PLAT BOOK 5 PAGE 41
SHEET ___ OF ___

(146)

Plat BOOK 5 PAGE 41

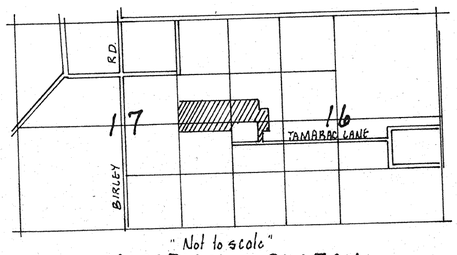
'84 JUN 12 A8:24

FILE NO. 84-05289

"HILLTOP SUBDIVISION"

IN

SECTIONS 16 & 17, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

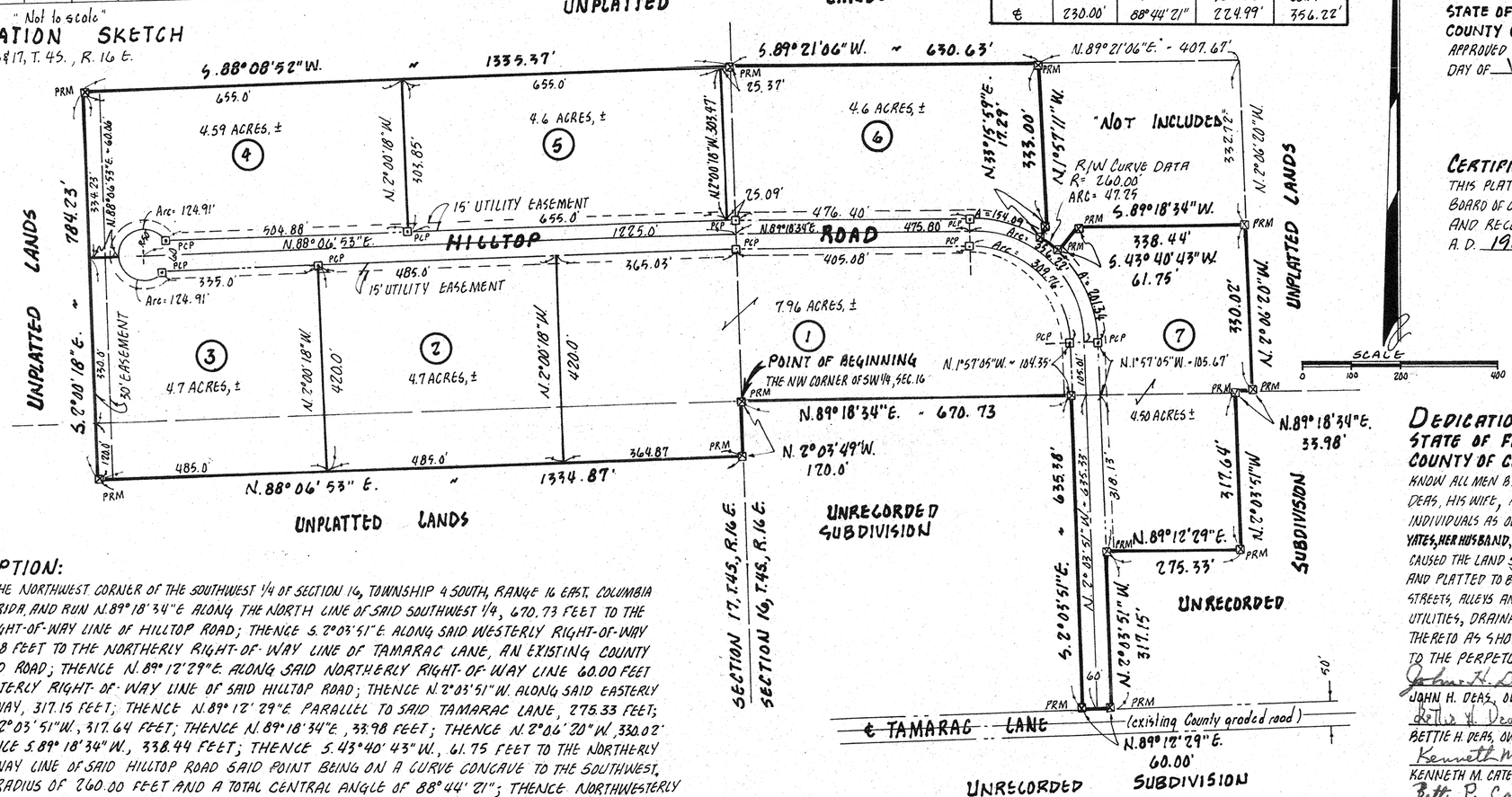


"Not to scale"

LOCATION SKETCH
SEC. 16 & 17, T. 4S., R. 16 E.

BRITT SURVEYING
205 E. BAYA AVE.
LAKE CITY, FLA. 32055
PHONE: 904-752-7163

CURVE INFORMATION				
LOT NO	RADIUS	DELTA	TANGENT	ARC
1	200.00'	88°44'21"	195.65'	309.76'
3	50.00'	143°08'10"	150.03'	124.91'
4	50.00'	143°08'10"	150.03'	124.91'
6	260.00'	33°57'25"	79.38'	154.09'
7	260.00	44°22'12"	106.02'	201.34'
8	230.00'	88°44'21"	224.99'	356.22'



LEGEND:

- ⊠ PERMANENT REFERENCE MONUMENT
- ⊡ PERMANENT CONTROL POINT

PRELIMINARY APPROVED FEB. 16, 1984.
VARIANCE ACCEPTED APRIL 3, 1984.
CLOSURE IS 1:245,094

APPROVAL
STATE OF FLORIDA
COUNTY OF COLUMBIA

APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 5TH DAY OF JUNE A.D. 1984

Jerry T. Ward
CHAIRMAN

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 12th DAY OF June A.D. 1984 IN PLAT BOOK 5, PAGE 41.

Mary B. Cheesbro
CLERK OF THE CIRCUIT COURT
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.89°18'34"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 670.73 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HILLTOP ROAD; THENCE S.2°03'51"E. ALONG SAID WESTERLY RIGHT-OF-WAY LINE 635.38 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TAMARAC LANE, AN EXISTING COUNTY MAINTAINED ROAD; THENCE N.89°12'29"E. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID HILLTOP ROAD; THENCE N.2°03'51"W. ALONG SAID EASTERLY RIGHT-OF-WAY, 317.15 FEET; THENCE N.89°12'29"E PARALLEL TO SAID TAMARAC LANE, 275.33 FEET; THENCE N.2°03'51"W., 317.64 FEET; THENCE N.89°18'34"E., 33.98 FEET; THENCE N.2°06'20"W. 330.02' FEET; THENCE S.89°18'34"W., 338.44 FEET; THENCE S.43°40'43"W., 61.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HILLTOP ROAD SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 260.00 FEET AND A TOTAL CENTRAL ANGLE OF 88°44'21"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 47.25 FEET; THENCE N.33°15'59"E., 17.29 FEET; THENCE N.1°57'11"W., 333.00 FEET; THENCE S.89°21'06"W., 630.63 FEET TO THE WEST LINE OF SAID SECTION 16 AND THE EAST LINE OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 16 EAST; THENCE S.88°08'52"W, 1335.37 FEET; THENCE S.2°00'18"E., 784.23 FEET; THENCE N.88°06'53"E., 1334.87' FEET TO THE EAST LINE OF SAID SECTION 17; THENCE N.2°03'49"W. ALONG SAID EAST LINE 120.0 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.91 ACRES, MORE OR LESS.

COUNTY ATTORNEY'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED: June, 19 84.

Marvin R. Page
SIGNATURE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT CONTROL POINTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED: 5/8, 19 84.

LAUREN E. BRITT, P.L.S.
FLA. CERT. NO. 1079

DEDICATION
STATE OF FLORIDA
COUNTY OF COLUMBIA

KNOW ALL MEN BY THESE PRESENTS THAT JOHN H. DEAS & BETTIE H. DEAS, HIS WIFE, AND KENNETH M. CATES & BETTY P. CATES, HIS WIFE, INDIVIDUALS AS OWNERS AND LAVENCIE H. YATES/A.K.A. ALTA L. YATES & ESTES B. YATES, HER HUSBAND, INDIVIDUALS OF POLK COUNTY AS MORTAGEES HAVE CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "HILLTOP SUBDIVISION" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAY AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AND ALL PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

John H. Deas	Wm. Thompson	Lavencie H. Yates
JOHN H. DEAS, OWNER	WITNESS	LAVENCIE H. YATES / A.K.A. ALTA L. YATES
Bettie H. Deas	Mary P. Brown	Estes B. Yates
BETTIE H. DEAS, OWNER	WITNESS	ESTES B. YATES, MORTAGEE
Kenneth M. Cates	Glenn Rhodigan	
KENNETH M. CATES, OWNER	WITNESS	
Betty P. Cates	Marshall Rhodigan	
BETTY P. CATES, OWNER	WITNESS	

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF COLUMBIA

THIS IS TO CERTIFY THAT ON THIS 30 DAY OF April, 1984, BEFORE ME PERSONALLY APPEARED JOHN H. DEAS & BETTIE H. DEAS, HIS WIFE AND KENNETH M. CATES & BETTY P. CATES, HIS WIFE PERSONS KNOWN TO ME AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THIS TO BE THEIR FREE ACT AND DEED.

Birdie M. Sewell
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES ___ 19___.

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF POLK

THIS IS TO CERTIFY THAT ON THIS 7 DAY OF May, 1984, BEFORE ME PERSONALLY APPEARED LAVENCIE H. YATES/A.K.A. ALTA L. YATES & ESTES B. YATES, HER HUSBAND, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE MORTAGEE APPROVAL OF THE FOREGOING DEDICATION AND ACKNOWLEDE THIS TO BE THEIR FREE ACT AND DEED.

Linda Ayscue
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES Feb. 11 1985.

COUNTY ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER 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.

DATED 6/11, 19 84

Mike Roberts
COUNTY ENGINEER