111

"LAKE JEFFERY"

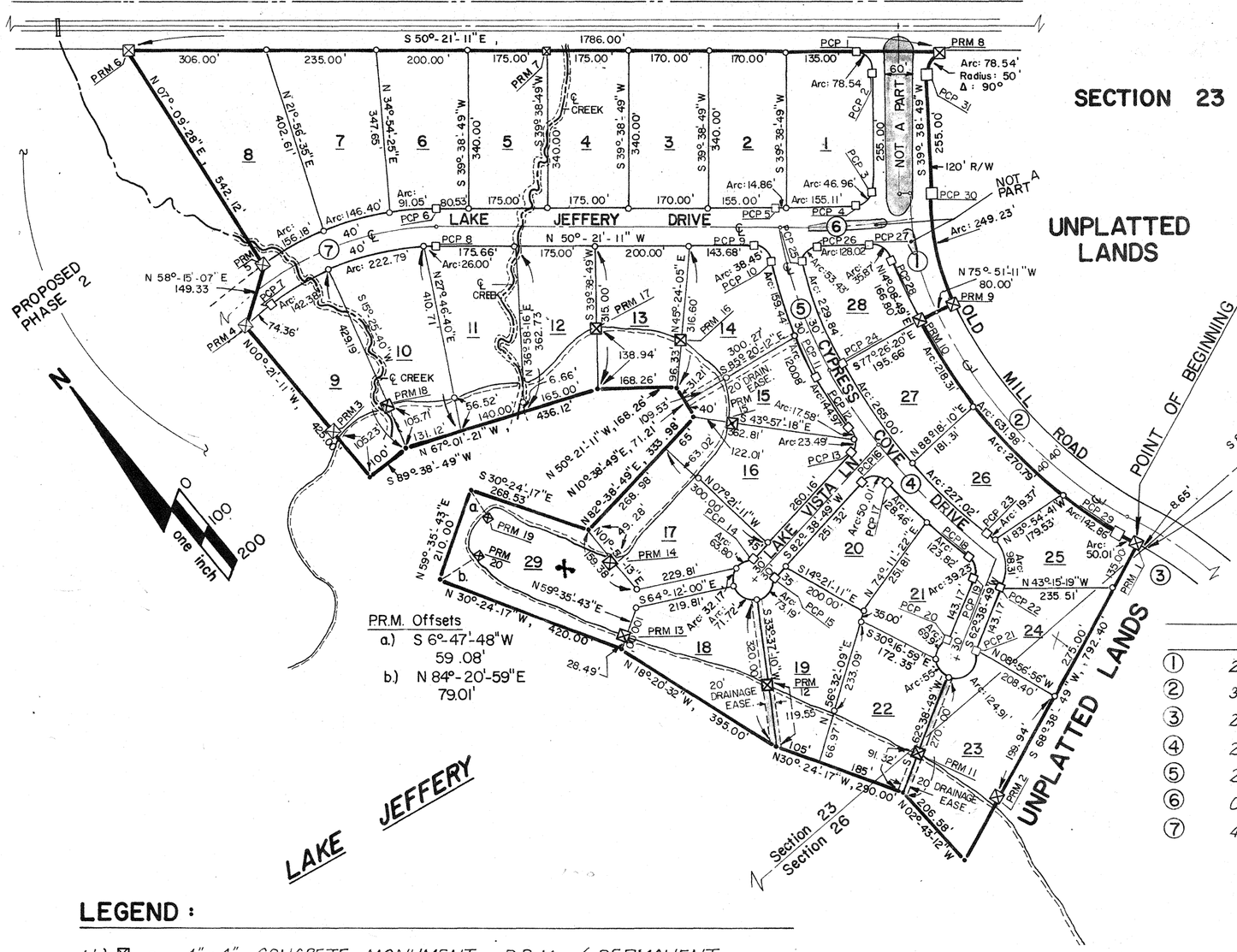
(PHASE I)

IN

SECTION 23 & 26, TOWNSHIP 3 SOUTH, RANGE 16 EAST

COLUMBIA COUNTY, FLORIDA

2272-001



UNPLATTED LANDS

ACREAGES

LOT	AREA	LOT	AREA
1.	1.42 Ac.	15.	1.07 Ac.
2.	1.33	16.	1.21
3.	1.33	17.	1.61
4.	1.36	18.	1.53
5.	1.36	19.	1.46
6.	1.45	20.	1.09
7.	1.60	21.	0.97
8.	2.30	22.	1.36
9.	1.54	23.	1.74
10.	1.71	24.	1.01
11.	1.50	25.	1.00
12.	1.30	26.	1.03
13.	1.33	27.	1.04
14.	1.30	28.	0.99
		29.	1.79

ROAD ℄ CURVE DATA

	△	RADIUS	TANGENT	ARC LENGTH
①	25°-30'-00"	600.00'	135.77'	267.04'
②	35°-30'-00"	980.00'	313.70'	607.20'
③	23°-12'-53"	1,476.94'	303.37'	598.42'
④	25°-00'-00"	1,260.00'	279.34'	549.78'
⑤	21°-00'-00"	880.00'	163.10'	322.54'
⑥	05°-15'-00"	2,840.00'	130.21'	260.23'
⑦	40°-00'-00"	600.00'	218.38'	418.88'

LEGEND :

(1.) ⊠ = 4"×4" CONCRETE MONUMENT, P.R.M (PERMANENT REFERENCE MONUMENT) WITH BRASS CAP IN TOP STAMPED L. L. LEE & ASSOCIATES, INC. WITH SURVEYOR'S NUMBER, DATE, & MONUMENT NUMBER.

(2.) □ = 4"×4" CONCRETE MONUMENT, P.C.P. (PERMANENT CONTROL POINT) WITH BRASS CAP IN TOP STAMPED L.L. LEE & ASSOCIATES, INC. WITH SURVEYOR'S NUMBER, DATE, & MONUMENT NUMBER.

(3.) ○ = IRON PIPE SET.

(4.) ■ 4"×4" CONCRETE MONUMENT FOUND IN PLACE.

(5.) BOUNDARY & BEARINGS BASED ON PRIOR WORK IN AREA BY L.L. LEE & ASSOCIATES, INC..

(6.) BOUNDARY HAS A CLOSURE PRECISION OF 1 FOOT IN 947,000 FEET.

(7.) PRELIMINARY PLANS APPROVED BY COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS : 10 - 4 - 83

SURVEYOR'S CERTIFICATION :

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT PERMANENT CONTROL POINTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177 OF THE FLORIDA STATUTES.

SIGNED: Rufus C. Ogden

RUFUS C. OGDEN, P.L.S.
FLA. REG. CERT. # 1095
DATE: October 19, 1983

Plat

FILE NO. 830950A
RECORDED
BOOK 5 PAGE 39-39A
'83 NOV -3 A8:47
Doris A. Chance
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

RE 2272-002

111

"LAKE JEFFERY"

(PHASE I)

IN

SECTION 23 & 26, TOWNSHIP 3 SOUTH, RANGE 16 EAST

COLUMBIA COUNTY, FLORIDA

DESCRIPTION :

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S. 88°-44'-04" W. ALONG THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 1188.16 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD MILL ROAD, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 1436.94 FEET AND A CENTRAL ANGLE OF 00°-20'-42"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, ALSO SAID WESTERLY RIGHT-OF-WAY LINE 8.65 FEET TO THE POINT OF BEGINNING; THENCE S. 68°-38'-49" W. 792.40 FEET; THENCE N. 02°-43'-12" W. 206.58 FEET; THENCE N. 30°-24'-17" W. 290.00 FEET; THENCE N. 18°-20'-32" W. 395.00 FEET; THENCE N. 30°-24'-17" W. 420.00 FEET; THENCE N. 59°-35'-43" E. 210.00 FEET; THENCE S. 30°-24'-17" E. 268.53 FEET; THENCE N. 82°-38'-49" E. 333.98 FEET; THENCE N. 10°-38'-49" E. 71.21 FEET; THENCE N. 50°-21'-11" W. 168.26 FEET; THENCE N. 67°-01'-21" W. 436.12 FEET; THENCE S. 89°-38'-49" W. 100.00 FEET; THENCE N 00°-21'-11" W. 425.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE JEFFERY DRIVE; THENCE N. 58°-15'-07" E. 149.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE JEFFERY DRIVE; THENCE N. 07°-09'-28" E. 542.12 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 250; THENCE S. 50°-21'-11" E. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 1786.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID OLD MILL ROAD, SAID POINT BEING ON THE POINT OF CURVE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A TOTAL CENTRAL ANGLE OF 90°; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, ALSO SAID EASTERLY RIGHT-OF-WAY LINE 78.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S. 39°-38'-49" W. STILL ALONG SAID EASTERLY RIGHT-OF-WAY LINE 255.00 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET AND A TOTAL CENTRAL ANGLE OF 25°-30'-00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE; ALSO SAID EASTERLY RIGHT-OF-WAY LINE 249.23 FEET TO THE POINT OF COMPOUND CURVE; THENCE N. 75°-51'-11" W. 80.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID OLD MILL ROAD, SAID POINT BEING ALSO ON THE POINT OF CURVE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 1020.00 FEET AND A TOTAL CENTRAL ANGLE OF 35°-30'-00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO SAID WESTERLY RIGHT-OF-WAY LINE 631.98 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 1436.94 FEET AND A TOTAL CENTRAL ANGLE OF 23°-12'-53"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO SAID WESTERLY RIGHT-OF-WAY LINE 50.01 FEET TO THE POINT OF BEGINNING. CONTAINING 46.27 ACRES, MORE OR LESS.

COUNTY ATTORNEY'S CERTIFICATE :

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE Nov. 1, 1983 — COUNTY ATTORNEY

COUNTY ACCEPTANCE FOR MAINTENANCE :

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND 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 MAINTAINENCE IN CASE OF DEFAULT.

DATE: 11/1/83 — COUNTY ENGINEER

APPROVED BY BOARD OF COUNTY COMMISSIONERS COLUMBIA COUNTY, FLORIDA :

SIGNED: _____ CHAIRMAN
ATTEST: _____ CLERK
DATE : 11-1-83

CERTIFICATE OF CLERK:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS, IS ACCEPTED FOR FILES AND RECORDED THIS 3rd DAY OF November 1983 A.D. IN PLAT BOOK 5 PAGE 39-39A .

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

'83 NOV -3 A8:47
FILE NO.
RECORDED
BOOK PAGE
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FAIRWAY VIEW CORPORATION, A FLORIDA CORPORATION, AS OWNER AND NCNB NATIONAL BANK OF FLORIDA, A NATIONAL BANKING CORPORATION, AS MORTGAGEE HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "LAKE JEFFERY" AND THAT ALL STREETS, ROADS, AND EASEMENTS AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES AND PURPOSES THEREON STATED.
IN WITNESS WHEREOF THE PARTIES HERETO HAVE CAUSED THESE PRESENTS TO BE EXECUTED WITH THEIR SEALS AFFIXED HERETO.

FAIRWAY VIEW CORP., OWNER
M.B. RAVNDAL, PRESIDENT
CHRISTINA J. ELLINGTON, SECRETARY

NCNB NAT'L BANK OF FLORIDA, MORTGAGEE
CLARENCE B. CANNON, III, VICE-PRESIDENT
GILBERT W. MILLER, VICE-PRESIDENT

AS TO ALL PARTIES: _____ WITNESS
_____ WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF COLUMBIA :

I HEREBY CERTIFY THAT ON THIS 1st DAY OF Nov 1983 A.D., BEFORE ME PERSONALLY APPEARED M.B. RAVNDAL, PRESIDENT AND CHRISTINA J. ELLINGTON, SECRETARY OF FAIRWAY VIEW CORPORATION, A FLORIDA CORPORATION, AS OWNER AND CLARENCE B. CANNON III, VICE-PRESIDENT AND GILBERT W. MILLER, VICE-PRESIDENT OF NCNB NATIONAL BANK OF FLORIDA, A NATIONAL BANKING CORPORATION, AS MORTGAGEE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGE EXECUTION THEREOF FOR AND ON BEHALF OF SAID INDIVIDUALS AND SAID CORPORATIONS WITH THEIR SEALS DULY AFFIXED THERETO.
WITNESS MY HAND AND SEAL, STATE OF FLORIDA THIS 1st DAY OF Nov 1983 A.D..

MY COMMISSION EXPIRES: 10/25/1987 — NOTARY PUBLIC, STATE OF FLORIDA