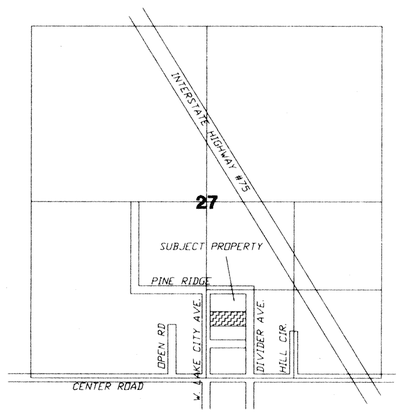
"REFLECTIONS SUBDIVISION"

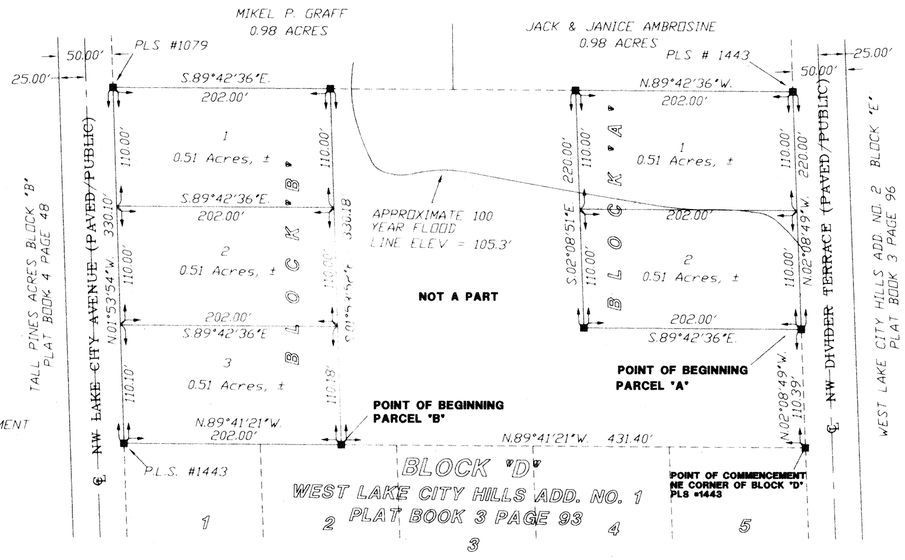
SECTION 27 TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA.

PLAT BOOK 7
PAGES 69
SHEET 1 OF 1

SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 EAST.



LOCATION SKETCH
NOT TO SCALE



SYMBOL LEGEND:
- ■ PERMANENT REFERENCE MONUMENT
- ● PERMANENT CONTROL POINT

SCALE: 1" = 100'

0 25 50 100 200
GRAPHIC SCALE

DEVELOPER:
JACK AND JANICE AMBROSINE
RT. 21 BOX 4003-9
LAKE CITY, FLORIDA 32024
904-752-9647

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT JACK AND JANICE AMBROSINE, AS OWNERS, AND CLARENCE B. CANNON III, AS VICE-PRESIDENT OF COLUMBIA COUNTY BANK, AS MORTGAGEE, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "REFLECTIONS SUBDIVISION", AND THAT ALL ROADS, STREETS 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.

ATTESTS

Yvonne Kang
WITNESS AS TO OWNER
Jack Ambrosine
JACK AMBROSINE
Janice Ambrosine
JANICE AMBROSINE

Yvonne Kang
WITNESS AS TO MORTGAGEE
Jan D Crum
WITNESS AS TO MORTGAGEE
Gerald H. Gray
GERALD H. GRAY
AS VICE-PRESIDENT

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 28th DAY OF February, 2001 A.D., BEFORE ME PERSONALLY APPEARED JACK AND JANICE AMBROSINE, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING 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.

Tammy Lee Clarke
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: June 30, 2001

TAMMY LEE CLARKE
MY COMMISSION # CC 660049
EXPIRES: June 30, 2001
Bonded Thru Notary Public Underwriters

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 28th DAY OF February, 2001 A.D., BEFORE ME PERSONALLY APPEARED GERALD H. GRAY, SIGNING AS VICE-PRESIDENT FOR COLUMBIA COUNTY BANK AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING 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.

Tammy Lee Clarke
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: June 30, 2001

TAMMY LEE CLARKE
MY COMMISSION # CC 660049
EXPIRES: June 30, 2001
Bonded Thru Notary Public Underwriters

DESCRIPTION: PARCEL "A"
A PARCEL OF LAND BEING SITUATED IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF BLOCK "D" ALSO BEING THE NE CORNER OF LOT 5 OF WEST LAKE CITY HILLS ADDITION NO. 1 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 93 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N.02°08'49"W., ALONG THE WEST RIGHT-OF-WAY OF DIVIDER AVENUE, 110.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, N.02°08'49"W., 220.00 FEET; THENCE N.89°42'36"W., 202.00 FEET, THENCE S.02°08'51"E., 220.00 FEET; THENCE S.89°42'36"E., 202.00 FEET TO THE POINT OF BEGINNING.
ALSO:
PARCEL "B"
A PARCEL OF LAND BEING SITUATED IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF BLOCK "D" ALSO BEING THE NE CORNER OF LOT 5 OF WEST LAKE CITY HILLS ADDITION NO. 1 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 93 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N.89°41'21"W., ALONG THE NORTH LINE OF SAID WEST LAKE CITY HILLS ADDITION NO. 1, 431.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°41'21"W., 202.00 FEET TO THE EAST RIGHT-OF-WAY OF WEST LAKE CITY AVENUE, THENCE N.01°53'54"W., 330.10 FEET; THENCE S.89°42'36"E., 202.00 FEET; THENCE S.01°53'52"E., 330.18 FEET TO THE POINT OF BEGINNING.
PARCELS CONTAINING 2.55 ACRES, MORE OR LESS.

FLOOD NOTICE:
THE 100 YEAR FLOOD ELEVATION WAS ESTABLISHED TO BE 105.3 FEET BY DALE C. JOHNS PE #45263 BASED ON NGVD 29.

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.

Doyle Crowder
DIRECTOR

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: March 1, 2001
Marlin Feagle
COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF FEBRUARY 15, 2001, A.D.

CHAIRMAN

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS, ACCEPTED FOR FILES AND RECORDED THIS 30th DAY OF April, 2001, A.D., IN PLAT BOOK 7 PAGE 69

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

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR THE DEED OF RECORD AS PROVIDED BY CLIENT.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.89°41'21"W. FOR THE NORTH LINE OF WEST LAKE CITY HILLS AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 93.
3. SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A" AS PER FLOOD INSURANCE RATE MAP, DATED 6 JAN. 1988 COMMUNITY PANEL NO. 120070 0175 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
6. EASEMENTS OF (20') TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND (7.5') SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING 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 EASEMENT.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
8. PRELIMINARY APPROVAL DATE: DECEMBER 21, 2000.
9. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.

NOTICE:

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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.

ENGINEER'S CERTIFICATION:

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

Dale C. Johns — 2/27/01
DALE C. JOHNS, DATE
PROFESSIONAL ENGINEER # 45263
33 HIGHLANDS COURT
LAKE CITY, FLORIDA 32055

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL 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.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND 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.

L. SCOTT BRITT, PSM #5757 — 01/02/01 DATE

CERTIFICATE OF COUNTY SURVEYOR:
KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON ____, REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: Timothy A. DelBene — DATE: 2-28-2001 — REGISTRATION #: 5594
TIMOTHY A. DELBENE

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-10854

FILE NUMBER 617854
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
4-30, 2001 AT 9:20 O'CLOCK AM
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: mcx D.C.

CLERK CIRCUIT COURT
COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS
BOOK 955 PAGE 1553