"RUSSWOOD ESTATES, UNIT 4"

A SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9 PAGE 2
SHEET 1 OF 2.

OFFICIAL RECORDS BOOK ____ PAGE ____
1106/2614

FILE NUMBER 2007000300
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
1/4 2007 AT 8:25 O'CLOCK P M
RECORDED VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Shawn Hughes D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

DEVELOPER / OWNER:
LOID RUSSELL BAILEY, SR. AND DOROTHY H. BAILEY
2016 SW SISTERS WELCOME ROAD
LAKE CITY, FL. 32025
(386) 752-2401

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 15 DAY OF December 2006 A.D., BEFORE ME PERSONALLY APPEARED LOID RUSSELL BAILEY, SR., AND HIS WIFE, DOROTHY H. BAILEY, AS OWNERS, TO ME KNOWN TO BE THE PERSONS 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.

Connie F. Scott
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: CONNIE F. SCOTT MY COMMISSION # DD 559203 EXPIRES: June 1, 2010 Bonded Thru Notary Public Underwriters

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS OF THE NW 1/4 OF SECTION 10 BY THIS OFFICE AND OTHERS.
2. BEARINGS BASED ON PLAT OF RECORD OF "RUSSWOOD ESTATES, UNIT 2" USING MONUMENTS FOUND ON THE NORTH LINE OF SAID SUBDIVISION.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JANUARY 1988, COMMUNITY PANEL NO. 120070 0175 B.
4. CONTOUR LINES TAKEN FROM FIELD ELEVATIONS TAKEN BY THIS OFFICE. ELEVATIONS ARE BASED ON NGVD 29 DATUM.
5. UTILITY EASEMENTS ARE AS SHOWN ON PLAT.
6. MINIMUM LOT SIZE TO BE 0.50 ACRES.
7. WATER SOURCE TO BE INDIVIDUAL WELLS.
8. WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
9. LAND IS PRIMARILY GRASSLAND WITH SCATTERED HARDWOODS AND PINES.
10. CLOSURE OF FIELD SURVEY IS 1/74,206.
11. ZONING RSF-2.
12. PRELIMINARY PLAN APPROVED DECEMBER 16, 2004.

15' WIDE PUBLIC UTILITY EASEMENTS ARE ALONG THE LOT SIDE OF ALL RIGHT-OF-WAY LINES THAT ABUTT LOTS.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 7th DAY OF December, 2006 A.D.

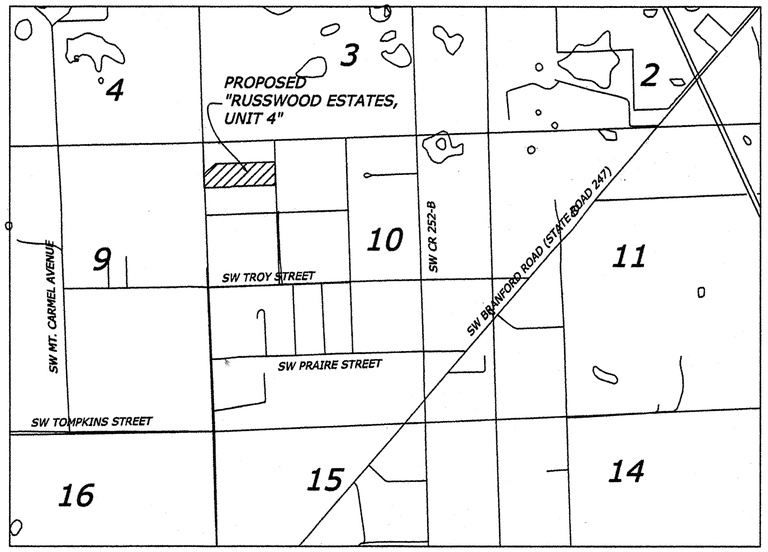
CHAIRMAN

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE POINTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED 12 DECEMBER 2006, A.D.

Mark D. Duren

MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLORIDA 32025
(386) 758-9831



LOCATION SKETCH SCALE 1" = 2000'

LOCATION MAP
FROM 7.5 MINUTE SERIES QUADRANGLE MAP.
SCALE 1" = 2000'

DESCRIPTION:
PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NE CORNER OF LOT 14 OF "RUSSWOOD ESTATES, UNIT 3", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGES 93-94 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE S.88°15'32"W., ALONG THE NORTH LINE OF SAID "RUSSWOOD ESTATES, UNIT 3", A DISTANCE OF 796.17 FEET TO THE NW CORNER OF LOT 10 OF SAID "RUSSWOOD ESTATES, UNIT 3"; THENCE S.76°32'11"W., 61.28 FEET TO THE NE CORNER OF LOT 9 OF SAID "RUSSWOOD ESTATES, UNIT 3"; THENCE S.88°15'32"W., 472.24 FEET TO THE NW CORNER OF LOT 7 OF SAID "RUSSWOOD ESTATES, UNIT 3"; THENCE N.01°44'20"W., ALONG THE WEST LINE OF SAID SECTION 10 A DISTANCE OF 248.45 FEET; THENCE N.48° 55'44"E., 294.45 FEET; THENCE N.88°15'32"E., 1101.13 FEET TO THE EAST LINE OF SAID NW 1/4 OF THE NW 1/4 OF SECTION 10; THENCE S.01° 40'28"E., ALONG SAID EAST LINE, 422.62 FEET TO THE POINT OF BEGINNING.
CONTAINS 12.55 ACRES, MORE OR LESS (546508 SQUARE FEET, MORE OR LESS).

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 4 DAY OF January 2007, A.D., IN PLAT BOOK 9 PAGE 2 & 3.

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

CERTIFICATE OF COUNTY SURVEYOR:
THIS IS TO CERTIFY THAT ON THIS 14 DAY OF December 2006, A.D., TIMOTHY A. DELBENE FLORIDA LICENSED SURVEYOR AND MAPPER, REGISTRATION NUMBER, LS 5594 HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, AS AMENDED, FOR THE COUNTY OF COLUMBIA COUNTY, FLORIDA, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

SIGNED: Timothy A. DelBene
TIMOTHY A. DELBENE, PLS
DONALD F. LEE & ASSOC., INC.
PLS# 5594 LB# 7042

ENGINEER'S CERTIFICATION:
I, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE PROPOSED DRAINAGE SYSTEM IS SUFFICIENT WITH RESPECT TO THE REQUIREMENTS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS ADOPTED MARCH 4, 1998 BY ORDINANCE NO. 98-1.

SIGNED Curtis Keen 12/12/06 DATED

CURTIS KEEN
9263 CR 417
LIVE OAK, FLORIDA 32060
386/362-4787
ENG. LIC. EB 3761

"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."

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.

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

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT LOID RUSSELL BAILEY, AND HIS WIFE, DOROTHY H. BAILEY, AS OWNERS, HAVE CAUSED THE LANDS HERON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "RUSSWOOD ESTATES, UNIT 4", AND THAT ALL ROADS, STREETS, RETENTION PONDS AND ALL EASEMENTS FOR UTILITIES, AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTESTS:

WITNESS AS TO OWNER — Connie F. Scott, WITNESS AS TO OWNER — Loid Russell Bailey, LOID RUSSELL BAILEY
WITNESS AS TO OWNER — Eunice P. Herndon, WITNESS AS TO OWNER — Dorothy H. Bailey, DOROTHY H. BAILEY

ACCEPTANCE FOR MAINTENANCE; COUNTY OF COLUMBIA.

"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 $9,000.00 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT."

DATED 12/28/06, AD Hoyle Crowder
PUBLIC WORKS DIRECTOR

COUNTY ATTORNEY 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.

DATED December 15, 2006 AD. Marlin Feagle
COUNTY ATTORNEY

SYMBOL LEGEND

■	CONCRETE MONUMENT FOUND
□	4"X4" CONCRETE MONUMENT SET, LS 4708
●	IRON PIN OR PIPE FOUND
○	5/8" IRON ROD SET, LS 4708
—x—	WIRE FENCE
—E—	ELECTRIC UTILITY LINE (OVERHEAD)
UGE	UNDERGROUND ELECTRIC SERVICE
CTV	CABLE TV LINE (OVERHEAD)
—o—	CHAIN LINK FENCE
—◇—	WOODEN FENCE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
⊗	UTILITY POLE
R/W	RIGHT-OF-WAY
NO ID.	NO IDENTIFICATION
FLA. D.O.T.	FLA. DEPT. OF TRANSPORTATION
℄	CENTERLINE
⊠	4"X4" CONCRETE MONUMENT, PRM, LS 4708.
C.M.	CONCRETE MONUMENT
AC.	ACRES
EL.	ELEVATION
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
I.P.	IRON PIPE
⊙	NAIL AND DISC, LS 4708, CL PCP

PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708

1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386 758-9831 OFFICE
(386) 758-8010 FAX

WO# 04-075

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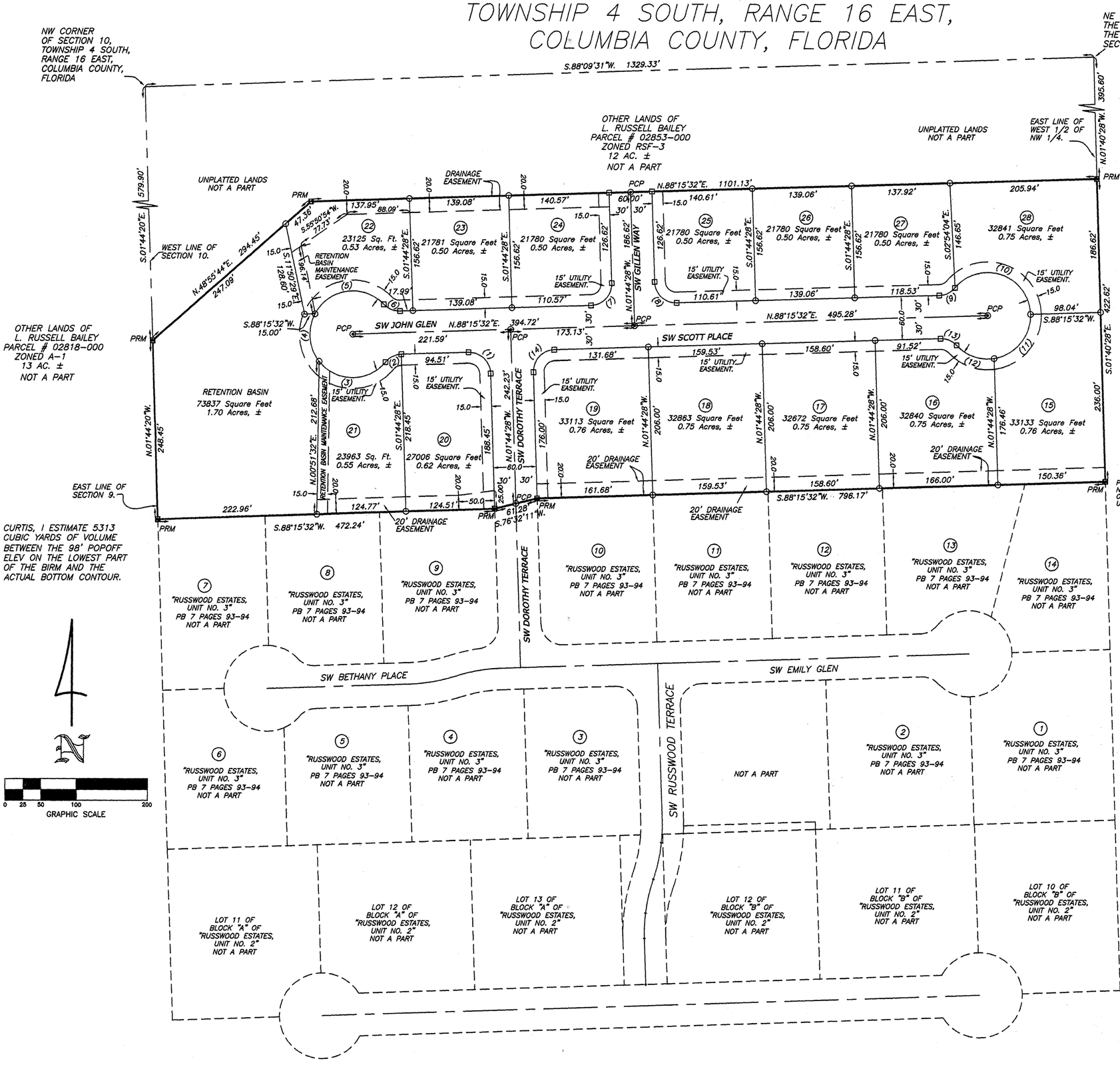
PLAT BOOK 9 PAGE 3
SHEET 2 OF 2.

"RUSSWOOD ESTATES, UNIT 4"

A SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS BOOK 1106 PAGE 2614



SEE SHEET 1 OF 2 FOR DESCRIPTION.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.46°44'28"E.
2	30.00'	48°11'23"	25.23'	13.42'	24.49'	N.64°09'51"E.
3	60.00'	101°19'59"	106.12'	73.22'	92.82'	N.89°15'51"W.
4	60.00'	66°51'24"	70.01'	39.61'	66.11'	N.05°10'10"W.
5	60.00'	108°11'23"	113.30'	82.87'	97.20'	N.82°21'13"E.
6	30.00'	48°11'23"	25.23'	13.42'	24.49'	N.67°38'47"W.
7	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.43°15'32"W.
8	30.00'	90°00'00"	47.12'	30.00'	42.43'	N.46°44'28"W.
9	30.00'	48°11'23"	25.23'	13.42'	24.49'	S.64°09'51"W.
10	60.00'	138°11'23"	144.71'	157.08'	112.10'	S.70°50'09"E.
11	60.00'	82°54'56"	86.83'	53.00'	79.45'	S.39°43'00"W.
12	60.00'	55°16'27"	57.88'	31.42'	55.66'	N.71°11'19"W.
13	30.00'	48°11'23"	25.23'	13.42'	24.49'	S.67°38'47"E.
14	30.00'	90°00'00"	47.12'	30.00'	42.43'	N.43°15'32"E.

CURTIS, I ESTIMATE 5313 CUBIC YARDS OF VOLUME BETWEEN THE 98' POPOFF ELEV ON THE LOWEST PART OF THE BIRM AND THE ACTUAL BOTTOM CONTOUR.

GRAPHIC SCALE
0 25 50 100 200

BUILDING SETBACKS / MINIMUM YARD REQUIREMENTS:
FRONT – 25'
SIDE – 10' FOR EACH SIDE YARD.
REAR – 15'

STREET LIGHTING, IF REQUIRED BY COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS, WILL BE INSTALLED AND CONSTRUCTED BY THE SUBDIVIDER ACCORDING TO THE STANDARDS OF SAID BOARD PURSUIT TO SECTION 5.26.3.6 COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.

SYMBOL LEGEND

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RUSSWOOD ESTATES

UNIT 4
For 2008

PARENT PARCEL – 10-4S-16-02853-000 – 24.61 AC. – 12.55 AC. = 12.06 AC.

HEADER PARCEL – 10-4S-16-02853-400 – A S/D IN PART OF THE NW1/4 OF THE NW1/4 OF SEC. 10-4S-16, CONTAINING 12.55 AC. RECORDED ON 1/4/07 IN PLAT BOOK 9 PAGES 2 & 3.

Lot	**15**	**10-4s-16-02853-415**	**.76 ac.**
Lot	**16**	**10-4s-16-02853-416**	**.75 ac.**
Lot	**17**	**10-4s-16-02853-417**	**.75 ac.**
Lot	**18**	**10-4s-16-02853-418**	**.75 ac.**
Lot	**19**	**10-4s-16-02853-419**	**.76 ac.**
Lot	**20**	**10-4s-16-02853-420**	**.62 ac.**
Lot	**21**	**10-4s-16-02853-421**	**.55 ac.**
Lot	**22**	**10-4s-16-02853-422**	**.53 ac.**
Lot	**23**	**10-4s-16-02853-423**	**.50 ac.**
Lot	**24**	**10-4s-16-02853-424**	**.50 ac.**
Lot	**25**	**10-4s-16-02853-425**	**.50 ac.**
Lot	**26**	**10-4s-16-02853-426**	**.50 ac.**
Lot	**27**	**10-4s-16-02853-427**	**.50 ac.**
Lot	**28**	**10-4s-16-02853-428**	**.75 ac.**

Retention area - 10-4s-16-02853-998 1.70 ac.