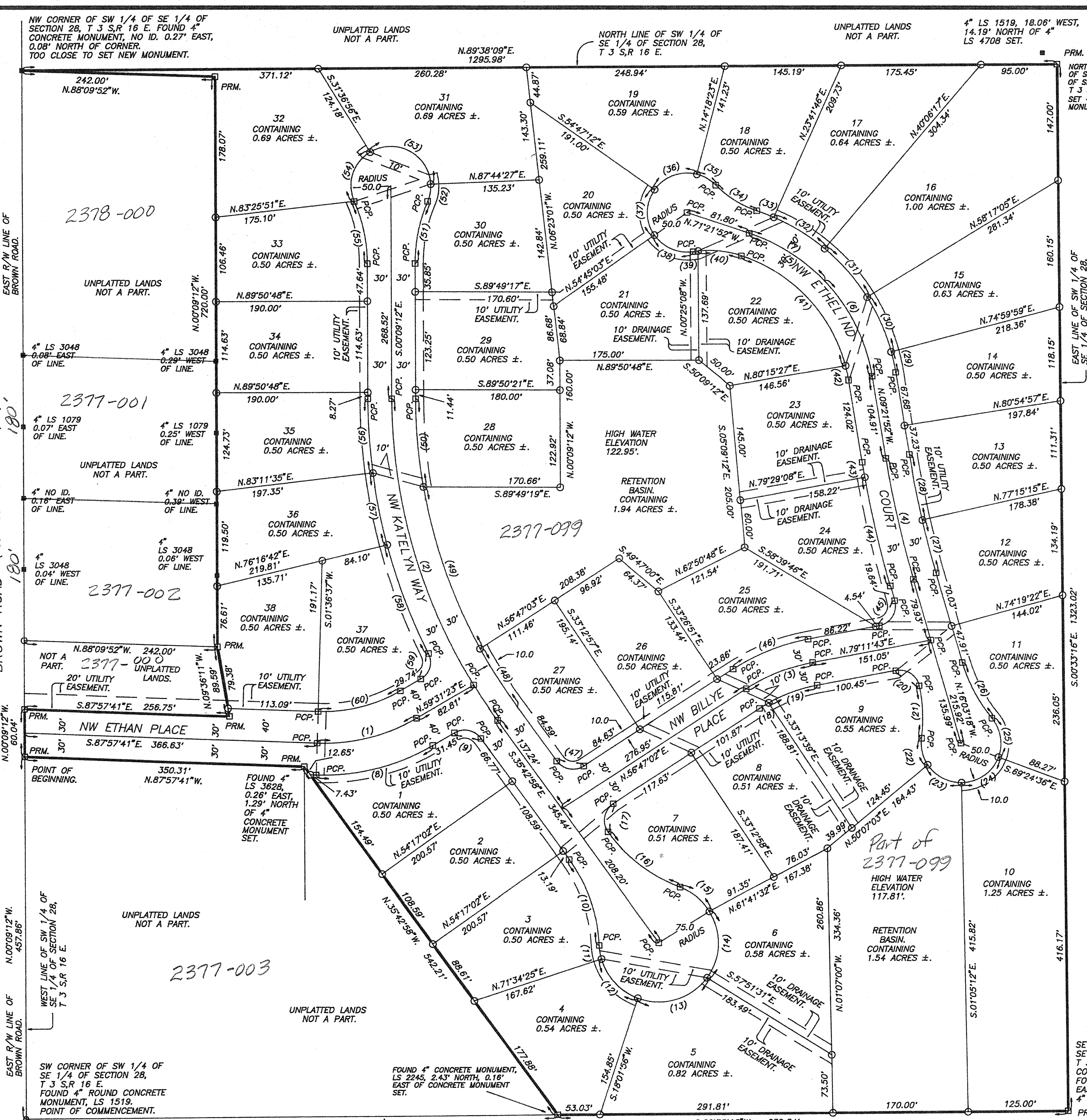
OFFICIAL RECORDS BOOK 850 PAGE 839

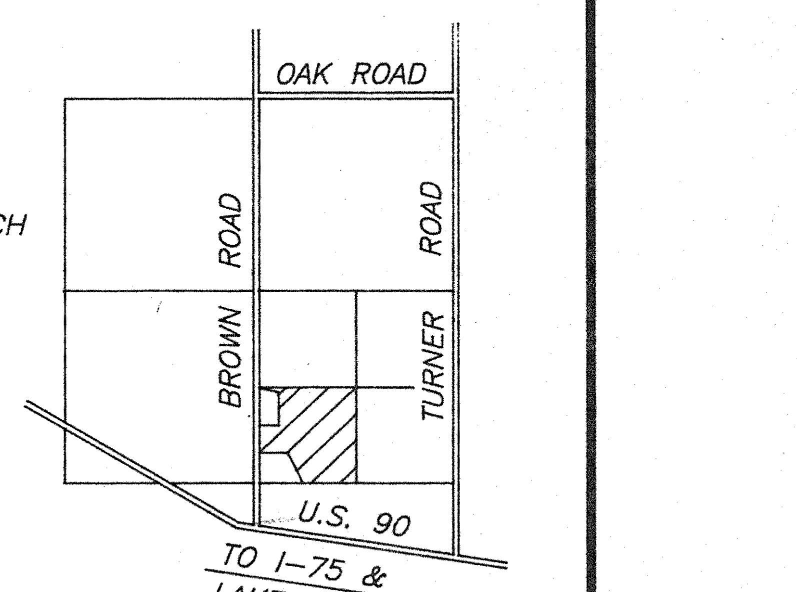
"MAGNOLIA HILLS"

IN THE SW 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST. COLUMBIA COUNTY, FLORIDA.



DESCRIPTION:
A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SAID SE 1/4 AND RUN N.0°09'12"W., ALONG THE WEST LINE THEREOF, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF BROWN ROAD, A DISTANCE OF 457.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.0°09'12"W., STILL ALONG SAID WEST LINE, 60.04 FEET; THENCE S.87°57'41"E., 256.75 FEET; THENCE N.9°36'11"W., 89.59 FEET; THENCE N.0°09'12"W., PARALLEL TO SAID WEST LINE, 720.00 FEET; THENCE N.88°09'52"W., 242.00 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SE 1/4; THENCE N.89°38'09"E., ALONG THE NORTH LINE THEREOF, 1295.98 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF SAID SE 1/4; THENCE S.0°33'16"E., ALONG THE EAST LINE THEREOF, 1323.02 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF SAID SE 1/4; THENCE S.89°33'18"W., ALONG THE SOUTH LINE THEREOF, 639.84 FEET TO A POINT LYING 665.41 FEET EAST OF THE SOUTHWEST CORNER OF SAID SE 1/4: THENCE N.35°42'58"W., 542.21 FEET; THENCE N.87°57'41"W., 350.31 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.
CONTAINING 29.81 ACRES, MORE OR LESS.

LOCATION SKETCH
NOT TO SCALE
SECTION 28,
T 3 S,R 16 E.



SURVEYOR 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.

DATED OCTOBER 20 1997, A.D. [signature]
MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708

ENGINEERS CERTIFICATION:
I HEREBY CERTIFY THAT ANY PROPOSED DRAINAGE SYSTEM WILL BE DESIGNED ACCORDING TO THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7.

DATED OCTOBER 20 1997, A.D. [signature]
JAMES H. PITMAN JR.
FLORIDA CERT. NO. 42035.

NOTE:
HIGH WATER ELEVATIONS SET BY JAMES H. PITMAN JR. PE. NO. 42035. ELEVATIONS BASED ON NGVD 29 DATUM.

MARK D. DUREN, P.S.M.
LS 4708
RT. 18 BOX 555
SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(904) 758-9831 OFFICE
(904) 758-8010 FAX

WO# 140-04-96F

FILE NUMBER 97-18204
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
12-15, 1997 AT 1:30 O'CLOCK PM
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Mark Key D.C.

OFFICIAL RECORDS
BOOK 850 PAGE 837

PLAT BOOK 6 PAGE 189
SHEET 1 OF 2.

"MAGNOLIA HILLS"

IN THE SW 1/4 OF
THE SE 1/4 OF
SECTION 28,
TOWNSHIP 3 SOUTH,
RANGE 16 EAST,
COLUMBIA COUNTY,
FLORIDA.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING	NO.
1	230.00'	32°30'57"	130.53'	67.07'	128.78'	S.75°46'51"W.	1
2	700.00'	35°33'46"	434.48'	224.49'	427.54'	N.17°56'05"W.	2
3	230.00'	22°24'41"	89.97'	45.56'	89.39'	N.67°59'22"E.	3
4	1340.00'	06°41'26"	156.47'	78.33'	156.39'	N.12°42'35"W.	4
5	230.00'	62°00'00"	248.88'	138.20'	236.92'	S.40°21'52"E.	5
6	230.00'	33°58'52"	136.41'	70.28'	134.42'	N.26°21'18"W.	6
7	230.00'	28°01'09"	112.48'	57.39'	111.36'	N.57°21'18"W.	7
8	270.00'	32°30'57"	153.23'	78.74'	151.18'	S.75°46'51"W.	8
9	25.00'	84°45'40"	36.98'	22.81'	33.70'	S.78°05'47"E.	9
10	200.00'	33°14'32"	116.04'	59.70'	114.42'	S.19°05'42"E.	10
11	75.00'	13°21'06"	17.48'	8.78'	17.44'	N.09°08'57"W.	11
12	75.00'	53°34'50"	70.14'	37.87'	67.61'	N.42°36'55"W.	12
13	75.00'	74°36'06"	97.65'	57.14'	90.90'	S.73°17'37"W.	13
14	75.00'	67°59'43"	89.01'	50.58'	83.87'	S.01°59'43"W.	14
15	75.00'	36°57'23"	48.38'	25.06'	47.54'	S.50°28'50"E.	15
16	200.00'	33°14'32"	116.04'	59.70'	114.42'	N.52°20'14"W.	16
17	25.00'	92°30'00"	40.36'	26.12'	36.12'	N.10°32'02"E.	17
18	200.00'	03°53'14"	13.57'	6.79'	13.57'	N.58°43'39"E.	18
19	200.00'	18°31'27"	64.66'	32.62'	64.38'	N.69°56'00"E.	19
20	25.00'	88°43'21"	38.71'	24.45'	34.96'	S.56°26'36"E.	20
21	200.00'	19°06'04"	66.68'	33.65'	66.37'	S.02°31'54"E.	21
22	50.00'	40°09'08"	35.04'	18.27'	34.33'	N.13°03'26"W.	22
23	50.00'	57°31'39"	50.20'	27.45'	48.12'	N.61°53'50"W.	23
24	50.00'	68°44'57"	59.99'	34.20'	56.46'	S.54°57'52"W.	24
25	50.00'	59°43'08"	52.11'	28.70'	49.79'	S.09°16'10"E.	25
26	200.00'	23°04'26"	80.54'	40.82'	80.00'	N.27°35'31"W.	26
27	1310.00'	03°00'10"	68.66'	34.34'	68.65'	N.14°33'13"W.	27
28	1310.00'	03°41'16"	84.31'	42.17'	84.30'	N.11°12'30"W.	28
29	260.00'	05°53'11"	26.71'	13.37'	26.70'	S.12°18'28"E.	29
30	260.00'	16°35'08"	75.26'	37.90'	75.00'	S.23°32'37"E.	30
31	260.00'	17°59'14"	81.62'	41.15'	81.29'	S.40°49'48"E.	31
32	260.00'	16°35'08"	75.26'	37.90'	75.00'	S.58°06'59"E.	32
33	260.00'	04°57'20"	22.49'	11.25'	22.48'	S.66°53'12"E.	33
34	127.30'	27°28'35"	61.05'	31.12'	60.46'	N.57°37'35"W.	34
35	50.00'	31°54'01"	27.84'	14.29'	27.48'	S.59°50'11"E.	35
36	50.00'	68°44'57"	59.99'	34.20'	56.46'	N.69°50'21"E.	36
37	50.00'	70°23'44"	61.43'	35.27'	57.64'	N.00°16'00"E.	37
38	50.00'	63°54'42"	55.77'	31.19'	52.93'	N.66°53'13"W.	38
39	127.30'	02°43'24"	6.05'	3.03'	6.05'	N.82°31'15"E.	39
40	127.30'	24°45'11"	55.00'	27.93'	54.57'	S.83°44'28"E.	40
41	200.00'	56°43'37"	198.01'	107.97'	190.03'	S.43°00'04"E.	41
42	200.00'	05°16'23"	18.41'	9.21'	18.40'	S.12°00'04"E.	42
43	1370.00'	00°47'57"	19.11'	9.56'	19.11'	N.09°45'51"W.	43
44	1370.00'	05°53'29"	140.87'	70.50'	140.81'	N.13°06'34"W.	44
45	25.00'	95°15'01"	41.56'	27.40'	36.94'	S.31°34'12"W.	45
46	260.00'	22°24'41"	101.70'	51.51'	101.05'	N.67°59'22"E.	46
47	25.00'	87°30'00"	38.18'	23.93'	34.58'	N.79°27'58"W.	47
48	670.00'	07°25'21"	86.80'	43.46'	86.74'	N.32°00'17"W.	48
49	670.00'	18°33'44"	217.06'	109.49'	216.11'	N.19°00'44"W.	49
50	670.00'	09°34'40"	112.00'	56.13'	111.87'	N.04°56'32"W.	50
51	200.00'	23°04'26"	80.54'	40.82'	80.00'	N.11°23'01"E.	51
52	50.00'	25°36'22"	22.35'	11.36'	22.16'	S.10°07'03"W.	52
53	50.00'	118°42'02"	103.59'	84.38'	86.03'	S.62°02'09"E.	53
54	50.00'	81°50'29"	71.42'	43.34'	65.50'	N.17°41'36"E.	54
55	200.00'	23°04'26"	80.54'	40.82'	80.00'	S.11°41'25"E.	55
56	730.00'	07°21'59"	93.85'	46.99'	93.79'	S.03°50'12"E.	56
57	730.00'	07°15'53"	92.56'	46.34'	92.50'	S.11°09'07"E.	57
58	730.00'	11°31'10"	146.77'	73.63'	146.52'	S.20°32'39"E.	58
59	25.00'	85°49'36"	37.45'	23.24'	34.04'	S.16°36'35"W.	59
60	190.00'	32°30'57"	107.83'	55.41'	106.39'	S.75°46'51"W.	60

NOTES:

1. PRELIMINARY PLAN APPROVED ON 2 JULY 1996, AN EXTENSION WAS APPROVED ON 17 JULY 1997 UNTIL 2 JULY 1998.
2. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS FOR THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST.
3. BEARINGS BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST AS PER DEED FOR CENTER STREET AS RECORDED IN O.R. BOOK 794 PAGE 1454 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
4. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NO. 120070 0175 B.
5. THIS OFFICE ACCEPTS NO RESPONSIBILITY FOR ANY SURVEY DRAWING UNLESS IT IS SIGNED AND A SEAL EMBOSSED THEREON.
6. CLOSURE OF FIELD SURVEY IS 1/40,539.

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

"NOTICE
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".

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 Oct. 30 1997, A.D. Marlin Feagle
COUNTY ATTORNEY

ACCEPTANCE FOR MAINTENANCE; COUNTY OF COLUMBIA.

"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."

DATED Dec. 4 1997, A.D. Jerry Brooks
COUNTY ENGINEER

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 15 DAY OF December 1997, A.D., IN PLAT BOOK 6 PAGE 189-190

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

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 30th DAY OF November 1997, A.D.

CHAIRMAN

DEDICATION: STATE OF FLORIDA, COUNTY OF COLUMBIA.

KNOW ALL MEN BY THESE PRESENTS THAT RUSSELL S. DEPRATTER AND ANN S. DEPRATTER, HIS WIFE, AS OWNERS, AND W.R. SMITHEY, AS MORTGAGEE, HAVE CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "MAGNOLIA HILLS" 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.

OWNERS: Russell S. DePratter WITNESS: Bryan Smithey
RUSSELL S. DEPRATTER

OWNERS: Ann S. DePratter WITNESS: Bryan Smithey
ANN S. DEPRATTER

MORTGAGE: W.R. Smithey WITNESS: Bryan Smithey
W.R. SMITHEY

WITNESS: _____

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 30th DAY OF October, 1997, A.D. BEFORE ME PERSONALLY APPEARED RUSSELL S. DEPRATTER AND ANN S. DEPRATTER, HIS WIFE, 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, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

Patti R. Kahlich
Notary Public, State of Florida
Commission No. CC 556700
My Commission Exp. 5/22/2000
Bonded Through Fla. Notary Service & Bonding Co.

MY COMMISSION EXPIRES: Patti R. Kahlich
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1997, A.D., BEFORE ME PERSONALLY APPEARED W.R. SMITHEY, 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 PUROSES THEREIN EXPRESSED.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

Patti R. Kahlich
Notary Public, State...
Commission No. CC 556...
...Exp. 5/22/2000
Bonded Through Fla. Notary Service & Bonding Co.

MY COMMISSION EXPIRES: Patti R. Kahlich
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

SYMBOL LEGEND

■	CONCRETE MONUMENT FOUND
□	CONCRETE MONUMENT SET, LS 4708
●	IRON PIN OR PIPE FOUND
○	5/8" IRON ROD SET, LS 4708
—E—	ELECTRIC UTILITY LINE (OVERHEAD)
– UGE –	UNDERGROUND ELECTRIC SERVICE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
⊗	UTILITY POLE
R/W	RIGHT-OF-WAY
NO ID.	NO IDENTIFICATION

MARK D. DUREN, P.S.M.
LS 4708
RT. 18 BOX 555
SISTERS WELCOME ROAD
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WO# 140-04-96F