For 2005

HUNTER'S RIDGE

25-3s-15-00220-002 - Parent parcel (delete entire prcl)
30-3s-16-02411-003 - Parent parcel (delete entire prcl)
25-3s-15-00220-100 - Header parcel
A S/D of a part of SE1/4 of Sec 25-3s-15E & a part of SW1/4 of Sec 30-3s-16E, lying South of US-90, containing 95.29 Ac mol & Rec in PB 7, Pgs 156-162.

Lot 1	**25-3s-15-00220-101**	**3.92 Ac (1.55 Ac useable)**
Lot 2	**25-3s-15-00220-102**	**6.84 Ac (4.94 Ac useable)**
Lot 3	**-00220-103**	**5.79 Ac (3.17 Ac useable)**
Lot 4	**-00220-104**	**2.05 Ac**
Lot 5	**-00220-105**	**2.06 Ac**
Lot 6	**-00220-106**	**4.20 Ac (1.82 Ac useable)**
Lot 7	**-00220-107**	**3.40 Ac (2.36 Ac useable)**
Lot 8	**-00220-108**	**3.30 Ac (2.29 Ac useable)**
Lot 9	**-00220-109**	**4.31 Ac (2.36 Ac useable)**
Lot 10	**-00220-110**	**6.00 Ac (3.08 Ac useable)**
Lot 11	**-00220-111**	**7.43 Ac (2.62 Ac useable)**
Lot 12	**-00220-112**	**4.68 Ac (2.37 Ac useable)**
Lot 13	**-00220-113**	**2.99 Ac (2.00 Ac useable)**
Lot 14	**-00220-114**	**2.78 Ac (1.83 Ac useable)**
Lot 15	**-00220-115**	**2.67 Ac (1.75 Ac useable)**
Lot 16	**-00220-116**	**3.08 Ac (2.36 Ac useable)**
Lot 17	**-00220-117**	**2.84 Ac (2.28 Ac useable)**
Lot 18	**-00220-118**	**9.80 Ac (5.72 Ac useable)**
Lot 19	**-00220-119**	**9.39 Ac (3.81 Ac useable)**

PLAT BOOK 7, PAGE 156

SHEET 1 OF 7

HUNTER'S RIDGE

A PLANNED RURAL RESIDENTIAL DEVELOPMENT IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 15 EAST AND SECTION 30 TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS BOOK 822 PAGE 2838

FILE NUMBER 200425065
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
3/5, 1920 AT 5:20 O'CLOCK PM
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcia Moore D.C.

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON THIS 4th DAY OF March, 2004 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Malin Feagle
ATTORNEY

ACCEPTANCE FOR MAINTENANCE

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

SIGNED: Hoyle Crowder DATE: 3/4/04
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON THIS 5 OF March, 2004, Ann N. Newland REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 59818 DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IFF APPLICABLE, ANY SUBMITTED "AS-BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

Ann M. Newland
REGISTERED FLORIDA ENGINEER

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON THE 19th DAY OF FEBRUARY, 2004, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

George A. Skinner
CHAIRMAN

ATTEST: _____

CLERK OF CIRCUIT COURT COLUMBIA COUNTY FLORIDA

CLERK'S CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 5th DAY OF March, 2004, IN PLAT BOOK 7, PAGES 156-162

SIGNED: P. DeWitt Cason
CLERK OF CIRCUIT COURT

CERTIFICATE OF COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2004 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 472, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 472, AS AMENDED.

NAME: Timothy A. DeBene
TIMOTHY A. DEBENE
DATE: 3/4/04
REGISTRATION NO. LS 5594

TIMOTHY A. DEBENE CERTIFICATE NO. 5594 STATE OF FLORIDA

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT DANIEL D. CRAPPS, HAS CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS " HUNTER'S RIDGE", AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

OWNER: Daniel D. Crapps
DANIEL D. CRAPPS
2806 U.S. HIGHWAY 90, STE. 101
LAKE CITY, FLORIDA 32055
(386) 755-5110

Lisa Hicks
WITNESS

Mary Lyons
WITNESS

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF January 2004 BY DANIEL D. CRAPPS, AS OWNER OF " HUNTER'S RIDGE", FOR AND ON BEHALF OF SAID SUBDIVISION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: Vera Lisa Hicks
NOTARY PUBLIC

Vera Lisa Hicks My Commission DD131707 Expires August 23, 2006

MY COMMISSION EXPIRES: 8-23-06

MORTGAGEE:

BY: Tony E. Crews
TONY E. CREWS, ASSISTANT VICE-PRESIDENT
SOUTHEASTERN BANK, INC.
620 SOUTH PETERSON AVE.
DOUGLAS, GA. 31534
(912) 384-1212

Lisa Hicks
WITNESS

Mary Lyons
WITNESS

ACKNOWLEDGEMENT: STATE OF GEORGIA, COUNTY OF COFFEE

THE FOREGOING MORTGAGEE WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF January, 2004 BY TONY E. CREWS, AS ASSISTANT VICE-PRESIDENT OF SOUTHEASTERN BANK, INC., HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: Vera Lisa Hicks
NOTARY PUBLIC

Vera Lisa Hicks My Commission DD131707 Expires August 23, 2006

MY COMMISSION EXPIRES: 8-23-06

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 2nd DAY OF FEBRUARY, 2004

Timothy B. Alcorn
TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR

FLA. CERT. NO. 6332

DATE: JANUARY 06, 2004

JOB. NO. 260-2002 RP

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION - LB # 7170
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064
PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270

Scott Hester

HUNTER'S RIDGE

A PLANNED RURAL RESIDENTIAL DEVELOPMENT IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 15 EAST AND SECTION 30 TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7, PAGE 157

SHEET 2 OF 7

LEGEND AND NOTES:

- ☐ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" X 24" CONCRETE MONUMENT , LB # 7170
- ■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) , FOUND 4" x 4" x 24" CONCRETE MONUMENT, NO IDENTIFICATION
- ● DENOTES REBAR / IRON PIPE, FOUND, NO IDENTIFICATION.
- ☒ DENOTES ALUMINUM PLATE (STAMPED L.B. # 7170) SET.

1) BEARINGS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90 (S 61°29'00" E)

2) TOTAL ACREAGE IN SUBDIVISION IS 95.29 ACRES MORE OR LESS.

3) CLOSURE EXCEEDS 1:10,000

4) THE PROPERTY AS SURVEYED FALLS WITHIN ZONES "A" AND "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120700 0175B. ZONE "A" AFFECTS LOTS 1 AND 2.

5) MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT - 30'
SIDE - 25'
REAR - 25'

6) A BUFFER ZONE OF 200 FEET HAS BEEN ESTABLISHED ALONG THE OUTSIDE SUBDIVISION BOUNDARY AFFECTING LOTS 1,2,3,6,7,8,9,10,11,12,13,14,15,16,17, 18 AND 19, AS SHOWN IN WHICH NO BUILDINGS WHICH CAN BE PLACED OR CONSTRUCTED.

OFFICIAL RECORDS BOOK 1022 PAGE 2235

FILE NUMBER 200415625
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
3/5, 19 2007 AT 1:54 O'CLOCK PM
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcella Lewis D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

LAND USE	
TOTAL LOT ACREAGE (RESIDENTIAL) -	87.02 ± ACRES
TOTAL ACREAGE -	95.29 ± ACRES

ABBREVIATIONS

N - NORTH
S - SOUTH
E - EAST
W - WEST
CONC. - CONCRETE
STY - STORY
I.P. - IRON PIPE
REB. - REBAR
ST. - STREET
AVE - AVENUE
NO ID - NO IDENTIFICATION
FD. - FOUND
CM - CONCRETE MONUMENT
± - MORE OR LESS
ORB - OFFICIAL RECORDS BOOK
PG - PAGE (S)
(P) - PLAT
(D) - DEED
(C) - CALCULATED
(A) - ACTUAL
(R) - RECORD
O/S - OFFSET
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
R - RADIUS
R/W - RIGHT-OF-WAY
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT
E/P - EDGE OF PAVE
E/G - EDGE OF GRADE
C/G - CURB AND GUTTER
ST. M.H. - STORM MANHOLE
SS. M.H. - SANITARY SEWER MANHOLE
ELEV - ELEVATION
B.M. - BENCHMARK
℄ - CENTERLINE
IPC - INTERSECT POINT ON CURVE

SPECIAL NOTE

NOTICE: THIS PLAT, AS RECORDED IN ITS' GRAPHIC FORM,IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC 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.

SPECIAL NOTE

NOTICE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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 ANO 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.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 43°43'10" W	44.34'
L2	S 01°16'50" E	39.20'
L3	S 07°53'44" W	65.84'
L4	S 01°16'50" E	18.00'
L5	S 70°28'16" E	40.80'
L6	S 23°50'18" W	40.80'
L7	N 01°16'50" W	18.00'
L8	N 10°27'25" W	65.84'
L9	N 01°16'50" W	29.20'
L10	N 46°16'50" W	58.49'

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	40°12'53"	765.00	536.94	280.06	525.98	S 21°23'17"E
2	13°52'10"	835.00	202.13	101.56	201.63	S 34°33'39"E
3	37°39'30"	60.00	39.44	20.46	38.73	N 47°51'15"E
4	31°35'02"	60.00	33.07	16.97	32.66	N 44°49'01"E
5	96°04'26"	60.00	100.61	66.72	89.23	S 71°21'13"E
6	100°40'12"	60.00	105.42	72.36	92.37	S 27°01'06"W
7	26°59'19"	60.00	28.26	14.40	28.00	N 89°09'08"W
8	37°39'30"	60.00	39.44	20.46	38.73	S 85°30'46"W
9	17°39'46"	835.00	257.41	129.73	256.39	S 10°10'32"E
10	37°39'30"	60.00	39.44	20.46	38.73	S 20°10'24"E
11	75°04'43"	60.00	78.62	46.11	73.12	S 1°27'48"E
12	105°09'35"	60.00	110.12	78.42	95.30	S 88°39'21"W
13	75°04'43"	60.00	78.62	46.11	73.12	N 1°13'30"W
14	37°39'30"	60.00	39.44	20.46	38.73	N 17°29'06"E
15	40°09'04"	765.00	536.09	279.58	525.19	N 21°25'11"W
16	40°12'53"	835.00	586.07	305.69	574.11	N 21°23'17"W
17	27°09'31"	765.00	362.62	184.78	359.23	S 14°51'36"E
18	13°03'22"	765.00	174.32	87.54	173.95	S 34°58'02"E
19	14°25'21"	835.00	210.19	105.65	209.63	S 11°47'44"E
20	3°14'25"	835.00	47.22	23.62	47.21	S 2°57'52"E
21	26°18'06"	765.00	377.88	192.88	374.05	N 15°29'42"W
22	11°50'58"	765.00	158.21	79.39	157.93	N 35°34'14"W
23	14°13'02"	835.00	207.19	104.13	206.66	N 34°23'13"W
24	25°59'51"	835.00	378.88	192.76	375.63	N 14°15'46"W
29	19°12'54"	765.00	256.55	129.49	255.35	S 10°53'20"E
30	2°33'15"	765.00	34.10	17.05	34.10	S 21°46'22"E
31	5°23'22"	765.00	71.96	36.01	71.93	S 25°44'32"E
32	11°19'12"	835.00	164.97	82.76	164.70	N 35°50'04"W
33	2°53'50"	835.00	42.22	21.12	42.22	N 28°43'50"W
34	3°46'20"	835.00	54.97	27.50	54.96	N 25°23'21"W
35	22°13'32"	835.00	323.90	164.01	321.88	N 12°23'38"W

CENTERLINE CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
25	40°12'53"	800.00	561.50	292.88	550.05	S 21°23'17"E
26	40°09'04"	800.00	560.82	292.37	549.22	S 21°25'11"E
27	18°10'44"	800.00	253.83	127.99	252.76	S 32°24'21"E
28	21°58'20"	800.00	306.79	155.30	304.91	S 12°19'49"E

SURVEYOR:
TIMOTHY B. ALCORN
J. SHERMAN FRIER & ASSOCIATES, INC.
130 WEST HOWARD STREET
LIVE OAK, FLORIDA 32064
(386) 362-4629
REG. NO. 6332

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION - LB # 7170
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PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270
JOB. NO. 260-2002 RP

OFFICIAL RECORDS
BOOK 1222 PAGE 2218

FILE NUMBER 200405845
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
3/5, 2009 AT 5:42 O'CLOCK PM
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcia O'Brien D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

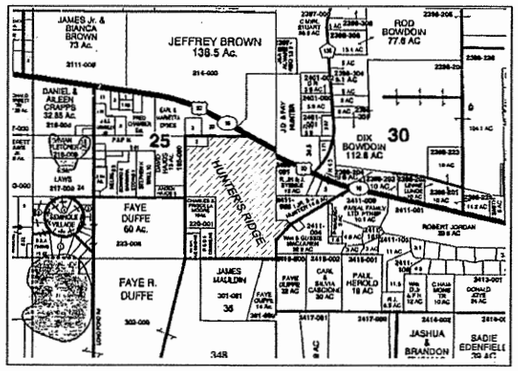
PLAT BOOK 7, PAGE 158
SHEET 3 OF 7

HUNTER'S RIDGE

A PLANNED RURAL RESIDENTIAL DEVELOPMENT IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 15 EAST AND SECTION 30 TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

VICINITY MAP
NOT TO SCALE

N



DESCRIPTION:

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4;PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25. TOWNSHIP 3 SOUTH, RANGE 15 EAST AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 00°21'05" EAST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 , A DISTANCE OF 12.70 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 830, PAGE 2448 OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE RUN SOUTH 88°53'41" WEST ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 830,PAGE 2448, A DISTANCE OF 632.28 FEET; THENCE RUN NORTH 00°51'01" WEST, A DISTANCE OF 19 07 FEET TO A POINT ON THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 89°28'20" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.35 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN NORTH 00°19'19" WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1038.72 FEET; THENCE RUN NORTH 88°33'58" EAST ALONG THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 830, PAGE 1012 OF SAID COUNTY, A DISTANCE OF 440.38 FEET TO THE SOUTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK 830, PAGE 1012; THENCE RUN NORTH 00°49'09" WEST ALONG THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 830, PAGE 1012, A DISTANCE OF 234.03 FEET TO A POINT ON A LINE 40.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE RUN NORTH 89°25'30" EAST, A DISTANCE OF 762.74 FEET; THENCE RUN NORTH 00°21'05" WEST, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90; THENCE RUN SOUTH 61°29'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 897.15 FEET TO THE EAST LINE OF SAID SECTION 25; THENCE RUN SOUTH 00°24'37" EAST ALONG SAID EAST LINE, A DISTANCE OF 1472.78 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 462, PAGE 87 OF SAID COUNTY; THENCE RUN ALONG THE BOUNDARY OF SAID OFFICIAL RECORDS BOOK 462,PAGE 87 THE FOLLOWING COURSES: NORTH 86°41'32" EAST, 295.77 FEET; SOUTH 31°57'52" EAST, 155.97 FEET; SOUTH 57°59'56" WEST, 174 67 FEET;SOUTH 40°17'15" WEST, 350.00 FEET TO SAID EAST LINE OF SECTION 25 AND THE TERMINUS OF SAID COURSES;THENCE RUN SOUTH 00°24'37" EAST ALONG SAID EAST LINE, A DISTANCE OF 258.20 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE RUN SOUTH 89°31'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 1326.84 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4; THENCE RUN NORTH 00°21'05" WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 645.23 FEET; THENCE RUN NORTH 02°24'50" EAST, A DISTANCE OF 663.18 FEET; THENCE RUN SOUTH 88°53'41" WEST, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING. BEGINNING.
CONTAINING 95.29 ACRES MORE OR LESS.
SUBJECT TO COUNTY ROAD RIGHT-OF-WAY.

1) BEARINGS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90 (S 61°29'00" E)

2) TOTAL ACREAGE IN SUBDIVISION IS 95.29 ACRES MORE OR LESS.

3) CLOSURE EXCEEDS 1:10,000

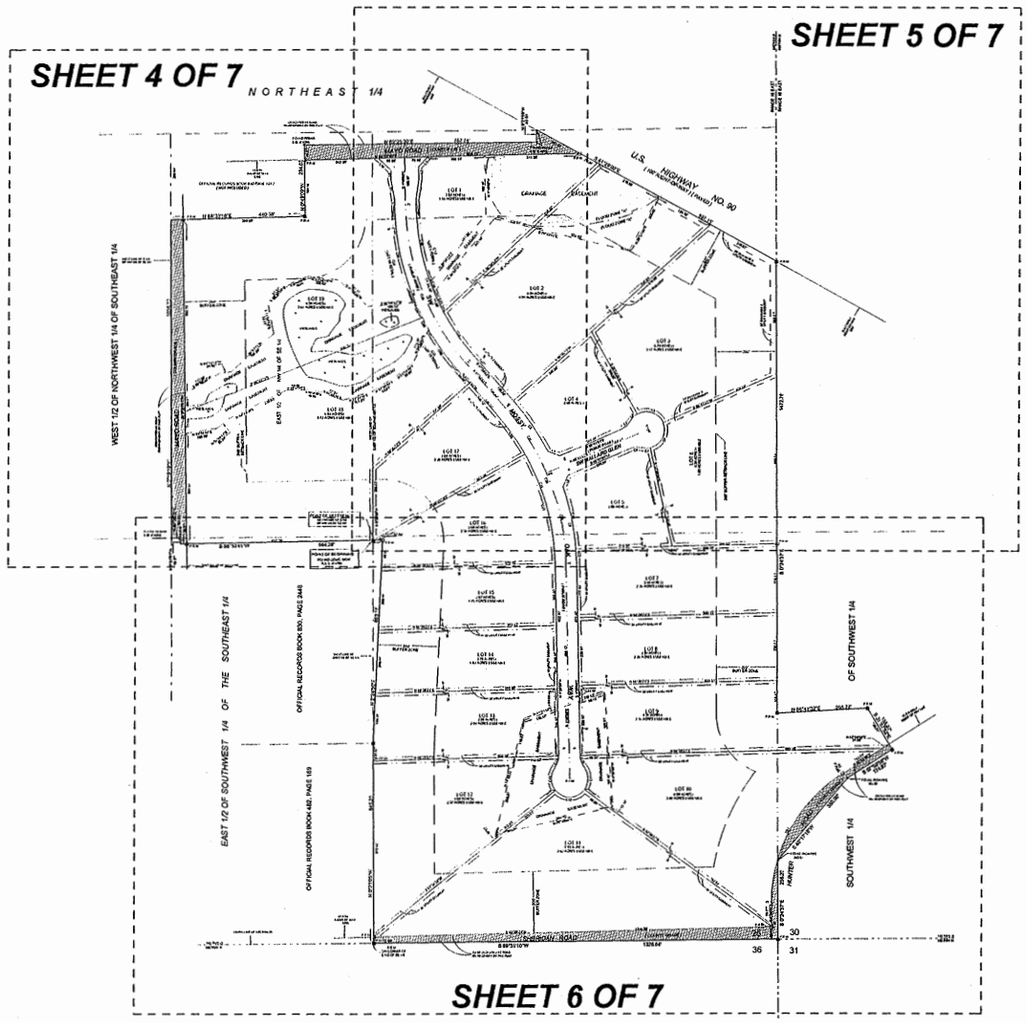
4) THE PROPERTY AS SURVEYED FALLS WITHIN ZONES "A" AND "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120700 0175B. ZONE "A" AFFECTS LOTS 1 AND 2.

5) MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT - 30'
SIDE - 25'
REAR - 25'

6) A BUFFER ZONE OF 200 FEET HAS BEEN ESTABLISHED ALONG THE OUTSIDE SUBDIVISION BOUNDARY AFFECTING LOTS 1,2,3,6,7,8,9,10,11,12,13,14,15,16,17, 18 AND 19, AS SHOWN IN WHICH NO BUILDINGS WHICH CAN BE PLACED OR CONSTRUCTED.

UTILITY EASEMENTS DETAIL

DENOTES 10' UTILITY EASEMENT, SAID UTILITY EASEMENT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.



GRAPHIC SCALE
SCALE: 1" = 300'
300' -150' 0 300' 600'

SURVEYOR:
TIMOTHY B. ALCORN
J. SHERMAN FRIER & ASSOCIATES, INC.
130 WEST HOWARD STREET
LIVE OAK, FLORIDA 32064
(386) 362-4629
REG. NO. 6332

ENGINEER:
GREGORY G. BAILEY
BAILEY, BISHOP & LANE, INC.
3107 SW BARNETT WAY
LAKE CITY, FLORIDA 32056
(386) 752-5640
REG. NO. 43858

DEVELOPER:
DANIEL CRAPPS
4400 WEST U.S. HIGHWAY 90
LAKE CITY, FLORIDA 32055
(386) 755-5100

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION - LB # 7170
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064
PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270

JOB. NO. 260-2002 RP

OFFICIAL RECORDS BOOK 1002 PAGE 2838

FILE NUMBER 2004005025
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P. DeWITT CASON
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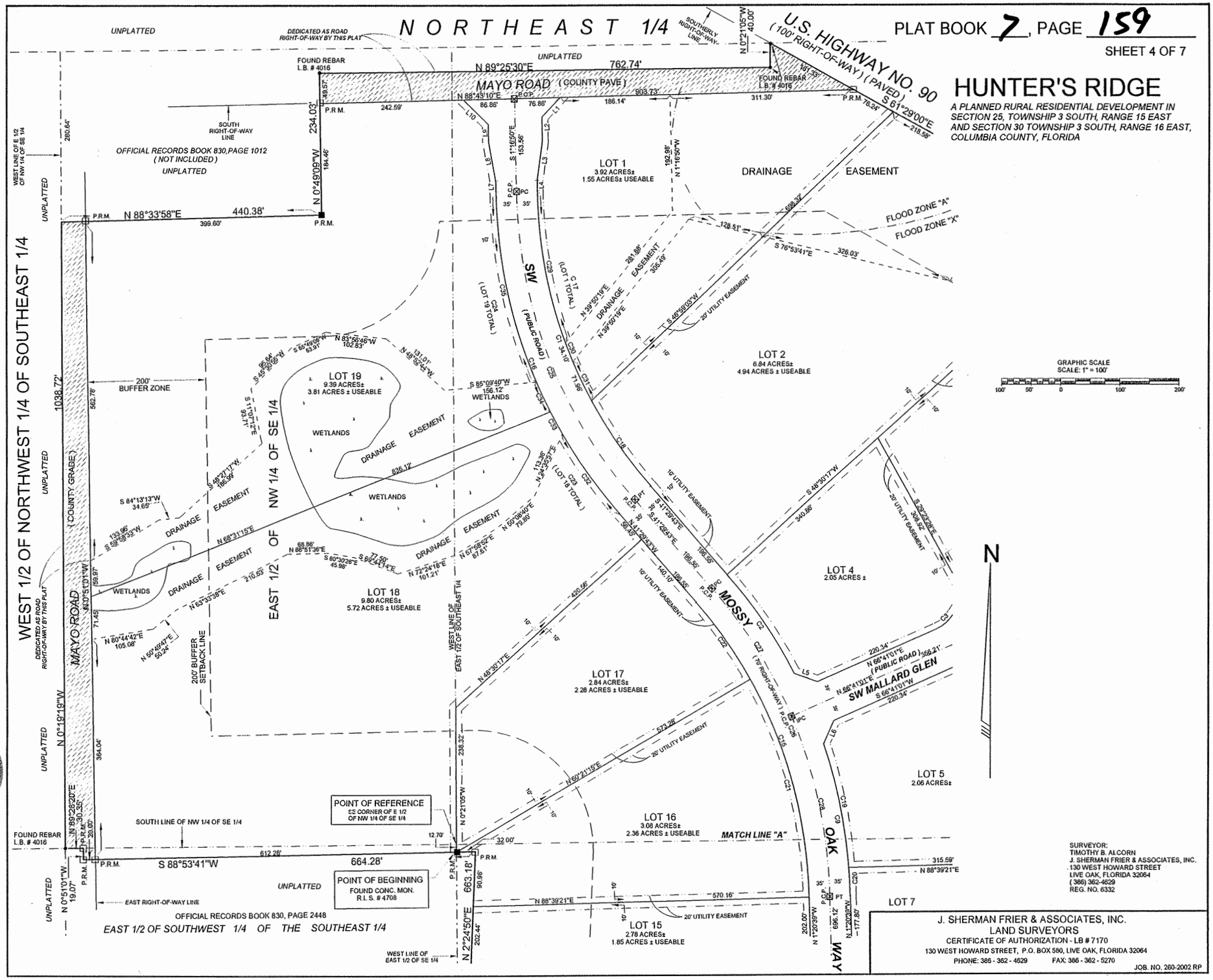
BY: Marcel Dean D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA



PLAT BOOK 7, PAGE 159

SHEET 4 OF 7

HUNTER'S RIDGE

A PLANNED RURAL RESIDENTIAL DEVELOPMENT IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 15 EAST AND SECTION 30 TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

SURVEYOR:
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SHEET 5 OF 7

HUNTER'S RIDGE

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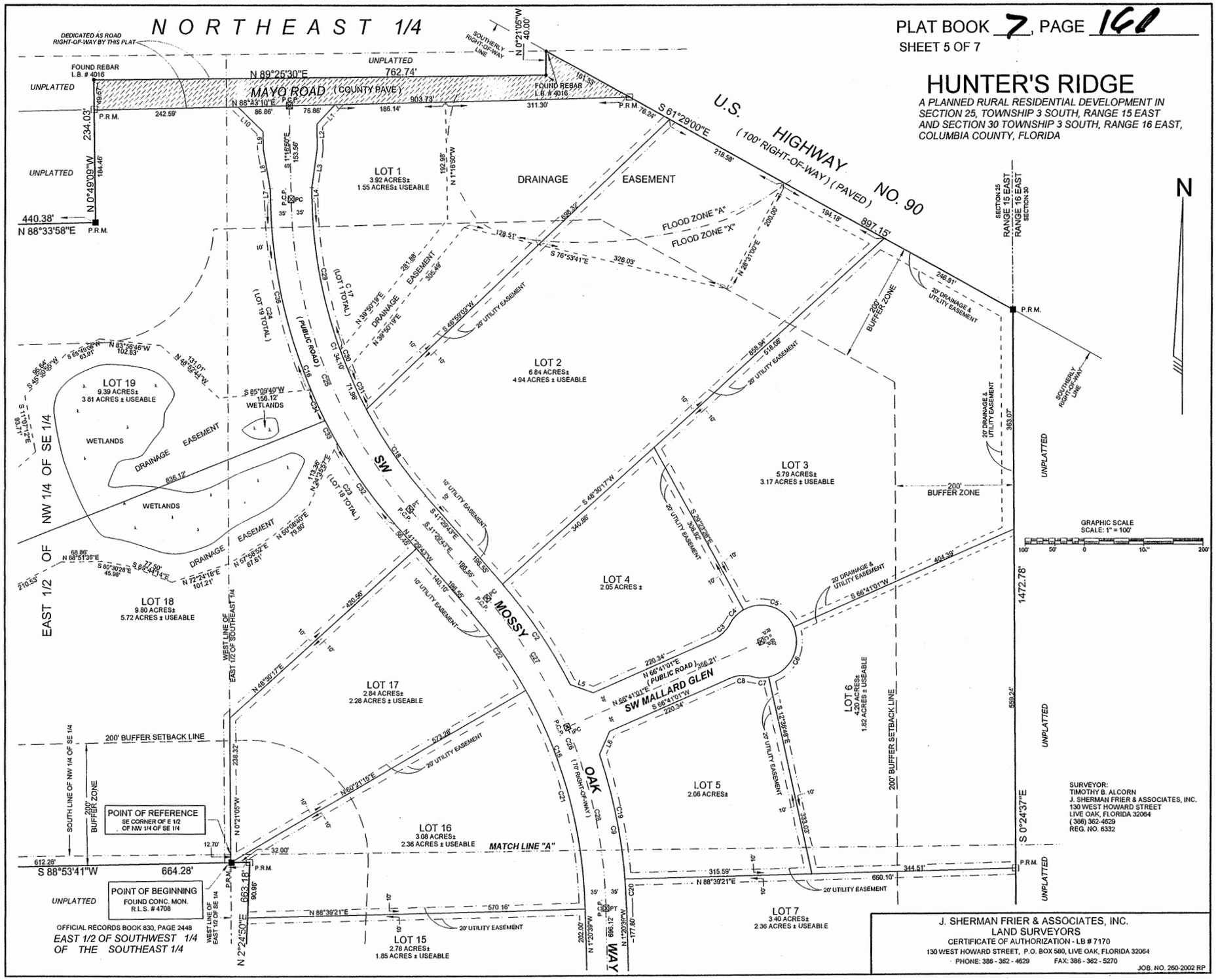

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OFFICIAL RECORDS BOOK 222 PAGE 223

FILE NUMBER 200005
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OFFICIAL RECORDS
BOOK 1 PAGE 2838

FILE NUMBER 200400 5265
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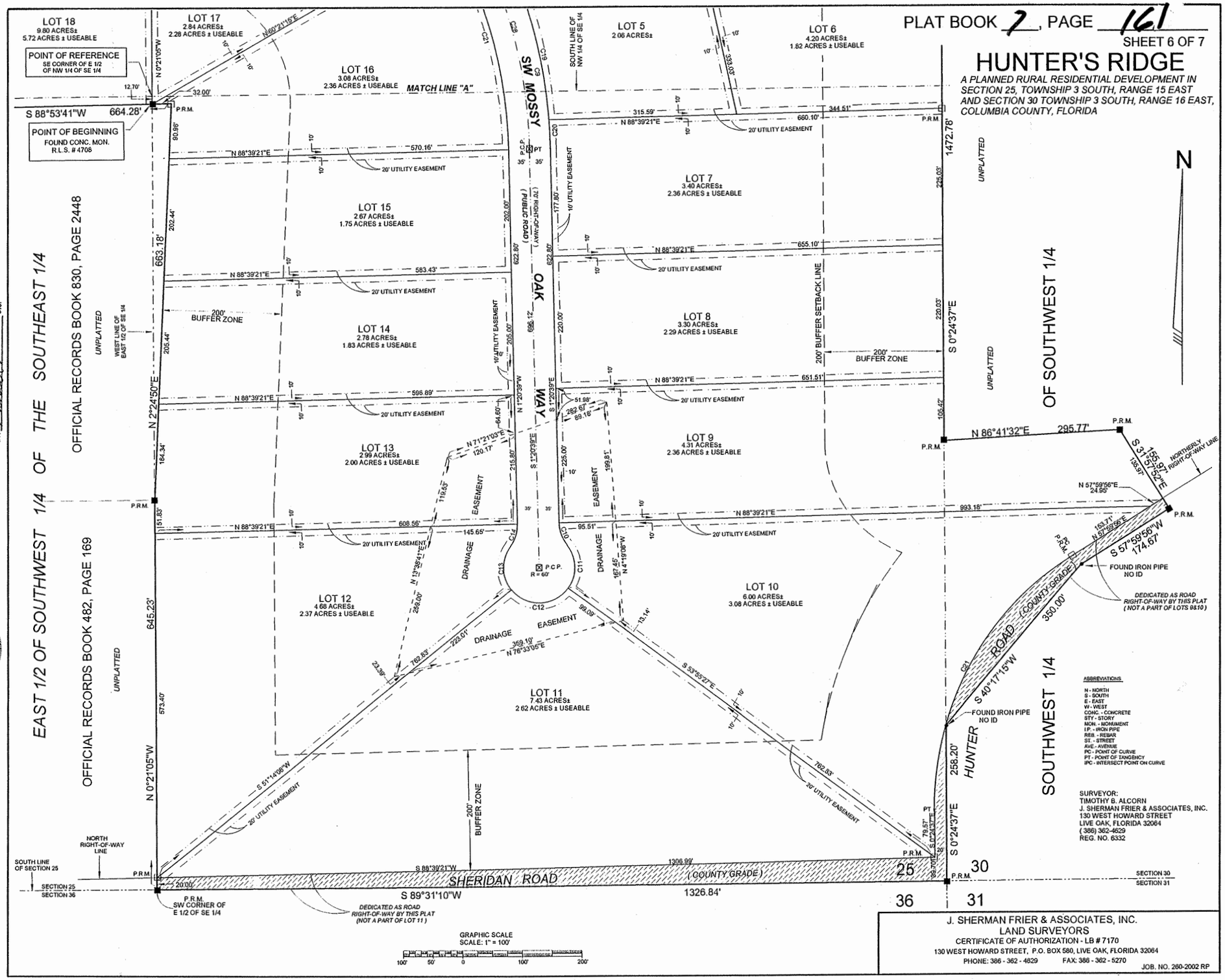
SHEET 6 OF 7

HUNTER'S RIDGE

A PLANNED RURAL RESIDENTIAL DEVELOPMENT IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 15 EAST AND SECTION 30 TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



ABBREVIATIONS

N - NORTH
S - SOUTH
E - EAST
W - WEST
CONC. - CONCRETE
STY - STORY
MON. - MONUMENT
I.P. - IRON PIPE
REB. - REBAR
ST. - STREET
AVE - AVENUE
PC - POINT OF CURVE
PT - POINT OF TANGENCY
IPC - INTERSECT POINT ON CURVE

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OFFICIAL RECORDS
BOOK 925 PAGE 2258

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P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcia Thorn D.C.

CLERK CIRCUIT COURT FLORIDA COLUMBIA COUNTY

IN ACCORDANCE WITH COUNTY ORDINANCE NO. 97-29 WHICH ENACTED SECTION 20-A OF THE COLUMBIA COUNTY ZONING REGULATIONS, THE UNDERSIGNED DEVELOPERS HEREBY PROPOSE AND REQUEST APPROVAL OF THE PLANNED RURAL RESIDENTIAL DEVELOPMENT DESCRIBED HEREIN TO BE KNOWN AS "HUNTER'S RIDGE"

STATEMENT OF OBJECTIVES

THE DEVELOPMENT CONTAINS APPROXIMATELY 95.29 ACRES LOCATED AT THE INTERSECTION OF U.S. HIGHWAY NO. 90 AND MAYO ROAD. THE DEVELOPMENT INCLUDES 19 LOTS RANGING IN SIZE FROM APPROXIMATELY 2 ACRES TO 10 ACRES.

THE DEVELOPMENT ALLOWS ONLY SINGLE FAMILY HOMES AND APPERTINENT STRUCTURES. THERE WILL BE AN ATTRACTIVELY LANDSCAPED ENTRANCE. THE ROADS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE COUNTY.

THE PROPERTY IS BORDERED ON THE NORTH BY U.S. HIGHWAY NO. 90, MAYO ROAD AND A RESIDENTIAL LOT; ON THE EAST BY AGRICULTURAL LAND AND HUNTER ROAD; ON THE WEST BY MAYO ROAD AND RESIDENTIAL LOTS; ON THE SOUTH BY SHERIDAN ROAD. THE EXISTING LAND USE DESIGNATION OF THE PROPERTY IS PLANEED RURAL RESIDENTIAL DEVELOPMET (PRRD).

1) LAND USE: RESIDENTIAL SINGLE FAMILY WITH ONE RESIDENCE PER LOT.

2) BUILDING SETBACKS: BUILDING SETBACKS SHALL BE AS FOLLOWS:
   A. SIDE AND REAR OF PROPERTY LINES - 25 FEET
   B. FRONT ALONG STREETS - 30 FEET

3) MAXIMUM HEIGHT OF BUILDINGS: THE MAXIMUM HEIGHT OF BUILDINGS SHALL BE 35 FEET. HEIGHT OF BUILDING IS THE VERTICAL DISTANCE MEASURED FROM THE ESTABLISHED GRADE AT CORNER OF THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT TOP ROOF, TO THE DECK LINE OF A MANSARD OR BERMUDA ROOF, TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE OF GABLE, HIP, CONE, GAMBREL, AND SHED ROOFS, AND TO A HEIGHT THREE- FOURTHS THE DISTANCE FROM THE GROUND TO THE APEX OF A-FRAME AND DOME ROOFS.

4) ARTERIAL STREET: THE ONLY ARTERIAL STREET INVOLVED IN THIS DEVELOPMENT IS MAYO ROAD. THE LOCAL ACCESS STREET IS U.S. HIGHWAY NO. 90 TO THE NORTH, BUT THERE IS NO ACCESS TO THE DEVELOPMENT FROM U.S. HIGHWAY NO. 90.

5) COMMON OUTSIDE STORAGE AREA: THERE WILL BE NO PROVISION MADE FOR COMMON OUTSIDE STORAGE AREAS. EACH LOT IS LARGE ENOUGH THAT THE OWNER CAN PROVIDE HIS OR HER OWN STORAGE AREA.

6) SCREENING, BUFFERING AND LANDSCAPING: SCREENING, BUFFERING AND LANDSCAPE BUFFERED AREAS SHALL BE IN COMPLIANCE WITH CHAPTER 20-A, COLUMBIA COUNTY ZONING REGULATIONS, OR SUCH REGULATIONS IN EFFECT AT THE TIME EACH HOME IS BUILT, WHICHEVER IS LESS RESTRICTIVE.

STATEMENT CONCERNING PROPOSED FLOOR AREA RATIOS

THE MAXIMUM FLOOR AREA SHALL NOT EXCEED 20% AND THE MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 40% OF THE TOTAL DEVELOPED AREA OF EACH LOT AS SHOWN ON SHEET NO. 2 OF THE PRRD PLAN.

UTILITY SERVICE PLAN

THIS AREA IS NOT SERVED BY A PUBLIC WATER OR SEWER SYSTEM. EACH LOT WILL RECEIVE WATER FROM ITS' OWN PRIVATE WELL AND EACH RESIDENCE WILL HAVE ITS' OWN SEPTIC TANK.

BELL SOUTH/ AT&T AND FLORIDA POWER AND LIGHT COMPANY WILL BE GRANTED EASEMENTS WITHIN THE PROJECT SITE TO CONSTRUCT UTILITY FACILITES, THESE TO BE DETERMINED PRIOR TO FINAL PRRD.

REFER TO UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLE MAP, WELLBORN, FLA., QUADRANGLE.

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