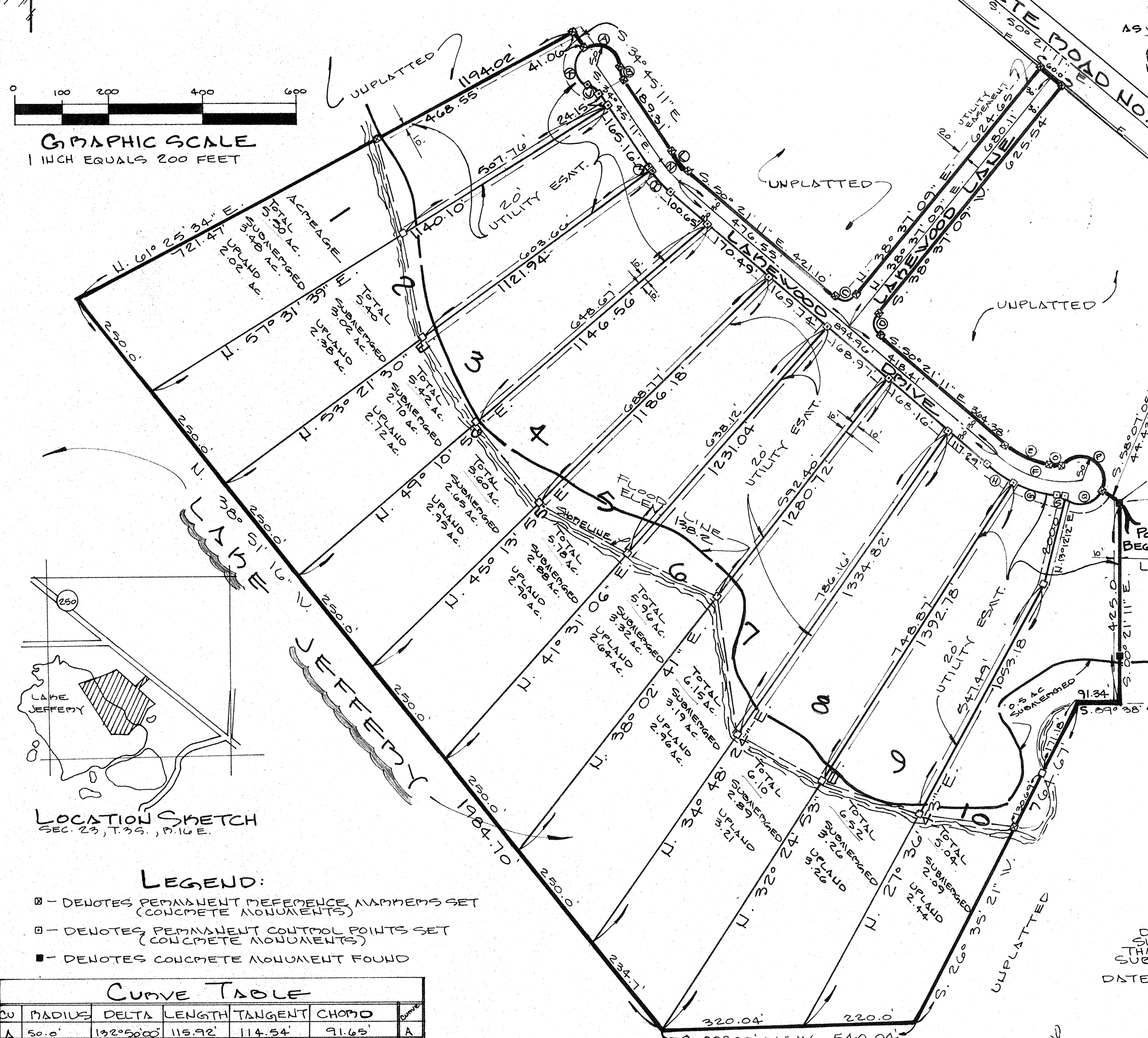
"LAKEWOOD ESTATES"

SITUATED IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA.

DESCRIPTION:

A PART OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE NORTHWEST CORNER OF LOT 9 OF LAKE JEFFERY, PHASE 1 AS RECORDED IN PLAT BOOK 5 PAGE 39 & 39A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S.00°21'11" E. ALONG THE WEST LINE THEREOF, 425.0 FEET; THENCE S. 89°38'49" W., 91.34 FEET; THENCE S. 26°35'21" W., 764.67 FEET; THENCE S. 88°00'06" W., 540.04 FEET; THENCE N. 38°51'16" W., 1984.70 FEET; THENCE N. 61°25'34" E., 1194.02 FEET; THENCE S. 34°45'11" E, 41.06 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 50.0 FEET AND AN INCLUDED ANGLE OF 132°50'00"; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 115.92 FEET TO THE POINT OF REVERSE CURVE (P.R.C.) OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.0 FEET AND AN INCLUDED ANGLE OF 42°50'00"; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 18.70 FEET; THENCE S. 34°45'11" E., 189.31 FEET TO THE POINT OF CURVE (P.C.) OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 200.0 FEET AND AN INCLUDED ANGLE OF 15°36'00"; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 54.45 FEET; THENCE S. 50°21'11" E., 421.10 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.0 FEET AND AN INCLUDED ANGLE OF 91°01'40"; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.72 FEET; THENCE N. 38°37'09" E., 624.65 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 250 (100' WIDE); THENCE S. 50°21'11" E. ALONG SAID RIGHT-OF-WAY LINE, 60.0 FEET; THENCE S. 38°37'09" W., 625.54 FEET TO THE P.C. OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.0 FEET AND AN INCLUDED ANGLE OF 88°58'20"; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 38.82 FEET; THENCE S. 50°21'11" E. 364.38 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 200.0 FEET AND AN INCLUDED ANGLE OF 29°28'30"; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 102.89 FEET TO THE POINT OF COMPOUND CURVE (P.C.C.) OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.0 FEET AND AN INCLUDED ANGLE OF 50°37'59"; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 22.09 FEET TO THE P.R.C. OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.0 FEET AND AN INCLUDED ANGLE OF 158°03'58"; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 137.94; THENCE S. 58°07'05" E., 44.43 FEET TO THE POINT OF BEGINNING.
CONTAINING 60.55 ACRES MORE OR LESS.
COLUMBIA COUNTY, FLORIDA.



LEGEND:

⊠ – DENOTES PERMANENT REFERENCE MARKERS SET (CONCRETE MONUMENTS)

⊡ – DENOTES PERMANENT CONTROL POINTS SET (CONCRETE MONUMENTS)

■ – DENOTES CONCRETE MONUMENT FOUND

CURVE TABLE

CU	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CURVE
A	50.0'	132°50'00"	115.92'	114.54'	91.65'	A
B	25.0'	42°50'00"	18.70'	9.8'	18.26'	B
C	25.0'	91°01'40"	39.72'	25.45'	35.67'	C
D	25.0'	88°58'20"	38.82'	24.56'	35.04'	D
E	200.0	29°28'30"	102.89'	52.61'	101.76'	E
F	230.0'	48°01'41"	192.80'	102.47'	187.20'	F
G	260.0'	21°33'38"	97.84'	49.50	97.26'	G
H	260.0'	11°05'10"	50.31'	25.23'	50.22'	H
I	260.0'	15°11'25"	68.93'	34.67'	68.73'	I
J	25.0'	42°50'00"	18.70'	9.81'	18.26'	J
K	50.0'	132°50'00"	115.92'	114.54'	91.65'	K
L	200.0'	15°36'00"	54.45'	27.40'	54.29	L
M	260.0'	00°24'35"	1.86'	0.93	1.86'	M
N	230.0'	15°36'00"	62.62'	31.51'	62.43'	N

CURVE TABLE (CONTINUED)

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CURVE
O	25.0'	50°37'59"	22.09'	11.83'	21.38'	O
P	50.0'	158°03'58"	137.94'	258.02'	98.17	P
Q	50.0'	106°49'12"	93.22'	67.35'	80.29'	Q
R						R
S	25.0'	37°25'29"	16.33'	8.47'	16.04	S

COUNTY ATTORNEY 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 6/11/91 COUNTY ATTORNEY Marlin Feagle

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 20th DAY OF June

CHAIRMAN [signature]

CERTIFICATE OF CLERK:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COMMISSION IS ACCEPTED FOR FILE AND RECORDED THIS 2 DAY OF July 1991 A.D. IN PLAT BOOK 6 PAGE 63

CLERK OF COURT, COL. CO. FLORIDA P. DeWitt Cason

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT JOHN H. DEAS, BETTIE H. DEAS, AND AUDREY S. BULLARD AS OWNERS AND COMMUNITY NATIONAL BANK, GILL MILLER AS VICE PRESIDENT AS MORTGAGEE HAVE CAUSED THE LAND SHOWN HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "LAKEWOOD ESTATES", AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

JOHN H. DEAS John H. Deas WITNESS Sue D. Lane
Bettie H. Deas WITNESS Janet L. DeRosia
BETTIE H. DEAS WITNESS Sue D. Lane
Audrey S. Bullard WITNESS Janet L. DeRosia
AUDREY S. BULLARD WITNESS
[signature] WITNESS Betty J. Fravuck
GILL MILLER -VICE PRES.
ON BEHALF OF COMMUNITY NATL. BANK

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 7th DAY OF June 1991 A.D. BEFORE ME PERSONALLY APPEARED JOHN H. DEAS, BETTIE H. DEAS AND AUDREY S. BULLARD TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED IN WITNESS WHEREOF, HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES

NOTARY PUBLIC, STATE OF FLORIDA Sue D. Lane

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 10 DAY OF June 1991 A.D. BEFORE ME PERSONALLY APPEARED GILL MILLER VICE-PRESIDENT OF COMMUNITY NATIONAL BANK, MORTGAGEE TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED IN WITNESS WHEREOF, HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES

NOTARY PUBLIC, STATE OF FLORIDA Betty J. Fravuck

SURVEYOR'S NOTES:

1.) ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICE AND ANY OTHER PUBLIC UTILITIES.

2.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3.) THIS PARCEL IS LOCATED IN ZONE "X" AND IN ZONE "A".
ZONE "X" - DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
ZONE "A" - SUBJECT TO FLOODING, FLOOD ELEV. ESTABLISHED AT 138.2 BY ARTHUR BEDENBAUGH Arthur N. Bedenbaugh P.E. NO. 9162

4.) BEARINGS BASED ON SECTIONAL BREAKDOWN AND PREVIOUS SURVEY DATA BY THIS OFFICE AND DONALD F. LEE AND ASSOC. INC.

5.) CLOSURE IS 1:741,000

6.) PRELIMINARY PLAN APPROVED DECEMBER 20, 1990

ACCEPTANCE FOR MAINTENANCE: STATE OF FLORIDA COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE 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 JUNE 18, 1991 Terry Brooks COUNTY ENGINEER

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, THAT THE PERMANENT REFERENCE MARKERS HAVE BEEN SET, AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE 6-7-91 LAUREN E. BRITT, REG. LAND SURVEYOR #1079

BRITT SURVEYING
1426 WEST DUVAL ST.
LAKE CITY, FLORIDA
32055
(904) 752-7163

FILE NUMBER 91-09603
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
July 2 1991 AT 11:42 O'CLOCK A M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: [signature]

1615-00501-000

L-4781

Swatts