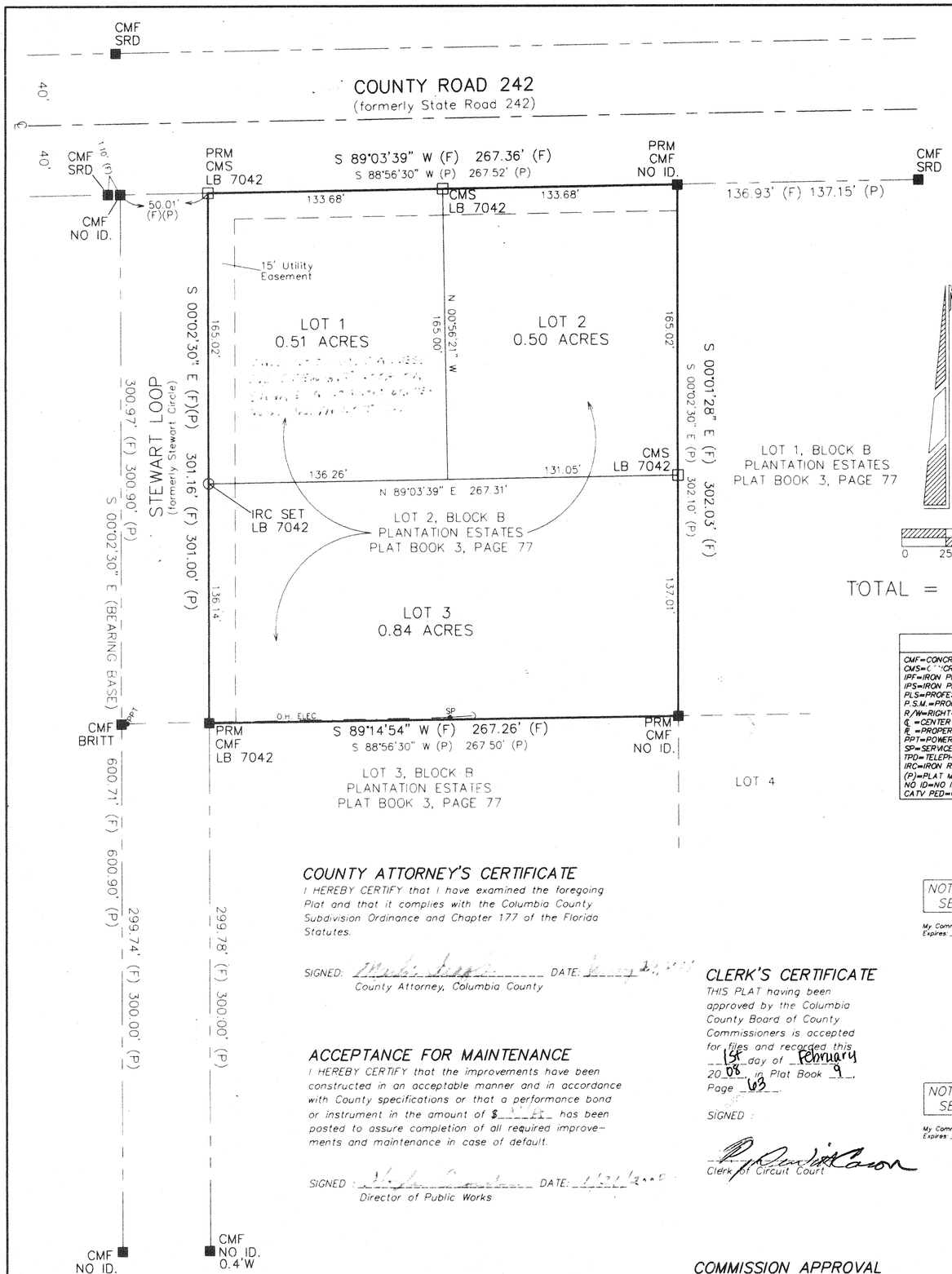
# PEELER'S REPLAT OF LOT 2 BLOCK B, PLANTATION ESTATES

## IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA




TOTAL = 1.85 ACRES

*NOTICE: This Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the Plat. 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 Platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of electric, telephone, gas, or other public utility. In the event that a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.*

### DESCRIPTION

*Lot 2, Block B, PLANTATION ESTATES, a subdivision recorded in Plat Book 3, Page 77 of the Public Records of Columbia County, Florida.*

### LEGEND & NOTES

1.) ☒ PRM = *P.R.M. set with brass cap stamped LB 7042 and date – 4" x 4" Concrete Monument*
○ PCP = *P.C.P. set – Nail with cap stamped LB 7042*

2.) □ = *4"x4" Concrete Monument set, LB 7042*

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

2.) *Boundary based on monumentation found in place, description furnished by client, prior survey and subdivision by B.G. Moore, PLS.*

3.) *Bearings projected from West Right-of-Way line of Stewart Loop (Stewart Circle) and based on above referenced prior survey and subdivision by B.G. Moore, PLS.*

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.) *Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 500 yea flood plain (ref. Community Panel No. 120070 0175 B).*

9.) *Preliminary approval: not applicable*

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

*DEVELOPER*
*Dale Peeler*
*6139 SW SR 47*
*Lake City, Florida 32024*

### LEGEND

| | |
|---|---|
| CMF=CONCRETE MONUMENT FOUND | OH ELEC=OVERHEAD ELECTRIC LINE |
| CMS=CONCRETE MONUMENT SET | SEC.=SECTION |
| IRF=IRON PIPE FOUND | RGE.=RANGE |
| IPS=IRON PIPE SET | TWP.=TOWNSHIP |
| PLS=PROFESSIONAL LAND SURVEYOR | COR.=CORNER |
| P.S.M.=PROFESSIONAL SURVEYOR & MAPPER | NE=NORTHEAST |
| R/W=RIGHT-OF-WAY | NW=NORTHWEST |
| ℄=CENTER LINE | SW=SOUTHWEST |
| ℞=PROPERTY LINE | SE=SOUTHEAST |
| PPT=POWER POLE WITH TRANSFORMER | LB=LICENSED BUSINESS |
| SP=SERVICE POLE | P.O.B.=POINT OF BEGINNING |
| TPD=TELEPHONE PEDESTAL | (F)=FIELD MEASUREMENTS |
| IRC=IRON REBAR & CAP | FD.=FOUND |
| (P)=PLAT MEASUREMENTS | SRD=STATE ROAD DEPARTMENT |
| NO ID=NO IDENTIFICATION | PRM=PERMANENT REFERENCE MONUMENT |
| CATV PED=CABLE TV PEDESTAL | |

### DEDICATION

*KNOW ALL MEN BY THESE PRESENTS that Dale and Kathryn Peeler, as owners, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as PEELER'S REPLAT OF LOT 2, BLOCK B, PLANTATION ESTATES, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.*

_____ _____
*Dale Peeler* *Witness*
*Owner*

_____
*Witness*

_____ _____
*Kathryn Peeler* *Witness*
*Owner*

_____
*Witness*

### 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:* ___/___/20___
*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:* ___/___/20___
*Director of Public Works*

### CLERK'S CERTIFICATE

*THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this* 15th *day of* February *20* 08, *in Plat Book* 9, *Page* 63.

*SIGNED:*
_____
*Clerk of Circuit Court*

### COMMISSION APPROVAL

*SIGNED:* _____
*Chairman*

*DATE:* ___/___/20___

*ATTEST:*
_____
*Clerk*

### ACKNOWLEDGMENT

NOTARY SEAL

*STATE OF FLORIDA*
*COUNTY OF Columbia*

*The foregoing dedication was acknowledged before me this ___day of _____,20___, by Dale Peeler, as owner. He is personally known to me or has produced _____as identification and (did / did not ) take an oath.*

*My Commission Expires:* _____

*SIGNED:* _____
*Notary Public*

### ACKNOWLEDGMENT

NOTARY SEAL

*STATE OF FLORIDA*
*COUNTY OF Columbia*

*The foregoing dedication was acknowledged before me this ___day of _____,20___, by Kathryn Peeler, as owner. She is personally known to me or has produced _____as identification and (did / did not ) take an oath.*

*My Commission Expires:* _____

*SIGNED:* _____
*Notary Public*

### COUNTY SURVEYOR–CHAPTER 177 APPROVAL

*KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licenced and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on ___/___/20___ reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.*

*SIGNED:* _____
*NAME:* _____
*Florida Reg. Cert. No.* _____
SEAL

### 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:* _____
*Timothy A. Delbene, P.L.S.*
*Florida Registered Cert. No. 5594*
*DATE:* 10/10/2007
SEAL

SHEET 1 OF 1 PLAT DATE: 09/12/2007

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

OFFICIAL RECORDS
BOOK 1142 PAGE 115

FILE NUMBER 2008180049
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
FEB. 1ST 2008 AT 11:35 O'CLOCK A M
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Sharon Feagle D.C.

CLERK CIRCUIT COURT FLORIDA COLUMBIA COUNTY

# PEELER'S REPLAT OF LOT 2
# BLOCK B PLANTATION ESTATES
**FOR 2009**

**PARENT PARCEL – 25-4S-16-03167-002 – 1.85 AC. (DELETED ALL USED UP)**

**HEADER PARCEL- 25-4S-16-03167-020 – A S/D THAT IS NOW A REPLAT OF LOT 2 BLOCK B PLANTATION ESTATES, CONTAINTING 1.85 AC'S RECORDED ON 2/1/08 IN PLAT BOOK 9 PAGE 63.**

| | | |
|---|---|---|
| **LOT 1** | **25-4S-16-03167-021** | **.51 AC.** |
| **LOT 2** | **25-4S-16-03167-022** | **.50 AC.** |
| **LOT 3** | **25-4S-16-03167-023** | **.84 AC.** |