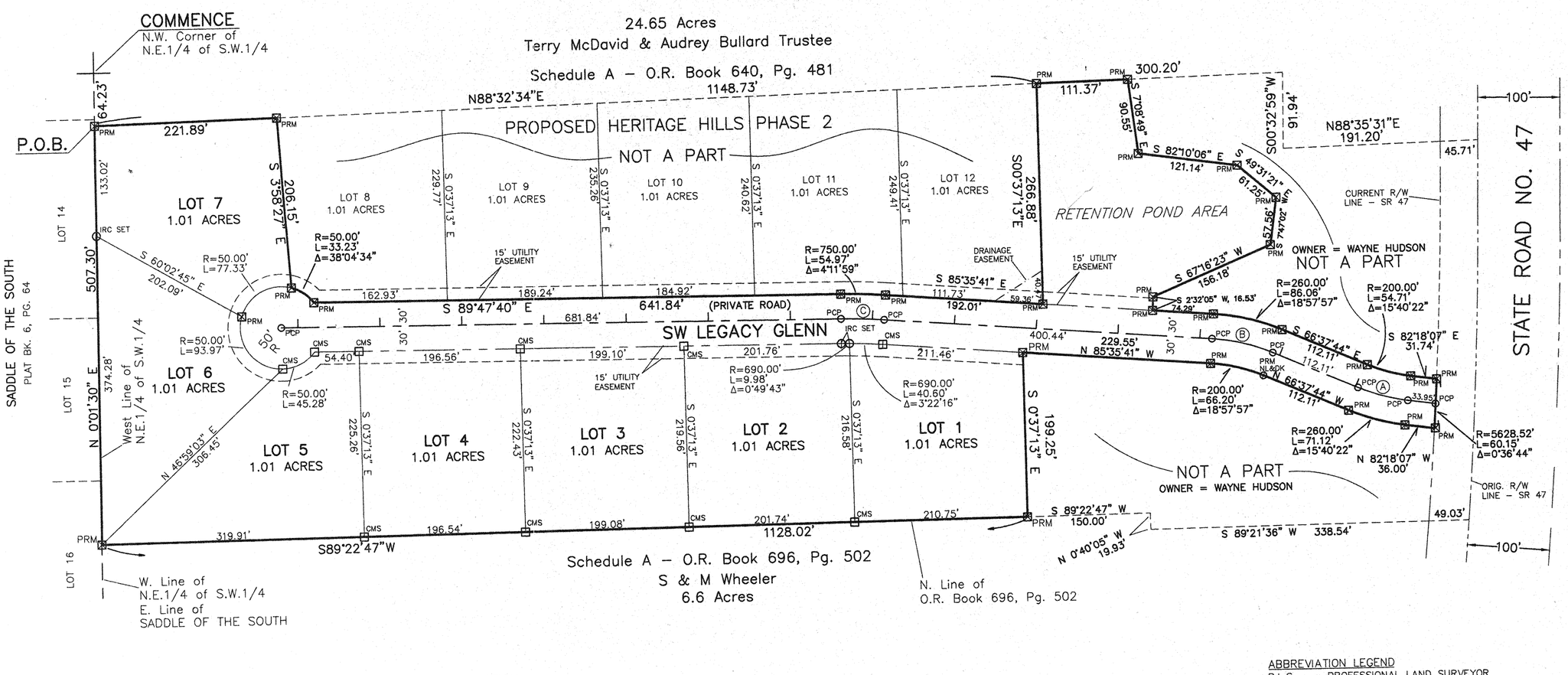
PLAT BOOK 7 PAGE 143

HERITAGE HILLS PHASE 1

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 to the POINT OF BEGINNING; thence N. 88°32'34" E. a distance of 221.89 feet; thence S. 03°58'27" E. a distance of 206.15 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 Southeasterly along the arc of said curve a distance of 33.23 feet; thence S.89°47'40"E., 641.84 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 4°11'59"; thence Southeasterly along the arc of said curve a distance of 54.97 feet to the Point of Tangency of said curve; thence S.85°35'41"E., 192.01 feet; thence N.00°37'13"W., 266.88 feet; thence N. 88°32'34" E., 111.37 feet; thence S. 07°08'49" E., 90.55 feet; thence S. 82°10'06" E., 121.14 feet; thence S. 49°31'21" E., 61.25 feet; thence S. 07°47'02" W., 57.56 feet; thence S. 67°16'23" W., 156.18 feet; thence S. 02°32'05" W., 16.53 feet; thence S. 85°35'41" E., 74.29 feet to the Point of Curvature of a curve concave to the South having a radius of 260.00 feet and a central angle of 18°57'57"; thence Easterly along arc of said curve 86.06 feet to the Point of Tangency of said curve; thence S.66°37'44"E., 112.11 feet to the Point of Curvature of a curve concave to the North having a radius of 200.00 feet and a central angle of 15°40'22"; thence Easterly along arc of said curve 54.71 feet to the Point of Tangency of said curve; thence S.82°18'07"E., 31.74 feet to a point on the arc of a curve concave to the West having a radius of 5628.52 feet and a central angle of 0°36'44", also being on the Westerly Right-of-Way line of State Road No. 47; thence Southerly along arc of said curve and said Westerly Right-of-Way line 60.15 feet; thence N.82°18'07"W., 36.00 feet to the Point of Curvature of a curve concave to the North having a radius of 260.00 feet and a central angle of 15°40'22"; thence Westerly along arc of said curve 71.12 feet to the Point of Tangency of said curve; thence N.66°37'44"W., 112.11 feet to the Point of Curvature of a curve concave to the South having a radius of 200.00 feet and a central angle of 18°57'57"; thence Westerly along arc of said curve 66.20 feet to the Point of Tangency of said curve; thence N.85°35'41"W., 229.55 feet; thence S.00°37'13"E. 199.25 feet to a point on the North line of a parcel of land described in Schedule "A" in O.R. Book 696, Page 502 of the Public Records of Columbia County, Florida; thence S.89°22'47"W. along said North line 1128.02 feet to a point on the West line of the Northeast 1/4 of the Southwest 1/4; thence N.00°01'30"E. along said West line, being also the East line of SADDLE OF THE SOUTH, a subdivision recorded in Plat Book 6, Page 64 of the Public Records of Columbia County, Florida 507.30 feet to the POINT OF BEGINNING. Containing 10.38 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

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

FILE NUMBER 200415628
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
ON 4/25, 2003 AT 12:17 O'CLOCK P M
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcia Green D.C.
OFFICIAL RECORDS BOOK 1044 PAGE 215

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

HERITAGE HILLS PHASE 1

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

OFFICIAL RECORDS
BOOK 1047 PAGE 218

FILE NUMBER 2004005621
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
01/23, 2004 AT 11:11 O'CLOCK AM

RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Muriel Brown D.C.

GENERAL NOTES

1.) Bearings projected from parcel's West line and based on above referenced 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.

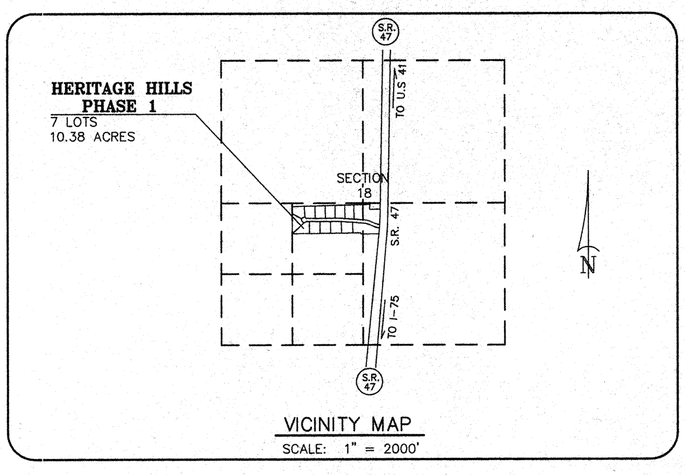
4.) Examination of the flood hazard maps (F.I.R.M.) of the Federal Emergency Management Agency, shows the proposed development lies within Flood Zone "X" which, per said maps is defined as an area outside of the 500 year flood plain (ref: Community Panel No. 120070 0175 B).

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 1", 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 1" 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 — Witness: Dielette F. Brown
Wayne T. Hudson
Owner
Witness: _____

Goldie K. Hudson — Witness: Dielette F. Brown
Goldie K. Hudson
Owner
Witness: _____

_____ — Witness: Dielette F. Brown
Terry McDavid
Mortgagee
Witness: _____

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 23 day of Jan. 2004 in Plat Book 7, Page 143 thru 144.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

COMMISSION APPROVAL

SIGNED: George A. Skinner
Chairman

DATE: 12/30/2003

ATTEST:

_____
Clerk

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL — DIE ETTE F. BROWN — MY COMMISSION # DD 146049 EXPIRES: October 22, 2006 Bonded Thru Notary Public Underwriters

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.

SIGNED: Dielette F. Brown
Notary Public

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL — DIE ETTE F. BROWN — MY COMMISSION # DD 146049 EXPIRES: October 22, 2006 Bonded Thru Notary Public Underwriters

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.

SIGNED: Dielette F. Brown
Notary Public

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL — DIE ETTE F. BROWN — MY COMMISSION # DD 146049 EXPIRES: October 22, 2006 Bonded Thru Notary Public Underwriters

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.

SIGNED: Dielette F. Brown
Notary Public

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 Co. Atty DATE: January 21, 2004
County Attorney, Columbia 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.

SIGNED: Hoyle Crowder DATE: 1/22/04
Director of Public Works

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 Britt
NAME: L. SCOTT BRITT
Florida Reg. Cert. No. 5757

SEAL

 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 2005

HERITAGE HILLS
PHASE 1

18-4s-17-08466-003 - Parent parcel 18.17 Ac (7.48 Ac remain)

18-4s-17-08466-010 - Header parcel – A S/D of a part of the NE1/4 of the SW1/4 of Sec 18-4s-17E containing 10.38 Ac more or less and recorded in Plat Bk 7, Pg 143.

18-4s-17-08466-098 - Retention Area = 1.24 Ac
Retention Pond Area within Heritage Hills, Phase 1.

18-4s-17-08466-099 - Homeowner's Association - 2.12 Ac
Private road within Heritage Hills, Phase 1, being SW LEGACY GLENN.

Lot 1	**08466-011**	**1.01 Ac**
Lot 2	**08466-012**	**1.01 Ac**
Lot 3	**08466-013**	**1.01 Ac**
Lot 4	**08466-014**	**1.01 Ac**
Lot 5	**08466-015**	**1.01 Ac**
Lot 6	**08466-016**	**1.01 Ac**
Lot 7	**08466-017**	**1.01 Ac**