

"HILLS OF HUNTSVILLE PHASE 2 ADDITION"

SECTIONS 8 & 9, TOWNSHIP 3 SOUTH,
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

PLAT BOOK 10
PAGES 16-17
SHEET 1 OF 2

DEDICATION: KNOW ALL MEN BY THESE PRESENT THAT WESTRIDGE, INC. AS OWNERS, HAS CAUSED THE LANDS HEREDON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS "HILLS OF HUNTSVILLE PHASE 2 ADDITION", AND THAT ALL ROADS, STREETS, RETENTION AREAS, STORM WATER BASINS, AND ALL EASEMENTS FOR UTILITIES, DRAINAGE, AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREDON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTESTS
Chris Bullard
WITNESS AS TO OWNER WITNESS AS TO OWNER **CHRIS BULLARD**
PRESIDENT

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 18 DAY OF DEC, 2024 A.D., BEFORE ME PERSONALLY APPEARED CHRIS BULLARD, AS PRESIDENT OF WESTRIDGE, INC. 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/HER 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.

MY COMMISSION EXPIRES:

Holly Chapman
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

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: 1-10-25
COUNTY ATTORNEY

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILE AND RECORDED THIS _____ DAY OF _____, 2024, A.D., IN PLAT BOOK _____, PAGE _____

Jerry
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

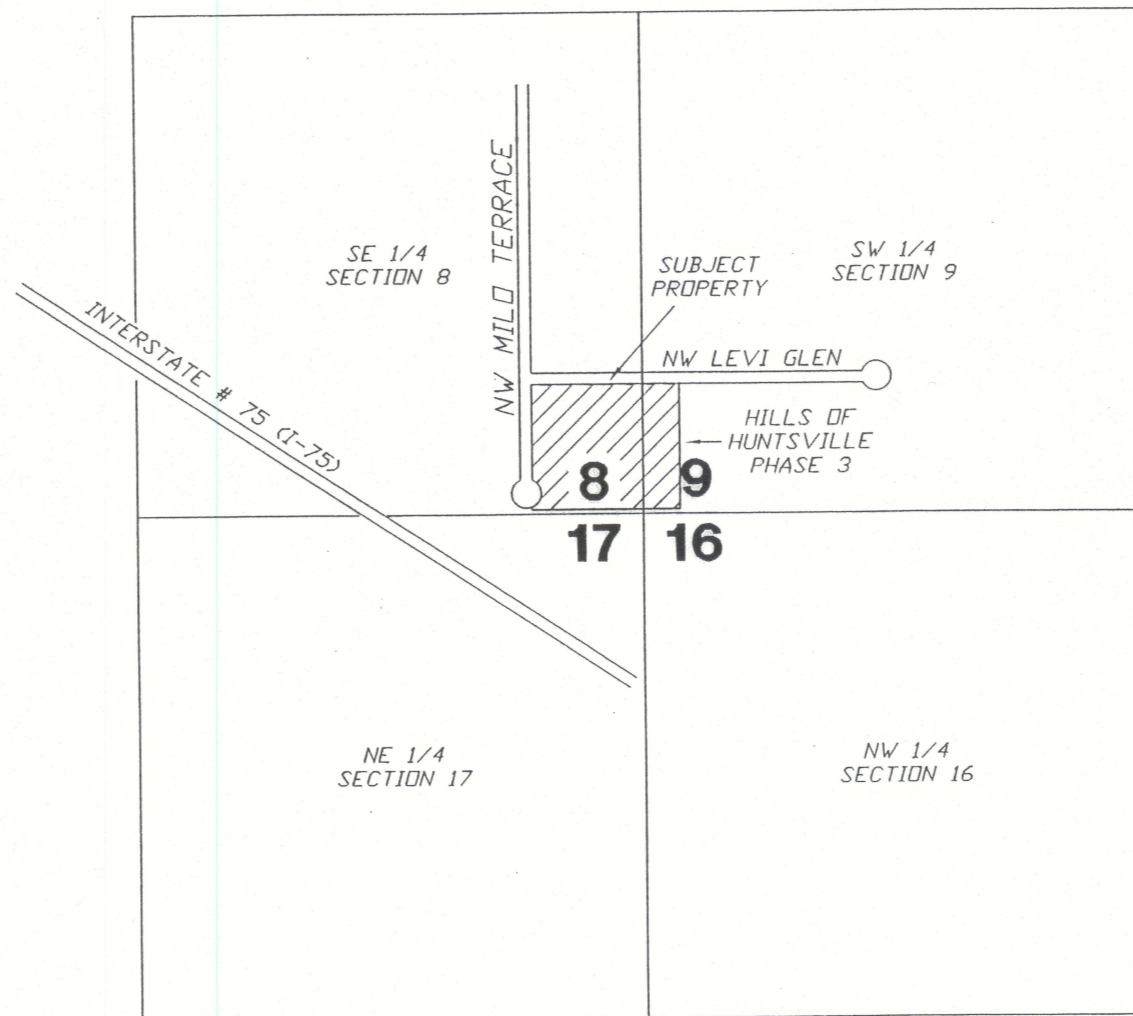
APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF _____, 2024, A.D. *Chairman*
CHAIRMAN

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

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF \$ _____ OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DIRECTOR OF PUBLIC WORKS DATE



LOCATION SKETCH

1" = 1000'

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.88°50'02"W., OF THE SOUTH LINE AS SHOWN HEREDON.
- IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NUMBER 12023C0289D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREDON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- EASEMENTS ARE AS SHOWN HEREDON.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA.
- NO PRELIMINARY PLAN WAS APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS.
- ELEVATIONS SHOWN HEREDON ARE BASED ON NAVD 88 DATUM.
- MAXIMUM LOT COVERAGE BY ALL BUILDINGS IS 40%.

CERTIFICATE OF COUNTY SURVEYOR: KNOW 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: *Scott Daniel* DATE: 2/3/25 REGISTRATION #: 64419
PRINT: **SCOTT DANIEL**

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWN HEREDON, 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.

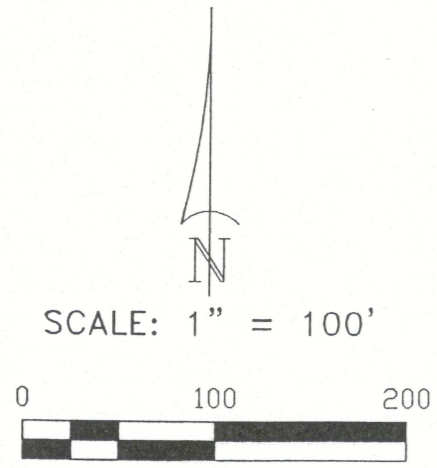
L. Scott Britt DATE: 12-17-24
L. SCOTT BRITT, PSM #5757 DATE:

DEVELOPER:
WESTRIDGE, INC.
P.O. BOX 1733
LAKE CITY, FL 32056
386-755-4050

BRITT SURVEYING & MAPPING, LLC
LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BOULEVARD
LAKE CITY, FLORIDA 32025
www.brittsurvey.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-30178

SYMBOL LEGEND:

- 4"x4" CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET
- IRON REBAR FOUND
- IRON REBAR AND CAP SET
- ✕ "X" CUT IN PAVEMENT
- ⊕ CALCULATED PROPERTY CORNER
- ⊙ NAIL & DISK
- ⊕ POWER POLE
- ⊕ SIGN POST
- ⊕ WATER METER
- ⊕ UTILITY BOX
- ⊕ WELL
- ⊕ SANITARY MANHOLE
- ⊕ CENTERLINE
- SECTION LINE
- ELECTRIC LINES
- WIRE FENCE
- CHAIN LINK FENCE
- WOODEN FENCE
- (PLAT) AS PER A PLAT OF RECORD
- (DEED) AS PER A DEED OF RECORD
- (CALC.) AS PER CALCULATIONS
- (FIELD) AS PER FIELD MEASUREMENTS
- P.R.M. PERMANENT REFERENCE MARKER
- P.C.P. PERMANENT CONTROL POINT

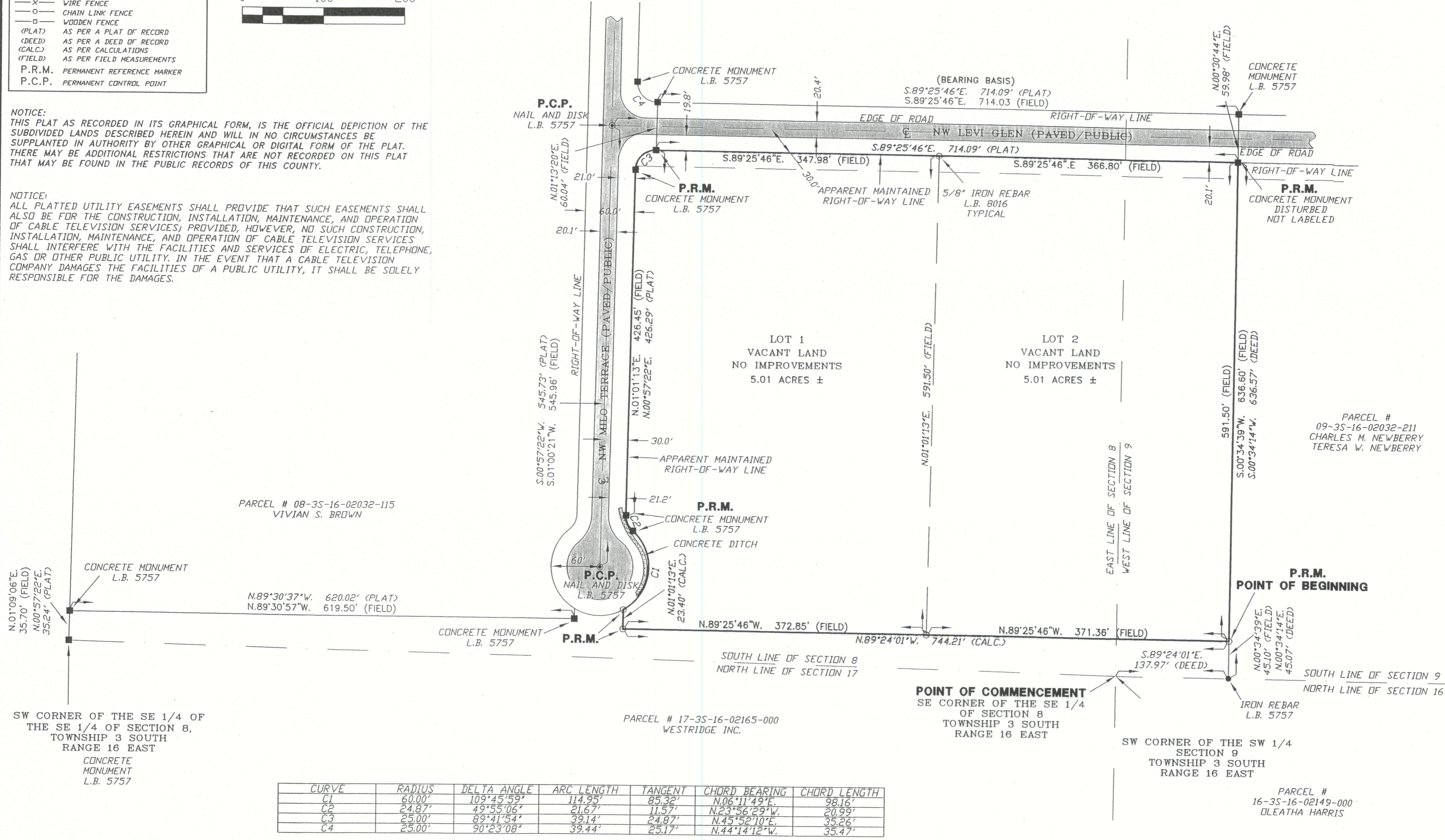


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 SECTIONS 8 & 9, TOWNSHIP 3 SOUTH,
 RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

PLAT BOOK 10
 PAGES 16-17
 SHEET 2 OF 2

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.

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.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	60.00'	109°45'59"	114.95'	85.32'	N06°11'49"E	98.16'
C2	24.87'	49°55'06"	21.67'	11.57'	N23°56'29"W	20.99'
C3	25.00'	89°41'54"	39.14'	24.87'	N45°52'10"E	35.26'
C4	25.00'	90°23'08"	39.44'	25.17'	N44°14'12"W	35.47'

DESCRIPTION:
 A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 8 AND THE SW 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SE CORNER OF THE SE 1/4 OF SAID SECTION 8, THENCE RUN S.89°24'01"E, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 137.97 FEET; THENCE N.00°34'14"E, A DISTANCE OF 45.07 FEET TO THE POINT OF BEGINNING; THENCE N.89°24'01"W, A DISTANCE OF 744.21 FEET; THENCE N.01°01'13"E, A DISTANCE OF 23.40 FEET TO A POINT ON A CURVE OF A CUL-DE-SAC, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NW MILD TERRACE; THENCE RUN NORTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN INCLUDED ANGLE OF 109°45'59", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 114.95 FEET, A CHORD BEARING AND DISTANCE OF N.06°11'49"E, 98.16 FEET TO THE POINT OF REVERSE CURVE; THENCE RUN NORTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 49°40'47", THENCE RUN NORTHERLY TO THE RIGHT ALONG SAID CURVE, AN ARC DISTANCE OF 21.68 FEET, A CHORD BEARING AND DISTANCE OF N.23°56'29"W, 20.99 FEET; THENCE RUN N.00°57'22"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NW MILD TERRACE, A DISTANCE OF 426.29 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 89°36'52", THENCE NORTHEASTERLY TO THE RIGHT ALONG SAID CURVE, AN ARC DISTANCE OF 39.10 FEET, A CHORD BEARING AND DISTANCE OF N.45°52'10"E, 35.26 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW LEVI GLEN; THENCE S.89°25'46"E, A DISTANCE OF 714.09 FEET, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF NW LEVI GLEN; THENCE S.00°34'14"W, A DISTANCE OF 591.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.02 ACRES MORE OR LESS.

DEVELOPER:
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