PLAT BOOK 5 PAGE 73

"RIVER VIEW"

A SUBDIVISION IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 17 EAST COLUMBIA COUNTY, FLORIDA

Sheet 1 of 2

FILE NO. 86-03003
RECORDED
BOOK 5 PAGE 73+73A
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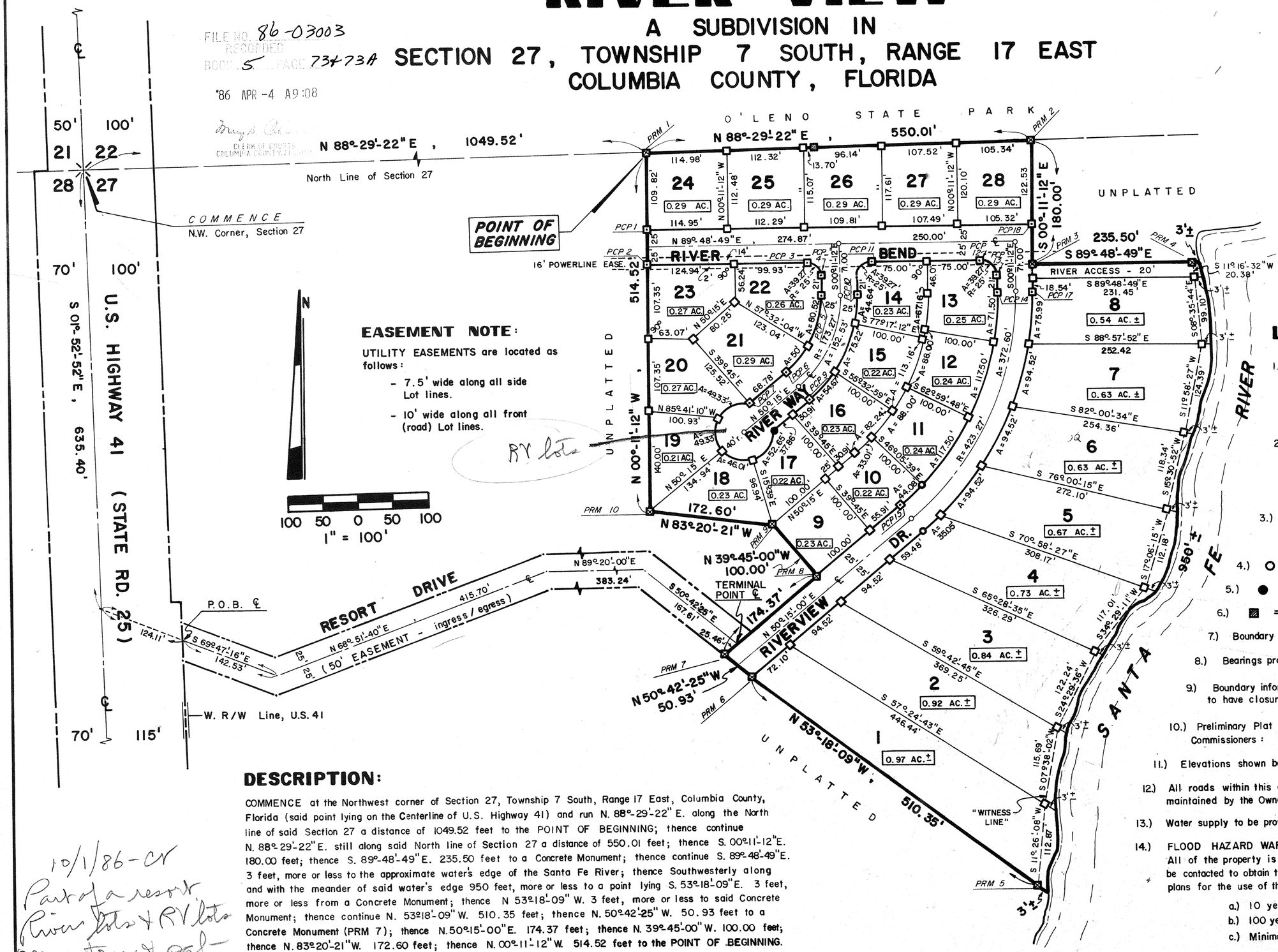
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA



EASEMENT NOTE:

UTILITY EASEMENTS are located as follows:

- 7.5' wide along all side Lot lines.
- 10' wide along all front (road) Lot lines.

HIGH / LOW LOT ELEVATIONS

LOT	HI	LO	LOT	HI	LO
1	43.0	32.8	15	44.1	43.8
2	43.0	32.8	16	43.8	43.8
3	43.0	32.8	17	43.6	43.6
4	42.0	32.8	18	43.1	42.1
5	43.0	32.8	19	42.9	41.7
6	44.0	32.8	20	42.9	41.1
7	42.0	32.8	21	43.3	42.3
8	42.0	32.8	22	43.0	42.3
9	43.4	43.1	23	42.3	40.9
10	43.4	43.4	24	42.1	41.0
11	44.0	43.5	25	42.9	42.1
12	44.3	44.0	26	43.1	42.0
13	44.7	44.1	27	43.4	42.0
14	44.2	43.8	28	44.3	43.0

LEGEND / NOTES:

1.) ⊠ = 4"x 4" Concrete P.R.M. (Permanent Reference Monument) - Brass Cap in top stamped Donald F. Lee & Associates with Surveyor's Reg. No., Date and Monument No..

2.) ⊡ = 4"x 4" Concrete P.C.P. (Permanent Control Point) - Brass Cap in top stamped Donald F. Lee & Associates with Surveyor's Reg. No., Date and Monument No.

3.) □ = 4"x4" Concrete Monument set - Brass Cap in top stamped Donald F. Lee & Associates with Surveyor's Reg. No. and Date.

4.) ○ = Iron pipe set (inaccessible for Monument).

5.) ● = Railroad Spike set in tree root.

6.) ▨ = 4"x 4" Concrete Monument found in place.

7.) Boundary based on Client Instruction and Monumentation found.

8.) Bearings projected from F.D.O.T. R/W Maps of U.S. 41.

9.) Boundary information shown hereon has been computed and is found to have closure precision of 1 foot in 340,000 feet.

10.) Preliminary Plat approved by Columbia County Board of County Commissioners : 1 / 16 / 1986

11.) Elevations shown based on U.S.C. & G.S. Datum.

12.) All roads within this development are privately owned and will be maintained by the Owner.

13.) Water supply to be provided by Developer.

14.) FLOOD HAZARD WARNING:
All of the property is subject to flooding. The local Building Officials should be contacted to obtain the latest restrictions on development before making plans for the use of this property.

a.) 10 year flood elevation: 41.0
b.) 100 year flood elevation : 46.5
c.) Minimum floor elevation : 47.5

DESCRIPTION:

COMMENCE at the Northwest corner of Section 27, Township 7 South, Range 17 East, Columbia County, Florida (said point lying on the Centerline of U.S. Highway 41) and run N. 88°-29'-22" E. along the North line of said Section 27 a distance of 1049.52 feet to the POINT OF BEGINNING; thence continue N. 88°-29'-22" E. still along said North line of Section 27 a distance of 550.01 feet; thence S. 00°-11'-12" E. 180.00 feet; thence S. 89°-48'-49" E. 235.50 feet to a Concrete Monument; thence continue S. 89°-48'-49" E. 3 feet, more or less to the approximate water's edge of the Santa Fe River; thence Southwesterly along and with the meander of said water's edge 950 feet, more or less to a point lying S. 53°-18'-09" E. 3 feet, more or less from a Concrete Monument; thence N 53°18'-09" W. 3 feet, more or less to said Concrete Monument; thence continue N. 53°18'-09" W. 510.35 feet; thence N. 50°42'-25" W. 50.93 feet to a Concrete Monument (PRM 7); thence N. 50°-15'-00" E. 174.37 feet; thence N. 39°-45'-00" W. 100.00 feet; thence N. 83°20'-21" W. 172.60 feet; thence N. 00°-11'-12" W. 514.52 feet to the POINT OF BEGINNING. Containing 13.16 acres, more or less.

TOGETHER WITH a 50 foot Easement for Ingress and Egress lying 25 feet each side of the following described Centerline :

COMMENCE at the Northwest corner of said Section 27 and run S. 01°-52'-52" E. along the West line of said Section 27 (being also the Centerline of U.S. Highway 41) a distance of 635.40 feet; thence S. 69°-47'-16" E. 124.11 feet to the POINT OF BEGINNING of Centerline; thence continue S. 69°-47'-16" E. 142.53 feet; thence N. 68°51'-40" E. 415.70 feet; thence N. 89°-20'-00" E. 383.24 feet; thence S. 50°42'-25" E. 167.61 feet to the TERMINAL POINT of said Centerline, said point being N. 50°15'-00" E. 25.46 feet from aforementioned Concrete Monument (PRM 7).

10/1/86-CR
Part of a resort
River lots & RV lots
Many trees & pal-
mettos.
Central Water
system.

SURVEYOR'S 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 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 Registered Certicate No. 3628

DATE: 3 / 12 / 1986

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Sheet 2 of 2

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"RIVER VIEW"

A SUBDIVISION IN
SECTION 27, TOWNSHIP 7 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

FILE NO. _____
RECORDED
BOOK _____ PAGE _____

'86 APR -4 A9:07

Danny B. Crews
CLERK CIRCUIT COURT

APPROVAL COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

SIGNED: Kenneth A. Witt, Chairman

ATTEST: Danny B. Crews, Clerk

DATE: 3 / 20 / 86.

CERTIFICATE OF CLERK

THIS PLAT having been approved by the Columbia County board of County Commissioners, is accepted for files and recorded this 4th day April, 1986 A.D. in Plat book 5, Page 73-73A.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that William B. Scheel, as owner and Merchants & Southern Bank, Tom Milleni, President, as Mortgagee have caused the lands shown hereon to be Surveyed, Subdivided and Platted, to be known as "RIVER VIEW", and that all roads and other Rights-of-Way and all easements for utilities and other purposes as shown and depicted hereon are hereby dedicated to the private use of "RIVER VIEW" land owners for proper uses and purposes as thereon stated.

OWNER: _____ DATE: 3 / 10 / 86. _____ witness
William B. Scheel

MORTGAGEE: T. G. Milleni DATE: 3 / 12 / 86. _____ witness
Tom Milleni, President
Merchants & Southern Bank

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this 10 day of March, 1986 A.D. before me personally appeared William B. Scheel, as owner and Tom Milleni, President of Merchants & Southern Bank, as mortgagee, to me known to be the individuals described in and who executed the foregoing Dedication, and they acknowledge execution thereof with their seals duly affixed hereto.

WITNESS my hand and seal, State of Florida, this 10 day of March, 1986 A.D.

My Commission Expires: 10 / 20 / 89 SIGNED: _____
Notary Public,
State of Florida

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: Ansley D. Page DATE: Mar. / 20 / 1986
County Attorney