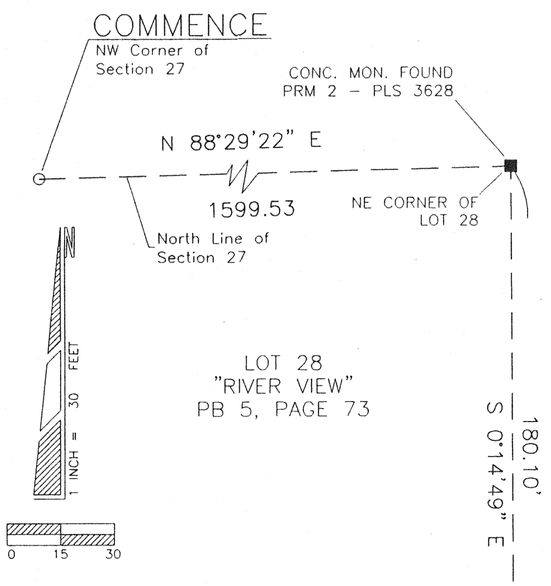
RIVER VIEW, LOT 8, REPLAT

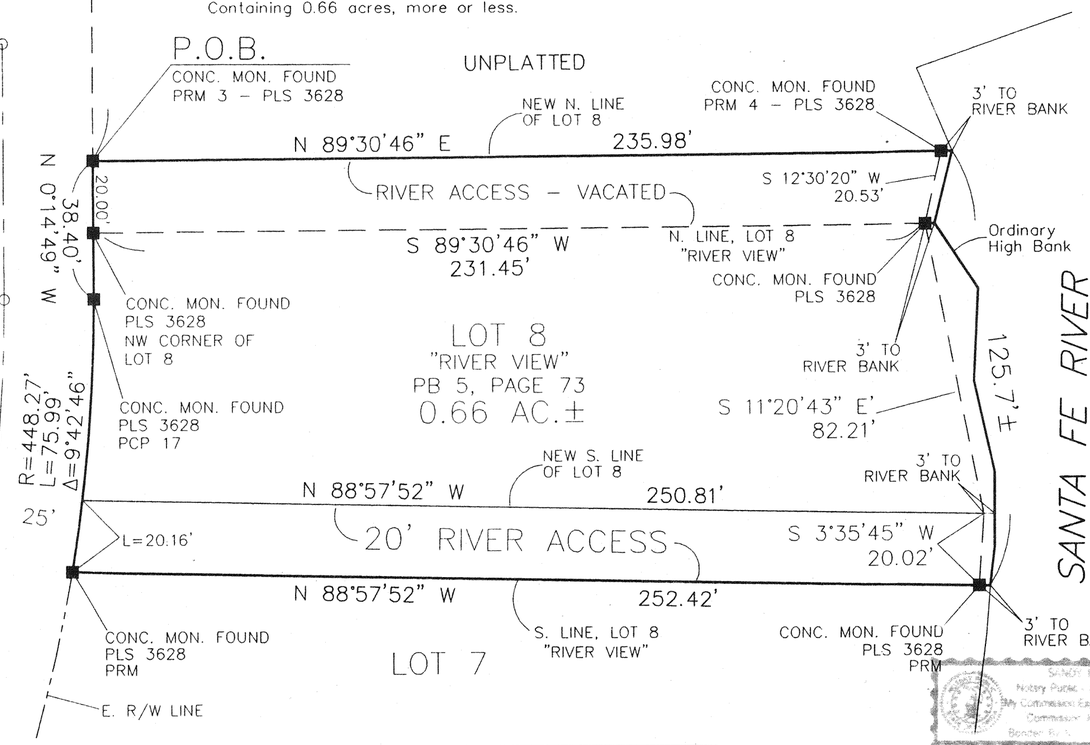
IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



DESCRIPTION:

Lot 8, River View, a subdivision recorded in Plat Book 5, Page 73 of the Public Records of Columbia County, Florida AND ALSO a strip of land (River Access) being 20 feet wide lying North of said Lot 8.

Said lands being more particularly described as follows: Commence at the Northwest corner of Section 27, Township 7 South, Range 17 East, Columbia County, Florida and run North 88°29'22" East along the North line of Section 27 a distance of 1599.53 feet to the Northeast corner of Lot 28 of River View, a subdivision recorded in Plat Book 5, Page 73 of the Public Records of Columbia County, Florida; thence South 00°14'49" East along the East line of said Lot 28 and the Southerly extension of said East line a distance of 180.10 feet to the POINT OF BEGINNING; thence North 89°30'46" East a distance of 235.98 feet to a concrete monument (PRM 4); thence continue North 89°30'46" East a distance of 3 feet, more or less, to the ordinary high bank of the Santa Fe River; thence Southerly along said ordinary high bank of the Santa Fe River a distance of 125.7 feet, more or less, to a point on the South line of said Lot 8; thence North 88°57'52" West along said South line of Lot 8 a distance of 3 feet, more or less, to a concrete monument stamped PLS 3628; thence continue North 88°57'52" West still along the South line of Lot 8 a distance of 252.42 feet to a point on the Easterly Right-of-Way line of SE Riverview Circle, said point being a point on a curve concave to the West having a radius of 448.27 feet and a central angle of 09°42'46"; thence Northerly along the arc of said curve, being also said Right-of-Way line, a distance of 75.99 feet to the point of tangency of said curve; thence North 00°14'49" West along said Easterly Right-of-Way line of SE Riverview Circle a distance of 38.40 feet to the POINT OF BEGINNING. Containing 0.66 acres, more or less.



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 utility easements shown on this Plat shall constitute easements for the construction, installation, maintenance, and operation of electricity, telephone, CATV, and other public utilities which may serve the lands encompassed by this Plat.

LEGEND & NOTES

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

2.) Boundary based on client instruction and prior survey and subdivision by this Company..

3.) Bearings projected from South line of Lot 8.

4.) Interior improvements or underground encroachments, if present, were not located with this survey.

5.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.

6.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "AE", which according to said maps is inside of the 1% annual chance flood plain (f.k.a. 100 year flood plain) (ref: Map No. 12023C0551C). No base flood elevation (BFE) is shown on said FIRM maps.

7.) Preliminary approval: not applicable

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Michael P. Gianikis and Erin F. Gianikas, as owners, have cause the lands hereon described to be surveyed, subdivided and platted, to be known as RIVER VIEW, LOT 8, REPLAT, and that the River Access parcel as shown and depicted hereon is hereby dedicated to the use of owners of lots in River View subdivision.

Signed, sealed and delivered in presence of:

Michael P. Gianikas
Owner

Witness

Witness

Erin F. Gianikas
Owner

Witness

Witness

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

The foregoing dedication was acknowledged before me this 9 day of July 2009 by Michael P. Gianikas, 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 STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

The foregoing dedication was acknowledged before me this 9 day of July 2009 by Erin F. Gianikas, 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

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 25 day of September 2009 in Plat Book 9, Page 88

SIGNED: _____
Clerk of Circuit Court

COMMISSION APPROVAL

SIGNED: _____
Chairman

DATE: 9/25/2009

ATTEST: _____
Clerk

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

DEVELOPER
Michael Gianikas
P.O. Box 2467
Alachua, FL 32616

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: August 28, 2009
County Attorney, Columbia County

LEGEND
CONC=CONCRETE
MON=MONUMENT
PLS=PROFESSIONAL LAND SURVEYOR
PRM=PERMANENT REFERENCE MONUMENT
R/W=RIGHT-OF-WAY
℄ =CENTER LINE
R=RADIUS OF CURVE
L=LENGTH OF CURVE
Δ=DELTA OF CURVE
LB=LICENSED BUSINESS
P.O.B.=POINT OF BEGINNING
PB=PLAT BOOK

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: 7/9/2009

SEAL

SHEET 1 OF 1 PLAT DATE: 07/06/2009

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 1161 PAGE 935

FILE NUMBER 2009120497
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
9/25, 2009 AT 12:12 O'CLOCK P M
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

CIRCUIT COURT COLUMBIA COUNTY FLORIDA