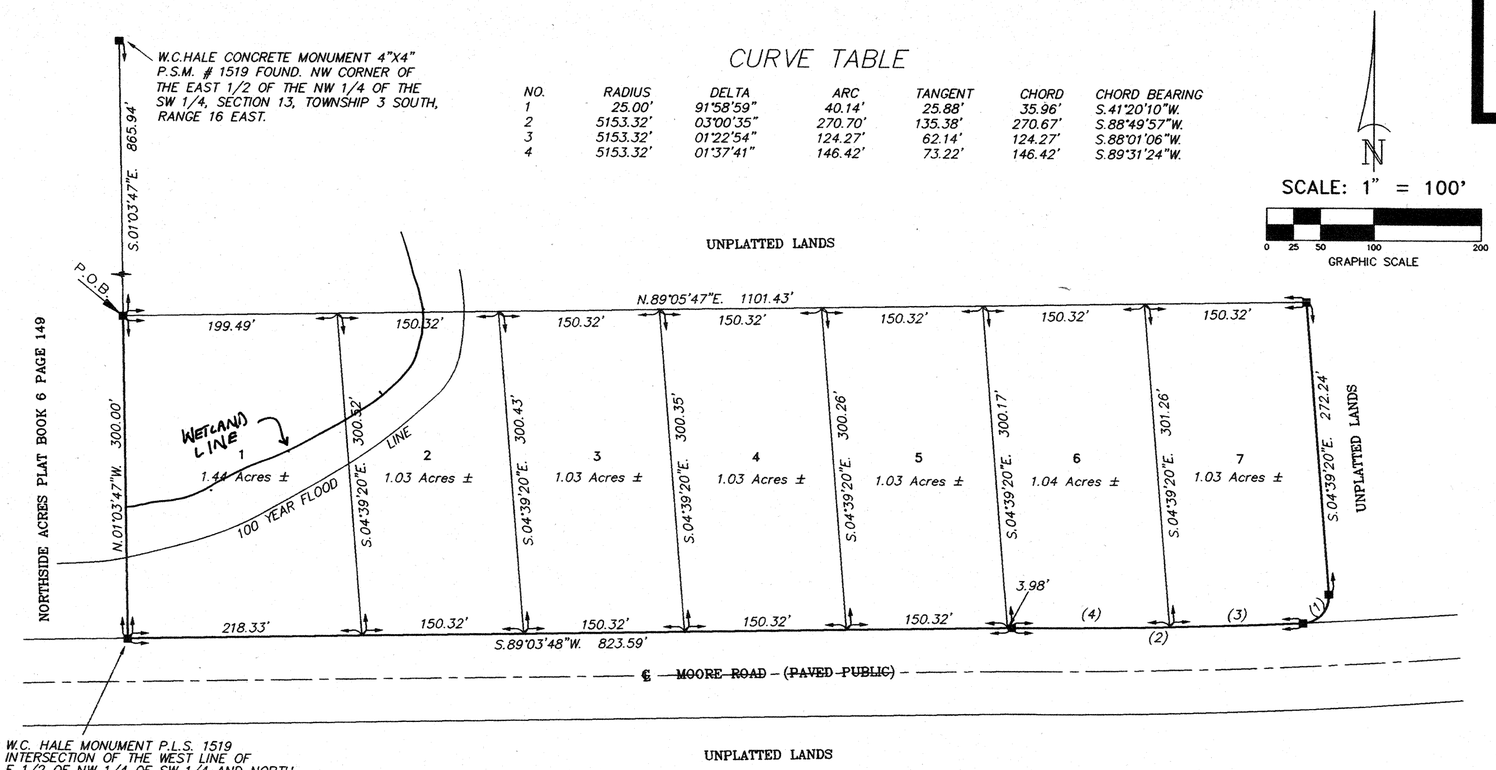
PLAT BOOK 6 PAGE 163

NORTHSIDE ACRES PHASE 2

IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	91°58'59"	40.14'	25.88'	35.96'	S.41°20'10"W.
2	5153.32'	03°00'35"	270.70'	135.38'	270.67'	S.88°49'57"W.
3	5153.32'	01°22'54"	124.27'	62.14'	124.27'	S.88°01'06"W.
4	5153.32'	01°37'41"	146.42'	73.22'	146.42'	S.89°31'24"W.

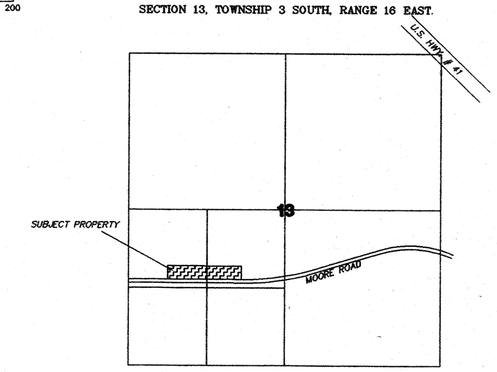
N

SCALE: 1" = 100'

0 25 50 100 200
GRAPHIC SCALE

SYMBOL LEGEND
(1) = CURVE DATA NUMBER SEE CURVE TABLE
■ = 4"X4" CONCRETE MONUMENT

SECTION 13, TOWNSHIP 3 SOUTH, RANGE 16 EAST.



LOCATION SKETCH
NOT TO SCALE

DESCRIPTION:

A PART OF THE N 1/2 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NW CORNER OF THE E 1/2 OF THE NW 1/4 OF THE SW 1/4 AND RUN S.01°03'47"E. ALONG THE WEST LINE OF SAID E 1/2, 865.94 FEET TO THE POINT OF BEGINNING; THENCE N.89°05'47"E., 1101.43 FEET; THENCE S.04°39'20"E., 272.24 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND AN INCLUDED ANGLE OF 91°58'59"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CHORD BEARING OF S.41°20'10"W., AND A CHORD DISTANCE OF 35.96 FEET TO THE NORTHERLY RIGHT-OF-WAY OF MOORE ROAD (HAVING AN 80 FOOT RIGHT-OF-WAY) AND THE POINT OF COMPOUND CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5153.32 FEET AND AN INCLUDED ANGLE OF 03°00'35"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A CHORD BEARING OF S.88°49'57"W., AND A CHORD DISTANCE OF 270.67 FEET; THENCE S.89°03'48"W. ALONG SAID NORTHERLY RIGHT-OF-WAY, 823.59 FEET TO ITS INTERSECTION OF SAID WEST LINE OF E 1/2; THENCE N.01°03'47"W. ALONG SAID WEST LINE OF E 1/2, 300.00 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 7.64 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT BRADLEY N. DICKS, AS GENERAL PARTNER, SUBRANDY LIMITED PARTNERSHIP, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS "NORTHSIDE ACRES PHASE 2", AND THAT ALL ROADS, STREETS, AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTEST

Mavis P. Dicks
WITNESS AS TO OWNER

Bradley N. Dicks
BRADLEY N. DICKS,
GENERAL PARTNER

Eva E. Simmons
WITNESS AS TO OWNER

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 4th DAY OF December, 1996 A.D., BEFORE ME PERSONALLY APPEARED BRADLEY N. DICKS, AS GENERAL PARTNER, SUBRANDY GENERAL PARTNERSHIP, AS OWNER, 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.

Eva E. Simmons
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 8-2-97

OFFICIAL NOTARY SEAL
EVA E TIMMONS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC369758
MY COMMISSION EXP. AUG. 2,1997

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: _____ COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF Dec. 5, 1996 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.

DATE: 12-23-96

Jerry Brooks
PUBLIC WORKS DIRECTOR

CIRTIFICATE OF CLERK:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 6 DAY OF January, 1997 A.D., IN PLAT BOOK 6 PAGE 163.

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

FLOOD NOTE:

THE 100 YEAR FLOOD ELEVATION IS ESTABLISHED TO BE 155.6 FEET NGVD. AS ESTABLISHED BY DALE C. JOHNS P.E. # 45263.

SURVEYOR'S NOTES:

1. PRELIMINARY PLAN APPROVED ON JULY 2, 1996.
2. CLOSURE IS GREATER THAN 1: 50,000.
3. BEARINGS ARE BASED ON A SURVEY FOR ENTIRE PARCEL BY W.C. HALE DATED 10-30-92.
4. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NUMBER 120070 0125 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
6. EASEMENTS OF TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND FIVE FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMODATION OF OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS. SAID UTILITY EASEMENTS SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND OTHER PUBLIC UTILITIES

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER HEREBY CERTIFY THAT THE PROPOSED DRAINAGE SYSTEM IS SUFFICIENT WITH RESPECT TO REQUIREMENTS OF THE COLUMBIA COUNTY SUBIDIVISION ORDINANCE.

Dale C. Johns 12-3-96
DALE C. JOHNS
PROFESSIONAL ENGINEER # 45263
33 HIGHLANDS COURT
LAKE CITY, FLORIDA 32055

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DEC, 1996 — FIELD SURVEY DATE
12-3-96 — DRAWING DATE
LAUREN E. BRITT, P.S.M.
FLORIDA CERTIFICATION #1079

NOTE: UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (904) 752-7163 FAX: (904) 752-5573 WORK ORDER # L-7442

FILE NUMBER 97-00109
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
1-6, 1997 AT 1:00 P.M.
P. DeWitt Cason
CLERK OF COURT
COLUMBIA COUNTY, FLORIDA
BY: Mavis P. Dicks D.C.

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