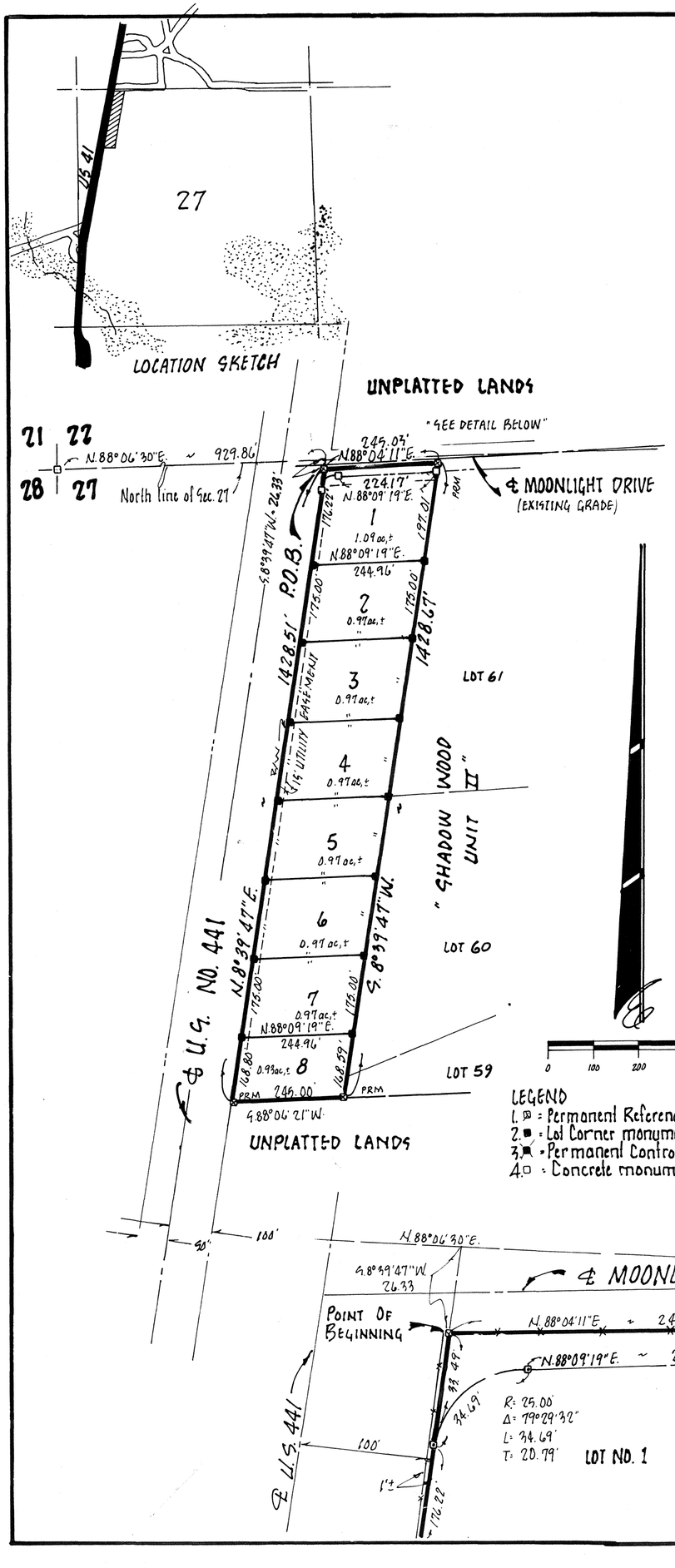
SHADOW WOOD UNIT I

IN

SECTION 27, TOWNSHIP 6 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



DESCRIPTION

COMMENCE at the Northwest Corner of Section 27, Township 6 South, Range 17 East, Columbia County, Florida and run N.88°06'30"E. along the North line of said Section 27, a distance of 929.86 feet to the Easterly right of way line of State Road No. 41; thence S.8°39'47"W. along said Easterly right of way line 26.33 feet to the Southerly Maintained right of way line of a County Grade and the POINT OF BEGINNING; thence N.88°04'11"E., along said Southerly Maintained right of way line 245.03 feet; thence S.8°39'47"W., 1428.67 feet; thence S.88°06'21"W. 245.00 feet to said Easterly right of way line; thence N.8°39'47"E., along said Easterly right of way line, a distance of 1428.51 feet to the POINT OF BEGINNING.
Containing 7.90 acres, more or less.

DEDICATION

Know all men by these presents that Everett W. Rogers, an individual, as owner, and Winter Garden P.C.A., as mortgagee, have caused the land shown herein described to be surveyed, subdivided, and platted to be known as "SHADOW WOOD UNIT I" and that all roads, streets, alleys and other right of way and all 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"

_____, Everett W. Rogers

"MORTGAGEE"

_____, witness _____, witness

BY: _____

_____, witness _____, witness

ACKNOWLEDGEMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA

I hereby certify that on this ____ day of _____ 1989, before me personally appeared Everett W. Rogers, 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 hereunto set my hand and seal on the above date.

My Commission expires, _____. _____, Notary Public, State of Florida, at large.

ACKNOWLEDGEMENT, STATE OF TEXAS, COUNTY OF LA SALLE

I hereby certify that on this 18 day of July 1989, before me personally appeared Jimmy N. Wright representing Winter Garde P.C.A., 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 hereunto set my hand and seal on the above date.

My Commission expires, _____ _____, Notary Public, State of Florida, at large.

SURVEYOR'S CERTIFICATION

I do hereby certify that the survey data shown hereon is a true and correct representation of a survey performed under my supervision of the hereon described property and it meets the minimum technical standards as set forth by the Florida Board of Land Surveyors pursuant to Section 472.027, Florida Statutes and Rule 21 HH6-F.A.C. and that all Permanent Control Points and that all Permanent Reference Monuments have been set.

Date: JUNE 31 1989 Joseph W. Brown, Joseph W. Brown, P.L.S., Fla. Cert. No. 2228

COUNTY ACCEPTANCE FOR MAINTENANCE

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 $_____ has been posted to assure completion of all required improvements and maintenance in case of default.

Date: _____ Jerry L. Brooks County Engineer.

COUNTY ATTORNEY

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.

Date: August 9, 1989 Marlin Feagle, County Attorney

CERTIFICATE OF CLERK

This plat having been approved by the Columbia County Board of County Commissioners is acceptable for files and recorded this 23rd day of Feb in Plat Book 6 Page 23

P. Dewitt Cason, Clerk of Court, Columbia County, Florida.

APPROVAL STATE OF FLORIDA, COUNTY OF COLUMBIA

This plat is hereby approved by the Columbia County Commission, this 17th day of August.

_____, Chairman.

SURVEYOR'S NOTES

1. Preliminary Plan approved 2/20/86.
2. Closure does not exceed 1:10,000
3. Bearings based on Sectional Breakdown by this office.
4. No Flood Zone A is located on this parcel of land as per Flood Hazard Boundary Map dated 1/20/78, Community Panel No. 120070 0010 A.
5. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL CONSTITUTE EASEMENTS FOR THE CONST., INSTALL., MAINT., & OPERATION OF ELECT., TELE., CATV., & PUBLIC UTILITIES WHICH MAY SERVE THE LANDS ENCOMPASSED BY THIS PLAT.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

J. W. BROWN, INC.
LAND SURVEYORS
507 N.W. 60th. ST., SUITE D
GAINESVILLE, FLA. 32605
904-376-3618

90-2/35
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