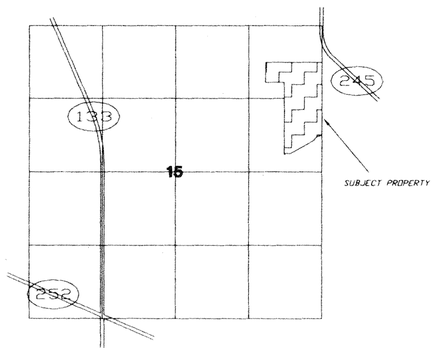
2002

"HIDDEN ACRES"

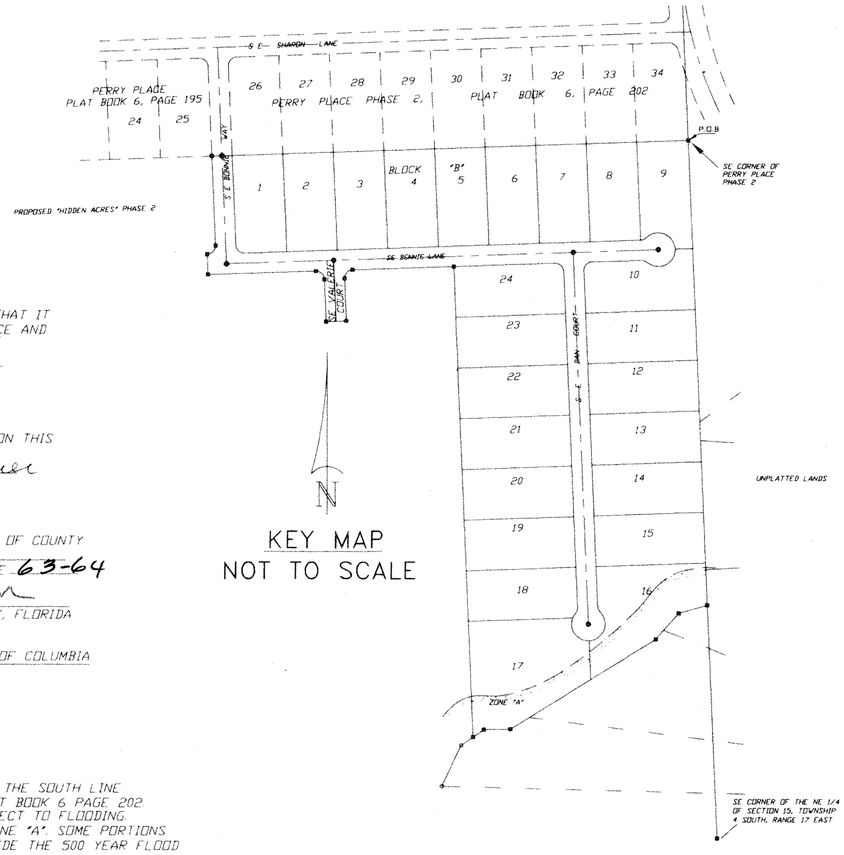
IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7
PAGES 63-64
SHEET 1 OF 2

SECTION 15, TOWNSHIP 4 SOUTH, RANGE 17 EAST



LOCATION SKETCH
NOT TO SCALE



KEY MAP
NOT TO SCALE

DESCRIPTION:
BEGIN AT THE SE CORNER OF PERRY PLACE PHASE 2 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 202 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.88°04'54"W., ALONG THE SOUTH LINE OF SAID PERRY PLACE PHASE 2, 1412.93 FEET; THENCE S.02°26'26"E., 265.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO RIGHT, HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 90°31'20", AND A CHORD BEARING AND DISTANCE OF S.42°49'14"W., 35.52 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 39.50 FEET; THENCE S.01°55'06"E., 60.00 FEET; THENCE N.88°04'54"E., 318.90 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND INCLUDED ANGLE OF 89°28'41", AND A CHORD BEARING AND DISTANCE OF S.47°10'46"E., 35.19 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, 39.04 FEET, THENCE S.02°26'26"E., 125.78 FEET; THENCE N.87°33'34"E., 60.00 FEET; THENCE N.02°26'26"W., 124.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 90°31'19", AND A CHORD BEARING AND DISTANCE OF N.42°49'14"E., 35.52 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 39.50 FEET; THENCE N.88°04'54"E., 299.78 FEET TO A POINT HEREIN KNOWN AS POINT "A", THENCE S.02°26'26"E., 799.98 FEET TO A POINT HEREIN KNOWN AS POINT "B", THENCE CONTINUE S.02°26'26"E., 593.63 FEET; THENCE N.55°10'37"E., 38.62 FEET; THENCE N.89°04'27"E., 78.81 FEET; THENCE N.58°11'45"E., 506.69 FEET; THENCE N.41°14'10"E., 102.36 FEET; THENCE N.74°02'09"E., 88.78 FEET TO THE EAST LINE OF SAID SECTION 15; THENCE N.02°26'26"W., ALONG SAID EAST LINE, 1376.31 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 29.99 ACRES, MORE OR LESS.
ALSO TOGETHER WITH A 10 FOOT DRAINAGE EASEMENT BEING 10 FEET TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE: BEGIN AT A POINT HEREIN KNOWN AS POINT "A" AND RUN THENCE S.02°26'26"E., 799.98 FEET TO THE POINT OF TERMINATION OF SAID EASEMENT.
ALSO TOGETHER WITH A 75 FOOT DRAINAGE EASEMENT BEING 75 FEET TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE: BEGIN AT A POINT HEREIN KNOWN AS POINT "B" AND RUN THENCE S.02°26'26"E., 593.63 FEET TO THE POINT OF TERMINATION OF SAID EASEMENT.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT LENVIL H. DICKS, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "HIDDEN ACRES", 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
Eva E. Timmons — WITNESS AS TO OWNER
Betsy Powe — WITNESS AS TO OWNER
Lenvil H. Dicks — LENVIL H. DICKS

OFFICIAL NOTARY SEAL
EVA E TIMMONS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC662893
MY COMMISSION EXP. AUG. 2,2001

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 6 DAY OF March, 2001 A.D., BEFORE ME PERSONALLY APPEARED LENVIL H. DICKS, 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.

Eva E. Timmons
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 8-2-2001

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: March 6, 2001
Marlin Feagle
COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF March 6, 2001, A.D.
Dewey A Weaver
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 7 DAY OF March, 2001, A.D., IN PLAT BOOK 7 PAGE 63-64
P. DeWitt Cason
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

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

Hoyle Crowder 3/7/01
DIRECTOR

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.88°04'54"W. FOR THE SOUTH LINE OF PERRY PLACE PHASE 2 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 202.
3. SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JAN. 1988 COMMUNITY PANEL NO. 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 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. HIDDEN ACRES FINAL APPROVAL DATE: SEPTEMBER 7, 2000
9. 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 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.

Curtis E. Keen 3/6/01
CURTIS D. KEEN
FLA. CERT. NO. 23836
9263 CR. 417
LIVE OAK, FL 32060
(904) 362-4787
DATE:

FLOOD NOTICE:

THE MINIMUM HABITIBAL FLOOR ELEVATION FOR LOT 16 WAS ESTABLISHED TO BE 153.75 FEET NGVD 29.

THE MINIMUM HABITIBAL FLOOR ELEVATION FOR LOT 17 WAS ESTABLISHED TO BE 149.50 FEET NGVD 29.

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.

DEVELOPER:
LENVIL H. DICKS
P.O. BOX 1
LAKE CITY, FLORIDA 32056
904-752-8585

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 3/6/2001, 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. DeLoache DATE: 3/6/2001 REGISTRATION #: LS 5594
TIMOTHY A. DELOACHE

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.

J. SCOTT BRITT, PSM #5757 — 01/05/99 DATE:

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-9334

FILE NUMBER 01-04262
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
3-7-2001 AT 12:36 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: MCX D.C.

OFFICIAL RECORDS BOOK 982 PAGE 2565

2002

"HIDDEN ACRES"

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COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7
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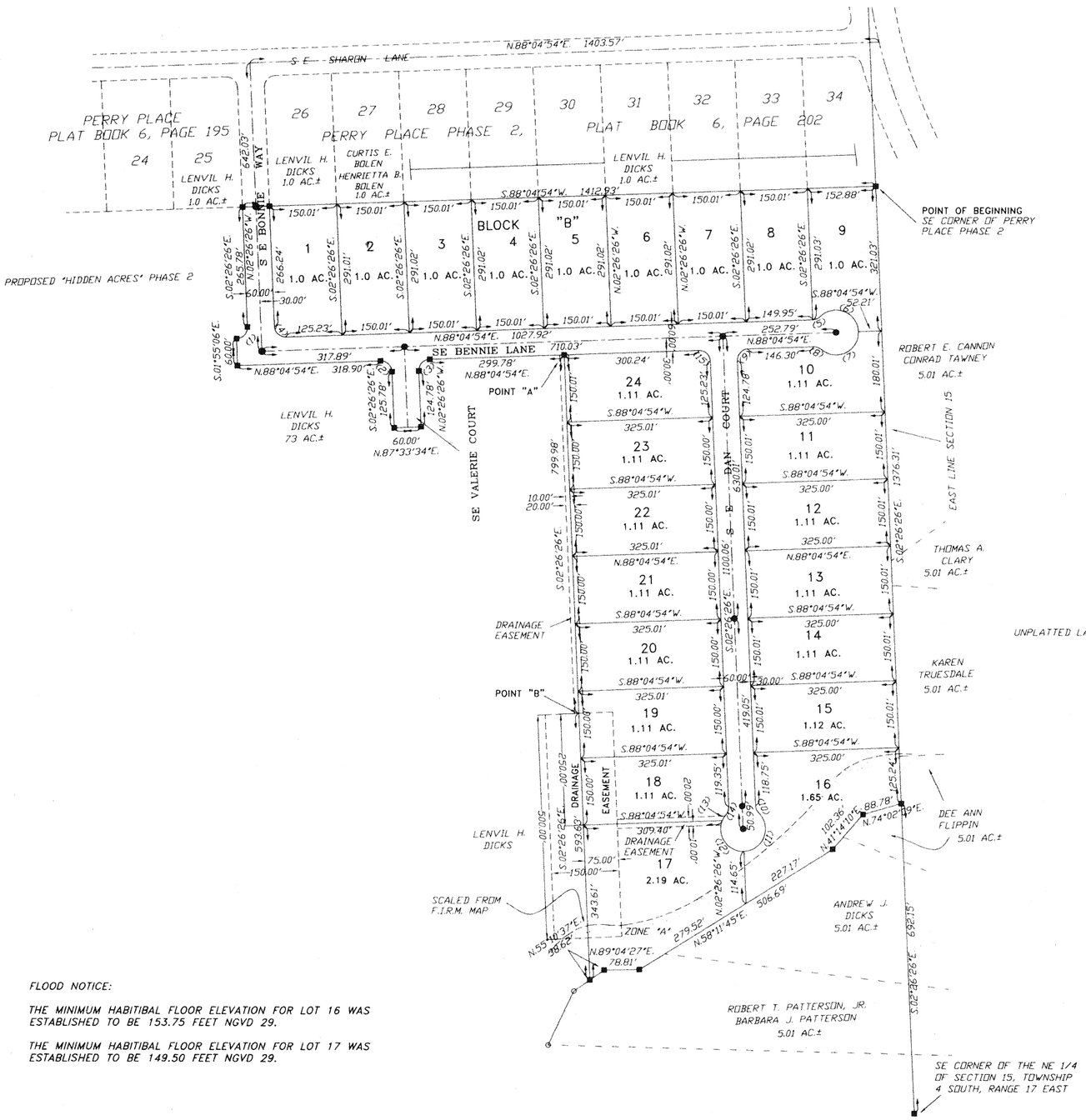
SHEET 2 OF 2



SYMBOL LEGEND

- ■ PERMENENT REFERENCE MONUMENT
- ● PERMENENT CONTROL POINT
- □ 4" X 4" CONCRETE MONUMENT FOUND
- TYP. TYPICAL UTILITY EASEMENT
- AC. ACRES ±

0 50 100 200 400
GRAPHIC SCALE

SCALE 1" = 200'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	90°31'20"	39.50'	25.23'	35.52'	S.42°49'14"W.
2	25.00'	89°28'41"	39.04'	24.77'	35.19'	S.47°10'46"E.
3	25.00'	90°31'19"	39.50'	25.23'	35.52'	N.42°49'14"E.
4	25.00'	89°28'40"	39.04'	24.77'	35.19'	N.47°10'46"W.
5	25.00'	42°50'00"	18.69'	9.81'	18.26'	S.66°39'54"W.
6	50.00'	132°50'00"	115.92'	114.54'	91.65'	S.68°20'06"E.
7	50.00'	132°50'00"	115.92'	114.54'	91.65'	S.64°29'54"W.
8	25.00'	42°50'00"	18.69'	9.81'	18.26'	S.70°30'06"E.
9	25.00'	90°31'19"	39.50'	25.23'	35.52'	N.42°49'14"E.
10	25.00'	42°50'00"	18.69'	9.81'	18.26'	N.23°51'26"W.
11	50.00'	132°50'00"	115.92'	114.54'	91.65'	S.21°08'34"W.
12	50.00'	114°11'13"	99.65'	77.27'	83.96'	N.35°20'49"W.
13	50.00'	18°38'47"	16.27'	8.21'	16.20'	N.31°04'11"E.
14	25.00'	42°50'00"	18.69'	9.81'	18.26'	S.18°58'35"W.
15	25.00'	89°28'41"	39.04'	24.77'	35.19'	S.47°10'46"E.

EASEMENT NOTICE

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.

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DEEDS RECORDS
BOOK 221 PAGE 2565