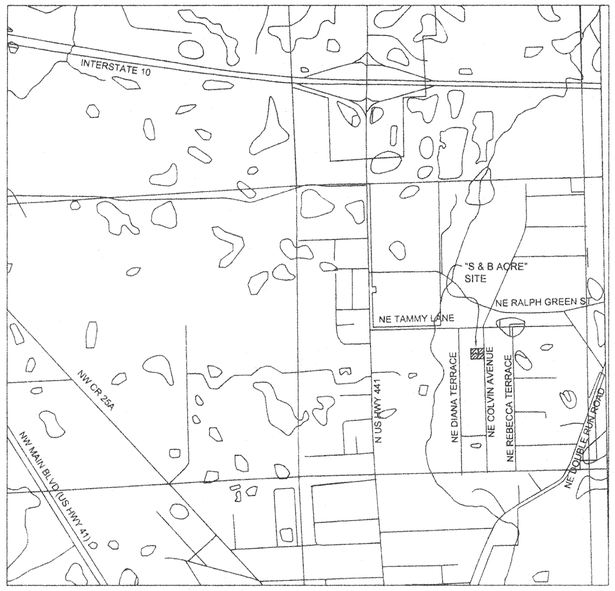
"S & B ACRE"

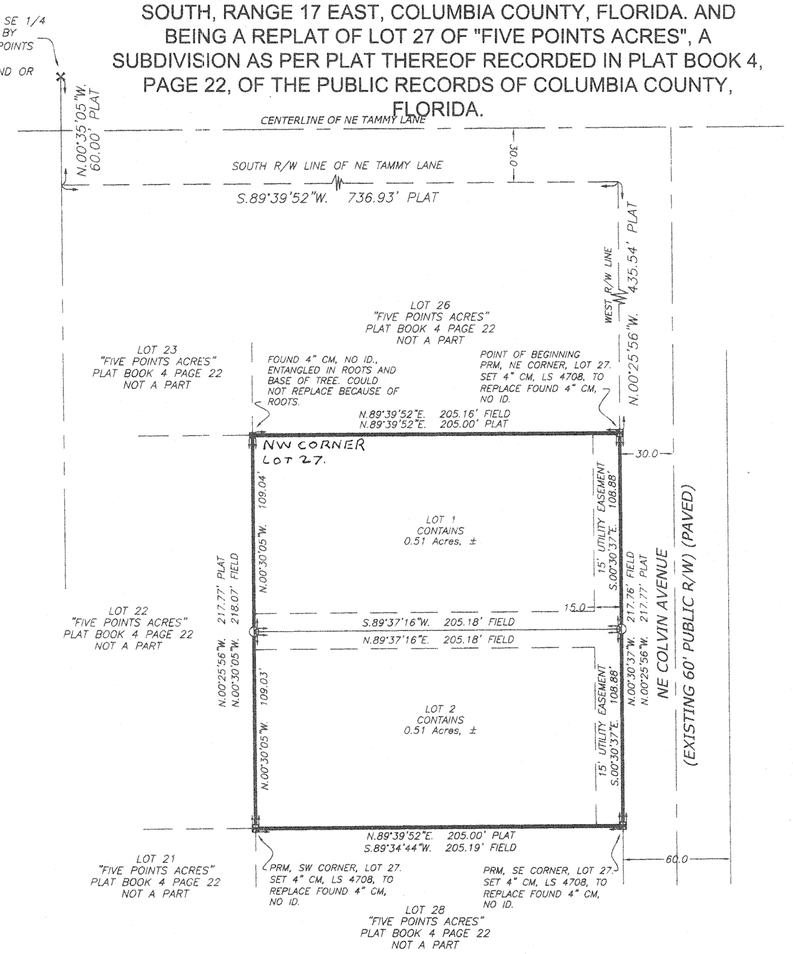
PLAT BOOK 9 PAGE 62

SHEET 1 OF 1.

BEING A PART OF THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. AND BEING A REPLAT OF LOT 27 OF "FIVE POINTS ACRES", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 22, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.



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



SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
2. BEARINGS BASED ON PLAT OF RECORD USING MONUMENTS FOUND ON THE NORTH LINE OF SAID LOT 27.
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 JANUARY 6, 1988. COMMUNITY PANEL NO. 120070 0125 B.
4. THIS CONSTITUTES A MINOR SUBDIVISION AS PER COLUMBIA COUNTY LAND DEVELOPEMENT REGULATIONS.
5. MINIMUM LOT SIZE TO BE 0.50 ACRES, MORE OR LESS.
6. WATER SOURCE TO BE INDIVIDUAL WELLS.
7. WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
8. CLOSURE OF FIELD SURVEY IS 1/37,862.
9. ZONING RSF/MH-2.
10. PROJECT CONTAINS 1.02 ACRES, MORE OR LESS.
11. PRELIMINARY PLAT APPROVAL IS NOT APPLICABLE FOR THIS SUBDIVISION.

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 January 14, 2008 Martin Teagle
COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 3RD DAY OF JAN. 2008 A.D.

Dewey A Weaver
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 10 JANUARY 2008 A.D.

Mark D Duren
MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLORIDA 32025

DATE DRAWN: DECEMBER 5, 2007

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 10th DAY OF January, 2008, A.D., BEFORE ME PERSONALLY APPEARED SALLY ANN DEES, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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.

Gale Tedder
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

GALE TEDDER
MY COMMISSION # DD 332586
EXPIRES: June 28, 2008
Bonded Thru Notary Public Underwriters

MY COMMISSION EXPIRES:_____

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 $ -0- HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT."

DATED 1/22/2008 Hoyle Crowder
PUBLIC WORKS DIRECTOR

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 29th DAY OF January 2008 A.D., IN PLAT BOOK 9 PAGE 62.

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

CERTIFICATE OF COUNTY SURVEYOR:

THIS IS TO CERTIFY THAT ON THIS ___ DAY OF _____, A.D., DONALD F. LEE, A FLORIDA LICENSED SURVEYOR AND MAPPER, REGISTRATION NUMBER, LS 3628, 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:_____

DESCRIPTION:

LOT 27, OF "FIVE POINTS ACRES", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 22, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, DESCRIBED BY METES AND BOUNDS FROM FIELD SURVEY AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT MARKING THE NE CORNER OF LOT 27, OF "FIVE POINTS ACRES", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 22, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THENCE S.00°30'37"E., ALONG THE EAST LINE OF SAID LOT 27, BEING THE SAME AS THE WEST RIGHT-OF-WAY LINE OF NE COLVIN AVENUE, A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY AS PRESENTLY ESTABLISHED, 217.76 FEET TO A CONCRETE MONUMENT MARKING THE SE CORNER OF SAID LOT 27; THENCE S.89°34'44"W., ALONG THE SOUTH LINE OF SAID LOT 27, A DISTANCE OF 205.19 FEET TO A CONCRETE MONUMENT, MARKING THE SW CORNER OF SAID LOT 27; THENCE N.00°30'05"W., ALONG THE WEST LINE OF SAID LOT 27, A DISTANCE OF 218.07 FEET TO A CONCRETE MONUMENT MARKING THE NW CORNER OF SAID LOT 27; THENCE N.89°39'52"E., (BASE OF BEARING FROM SAID PLAT OF "FIVE POINTS ACRES") ALONG THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 205.16 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.02 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT SALLY ANN DEES, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "S & B ACRE", AND THAT ALL EASMENTS FOR UTILITIES AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTESTS:

WITNESS AS TO OWNER — WITNESS AS TO OWNER — Sally Ann Dees
SALLY ANN DEES

"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.

N

0 15 30 60 120
GRAPHIC SCALE
SCALE: 1 INCH = 60 FEET

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
I.R.	IRON ROD
I.P.	IRON PIPE
⊙	NAIL AND DISC, LS 4708, CL PCP
BM	ELEVATION BENCHMARK

"NOTICE

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

MINIMUM FLOOR ELEVATIONS:
SHALL MEET COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS AS AMENDED.

15' WIDE PUBLIC UTILITY EASEMENTS ARE ALONG THE LOT SIDE OF ALL RIGHT-OF-WAY LINES THAT ABUTT LOTS AND 20' WIDE PUBLIC UTILITY EASEMENTS ALONG THE INSIDE OF ALL LOT LINES ABUTTING THE EXTERIOR OF THE SUBDIVISION. THERE IS ALSO A 10' PUBLIC UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES WHICH IN COMBINATION CREATES A 20' WIDE PUBLIC UTILITY EASEMENT.

OWNER / DEVELOPER:
SALLY ANN DEES
1143 NE FRANK JAMES ROAD
WHITE SPRINGS, FL. 32096
386-365-3895

PLAT PREPARED BY
MARK D. DUREN AND ASSOCIATES, INC.
120 NW BURK AVE. STE. 103
LAKE CITY, FLA. 32055
(386 758-9831 OFFICE
(386) 758-8010 FAX

WO# 07-631

SEE DRAWING FILE: 07631_RECORD_PLAT.DWG

OFFICIAL RECORDS BOOK 1141 PAGE 2110

FILE NUMBER 2008120D1785
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
Jan 29 2008 AT 12:11 O'CLOCK P M
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
RECORD VERIFIED
BY: S. Teagle D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA