FILE NUMBER 92-259 FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
5-12, 1992 AT 1123 O'CLOCK A M
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COLUMBIA COUNTY, FLORIDA
BY DC

OFFICIAL RECORDS BOOK 760 PAGE 7

PREPARED BY
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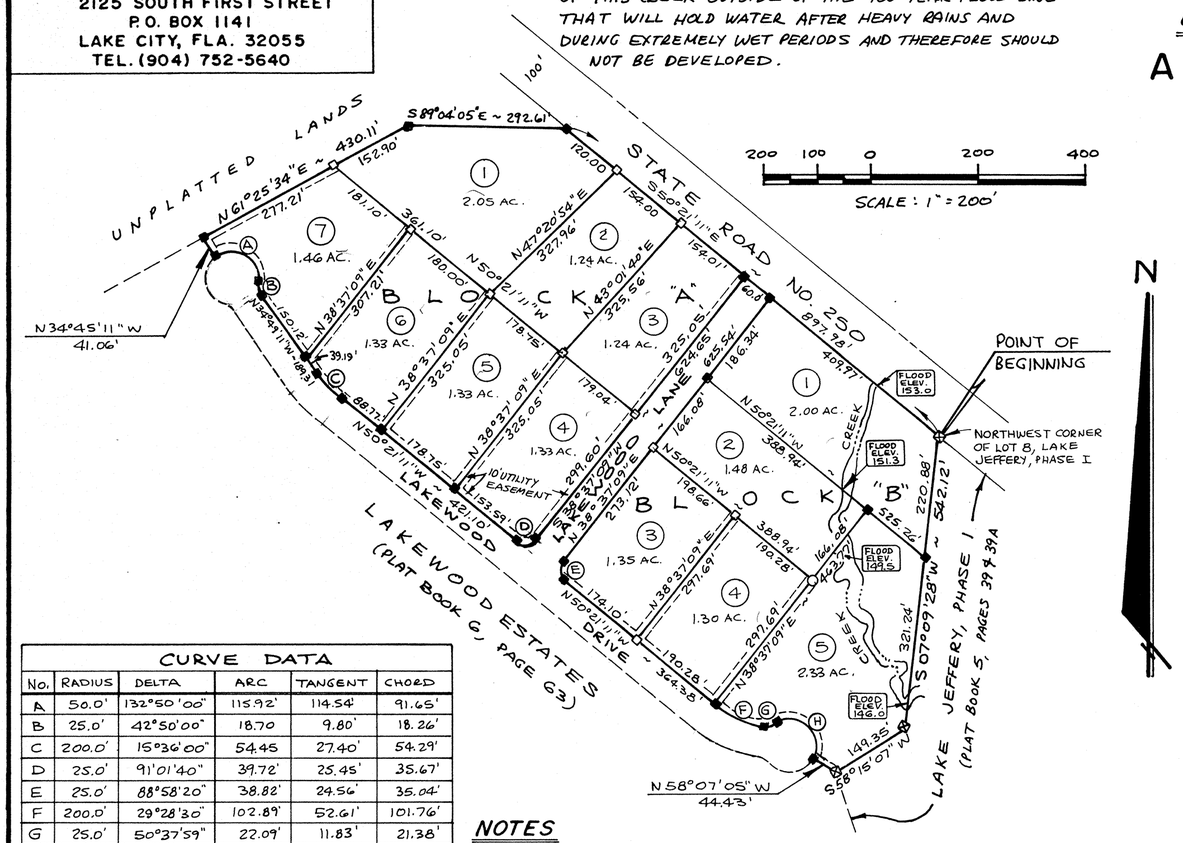
A REPLAT OF
LAKEWOOD ESTATES, UNIT II
A SUBDIVISION IN SECTION 23, T3-S, R16-E
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6
PAGE 76

SPECIAL NOTE:
THERE ARE ISOLATED LOW WET AREAS ALONG BOTH SIDES OF THIS CREEK OUTSIDE OF THE 100-YEAR FLOOD LINE THAT WILL HOLD WATER AFTER HEAVY RAINS AND DUEING EXTREMELY WET PERIODS AND THEREFORE SHOULD NOT BE DEVELOPED.



CURVE DATA					
No.	RADIUS	DELTA	ARC	TANGENT	CHORD
A	50.0'	132°50'00"	115.92'	114.54'	91.65'
B	25.0'	42°50'00"	18.70	9.80'	18.26'
C	200.0'	15°36'00"	54.45	27.40'	54.29'
D	25.0'	91°01'40"	39.72'	25.45'	35.67'
E	25.0'	88°58'20"	38.82'	24.56'	35.04'
F	200.0'	29°28'30"	102.89'	52.61'	101.76'
G	25.0'	50°37'59"	22.09'	11.83'	21.38'
H	50.0'	158°03'58"	137.94'	258.02'	98.17'

NOTES

1. LAKEWOOD ESTATES, UNIT II ORIGINALLY APPROVED ON SEPTEMBER 5, 1991 AND RECORDED IN PLAT BOOK 6, PAGE 63.
2. PRELIMINARY PLAN OF REPLAT APPROVED ON APRIL 2, 1992.
3. BEARINGS BASED ON LAKE JEFFERY, PHASE I AND LAKEWOOD ESTATES AS RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.
4. REPLATTING CONSISTS OF CHANGING LOT CONFIGURATION. BOUNDARY NOT CHANGED.
5. PORTION OF THE SUBDIVISION LIES IN ZONE A (AREA WITHIN THE 100-YEAR FLOOD PLAIN) AS PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B) DATED JANUARY 6, 1988. 100-YEAR FLOOD ELEVATIONS ALONG THE CREEK ESTABLISHED AS SHOWN.
6. CLOSURE AS PER ORIGINAL PLAT OF LAKEWOOD ESTATES, UNIT II, 1:286,500.

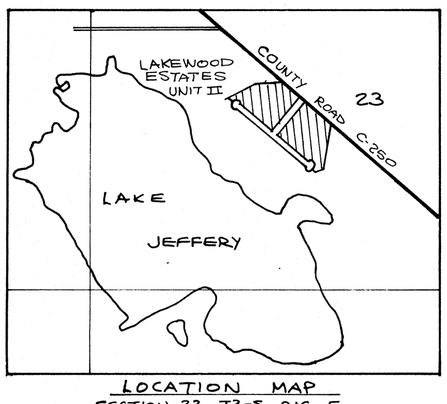
SPECIAL NOTES

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

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

LEGEND

- ⊠ PRM FOUND ON LAKE JEFCERY PHASE I, L.L. LEE (PLS 1950)
- ■ CONCRETE MONUMENT FOUND PREVIOUSLY SET BY L.E. BRITT (PLS 1079)
- □ CONCRETE MONUMENT SET OR LOT CORNER BY W.C. HALE (PLS 1519)
- ○ RAILROAD SPIKE SET IN TREE ROOT
- ----- UTILITY EASEMENT: 10' ALONG ROAD AND 20' CENTERED ON LOT LINES



LOCATION MAP
SECTION 23, T3-S, RIG-E

DESCRIPTION

A PART OF SECTION 23, TOWNSHIP 3, SOUTH, RANGE 16 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF LOT 8 OF LAKE JEFFERY, PHASE I AS RECORDED IN PLAT BOOK 5, PAGES 39 AND 39A, SAID POINT OF BEING ON THE SOUTHERLY RIGHT-OF-WAY (R/W) LINE OF STATE ROAD 250 (LAKE JEFFERY ROAD); THENCE S 09°09'28"W ALONG THE WEST LINE OF SAID LOT 8, 542.12 FEET; THENCE S 58°15'07"W, 149.33 FEET; THENCE N 58°07'05"W, 44.43 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST 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 FEET TO THE P.R.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.C.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; THENCE N 50°21'11"W, 364.38 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST 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 N 38°37'09"E, 625.54 FEET TO THE SOUTHERLY R/W LINE OF STATE ROAD NO. 250; THENCE N 50°21'11"W ALONG SAID R/W LINE, 60.0 FEET; THENCE S 38°37'09"W, 624.65 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 50°21'11"W, 421.10 FEET TO THE 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 N 34°45'11"W, 189.31 FEET TO THE P.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 TO THE P.R.C. OF 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; THENCE N 34°45'11"W, 41.06 FEET; THENCE N 61°25'34"E, 430.11 FEET; THENCE S 89°04'05"E, 292.61 FEET TO AFORESAID R/W OF STATE ROAD NO. 250; THENCE S 50°21'11"E, 897.98 FEET TO THE POINT OF BEGINNING; CONTAINING 18.42 ACRES, MORE OR LESS, COLUMBIA COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN H. DEAS, BETTIE H. DEAS AND AUDREY S. BULLARD, AS OWNERS AND COMMUNITY NATIONAL BANK, CLARENCE CANNON AS VICE PRESIDENT, AS MORTGAGEE HAVE CAUSED THE LANDS SHOWN HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "A REPLAT OF LAKEWOOD ESTATES, UNIT II" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHTS-OF-WAY 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.

OWNERS

JOHN H. DEAS _____ WITNESS _____

BETTIE H. DEAS _____ WITNESS _____

AUDREY S. BULLARD _____ WITNESS _____

MORTGAGEE: COMMUNITY NATIONAL BANK

CLARENCE CANNON, VICE PRES. _____ WITNESS _____

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS ____ DAY OF _____, 1992 A.D. BEFORE ME PERSONALLY APPEARED JOHN H. DEAS, BETTIE H. DEAS AND AUDREY S. BULLARD, AS OWNERS, 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

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS ____ DAY OF _____, 1992 A.D. BEFORE ME PERSONALLY APPEARED CLARENCE CANNON, VICE PRESIDENT OF COMMUNITY NATIONAL BANK, AS 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

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 NO. 78-7 AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE 4-29-92 SIGNED Marlin Feagle
COUNTY ATTORNEY

APPROVAL OF COLUMBIA COUNTY COMMISSIONERS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA. THIS 7TH DAY OF MAY 1992, A.D.

SIGNED _____
CHAIRMAN

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 7 DAY OF May 1992, A.D. IN PLAT BOOK 6, PAGE 7.

CLERK _____

SURVEYOR'S SEAL

SURVEYOR'S CERTIFICATE

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

DATE April 21, 1992 SIGNED W. C. Hale
W.C. HALE, REG. LAND SURVEYOR NO. 1519