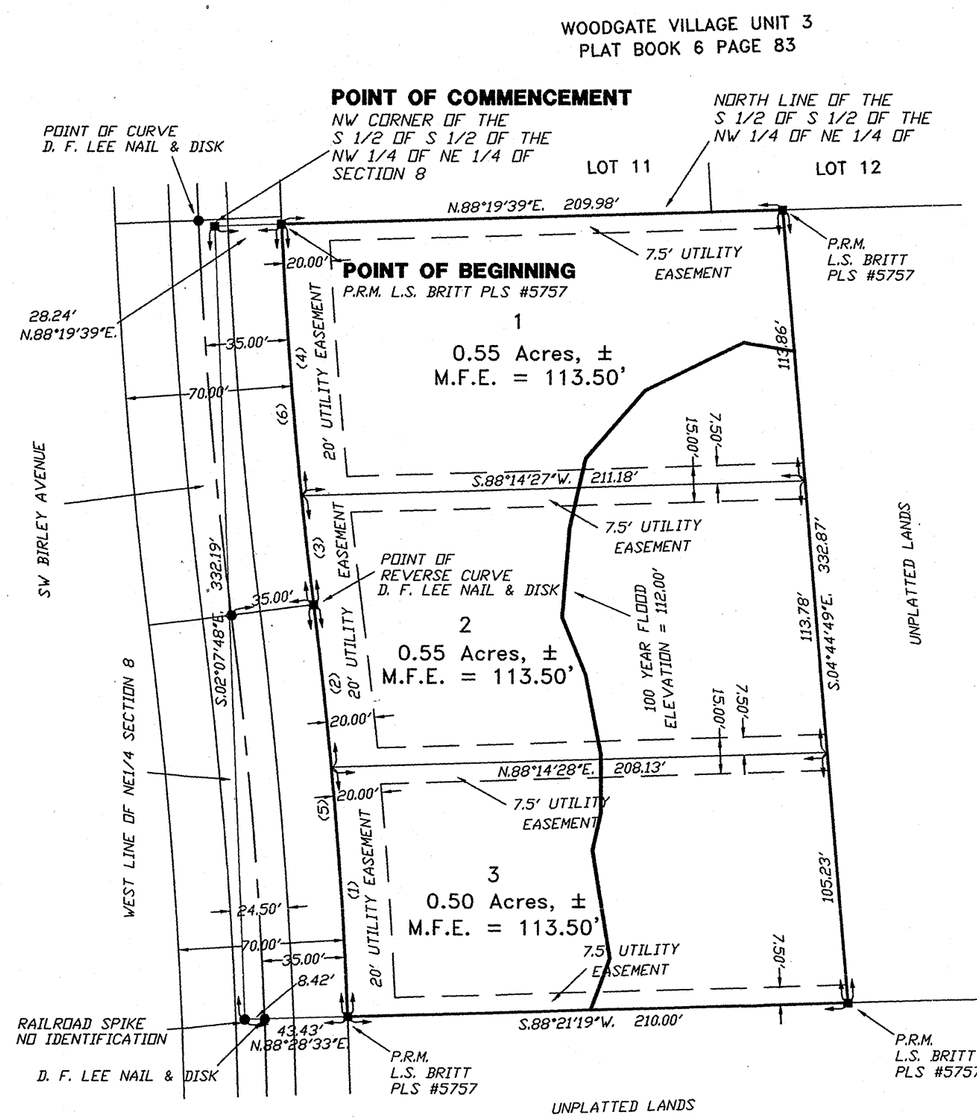
IN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 8
PAGES 67
SHEET 1 OF 1

IN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 16 EAST.



LOCATION SKETCH
NOT TO SCALE



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	2045.00'	02°56'05"	104.74'	52.38'	104.73'	N.03°44'10"W.
2	2045.00'	01°55'01"	68.42'	34.21'	68.42'	N.06°09'43"W.
3	1975.00'	01°19'19"	45.57'	22.78'	45.57'	N.06°27'14"W.
4	1975.00'	03°18'40"	114.14'	57.08'	114.12'	N.04°08'19"W.
5	2045.00'	04°51'06"	173.17'	86.63'	173.11'	N.04°41'41"W.
6	1975.00'	04°37'59"	159.70'	79.90'	159.66'	N.04°47'57"W.

SCALE: 1" = 60'
GRAPHIC SCALE 0 15 30 60 120

SYMBOL LEGEND:

P.R.M.	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
℄	CENTERLINE
■	4"X4" CONCRETE MONUMENT
MFE	MINIMUM FLOOR ELEVATION
TYP	TYPICAL
⊙	NAIL AND DISK
●	PERMANENT CONTROL POINT

DESCRIPTION:
COMMENCE AT THE NW CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N.88°19'39"E., ALONG THE NORTH LINE THEREOF, 28.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.88°19'39"E., 209.98 FEET; THENCE S.04°44'49"E., 332.87 FEET; THENCE S.88°21'19"W., 210.00 FEET TO THE EAST RIGHT-OF-WAY OF SW BIRLEY AVENUE BEING A POINT ON A CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2045.00 FEET, AN INCLUDED 04°51'06", A CHORD BEARING OF N.04°41'41"W., AND A CHORD DISTANCE OF 173.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 173.17 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1975.00 FEET, AN INCLUDED 04°37'59", A CHORD BEARING OF N.04°47'57"W., AND A CHORD DISTANCE OF 159.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 159.70 FEET TO THE POINT OF BEGINNING. CONTAINING 1.60 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT ELISABETH A. RIGGLE, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "GERALD RIGGLE DEVELOPMENT", 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
Kathie Carter Burdell — WITNESS AS TO OWNER
Libbie DeadmonElizabeth A. Riggle — WITNESS AS TO OWNER
ELIZABETH A. RIGGLE

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 5th DAY OF October, 2005 A.D., BEFORE ME PERSONALLY APPEARED ELISABETH A. RIGGLE, 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.

Linda Mosley
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: May 4, 2009

Linda Mosley
Commission # DD425706
Expires May 4, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.02°07'48"W. FOR THE WEST LINE OF NE 1/4 SECTION 8.
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 0175 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 ARE AS SHOWN HEREON.
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.
9. NO PRELIMINARY PLAN APPROVAL WAS REQUIRED.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 29 DATUM.

NOTICE:

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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.

SPECIAL FLOOD NOTICE:
THERE IS A 100 YEAR FLOOD ELEVATION ESTABLISHED ON THIS PARCEL AS 112.00 FEET NGVD 29, BY ARTHUR N. BEDENBAUGH PE #9162.

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 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.

ENGINEER:
ARTHUR N. BEDENBAUGH
P.E. #9162
386-752-3700
RT. 6 Box 507
LAKE CITY, FL 32025

DEVELOPER:
ELIZABETH RIGGLE
386-752-0098
2417 SW BIRLEY AVENUE
LAKE CITY, FL 32024

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: January 5, 2006
COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF October 20, 2005, A.D.

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 13 DAY OF Feb, 2006 A.D., IN PLAT BOOK 8, PAGE 67

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

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

Hoyle Crowder — DIRECTOR
10/31/05 — DATE

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 THE DATE BELOW I HAVE 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. DeBeng DATE: 10/5/05 REGISTRATION # 5594
PRINT: TIMOTHY A. DEBENG

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
10/04/05
DATE:

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-15482

OFFICIAL RECORDS BOOK 1073 PAGE 241

FILE NUMBER 2006003354
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
2/13, 2006, AT 9:41 O'CLOCK A M
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Sharon Scarp D.C.

CLERK CIRCUIT COURT FLORIDA COLUMBIA COUNTY

C:\TEMP\L15482fin.dwg Tue Oct 04 15:01:56 2005

GERALD RIGGLE DEVELOPMENT
FOR 2006

PARENT PARCEL – 08-4S-16-02814-001 - 4.72 AC. – 1.60 AC. = 3.12 AC. LEFT.

HEADER PARCEL – 08-4S-16-02814-002 - A DEVELOPMENT THE NW CORNER OF THE S1/2 OF THE S1/2 OF THE NW1/4 OF THE NE1/4 OF 08-4S-16. CONTAINING 1.60 AC. RECORDED IN PLAT BOOK 8 PAGE 67.

LOT 1	**08-4S-16-02814-003**	**.55 AC.**
LOT 2	**08-4S-16-02814-004**	**.55 AC.**
LOT 3	**08-4S-16-02814-005**	**.50 AC.**