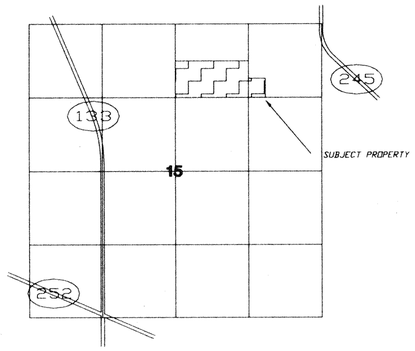
2002

"HIDDEN ACRES PHASE 2"

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

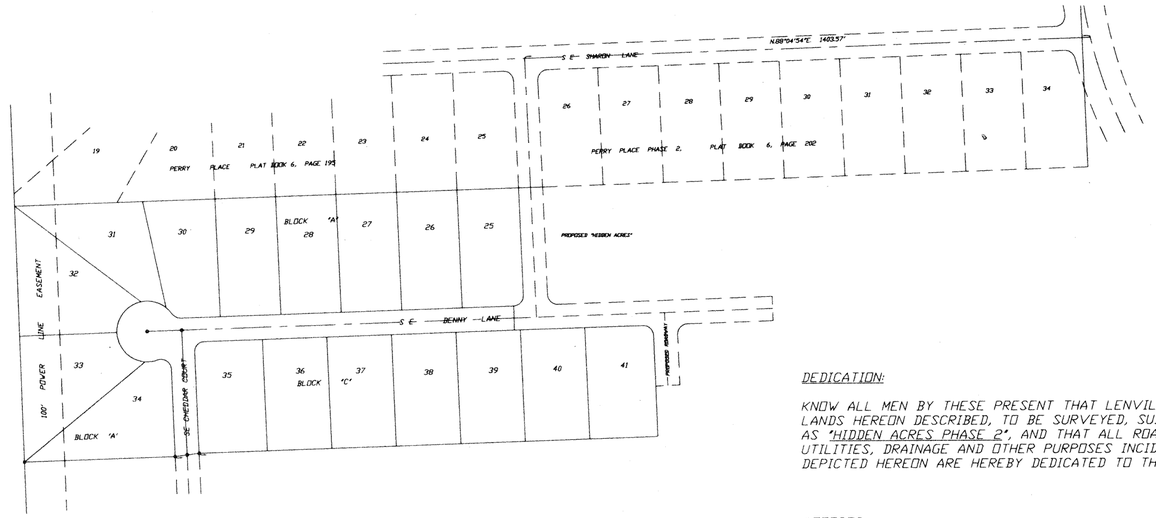
PLAT BOOK 7
PAGES 65-66
SHEET 1 OF 2

SECTION 15, TOWNSHIP 4 SOUTH, RANGE 17 EAST.



LOCATION SKETCH
NOT TO SCALE

KEY MAP
NOT TO SCALE



DESCRIPTION:

BEGIN AT THE SW CORNER OF PERRY PLACE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 195 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N.88°04'58"E., ALONG THE SOUTH LINE OF SAID PERRY PLACE, 1250.35 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., 250.24 FEET; THENCE S.88°04'54"W., 1138.42 FEET; THENCE S.82°05'00"W., 60.28 FEET; THENCE S.88°04'54"W., 373.73 FEET; THENCE N.02°05'05"W., 632.33 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 22.82 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.88°04'58"W. FOR THE SOUTH LINE OF PERRY PLACE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 195.
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 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 PHASE 2 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 E. KEEN — DATE:
FLA. CERT. NO. 23836
9263 CR. 417
LIVE OAK, FL 32060
(904) 362-4787

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, 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 65-66

CLERK OF COURT, Columbia County, FLORIDA

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

Hoyle Crowder — DIRECTOR — 3/7/01 — DATE:

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

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 PHASE 2", 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
Rita Poole — 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

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. Adler 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.

L. 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 01-04263
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
3-7, 2001 AT 2:37 O'CLOCK P.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

OFFICIAL RECORDS
BOOK 921 PAGE 2566

2002

"HIDDEN ACRES PHASE 2"

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

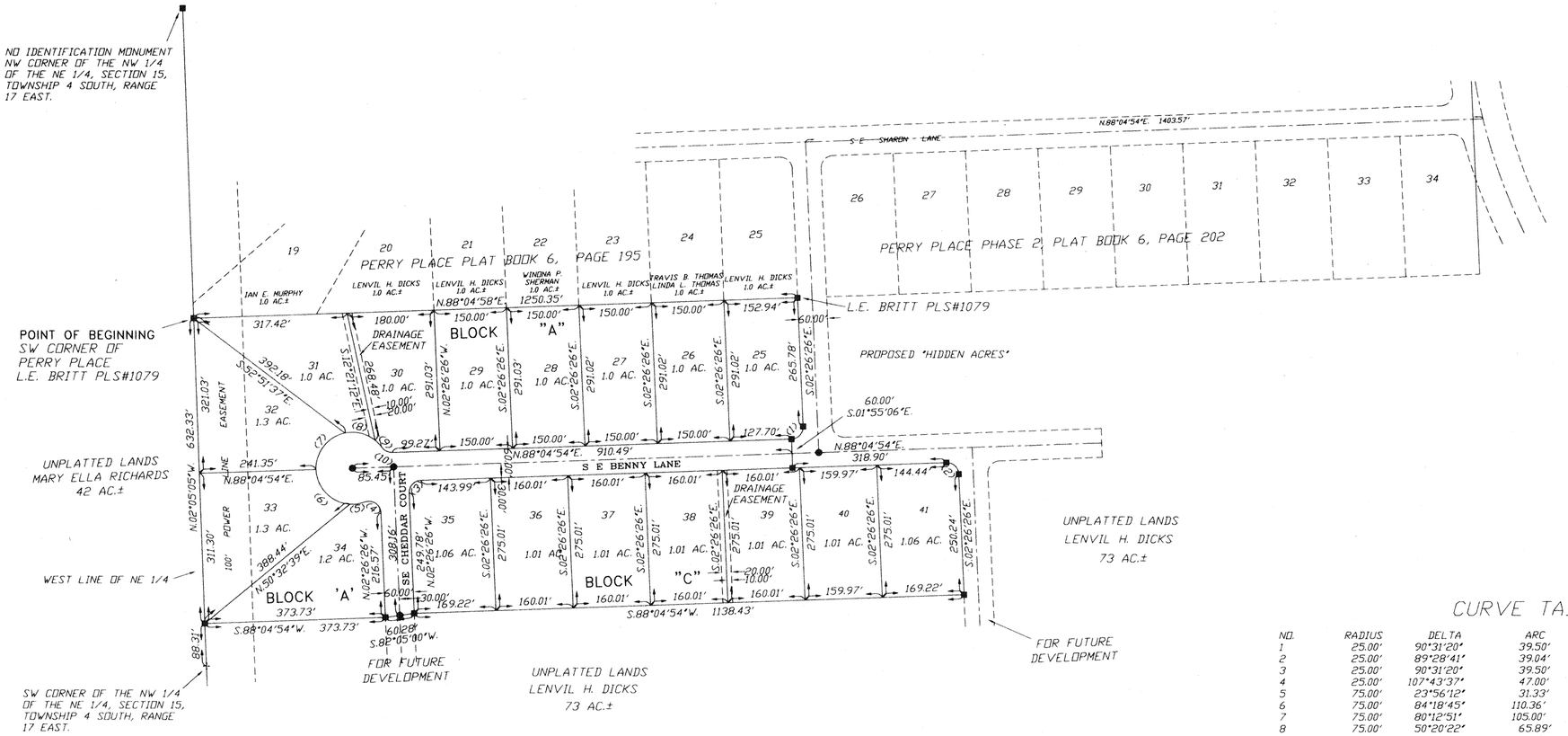
PLAT BOOK 7
PAGES 65-66
SHEET 2 OF 2

SCALE 1" = 200'

SYMBOL LEGEND

- ■ PERMENENT REFERENCE MONUMENT
- ● PERMENENT CONTROL POINT
- TYP. TYPICAL UTILITY EASEMENT
- AC. ACRES ±

0 50 100 200 400
GRAPHIC SCALE



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°31'20"	39.50'	25.23'	35.52'	N.42°49'14"E.
4	25.00'	107°43'37"	47.00'	34.24'	40.38'	S.56°18'15"E.
5	75.00'	23°56'12"	31.33'	15.90'	31.11'	S.81°48'03"W.
6	75.00'	84°18'45"	110.36'	67.90'	100.67'	N.44°04'29"W.
7	75.00'	80°12'51"	105.00'	63.17'	96.63'	N.38°11'19"E.
8	75.00'	50°20'22"	65.89'	35.24'	63.80'	S.76°32'04"E.
9	75.00'	16°04'46"	21.05'	10.59'	20.98'	S.43°19'30"E.
10	25.00'	56°37'59"	24.71'	13.47'	23.72'	N.63°36'07"W.

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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1426 WEST DUVAL STREET
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DEEDS & RECORDS
BOOK 921 PAGE 254