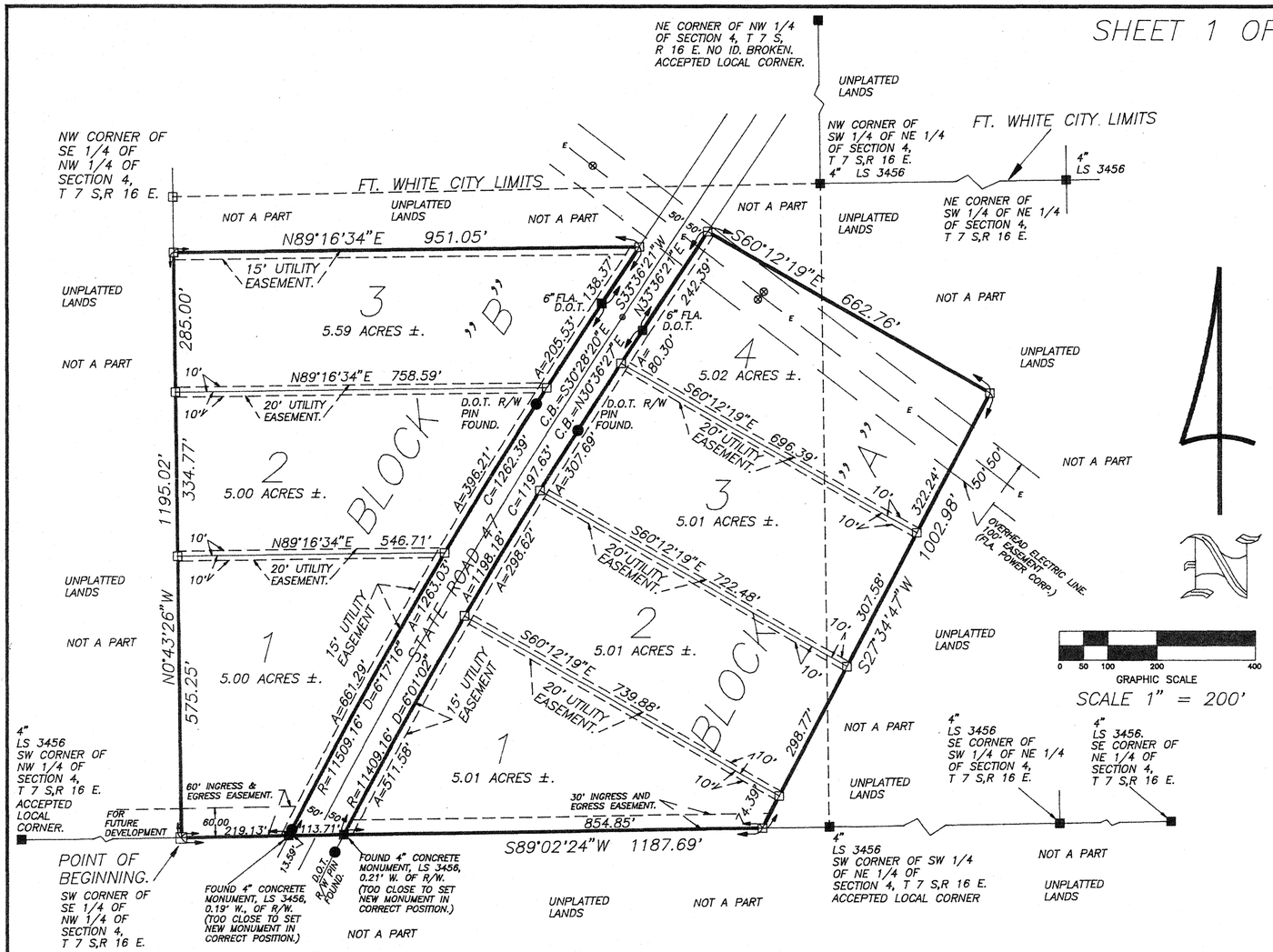
FILE NUMBER 95-12978
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
10-6, 1995 AT 8:57 O'CLOCK A M
REGARD VERNELL
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: M.C. D.C.

OFFICIAL RECORDS BOOK 821 PAGE 1972

SHEET 1 OF 1 PLAT BOOK 6 PAGE 132

SANDY ACRES

IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.



SCALE 1" = 200'

DESCRIPTION :
A PART OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE SOUTHWEST CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 4 AND RUN N.0°43'26"W., ALONG THE WEST LINE THEREOF, 1195.02 FEET; THENCE N.89°16'34"E., 951.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 47; THENCE S33°36'21"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 138.37 FEET TO THE POINT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 11509.16 FEET AND A CENTRAL ANGLE OF 6°17'16"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1263.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 4; THENCE N.89°02'24"E., ALONG THE SOUTH LINE THEREOF, 113.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 47; SAID POINT BEING ON A CURVE WITH A RADIUS OF 11409.16 FEET AND A CENTRAL ANGLE OF 6°01'02"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.30°-36'27"E. AND A DISTANCE OF 1197.63) AN ARC DISTANCE OF 1198.18 FEET; THENCE N.33°36'21"E., 242.39 FEET; THENCE S.60°12'19"E., 662.76 FEET; THENCE S.27°34'47"W., 1002.98 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 4; THENCE S.89°02'24"W., ALONG THE SOUTH LINE THEREOF, 1187.69 FEET TO THE POINT OF BEGINNING.
COLUMBIA COUNTY, FLORIDA.
CONTAINING 35.64 ACRES, MORE OR LESS.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT CENTRAL FLORIDA INVESTORS (A FLORIDA PARTNERSHIP), AS OWNERS, WITH ROBERT P. COSTIN AS MANAGING PARTNER, AND FIRST NATIONAL BANK OF ALACHUA, AS MORTGAGEE, WITH CALVIN JONES AS VICE PRESIDENT, HAVE CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "SANDY ACRES" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSE INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

OWNERS: _____ *WITNESS:* _____
ROBERT P. COSTIN (MANAGING PARTNER)
CENTRAL FLORIDA INVESTORS.
(A FLORIDA PARTNERSHIP).
WITNESS: _____

MORTGAGE _____ *WITNESS:* _____
CALVIN JONES (VICE PRESIDENT)
FIRST NATIONAL BANK OF AL2ACHUA
WITNESS: _____

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF ALACHUA.
I HEREBY CERTIFY THAT ON THIS 21st DAY OF August, 1995, A.D. BEFORE ME PERSONALLY APPEARED ROBERT P. COSTIN, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

PHYLLIS C. THIGPEN
Notary Public-State of Florida
My Commission Expires Dec. 7, 1996
COMM # CC244792

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF ALACHUA.
I HEREBY CERTIFY THAT ON THIS 21st DAY OF August, 1995, A.D. BEFORE ME PERSONALLY APPEARED CALVIN JONES, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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.

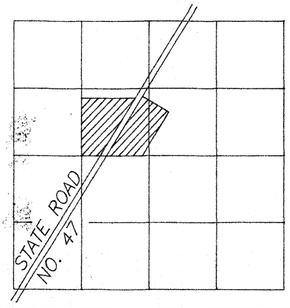
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

PHYLLIS C. THIGPEN
Notary Public-State of Florida
My Commission Expires Dec. 7, 1996
COMM # CC244792

SYMBOL LEGEND

- ⊠ *PERMANENT REFERENCE MONUMENT, 4" X 4" CONCRETE MONUMENT, LS 4708.*
- □ *LOT CORNER SET, CONCRETE MONUMENT, LS 4708.*
- ■ *CONCRETE MONUMENT FOUND.*

LOCATION SKETCH
NOT TO SCALE
SECTION 4, T 7 S,R 16 E.



NOTES:
1. *PRELIMINARY PLAN APPROVED ON 6 JULY 1995.*
2. *CLOSURE IS 1/64,663.*
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 0260B.*
4. *ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE T.V., AND ANY OTHER PUBLIC UTILITY.*
5. *THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.*
6. *BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.*
7. *BEARINGS BASED ON FLORIDA D.O.T. R/W MAPS FOR STATE ROAD NO. 47 USING MONUMENTS FOUND AT STATIONS 1272+44.03 AND 1280+00.*

SYMBOL LEGEND

■	*CONCRETE MONUMENT FOUND*	*CMP*	*CORRUGATED METAL PIPE*
□	*CONCRETE MONUMENT SET, LS 4708*	*RCP*	*REINFORCED CONCRETE PIPE*
●	*IRON PIN OR PIPE FOUND*	*LS*	*LAND SURVEYOR*
○	*5/8" IRON ROD SET, LS 4708*	*LB*	*LICENSED BUSINESS*
—x—	*WIRE FENCE*	*ORB*	*OFFICIAL RECORD BOOK*
—E—	*ELECTRIC UTILITY LINE (OVERHEAD)*	*PRM*	*PERMANENT REFERENCE MONUMENT*
– UGE –	*UNDERGROUND ELECTRIC SERVICE*	*PCP*	*PERMANENT CONTROL POINT*
— CTV —	*CABLE TV LINE (OVERHEAD)*	⊗	*UTILITY POLE*
—o—	*CHAIN LINK FENCE*	*R/W*	*RIGHT-OF-WAY*
—⋄—	*WOODEN FENCE*	*NO ID. -*	*NO IDENTIFICATION*
		FLA. D.O.T.	*FLA. DEPT. OF TRANSPORTATION*

ENGINEERS NOTE:
THERE IS A LOW AREA ON LOT 4 BLOCK "A" AND ON LOT 3 BLOCK "B". DURING WET CONDITIONS AND/OR VERY HEAVY RAINS IT APPEARS POSSIBLE THAT WATER MAY STAND IN THESE AREAS EVEN IF FOR ONLY A SHORT PERIOD OF TIME. ALTHOUGH THEY ARE SHOWN AS BEING OUTSIDE THE 500 YEAR FLOOD ZONE ON THE FEMA MAP; IT APPEARS THAT IT WOULD BE WISE TO AVOID ANY IMPROVEMENTS IN THESE LOW AREAS THAT WOULD BE ADVERSELY AFFECTED BY STANDING WATER.

DATED: Aug 3 *1995, A.D.*
ARTHUR BEDENBAUGH, P.E. NO. 9162

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: 9/6 *1995, A.D.* Marlin Feagle
COUNTY ATTORNEY

CERTIFICATE OF CLERK
THIS PLAT HAVING BEEN APROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORED THIS 6 *DAY OF* Sept *1995, A.D., IN PLAT BOOK* 6 *PAGE* 132.
CLERK OF COURT, COLUMBIA COUNTY, FLA. P. DeWitt Cason

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA
THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 6th *DAY OF* Sept *1995, A.D.*
CHAIRMAN Ludie Phipps

SURVEYORS CERTIFICATATION:

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 3 *AUGUST 1995, A.D. SIGNED:* _____
MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708

MARK D. DUREN, P.S.M.
LS 4708
RT. 18 BOX 555
SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(904) 758-9831 OFFICE
(904) 752-3605 FAX

WO# 77-03-95F