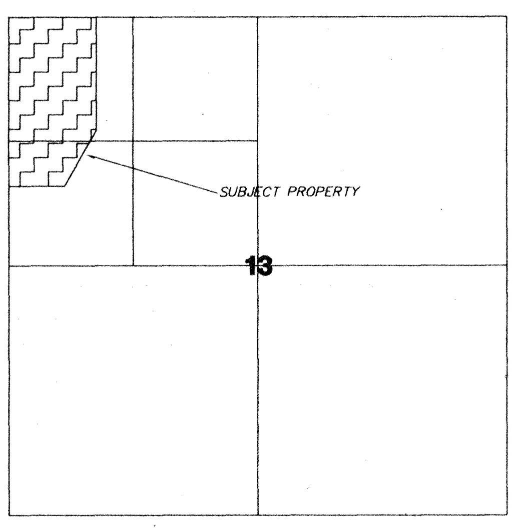
154.36AC

SECTION 13, TOWNSHIP 3 SOUTH, RANGE 16 EAST.



LOCATION SKETCH
NOT TO SCALE

"HUNTERS LANDING"

IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7
PAGES 68
SHEET 1 OF 1

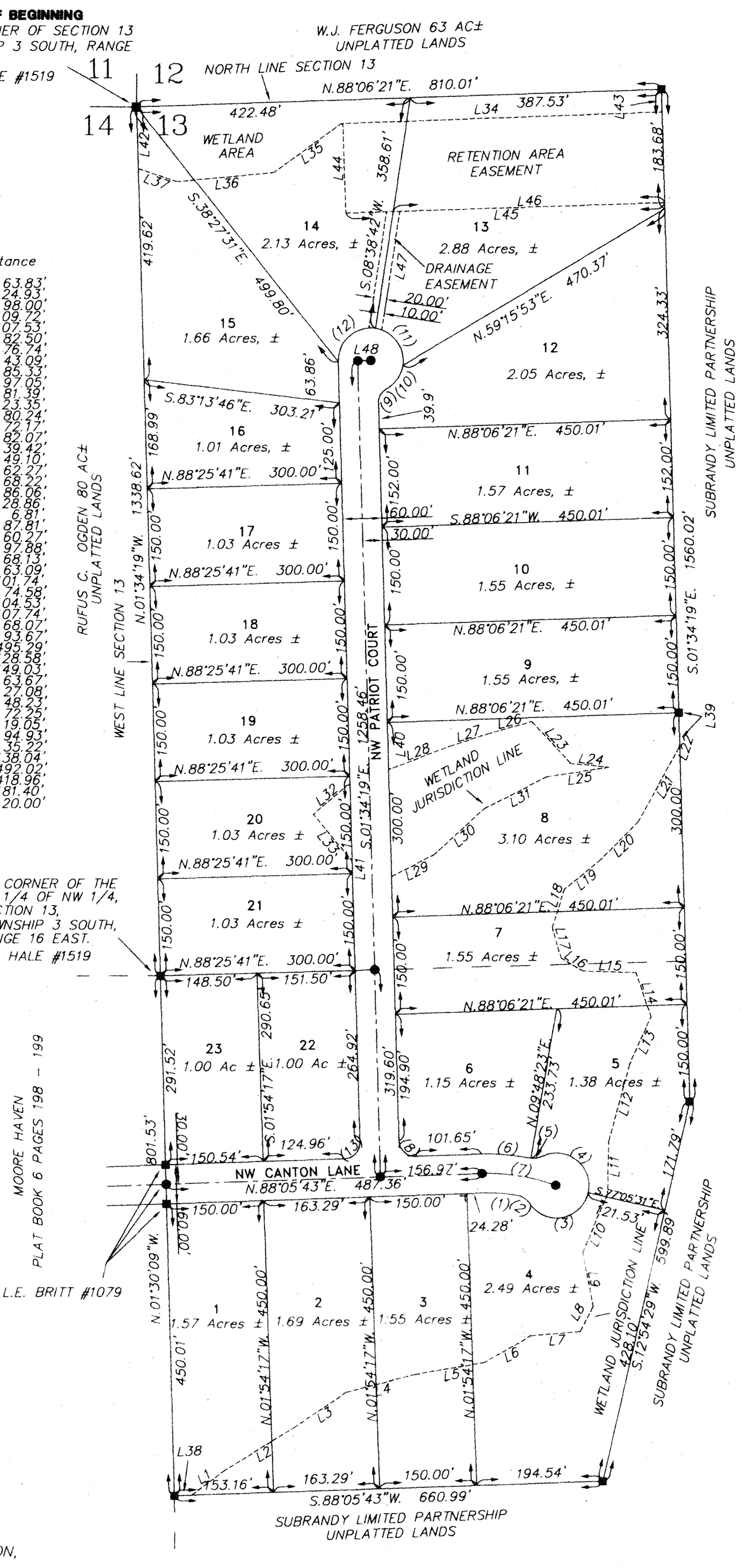
SCALE: 1" = 200'

0 50 100 200 400
GRAPHIC SCALE

SYMBOL LEGEND:
■ PERMANENT REFERENCE MONUMENT
● PERMANENT CONTROL POINT

LINE TABLE

Line	Bearing	Distance
L1	S.52°47'50"W.	63.83'
L2	S.58°19'12"W.	124.93'
L3	S.55°48'31"W.	98.00'
L4	S.76°00'48"W.	109.72'
L5	S.80°25'10"W.	107.53'
L6	S.60°02'28"W.	82.50'
L7	S.84°51'23"W.	76.74'
L8	S.27°34'03"W.	43.09'
L9	S.10°53'28"E.	85.33'
L10	S.23°16'45"W.	97.05'
L11	S.01°25'05"W.	81.39'
L12	S.15°12'12"W.	123.35'
L13	S.24°03'36"W.	80.24'
L14	S.18°35'28"E.	72.17'
L15	S.88°31'58"E.	82.07'
L16	S.58°42'48"E.	39.42'
L17	S.15°54'05"E.	49.10'
L18	S.17°43'27"W.	62.27'
L19	S.51°01'04"W.	68.22'
L20	S.45°00'54"W.	86.06'
L21	S.28°41'27"W.	128.86'
L22	S.17°18'36"W.	6.81'
L23	S.43°05'31"E.	87.81'
L24	S.84°15'50"E.	60.27'
L25	S.81°26'32"W.	97.88'
L26	N.74°30'25"E.	68.13'
L27	N.72°12'37"E.	63.09'
L28	N.69°16'55"E.	101.74'
L29	S.62°45'11"W.	74.58'
L30	S.47°32'31"W.	104.53'
L31	S.63°07'22"W.	107.74'
L32	N.49°13'01"E.	68.07'
L33	N.39°41'01"W.	93.67'
L34	S.88°00'02"W.	495.29'
L35	S.54°02'17"W.	128.58'
L36	S.84°45'24"W.	149.03'
L37	N.71°44'52"W.	63.67'
L38	N.88°05'43"E.	27.08'
L39	N.01°34'19"W.	48.23'
L40	N.01°34'19"W.	72.25'
L41	N.01°34'19"W.	19.05'
L42	N.01°34'19"W.	94.93'
L43	N.01°34'19"W.	35.22'
L44	S.01°50'45"E.	138.04'
L45	N.88°09'15"E.	492.02'
L46	S.88°09'15"W.	418.96'
L47	N.08°38'42"E.	181.40'
L48	S.88°25'41"W.	20.00'



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: April 2, 2001 [signature] COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF April 2, 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 24 DAY OF April, 2001, A.D., IN PLAT BOOK 7, PAGE 68

P. DeWitt Cason
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

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

Hoyle Crowder 4/10/01
DIRECTOR DATE:

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR THE DEED OF RECORD AS PROVIDED BY CLIENT.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.01°34'19"W., FOR THE WEST LINE THEREOF.
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. PRELIMINARY PLAT APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS.
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.

Dale C. Johns 3-22-01
DALE C. JOHNS DATE:
PROFESSIONAL ENGINEER # 45263
33 HIGHLANDS COURT
LAKE CITY, FLORIDA 32055

FLOOD NOTICE:
THE MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED TO BE:

LOT 1 = 155.00'	LOT 5 = 152.00'	LOT 10 = 146.00'
LOT 2 = 155.00'	LOT 7 = 150.00'	LOT 11 = 146.00'
LOT 3 = 155.00'	LOT 8 = 153.00'	LOT 12 = 145.00'
LOT 4 = 154.00'	LOT 9 = 153.00'	LOT 13 = 144.00'
		LOT 14 = 144.00'

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:
SUBRANDY LIMITED PARTNERSHIP
P.O. BOX 1
LAKE CITY, FLORIDA
904-752-8585

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT SUBRANDY LIMITED PARTNERSHIP WITH BRADLEY N. DICKS AS GENERAL PARTNER, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "HUNTERS LANDING", 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
Shirley Hilton — WITNESS AS TO OWNER
Eva E. Timmons — WITNESS AS TO OWNER
Bradley N. Dicks — BRADLEY N. DICKS, GENERAL PARTNER

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 19 DAY OF MARCH, 2001 A.D., BEFORE ME PERSONALLY APPEARED SUBRANDY LIMITED PARTNERSHIP, AS OWNER, WITH BRADLEY N. DICKS, AS GENERAL PARTNER, 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.

OFFICIAL NOTARY SEAL
EVA E TIMMONS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC662895
MY COMMISSION EXP. AUG. 2,2001

MY COMMISSION EXPIRES:

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

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	270.00'	11°33'05"	54.43'	27.31'	54.34'	S.86°07'44"E.
2	25.00'	48°15'01"	21.05'	11.20'	20.44'	S.56°13'41"E.
3	50.00'	134°56'51"	117.76'	120.55'	92.37'	N.80°25'24"E.
4	50.00'	130°18'26"	113.71'	107.98'	90.74'	N.52°12'14"W.
5	25.00'	38°32'29"	16.82'	8.74'	16.50'	S.81°54'47"W.
6	330.00'	13°18'46"	76.68'	38.51'	76.50'	S.85°14'54"E.
7	300.00'	22°02'59"	115.45'	58.45'	114.74'	S.80°52'47"E.
8	25.00'	90°19'58"	39.42'	25.15'	35.46'	N.46°44'18"W.
9	25.00'	62°10'55"	27.13'	15.08'	25.82'	N.29°31'08"E.
10	50.00'	52°18'14"	45.64'	24.55'	44.08'	N.34°27'29"E.
11	50.00'	89°39'40"	78.24'	49.71'	70.50'	N.36°31'28"W.
12	50.00'	100°13'01"	87.46'	59.82'	76.73'	S.48°32'12"W.
13	25.00'	89°40'02"	39.12'	24.86'	35.25'	S.43°15'42"W.

DESCRIPTION:

A PART OF THE NW 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 16 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF SAID SECTION 13 AND RUN THENCE N.88°06'21"E., ALONG THE NORTH LINE THEREOF, 810.01 FEET; THENCE S.01°34'19"E., 1560.02 FEET; THENCE S.12°54'29"W., 599.89 FEET; THENCE S.88°05'43"W., 660.99 FEET TO THE WEST LINE OF SAID SECTION 13; THENCE N.01°30'09"W., 801.53 FEET TO THE NW CORNER OF THE SW 1/4 OF SAID NW 1/4; THENCE N.01°34'19"W., STILL ALONG SAID WEST LINE, 1338.62 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 38.81 ACRES, MORE OR LESS.

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. Delbene TIMOTHY A. DELBENE DATE: 3/20/01 REGISTRATION #: LS 5594

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.

[signature] 01/15/01
L. SCOTT BRITT, PSM #5757 DATE:

BRITT
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-8651

FILE NUMBER 01-07251
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
4-24-01 AT 2:44 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: [signature] D.C.
OFFICIAL RECORDS
BOOK 925 PAGE 360