PLAT BOOK 5 PAGE 40-40-A

26-45-16-03172-000
25-45-16-03154-000

2500 @ A

Header 25-45-03155-000
Lot 1,
Selling for
3000 @ Acre

out of
25-45-16-03154-000

OAK RIDGE ESTATES
UNIT II
in
SECTIONS 25 & 26, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

61.98 Acres

Plat Book 5 Page 40-40-A
'84 APR 27 A8:27
Mary A. Chance
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
FILE NO. 84-3813-A
RECORDED

MATCH LINE
P.R.M. #10
S2°04'41"E 632.67'
Point of Beginning
NW Cor., NW¼, SW¼
N 86°32'25" E
3,485.99'
West Line, NE¼, SW¼
NW Cor., NE¼, SW¼
Piccadilly Park South
Block "C"
Plat Book 4 Page 19
NE Cor. NE¼ of SW¼
West Line, NW¼, SE¼
NW Cor., NW¼, SE¼
East Line, NW¼, SE¼
NE Cor., NW¼, SE¼
P.R.M. #1
P.R.M. #11
P.R.M. #12
P.R.M. #13
P.R.M. #17
P.R.M. #7
P.R.M. #16
P.R.M. #6
P.R.M. #5
P.R.M. #4
P.R.M. #3
P.R.M. #2
P.R.M. #14
P.R.M. #15
P.C.P. #1
P.C.P. #2
P.C.P. #3
P.C.P. #4
P.C.P. #5
P.C.P. #6
P.C.P. #7
272.00'
290.47'
290.82'
840.14'
634.82'
60.08'
228.63'
453.28'
838.27'
865.64'
3,522.60'
925.66'
503.91'
774.36'
775.32'
774.84'
775.80'
776.28'
776.76'
777.24'
777.72'
778.20'
778.69'
779.65'
779.17'
N 12°04'41"W
N 1°46'09"W
N 1°55'25"W
N 1°36'59"W
N 1°27'36"W
N 1°18'42"W
N 1°09'05"W
N 0°59'49"W
N 0°50'30"W
N 0°41'14"W
N 0°22'42"W
N 0°13'26"E
S 0°13'26"E
S 86°37'01"W
Ridge Road
To S.R. #47
15' Utility Easement
20' Utility Easement
600'
Unplatted Lands
Old Number 25-45-16-03154-007
Plat Book 4 Page 19 Oak Ridge Estates

12	11	10	9	8	7	6	5	4	3	2	1	12
5.15 Ac.	5.15 Ac.	5.15 Ac.	5.16 Ac.	5.16 Ac.	5.16 Ac.	5.17 Ac.	5.17 Ac.	5.17 Ac.	5.18 Ac.	5.18 Ac.	5.18 Ac.	
12,890	12,890	12,890	12,900	12,900	12,900	12,930	12,930	12,930	12,950	12,950	12,950	
4.6					4.7	4.5	4.5	4.4		4.5	4.2	
	16,300	16,300	16,300	15,500								

288.71' | 288.71' | 288.71' | 288.71' | 288.71' | 288.71' | 288.71' | 288.71' | 288.71' | 288.71' | 288.71' | 288.71' | 288.71'

UNPLATTED LANDS

26-45-16-03172-001

SECTION 26
SECTION 25

N 89°24'40" E 1,336.60'
334.15' | 334.15' | 334.15' | 334.15'
P.R.M. #9
P.R.M. #10
P.R.M. #18
P.R.M. #19
P.R.M. #8
P.R.M. #17
P.R.M. #11
P.C.P. #8
P.C.P. #9
NW Cor., NW¼, SW¼
NW Cor., NE¼, SE¼
North Line, NE¼, SE¼
N 2°04'46" W
328.00'
255.95'
S 89°35'34" W
1,276.54'
1,013.27'
Ridge Road
15' Utility Easement
20' Utility Easement
600'
157.14'
Arc: 157.14'
R: 100'
Δ: 90°00'00"
T: 100'

16	15	14	13
7.22 Ac.	6.92 Ac.	6.93 Ac.	6.94 Ac.
18,050	17,300	17,340	17,350
		20,800	20,900
1.28	1.27		
7.19	6.92		

12

25.01 Acres
28.01 Lots
2.15 Acres Rd.
30.16 Total Acres

SCALE: 1" = 200'
200 100 0 200

6698 Total

61.98 Lots
5.00 Road
66.98 Total

LEGEND:

1. ⊠ = 4x4 Concrete Monument (Permanent Reference Monument) With Aluminum Cap In Top
2. ■ = 4x4 Concrete Monument Found In Place
3. ○ = Permanent Control Points (P.C.P.) With Aluminum Cap In Top.
4. Bearings Projected From Oak Ridge Estates Subdivision (Plat Book 4, Page 19)

SURVEYOR'S NOTE:

1- A Variance For This Subdivision Was Granted By The Board Of County Commissioners To Allow For A Road Of More Than 2,000 Feet In Length Which Ends In A Cul-De-Sac.

2- Closure Tolerance = 1':15,000'

3- Preliminary Approval - March 6, 1984

3172-000 17.86

SHEET 1 OF 2

Plat Bk 5, Pg. 40 ~~30~~
40-A

FILE NO.
RECORDED
BOOK ____ PAGE ____

'84 APR 27 A8:27

Mary A. Chance
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

OAK RIDGE ESTATES
UNIT II
in
SECTIONS 25 & 26, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

Commence at the NW Corner of the NW 1/4 of the SW 1/4, Section 25, Township 4 South, Range 16 East, thence run N 86° 32' 25" E, a distance of 3,485.99 feet to the NE Corner of the NW 1/4 of the SE 1/4, also being the NW Corner of Oak Ridge Estates, thence S 0° 13' 26" E, along the East line of the NW 1/4 of the SE 1/4, a distance of 840.14 feet, thence S 86° 37' 01" W, a distance of 3,522.60 feet, thence N 2° 04' 41" W, a distance of 505.46 feet, thence S 89° 35' 34" W, a distance of 940.59 feet to the Point of Curvature of a Cul-de-sac, having a radius of 50.00 feet thence Westerly, along the curve of said cul-de-sac, an arc distance of 92.68 feet, thence S 89° 35' 34" W, 255.95 feet, thence N 2° 04' 46" W, a distance of 960.46 feet, thence N 89° 24' 40" E, a distance of 1336.60 feet to the East line of Section 26, thence S 2° 04' 41" E, along said East line, 632.67 feet to the POINT OF BEGINNING.

DEDICATION:

Know all men by these presents that Dwight L. Thomas, owner, Bill Perry Construction, Inc., Bill Perry, President, owner, Timothy A. Manning and Lynn E Manning, his wife, owners, Arthur Arnold Manning and Doris LaNell Manning, his wife, owners, Robert Wayne Hollingsworth, owner, Joe D. Hopkins, owner, Allen Blair and his wife, Cynthia Blair, owners, Allen S. Combs and his wife, Bonnie S. Combs, owners, and Dwight L. Thomas, Mortgagee, have caused the lands hereon described to be Surveyed, Subdivided and Platted to be known as "OAK RIDGE ESTATES, UNIT II" and that all streets and roads, as shown, are hereby dedicated to the perpetual uses and purposes thereon stated. In witness whereof, the aforementioned owners have caused these presents to be executed and with their seals affixed hereto.

Dwight L. Thomas, owner
Timothy A. Manning, owner
Lynn E. Manning, owner
Robert Wayne Hollingsworth, owner
Arthur Arnold Manning, owner
Doris LaNell Manning, owner
J. D. Hopkins, owner
Allen Blair, owner
Cynthia Blair, owner
Allen S. Combs, owner
Bonnie S. Combs, owner
BILL PERRY CONSTRUCTION, INC., owner
By: Bill Perry, owner
Bill Perry, President, Bill Perry Construction, Inc.
Witness: Myrtle Ann McElroy
Witness: Winnie S. Bass
Dwight L. Thomas, Mortgagee

ACKNOWLEDGEMENT
STATE OF FLORIDA, COUNTY OF COLUMBIA:

I HEREBY CERTIFY that on this 9th Day of APRIL A.D., 1984, before personally appeared Dwight L. Thomas, owner, Bill Perry, owner, Timothy A. Manning and Lynne E. Manning, his wife, owners, Arthur Arnold Manning and Doris LaNell Manning, his wife, owners, Robert Wayne Hollingsworth, owner, Joe D. Hopkins, owner, Allen Blair and Cynthia Blair, his wife, owners, Allen S Combs and Bonnie S Combs, his wife, owners and Dwight L Thomas, Mortgagee, to me known to be the Individuals described in and who executed the foregoing dedication and they acknowledge execution thereof, for and on behalf of said Individuals, and their seals are duly affixed thereto.

Witness my hand and official seal of COLUMBIA County, State of Florida this 9th Day of APRIL, 1984.

My commission expires 2-12-87

Myrtle Ann McElroy
Notary Public

APPROVED BY BOARD OF COUNTY COMMISSIONERS COLUMBIA COUNTY, FLORIDA

Signed Gerry V. Ward, Chairman

Attest Mary B. Chance, Clerk Date April 19, 1984

COUNTY ATTORNEYS CERTIFICATE:

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies in form with the requirements of Chapter 177, Florida statutes.

Dated April 19 1984

Matt D. Paige
County Attorney

CERTIFICATE OF CLERK:

I HEREBY CERTIFY that the foregoing Plat having been duly approved by the Board of County Commissioners of Columbia County, Florida was accepted by me and filed for record this 27th day of April, 1984, in Plat book 5 page 40-40A of the public records of Columbia County, Florida.

Dated April 27, 1984

Mary B. Chance
CLERK

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY that this plat is a true and correct representation of the lands surveyed and shown hereon, the survey was made under my responsible direction and supervision, that permanent reference monuments and permanent control points have been placed as shown and that the survey data shown hereon complies with all the requirements of Chapter 177, Florida Statutes.

Signed Corbett Horne, Jr.
Corbett Horne, Jr., P. L. S.
Fla. Reg. Cert. No. 3048

Date 1-17-84