FILE NUMBER 93-03818
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
4-7, 1993 AT 2:03 O'CLOCK P M
RECORD VERIFIED
P.DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Mark Rice D.C.

OFFICIAL RECORDS
BOOK 223 PAGE 87

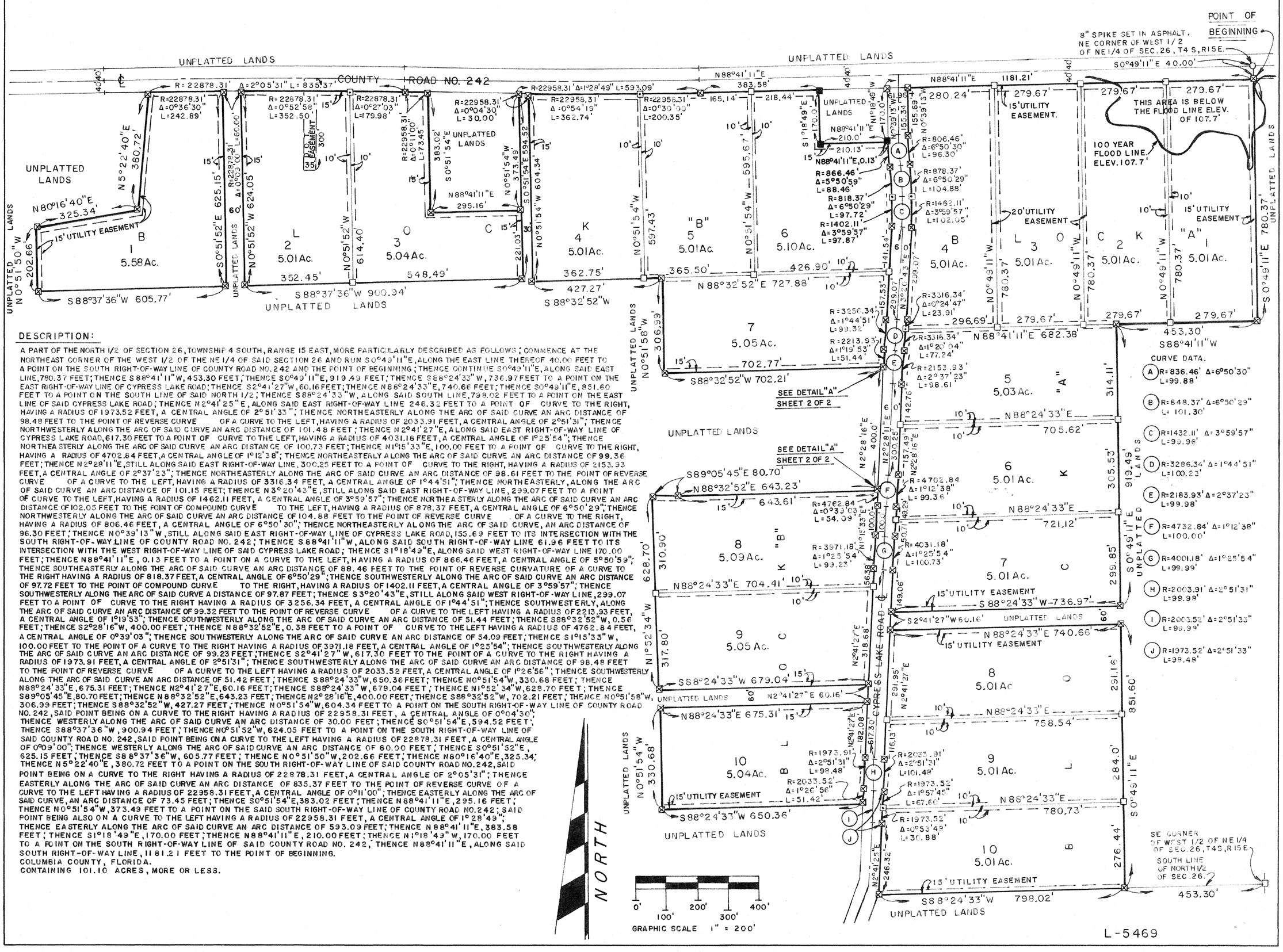
SHEET 1 OF 2

"LANGTREE"

IN THE NORTH 1/2 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 15 EAST.
COLUMBIA COUNTY, FLORIDA.

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

LEGEND
1. ⊠ = PERMANENT REFERENCE POINT.
2. ⊙ = PERMANENT CONTROL POINT.
3. □ = LOT CORNER SET.
4. ■ = CONCRETE MONUMENT FOUND.



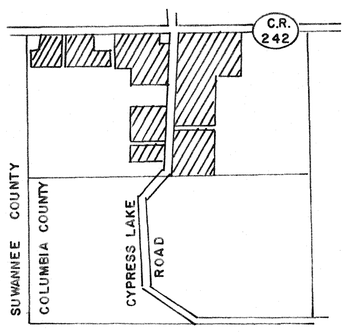
DESCRIPTION:

A PART OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 15 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NE1/4 OF SAID SECTION 26 AND RUN S0°49'11"E, ALONG THE EAST LINE THEREOF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 242 AND THE POINT OF BEGINNING; THENCE CONTINUE S0°49'11"E, ALONG SAID EAST LINE, 780.37 FEET; THENCE S88°41'11"W, 453.30 FEET; THENCE S0°49'11"E, 919.49 FEET; THENCE S88°24'33"W, 736.97 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CYPRESS LAKE ROAD; THENCE S2°41'27"W, 60.16 FEET; THENCE N88°24'33"E, 740.66 FEET; THENCE S0°49'11"E, 851.60 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 1/2; THENCE S88°24'33"W, ALONG SAID SOUTH LINE, 798.02 FEET TO A POINT ON THE EAST LINE OF SAID CYPRESS LAKE ROAD; THENCE N2°41'25"E, ALONG SAID EAST RIGHT-OF-WAY LINE 246.32 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 1973.52 FEET, A CENTRAL ANGLE OF 2°51'33"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 98.48 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2033.91 FEET, A CENTRAL ANGLE OF 2°51'31"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 101.48 FEET; THENCE N2°41'27"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF CYPRESS LAKE ROAD, 617.30 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 4031.18 FEET, A CENTRAL ANGLE OF 1°25'54"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 100.73 FEET; THENCE N1°15'33"E, 100.00 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 4702.84 FEET, A CENTRAL ANGLE OF 1°12'38"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 99.36 FEET; THENCE N2°28'11"E, STILL ALONG SAID EAST RIGHT-OF-WAY LINE, 300.25 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 2153.93 FEET, A CENTRAL ANGLE OF 2°37'23"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 98.61 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3316.34 FEET, A CENTRAL ANGLE OF 1°44'51"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 101.15 FEET; THENCE N3°20'43"E, STILL ALONG SAID EAST RIGHT-OF-WAY LINE, 299.07 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 1462.11 FEET, A CENTRAL ANGLE OF 3°59'57"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 102.05 FEET TO THE POINT OF COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 878.37 FEET, A CENTRAL ANGLE OF 6°50'29"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 104.88 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 806.46 FEET, A CENTRAL ANGLE OF 6°50'30"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 96.30 FEET; THENCE N0°39'13"W, STILL ALONG SAID EAST RIGHT-OF-WAY LINE OF CYPRESS LAKE ROAD, 155.69 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 242; THENCE S88°41'11"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE 61.96 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID CYPRESS LAKE ROAD; THENCE S1°18'49"E, ALONG SAID WEST RIGHT-OF-WAY LINE 170.00 FEET; THENCE N88°41'11"E, 0.13 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 866.46 FEET, A CENTRAL ANGLE OF 5°50'59"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 88.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 818.37 FEET, A CENTRAL ANGLE OF 6°50'29"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 97.72 FEET TO THE POINT OF COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 1402.11 FEET, A CENTRAL ANGLE OF 3°59'57"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.87 FEET; THENCE S3°20'43"E, STILL ALONG SAID WEST RIGHT-OF-WAY LINE, 299.07 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 3256.34 FEET, A CENTRAL ANGLE OF 1°44'51"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 99.32 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2213.93 FEET, A CENTRAL ANGLE OF 1°19'53"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 51.44 FEET; THENCE S88°32'52"W, 0.56 FEET; THENCE S2°28'16"W, 400.00 FEET; THENCE N88°32'52"E, 0.38 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 4762.84 FEET, A CENTRAL ANGLE OF 0°39'03"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 54.09 FEET; THENCE S1°15'33"W, 100.00 FEET TO THE POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3971.18 FEET, A CENTRAL ANGLE OF 1°25'54"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 99.23 FEET; THENCE S2°41'27"W, 617.30 FEET TO THE POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1973.91 FEET, A CENTRAL ANGLE OF 2°51'31"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 98.48 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2033.52 FEET, A CENTRAL ANGLE OF 1°26'56"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 51.42 FEET; THENCE S88°24'33"W, 650.36 FEET; THENCE N0°51'54"W, 330.68 FEET; THENCE N88°24'33"E, 675.31 FEET; THENCE N2°41'27"E, 60.16 FEET; THENCE S88°24'33"W, 679.04 FEET; THENCE N1°52'34"W, 628.70 FEET; THENCE S89°05'45"E, 80.70 FEET; THENCE N88°32'52"E, 643.23 FEET; THENCE N2°28'16"E, 400.00 FEET; THENCE S88°32'52"W, 702.21 FEET; THENCE N0°51'58"W, 306.99 FEET; THENCE S88°32'52"W, 427.27 FEET; THENCE N0°51'54"W, 604.34 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 242, SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 22958.31 FEET, A CENTRAL ANGLE OF 0°04'30"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 30.00 FEET; THENCE S0°51'54"E, 594.52 FEET; THENCE S88°37'36"W, 900.94 FEET; THENCE N0°51'52"W, 624.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 242, SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 22878.31 FEET, A CENTRAL ANGLE OF 0°09'00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 60.00 FEET; THENCE S0°51'52"E, 625.15 FEET; THENCE S88°37'36"W, 605.77 FEET; THENCE N0°51'50"W, 202.66 FEET; THENCE N80°16'40"E, 325.34'; THENCE N5°22'40"E, 380.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 242, SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 22878.31 FEET, A CENTRAL ANGLE OF 2°05'31"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 835.37 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 22958.31 FEET, A CENTRAL ANGLE OF 0°11'00"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 73.45 FEET; THENCE S0°51'54"E, 383.02 FEET; THENCE N88°41'11"E, 295.16 FEET; THENCE N0°51'54"W, 373.49 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 242; SAID POINT BEING ALSO ON A CURVE TO THE LEFT HAVING A RADIUS OF 22958.31 FEET, A CENTRAL ANGLE OF 1°28'49"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 593.09 FEET; THENCE N88°41'11"E, 383.58 FEET; THENCE S1°18'49"E, 170.00 FEET; THENCE N88°41'11"E, 210.00 FEET; THENCE N1°18'49"W, 170.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 242; THENCE N88°41'11"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1181.21 FEET TO THE POINT OF BEGINNING.
COLUMBIA COUNTY, FLORIDA.
CONTAINING 101.10 ACRES, MORE OR LESS.

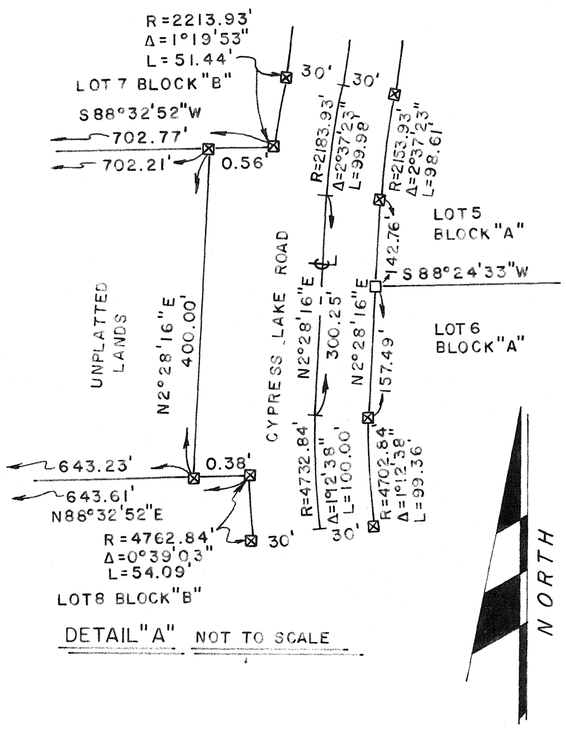
L-5469

"LANGTREE"

IN THE NORTH 1/2 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 15 EAST. COLUMBIA COUNTY, FLORIDA.



LOCATION SKETCH
NOT TO SCALE
SECTION 26, T4S, R15E.
COLUMBIA COUNTY, FLORIDA.



DETAIL "A" NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TERRY M. KELLY LAND TRUST, AS OWNER, WITH TERRY M. KELLY AS TRUSTEE, AND COLUMBIA COUNTY BANK, AS MORTAGEE, WITH TOMMY WITT AS VICE PRESIDENT, HAVE CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "LANGTREE" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSE INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

OWNER. Terry M Kelly Trustee
TERRY M. KELLY, TRUSTEE FOR THE TERRY M. KELLY LAND TRUST.

MORTAGEE. L. S. Witt
TOMMY WITT, VICE PRESIDENT FOR COLUMBIA COUNTY BANK.

Cheryl Morgan WITNESS Marcia J. Dow WITNESS Cheryl Morgan WITNESS Marcia J Dow WITNESS

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 19th DAY OF February, 1993, A.D. BEFORE ME PERSONALLY APPEARED TERRY M. KELLY, 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, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES September 30, 1996
Cheryl A Morgan
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE. CC332485

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 19th DAY OF February, 1993, A.D. BEFORE ME PERSONALLY APPEARED TOMMY WITT, 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, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES September 30, 1996
Cheryl A Morgan
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE. CC332485

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

LAUREN E. BRITT, P.L.S.
FLA. CERT. NO. 1079.
DATED 19 FEBRUARY, 1993, A.D.

COUNTY ATTORNEY CERTIFICATE

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 2-24, 1993, A.D.

Mulin Teagle
COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 4th DAY OF March, 1993, A.D.

CHAIRMAN

PUBLIC WORKS DIRECTOR, COLUMBIA COUNTY, FLORIDA.

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 MAINTENANCE IN CASE OF DEFAULT.

Jerry Brooks
PUBLIC WORKS DIRECTOR.

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 4, 1993, A.D., IN PLAT BOOK 6 PAGE 91-91A

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

SURVEYOR'S NOTES

1. PRELIMINARY PLAN APPROVED ON 19 NOVEMBER 1992.
2. CLOSURE IS 1:265,000.
3. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE T.V., AND ANY OTHER PUBLIC UTILITY.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. FLOOD ELEVATION IS DETERMINED BY ARTHUR BEDENBAUGH, P.E. NO. 9162, AND BASED ON D.O.T. DATUM, PROJECT NO. 29641-3602.
6. THE LOWEST STRUCTURAL MEMBER OF THE FIRST FLOOR OF HABITABLE BUILDINGS SHOULD BE AT LEAST ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.
7. NON HABITABLE BUILDINGS BUILT BELOW THE 100 YEAR FLOOD ELEVATION MAY BE SUBJECT TO PERIODIC FLOODING.
8. BOUNDARY BASED ON SECTION BREAKDOWN BY THIS OFFICE.
9. BEARINGS ARE ASSUMED.

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

L-5469

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