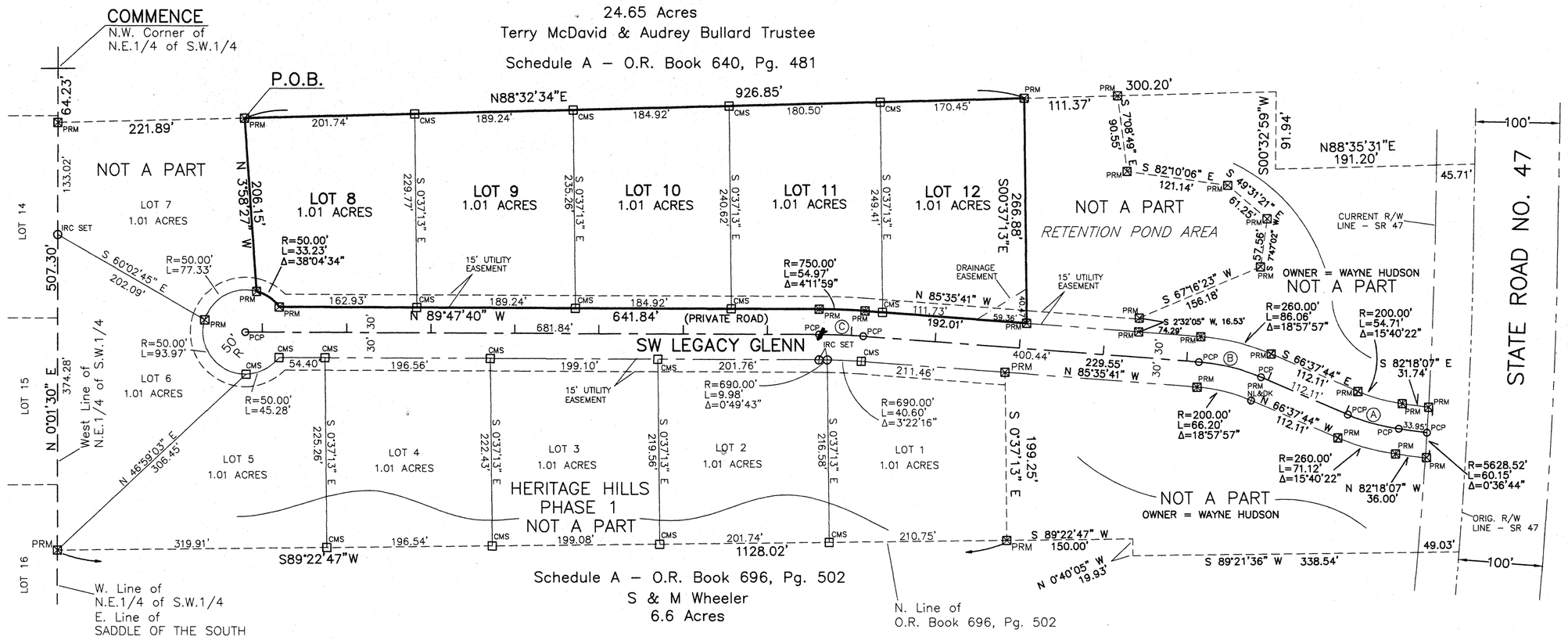
OFFICIAL RECORDS BOOK ___ PAGE ___
1057/418

HERITAGE HILLS PHASE 2

IN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

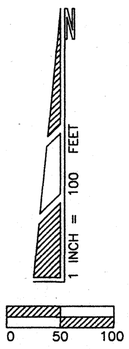


CENTERLINE CURVES

CURVE A
R=230.00'
L=62.91'
Δ=15°40'22"
C=62.72'

CURVE B
R=230.00'
L=76.13'
Δ=18°57'57"
C=75.79'

CURVE C
R=720.00'
L=52.78'
Δ=4°11'59"
C=52.76'



DESCRIPTION

COMMENCE at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 4 South, Range 17 East, Columbia County, Florida and run S.00°01'30"W. along the West line of said Northeast 1/4 of the Southwest 1/4 a distance of 64.23 feet; thence N. 88°32'34" E. a distance of 221.89 feet to the POINT OF BEGINNING; thence continue N.88°32'34"E. a distance of 926.85 feet; thence S.00°37'13"E. a distance of 266.88 feet; thence N.85°35'41"W. a distance of 192.01 feet to the Point of Curvature of a curve concave to the South having a radius of 750.00 feet and a central angle of 04°11'59"; thence Northwesterly along the arc of said curve a distance of 54.97 feet to the Point of Tangency of said curve; thence N.89°47'40"W. a distance of 641.84 feet to a point on a curve concave to the Southwest having a radius of 50.00 feet and a central angle of 38°04'34"; thence Northwesterly along the arc of said curve a distance of 33.23 feet; thence N.03°58'27"W. a distance of 206.15 feet to the POINT OF BEGINNING. Containing 5.05 acres, more or less.

ABBREVIATION LEGEND

P.L.S.	= PROFESSIONAL LAND SURVEYOR
LB	= LICENSED BUSINESS
P.O.B.	= POINT OF BEGINNING
R/W	= RIGHT-OF-WAY
⊠PRM	= PERMANENT REFERENCE MONUMENT 4x4 CONCRETE MONUMENT WITH BRASS CAP STAMPED LB 7042, PRM NO., AND DATE
PCP	= PERMANENT CONTROL POINT
CONC.	= CONCRETE
MON.	= MONUMENT
Δ	= DELTA (CENTRAL ANGLE)
R	= RADIUS OF CURVE
L	= ARC LENGTH OF CURVE
CH	= CHORD OF CURVE
P.B.	= PLAT BOOK
PG.	= PAGE
IRC	= IRON ROD AND CAP
NC	= NAIL AND CAP FOUND
○R&C	= 5/8" REBAR SET WITH PLASTIC CAP STAMPED LB 7042
CMS	= CONCRETE MONUMENT SET

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY, that on 09/02/05, CURTIS E. KEEN, Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No 23836, does hereby certify that all required improvements have been installed in compliance with the approved construction plans and is applicable, any submitted "as built" blue prints in accordance with the requirements of the County Commisioners of Columbia County, Florida.

SIGNED: Curtis E. Keen

Print Name CURTIS E. KEEN

SEAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this 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 survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Timothy A. Delbene

Timothy A. Delbene, P.S.M.
Florida Registered Cert. No. 5594

DATE: 10/31/2003

SEAL

SHEET 1 OF 2 PLAT DATE: 10/23/2003

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
LB# 7042

HERITAGE HILLS PHASE 2

IN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

GENERAL NOTES

1.) Bearings projected from the West line of the Northeast 1/4 of the Southwest 1/4 and based on prior survey by this Company.

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

3.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.

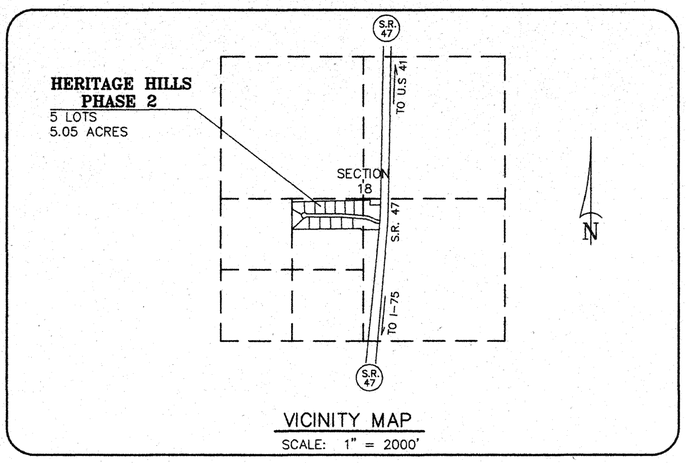
4.) Examination of the flood hazard maps (F.I.R.M.) of the Federal Emergency Management Agency, shows the proposed development lies within Flood Zone "X" which, per said maps is defined as an area outside of the 500 year flood plain (ref: Community Panel No. 120070 0175 B).

5.) Preliminary approval: August 15, 2002.

6.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.

7.) Date of Plat: 10/23/2003.

8.) Proposed road will be a private road maintained by and dedicated to a Homeowner's Association.



VICINITY MAP
SCALE: 1" = 2000'

DEDICATION

KNOW ALL MEN BY THESE PRESENT that Wayne T. Hudson and his wife, Goldie K. Hudson, as owners, and Terry McDavid, as mortgagee, have caused the lands hereon described to be surveyed, subdivided and platted, to be known as "HERITAGE HILLS PHASE 2", and that all roads, streets and easements for utilities, drainage and other purposes incident thereto as shown and/or depicted hereon are hereby not dedicated to the Public.

It is hereby noted that the road known as SW LEGACY GLENN is soley a private road for the benefit of the owners of the property in "HERITAGE HILLS PHASE 2" subdivision. SW LEGACY GLENN is a private road to be maintained by a homeowner's association and will not be deeded to Columbia County.

Wayne T. Hudson
Wayne T. Hudson
Owner

Witness
Witness

Goldie K. Hudson
Goldie K. Hudson
Owner

Witness
Witness

Terry McDavid
Mortgagee

Witness
Witness

NOTARY SEAL

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 5 day of DEC, 2003, by Wayne T. Hudson, as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires:
DE ETTE F. BROWN
MY COMMISSION # DD 149049
EXPIRES: October 22, 2005
Bonded Thru Notary Public Underwriters

SIGNED: De Ette F. Brown
Notary Public

NOTARY SEAL

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 5 day of DEC, 2003, by Goldie K. Hudson, as owner. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires:
DE ETTE F. BROWN
MY COMMISSION # DD 149049
EXPIRES: October 22, 2005
Bonded Thru Notary Public Underwriters

SIGNED: De Ette F. Brown
Notary Public

NOTARY SEAL

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 5 day of DEC, 2003, by Terry McDavid, as mortgagee. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires:
DE ETTE F. BROWN
MY COMMISSION # DD 149049
EXPIRES: October 22, 2005
Bonded Thru Notary Public Underwriters

SIGNED: De Ette F. Brown
Notary Public

NOTICE: This Plat as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic 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.

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.

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 2 day of September, 20 05, in Plat Book 8, Page 37-38

SIGNED :
P. DeWitt Cason
Clerk of Circuit Court

COMMISSION APPROVAL

SIGNED :
Chairman

DATE: ___/___/20___

ATTEST:

Clerk

DEVELOPER
WAYNE HUDSON
P.O. BOX 2273, LAKE CITY, FLORIDA 32056
Ph. (386) 752-6774

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: September 2, 2005
County Attorney, Columbia County

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licenced and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on 10/30/2003 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED : L. Scott Brett
NAME: L. SCOTT BRETT
Florida Reg. Cert. No. 5757
SEAL

FILE NUMBER 2005-2150
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
9/2 2005 AT 11:30 O'CLOCK AM
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcel Lee D.C.

OFFICIAL RECORDS BOOK ___ PAGE ___
1057/148

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

SHEET 2 OF 2 PLAT DATE: 10/23/2003

Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
LB# 7042

For 2006

HERITAGE HILLS
PHASE 2

Parent Parcel **18-4s-17-08466-003** **7.48 ac. – 5.05= 1.85 ac. (left)**

Header Parcel **18-4s-17-08466-010** **A S/D of a part of the N/E1/4 of the S/W1/4 of Sec. 18-4s-17 containing 5.05 ac. Recorded in Plat Book 8 Pages 37 & 38.**

Lot	**8**	**18-4s-17-08466-028**	**1.01 ac.**
Lot	**9**	**18-4s-17-08466-029**	**1.01 ac.**
Lot	**10**	**18-4s-17-08466-030**	**1.01 ac.**
Lot	**11**	**18-4s-17-08466-031**	**1.01 ac.**
Lot	**12**	**18-4s-17-08466-032**	**1.01 ac.**