FILE NUMBER 99-03580
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
3-3, 1999 AT 11:52 O'CLOCK A.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: MCK D.C.

OFFICIAL RECORDS BOOK 825 PAGE 1847

BAILEY BISHOP & LANE, INC.
411 WEST BAYA AVENUE
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
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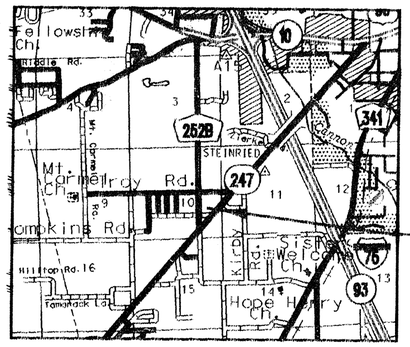
MARTINEZ ESTATES

A REPLAT OF THE WEST 220 FEET OF LOTS 22 AND 23 OF CHIPDALE ESTATES IN THE SE 1/4 OF SECTION 10, T4-S, R16-E COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 6
SHEET 1 OF 1

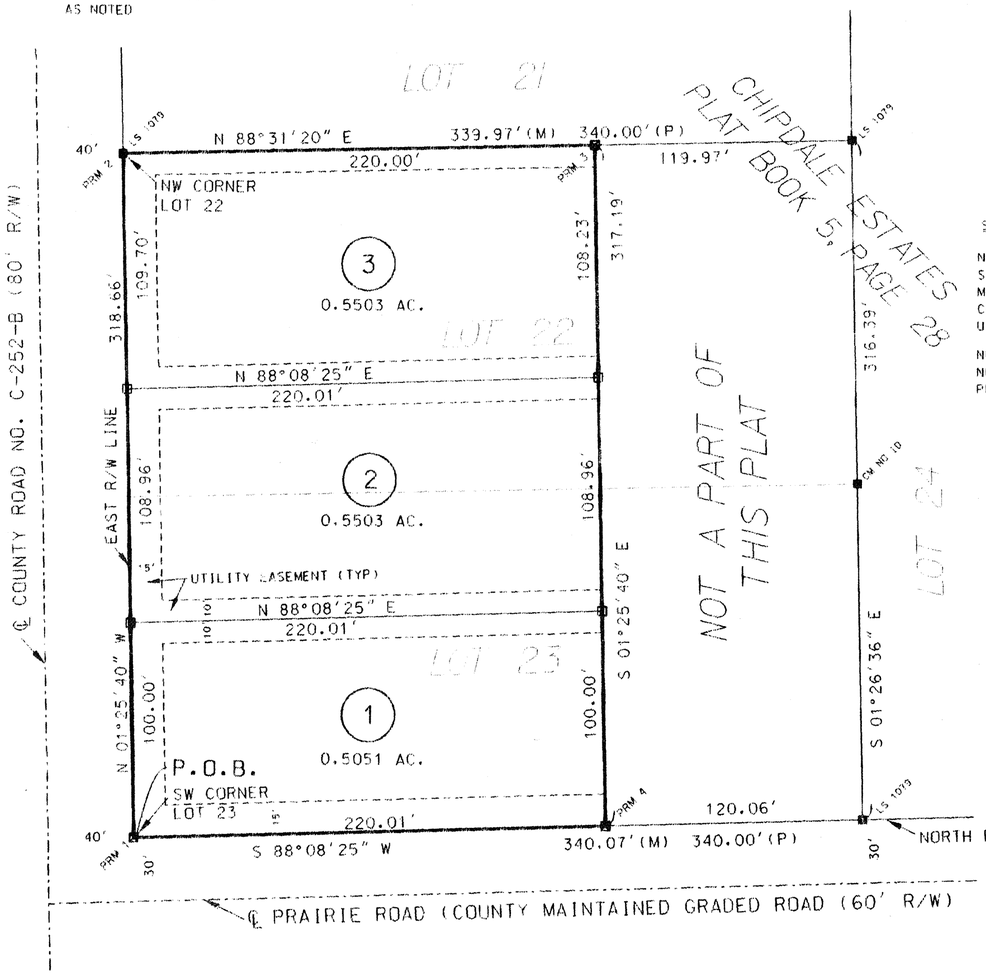
DEVELOPER
JOSE AND CELENEYDA MARTINEZ
P.O. BOX 827
LAKE CITY, FLORIDA 32056-0827

0 25 50 100



LEGEND

- ⊠ PERMANENT REFERENCE MONUMENT (PRM) SET 4x4 CONC MON (LB 6685)
- □ 4x4 CONC MON SET AT EACH LOT CORNER
- ■ 4x4 CONC MON FOUND AS NOTED



NOTES:

1. NO PRELIMINARY PLAT APPROVAL IS REQUIRED.
2. BASIS OF BEARINGS IS THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-252-B AS PER PLAT OF CHIPDALE ESTATES.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
4. ERROR OF CLOSURE HAS BEEN ADJUSTED TO ZERO.
5. BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
   FRONT - 25 FEET
   SIDE - 10 FEET
   REAR - 15 FEET
6. UTILITY EASEMENTS ARE AS FOLLOWS:
   ALONG ROADS - 15 FEET
   ALONG SIDE LOT LINES - 10 FEET EACH SIDE
7. THE PLAT OF CHIPDALE ESTATES IS RECORDED IN PLAT BOOK 5, PAGE 28 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
8. SUBDIVISION HAS 3 LOTS WITH A TOTAL AREA OF 1.6057 ACRES.
9. ZONING: RSF-2
10. LAND USE: RESIDENTIAL LOW DENSITY (2 D.U. PER ACRE)

ABBREVIATIONS:

FND = FOUND	POB = POINT OF BEGINNING
℄ = CENTERLINE	POC = POINT OF COMMENCEMENT
P = PLAT	NO ID = NO IDENTIFICATION
D = DEED	R/W = RIGHT-OF-WAY
C = CALCULATED	PCP = PERMANENT CONTROL POINT
M = MEASURED	PRM = PERMANENT REFERENCE MONUMENT
O/S = OFFSET	CM = CONCRETE MONUMENT
IP = IRON PIPE	IR = IRON ROD
RB = REBAR	RB+C = REBAR & CAP
NL = NAIL	NL+D = NAIL & DISC

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 UTILITY.

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

DESCRIPTION

THE WEST 220 FEET OF LOTS 22 AND 23 OF CHIPDALE ESTATES, A SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 28 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 23 OF SAID SUBDIVISION AND RUN THENCE N 01°25'40" W ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-252-B, 318.66 FEET TO THE NORTHWEST CORNER OF LOT 22 OF SAID SUBDIVISION, THENCE N 88°31'20" E ALONG THE NORTH LINE OF SAID LOT 22, 220.00 FEET, THENCE S 01°25'40" E, 317.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PRAIRIE ROAD, A COUNTY MAINTAINED GRADED ROAD, THENCE S 88°08'25" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 220.01 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSE L. MARTINEZ AND CELENEYDA MARTINEZ HIS WIFE, AS OWNERS, HAVE CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "MARTINEZ ESTATES" AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC AS SHOWN HEREON.

Jose L. Martinez — JOSE L. MARTINEZ — WITNESS — WITNESS

Celeneyda Martinez — CELENEYDA MARTINEZ — WITNESS — WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February 1999, BY JOSE L. MARTINEZ. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS INDENTIFICATION AND (DID/DID NOT) TAKE AN OATH.

SIGNED _____ NOTARY PUBLIC

RANA L. DAVICH
MY COMMISSION # CC 641499
EXPIRES: May 4, 2001
Bonded Thru Notary Public Underwriters

MY COMMISSION EXPIRES 5-4-01

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February 1999, BY CELENEYDA MARTINEZ SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS INDENTIFICATION AND (DID/DID NOT) TAKE AN OATH.

SIGNED _____ NOTARY PUBLIC

RANA L. DAVICH
MY COMMISSION # CC 641499
EXPIRES: May 4, 2001
Bonded Thru Notary Public Underwriters

MY COMMISSION EXPIRES 5-4-01

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON Feb. 23, 1999

AND

APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Marlin Feagle
ATTORNEY

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNMTY, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA

Ronald Y — CHAIRMAN — ATTEST 2-25-99

CLERK'S CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY COMMISSION IS ACCEPTED FOR FILES AND RECORDED THIS 3 DAY OF March, 1999 IN PLAT BOOK 7, PAGE 6.

SIGNED P. DeWitt Cason
CLERK OF CIRCUIT COURT

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF SURVEYORS AND MAPPERS, DOES HEREBY CERTIFY THAT ON 2-8-99 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED; AND THAT SAID IS LOCATED IN SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

NAME John M. Lane
JOHN M. LANE
REGISTRATION NO. LS 4303
BAILEY, BISHOP & LANE, INC., LB 6685

DATE 2/8/99

"MARTINEZ ESTATES"

PARENT PARCEL # - **10-4S-16-02862-122 (remaining is : The E. 120 ft. of lots 22 & 23, Chipdale Estates**

HEADER PARCEL # - **10-4S-16-02862-300**

A S/D being the W. 220 ft. of Lots 22 & 23, Chipdale Estates, consisting of 1.60 Ac. & recorded in Plat Bk. 7, Pg. 6.

ACRES	LOT #	PARCEL #
0.50	1	10-4S-16-02862-301
0.55	2	10-4S-16-02862-302
0.55	3	10-4S-16-02862-303

Tax Dist.	003	Nbhd Cd	
Zoning	RSF-2	Utilities	03
Road	03	ORB	867-1075
Topo	02	Map #	45-D
		Value	