FILE NUMBER 91-17340
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
12-27 1991 AT 8:36 O'CLOCK A M
RECORD VERIFIED
DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Muriel Rees D.C.

OFFICIAL RECORDS BOOK 654 PAGE 1482

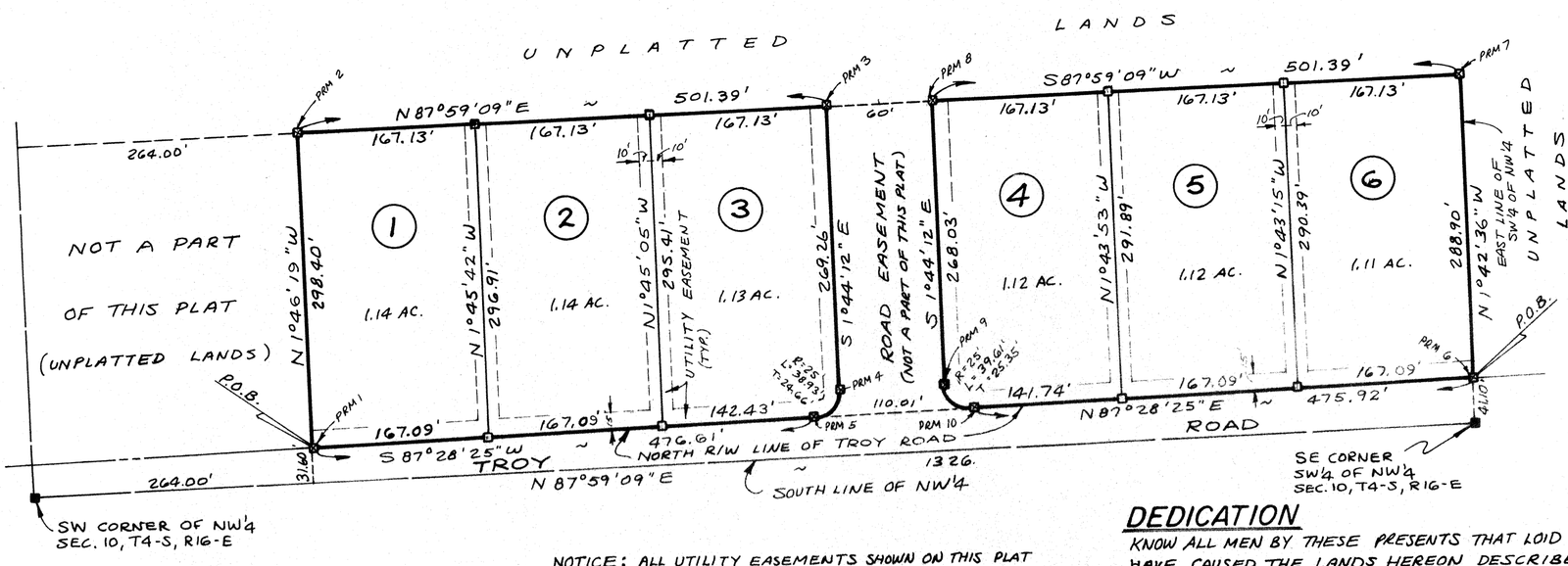
PREPARED BY
W. C. HALE & ASSOC., INC.
925 E. BAYA AVE.
LAKE CITY, FLORIDA
PHONE: (904) 752-5640

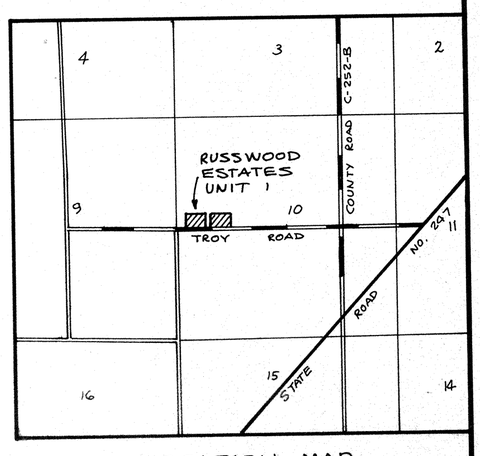
# RUSSWOOD ESTATES, UNIT I

IN

THE SW1/4 OF NW1/4, SECTION 10, T4-S, R16-E
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6
PAGE 20




LOCATION MAP

N

GRAPHIC SCALE
100 50 0 100 200
1" = 100'

## LEGEND

- ■ 4"x4" CONC. MON. FOUND
- □ 4"x4" CONC. MON. SET
- ⊠ PERMANENT REFERENCE MONUMENT (PRM). 4"x4" CONC. MON. SET

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## NOTES

1. PRELIMINARY PLAT APPROVED MARCH 20, 1986.
2. 1-YEAR EXTENSIONS GRANTED FEBRUARY 5, 1987 AND FEBRUARY 11, 1988.
3. BOUNDARY CALCULATED FOR PERFECT CLOSURE PRECISION.
4. BEARINGS PROJECTED FROM SURVEY OF SECTION 10 BY B.R. WATTLES (RLS 1445).
5. NO PORTION OF THE SUBDIVISION LIES IN A FLOOD PRONE AREA.
6. TOTAL ACREAGE IS 6.76 ACRES.

## DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE NW1/4, SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 87°59'09"E ALONG THE SOUTH LINE OF SAID NW1/4, 264.00 FEET, THENCE N 1°46'19"W, 31.60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TROY ROAD AND TO THE POINT OF BEGINNING, THENCE CONTINUE N 1°46'19"W, 298.40 FEET, THENCE N 87°59'09"E, 501.39 FEET, THENCE S 1°44'12"E, 269.26 FEET TO A POINT OF CURVE, THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 89°12'36", AN ARC DISTANCE OF 38.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TROY ROAD, THENCE S87°28'25"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 476.61 FEET TO THE POINT OF BEGINNING.

ALSO, COMMENCE AT THE SOUTHEAST CORNER OF THE SW1/4 OF NW1/4, SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 1°42'36"W ALONG THE EAST LINE OF SAID SW1/4 OF NW1/4, 41.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TROY ROAD AND TO THE POINT OF BEGINNING, THENCE CONTINUE N 1°42'36"W ALONG SAID EAST LINE, 288.90 FEET, THENCE S87°59'09"W, 501.39 FEET, THENCE S 1°44'12"E, 268.03 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°47'24", AN ARC DISTANCE OF 39.61 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TROY ROAD, THENCE N87°28'25"E ALONG SAID NORTH RIGHT-OF-WAY LINE, 475.92 FEET TO THE POINT OF BEGINNING.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LOID R. BAILEY AND DOROTHY H. BAILEY HIS WIFE, AS OWNERS, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "RUSSWOOD ESTATES, UNIT I" AND THAT ALL ROADS, STREETS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

OWNERS: Loid R. Bailey (LOID R. BAILEY) RO VanderVoren (WITNESS) Dorothy H. Bailey (DOROTHY H. BAILEY) Bonita C. Fl (WITNESS)

## ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 10TH DAY OF March, A.D. 1989, BEFORE ME PERSONALLY APPEARED LOID R. BAILEY AND HIS WIFE, DOROTHY H. BAILEY, AS OWNERS, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE THE EXECUTION THEREOF FOR THE PURPOSES THEREIN EXPRESSED TO BE THEIR FREE ACT AND DEED WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES _____

Louise A. Murphy
NOTARY PUBLIC, STATE OF FLORIDA

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL OF THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE March 8, 1989 SIGNED W. C. Hale
W.C. HALE, LAND SURVEYOR (RLS 1519)

## COUNTY ATTORNEYS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE February 28, 1991 SIGNED Marlin Feagle
COUNTY ATTORNEY

## APPROVAL OF COLUMBIA COUNTY COMMISSIONERS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA THIS 16TH DAY OF March, A.D. 1989.

CHAIRMAN

## CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 27 DAY OF December, A.D. 1991 IN PLAT BOOK 254, PAGE 1482.

CLERK OF CIRCUIT COURT DeWitt Cason