PLAT BOOK 5 , PAGE 98

194

"PRICE CREEK LANDING"
IN
SECTION 14, TWP. 4-S., RGE. 17-E.
COLUMBIA COUNTY, FLORIDA

DESCRIPTION

COMMENCE at the Northwest corner of Section 14, Township 4 South, Range 17 East, Columbia County, Florida and run N. 87°14'30"E. along the North line of said Section 14 a distance of 210.73 feet to a point on the East line of the Price Creek Cemetery and the POINT OF BEGINNING; thence continue N.87°14'30"E. still along the North line of said Section 14 a distance of 1109.19 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4; thence S.02°36'09"E. along the East line of said Northwest 1/4 of the Northwest 1/4 a distance of 840.75 feet to a point on the Westerly Right-of-Way line of Andrews Road; thence continue S.02°36'09"E. along said Westerly Right-of-Way line (still being the East line of said Northwest 1/4 of the Northwest 1/4) a distance of 519.42 feet to the Southeast corner of said Northwest 1/4 of the Northwest 1/4; thence continue S.02°36'09"E. still along said Westerly Right-of-Way line 136.59 feet to a point on the Northeasterly Right-of-Way line of County Road No. 245; thence N.61°17'51"W. along said Northeasterly Right-of-Way line 871.77 feet to the Point of Curve of a curve concave to the Northeast having a radius of 1096.28 feet and a central angle of 60°24'21", said curve also having a Chord bearing of N.31°05'41"W. and a Chord distance of 1103.00 feet; thence Northwesterly along the arc of said curve, being also said Northeasterly Right-of-Way line 1155.79 feet to the Southwest corner of the Price Creek Cemetery; thence N.85°24'39"E. along the South line of said Price Creek Cemetery 169.01 feet; thence N.08°46'18"W. along the East line of said Price Creek Cemetery 65.90 feet to the POINT OF BEGINNING. Containing 30.71 acres, more or less.

LEGEND

1.) ⊠ = P.R.M. Set. 4"x4" Concrete Monument with cap stampted P.L.S. 3628 and P.R.M. #

2.) ⊡ = P.C.P. Set. 4"x4" Concrete Monument with cap stampted P.L.S. 3628 and P.C.P. #

3.) □ = 4"x4" Concrete Monument set, Cap stampted P.L.S. 3628

4.) ■ = Concrete Monument found in place

5.) Boundary based on monumentation found in place and prior surveys by L.L.Lee and Assoc., Inc.

6.) Bearings projected from said L.L. Lee Surveys.

7.) Closure precision: 1 foot in 51,000 feet

8.) Water Supply and Sewer disposal to be provided by individual lot owners.

9.) Elevations based on Florida Dept. of Transportation.

10.) Date of Preliminary Plan approval: 8/7/86

CERTIFICATION

I HEREBY CERTIFY that this Plat is a true and correct representation of the land surveyed and shown hereon, that the Survey was made under my responsible direction and supervision, and that Permanent Control Points have been set and that Survey data and Monumentation complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Donald F. Lee

Donald F. Lee, P.L.S.
Florida Reg. Cert. # 3628

DATE: 6 / 8 / 1987.

UTILITIES EASEMENT NOTE

Easements are located as follows: 15' in width, outside and adjacent to all Road R/W lines.
7.5' in width, each side of all other lot lines.

BUILDING SETBACK NOTE

Building Setback lines are established as follows: 30' from Road R/W lines and 15' from all other lot lines.

* This part of Cemetery Apparently not assessed check Section 11

℄ CURVE DATA

①	②
Δ = 11°32'16"	Δ = 11°11'11"
R = 497.64'	R = 497.64'
A = 100.21'	A = 97.16'

HI / LOW LOT ELEVATIONS

LOT	HI	LOW	LOT	HI	LOW
1	143	139	31	144.5	142.5
2	144	142	32	147	144.5
3	142.5	140	33	148	146
4	140	139.5	34	149.5	146.5
5	140	137	35	153	149
6	141	124	36	154	153
7	142	126	37	154.5	154
8	144.5	142	38	153	149
9	147.5	144.5	39	151	147
10	150	147	40	148.5	143
11	152.5	149.5	41	145.5	141
12	155	153	42	143.5	139.5
13	156	155	43	141.5	139.5
14	156	154	44	145	140
15	156	154	45	148	144
16	153.5	153			
17	154	153.5			
18	155	154.5			
19	154	152			
20	153	151.5			
21	152	150			
22	151	149			
23	151	148			
24	150.5	146			
25	148	144			
26	146.5	143			
27	144	142			
28	142	140			
29	142	141			
30	143	141			

100 YEAR FLOOD ELEV. = 123.0
(per Florida Dept. of Transportation)

ZONING DISTRICT: RSF-1

Benchmark
R. R. Spike
elev. 154.25

FILE NO. 87-07739
RECORDED
BOOK 5 PAGE 98-98-A
'87 JUL 20 A8:39
Mary A. Chance
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

"PRICE CREEK LANDING"
IN
SECTION 14, TWP. 4-S., RGE. 17-E.
COLUMBIA COUNTY, FLORIDA

APPROVAL COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

SIGNED: _____, Chairman

ATTEST: _____, Clerk

DATE: 7 / 2 / 87.

CERTIFICATE OF CLERK

THIS PLAT having been approved by the Columbia County Board of County Commissioners, is accepted for files and recorded this 20th day July, 1987 A. D. in Plat Book 5, Page 98-98-9.

SIGNED: Mary B. Crews
Clerk of Circuit Court,
Columbia County, Florida

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 improvement and maintenance in case of default.

SIGNED: Terry Brooks DATE: 7 / 7 / 87.
County Engineer

COUNTY ATTORNEY'S CERTIFICATE

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

SIGNED: Druscel Thomas DATE: 7-8-87.
County Attorney

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ivan E. Perry and J.P. Perry, as owners, have caused the lands hereon described to be Surveyed, Subdivided and Platted to be known as PRICE CREEK LANDING and that all Streets and Easements as depicted hereon are hereby dedicated to the perpetual use of the Public for proper uses and purposes thereon stated.

IN WITNESS whereof the parties hereto have caused these presents to be executed with their seals affixed hereto.

Ivan E. Perry — Witness

J. P. Perry — Witness

ACKNOWLEDGEMENT

I HEREBY CERTIFY that before me personally appeared Ivan E. Perry, to me known to be the individual named in the forgoing dedication and acknowledges execution thereof with his seal affixed hereto.

WITNESS my hand and seal this 9th day of June, 1987 A.D.

SIGNED: Karen Mok
Notary Public
Notary Public, Towns County, Georgia
My Commission Expires June 24, 1990

ACKNOWLEDGEMENT

I HEREBY CERTIFY that before me personally appeared J.P. Perry, to me known to be the individual named in the foregoing dedication and acknowledges execution thereof with his seal affixed hereto.

WITNESS my hand and seal this 10th day of JUNE, 1987 A.D.

SIGNED: June N. Epperson
Notary Public