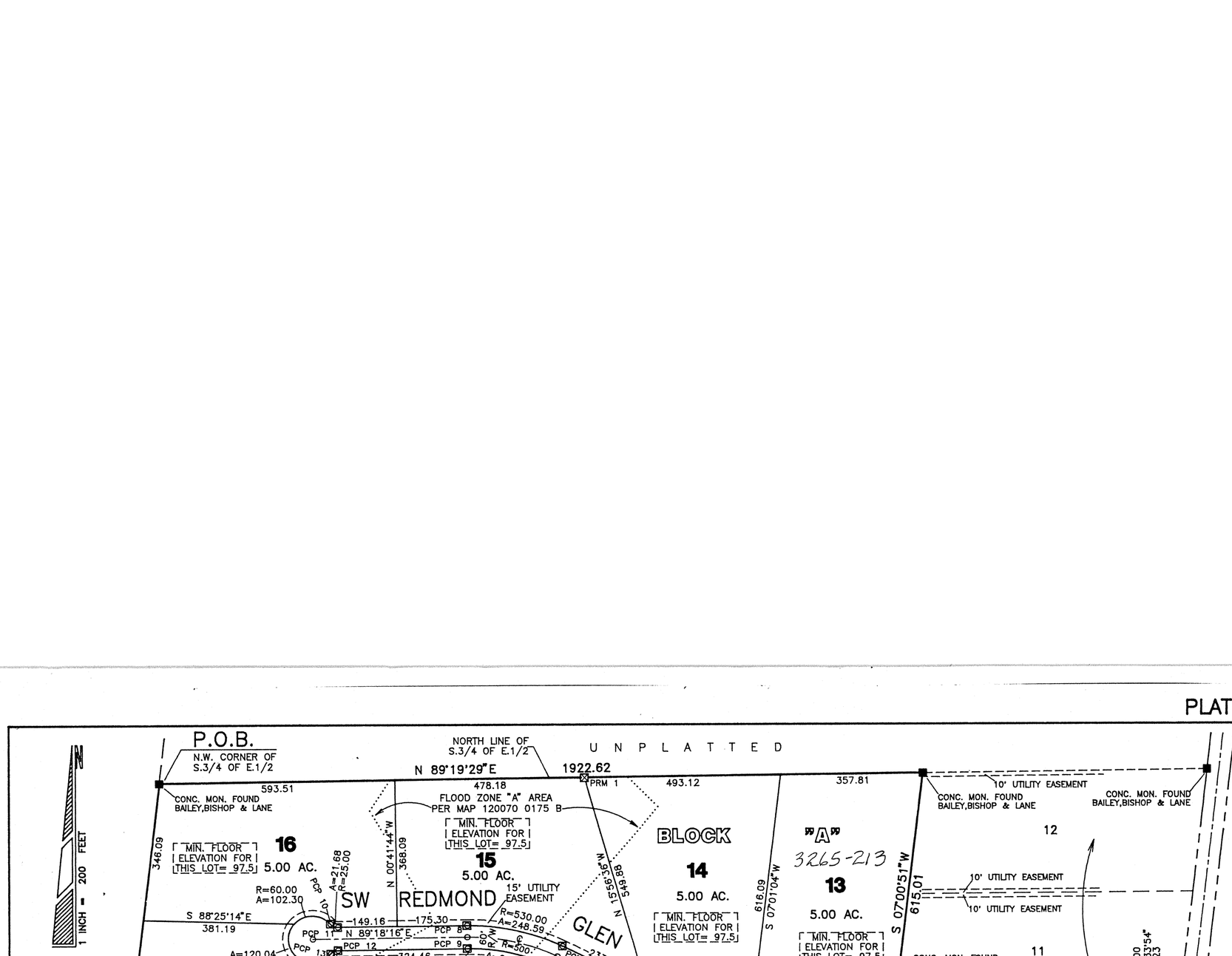
PLAT BOOK: 6 PAGE: 206

MAULDIN WOODLANDS PHASE 2

IN SECTION 33
TWP. 4 SOUTH, RGE. 16 EAST
COLUMBIA CO., FLORIDA



LEGEND & NOTES

1.) ☒ PRM 5 = P.R.M. set with brass cap stamped LB 4016 and date.

☒ PCP 5 = P.C.P. set with brass cap stamped LB 4016 and date.

2.) □ = 4"x 4" Concrete Monument set, LB 4016

3.) ■ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.

4.) Boundary based on client instruction, prior work by Bailey, Bishop & Lane, Inc., and monumentation found in place.

5.) Bearings projected from prior work by Bailey, Bishop & Lane, as above referenced.

6.) Interior improvements or underground encroachments, if present, were not located with this survey.

7.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.

8.) Preliminary approval: November 20, 1997.

9.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.

10.) According to the official Flood maps (FIRM) of Columbia County, this development lies partly in Flood Zone "A", as delineated hereon. The balance of the subdivision is within Flood Zone "X", which has been determined to be outside of the 500 year flood plain (Community Panel No. 120070 0175 B). The project engineer has set the Minimum floor elevation for lots 13 thru 19, 25 & 26 at Elevation 97.5.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the lands surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that Permanent Reference Monuments have been set as shown and that survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED : _____
Donald F. Lee, P.L.S.
Florida Registered Cert. No. 3628
SEAL
DATE: 5/15/19 98.

DESCRIPTION

BEGIN at the Northwest corner of the South 3/4 of the East 1/2 of Section 33, Township 4 South, Range 16 East, Columbia County, Florida and run N.89o19'29"E. along the North line of said South 3/4 of the East 1/2 a distance of 1922.62 feet to the Northwest corner of Lot 12 of MAULDIN WOODLANDS, a subdivision recorded in the Public Records of Columbia County, Florida; thence S.07o00'51"W. along the West line of Lots 12 and 11 of said MAULDIN WOODLANDS a distance of 615.01 feet to the Southwest corner of said Lot 11; thence N.89o34'58"E. along the South line of said Lot 11 a distance of 687.20 feet to the Point of Curve of a curve concave to the Northwest having a radius of 30.00 feet and a central angle of 82o33'54"; thence Northeasterly along the arc of said curve, being also the South line of said Lot 11 a distance of 43.23 feet to a point on the Westerly Right-of-Way line of Mauldin Road; thence S.07o01'04"W. along said Westerly Right-of-Way line 121.02 feet to the Cusp of Curve of a curve concave to the Southwest having a radius of 30.00 feet and a central angle of 97o26'06"; thence Northwesterly along the arc of said curve, being also the North line of Lot 10 of said MAULDIN WOODLANDS a distance of 51.02 feet to the Point of Tangency of said curve; thence S.89o34'58"W. still along the North line of said Lot 10 a distance of 679.37 feet to the Northwest corner of said Lot 10; thence S.07o00'51"W. along the West line of Lots 10, 9, 8 and 7 of said MAULDIN WOODLANDS a distance of 1232.22 feet to the Southwest corner of said Lot 7; thence N.89o35'55"E. along the South line of said Lot 7 a distance of 687.09 feet to the Point of Curve of a curve concave to the Northwest having a radius of 30.00 feet and a central angle of 82o34'51"; thence Northeasterly along the arc of said curve, being also the South line of said Lot 7 a distance of 43.24 feet to a point on the Westerly Right-of-Way line of Mauldin Road; thence S.07o01'04"W. along said Westerly Right-of-Way line 121.01 feet to the Cusp of Curve of a curve concave to the Southwest having a radius of 30.00 feet and a central angle of 97o25'09"; thence Northwesterly along the arc of said curve, being also the North line of Lot 6 of said MAULDIN WOODLANDS a distance of 51.01 feet to the Point of Tangency of said curve; thence S.89o35'55"W. still along the North line of said Lot 6 a distance of 679.27 feet to the Northwest corner of said Lot 6; thence continue S.89o35'55"W. 1419.90 feet to the Point of Curve of a curve concave to the Southeast having a radius of 30.00 feet and a central angle of 41o24'35"; thence Westerly along the arc of said curve 21.68 feet to the Point of Reverse Curve of a curve concave to the North having a radius of 50.00 feet and a central angle of 91o39'09"; thence Westerly along the arc of said curve 79.98 feet; thence S.49o50'30"W. 593.85 feet to a point on the West line of the South 3/4 of the East 1/2; thence N.06o56'02"E. along said West line 2343.52 feet to the POINT OF BEGINNING. Containing 89.63 acres, more or less.

NOTICE: All utility easements shown onthis Plat shall constitute easements for the construction, installation, maintenance, and operation of electricity, telephone, CATV, and other public utilities which may serve the lands encompassed by this Plat.

NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: _____ DATE: May 27, 1998
County Attorney, Columbia County

ACCEPTANCE FOR MAINTENANCE

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.

SIGNED: _____ DATE: 6-11-98
Director of Public Works

COMMISSION APPROVAL

SIGNED: _____
Chairman
DATE : 6/4/1998.

ATTEST: _____
Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Subrandy Limited Partnership, as owner, and First Federal Savings Bank of Florida, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as MAULDIN WOODLANDS PHASE 2, and that all Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNERS:

_____
Bradley N. Dicks, General Partner
Subrandy Limited Partnership

MORTGAGEE:

_____
Byron Cawthon, Vice-President
First Federal Savings Bank of Florida

Witness _____
Witness _____
Witness _____
Witness _____

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 15 day of June, 19 98, in Plat Book 6, Page 206.

SIGNED: _____
Clerk of Circuit Court

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY STAMP

The foregoing dedication was acknowledged before me this 15 day of MAY, 1998, by Bradley N. Dicks, Gen. Partner, Subrandy Limited Partnership. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: 6-3-99

SIGNED: _____
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY STAMP

The foregoing dedication was acknowledged before me this 15 day of MAY, 1998, by Byron Cawthon, Vice-President of First Federal Savings Bank of Florida. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: 6-3-99

SIGNED: _____
Notary Public

SHEET 1 OF 1

Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (904) 755-6166 FAX: (904) 755-6167

FILE NUMBER 98-09365
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
6-12, 1998 AT 3:20 O'CLOCK P.M.
RECORD VERIFIED
CLERK OF CIRCUIT COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

OFFICIAL RECORDS BOOK 661 PAGE 022