90-2135
6 24 B

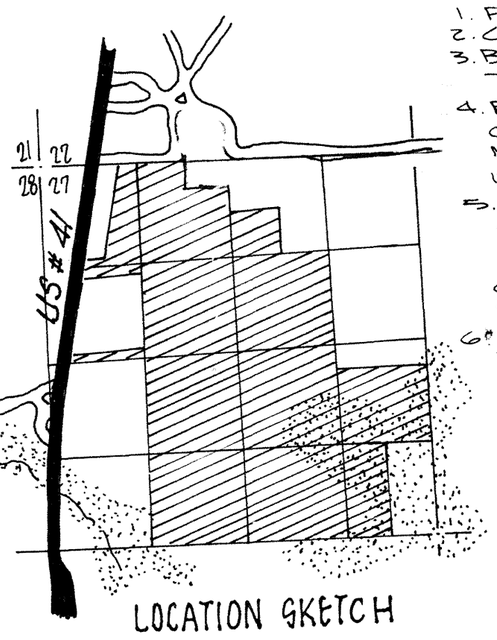
SHADOW WOOD UNIT II

IN

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

SURVEYOR'S NOTES:

1. PRELIMINARY PLAN APPROVED 2-20-89
2. CLOSURE DOES NOT EXCEED 1:10,000
3. BEARINGS BASED ON SECTIONAL BREAKDOWN BY THIS OFFICE
4. FLOOD ZONE A IS LOCATED ON THIS PARCEL OF LAND AS PER FLOOD HAZARD BOUNDARY MAP, DATED 1/20/78, COMMUNITY PANEL NO. 120070 0010A.
5. ALL UTILITY EASEMENT SHOWN ON THIS PLAT SHALL CONSTITUTE EASEMENTS FOR THE CONST., INSTALL., MAINT., & OPERATION OF ELECT., TELE., CATV, & PUBLIC UTILITIES WICH 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.



LOCATION SKETCH
SEC. 22 & 27, T. 6S., R. 17E.

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: 8-24-89 Jerry L. Brooks, County Engineer

COUNTY ATTORNEY

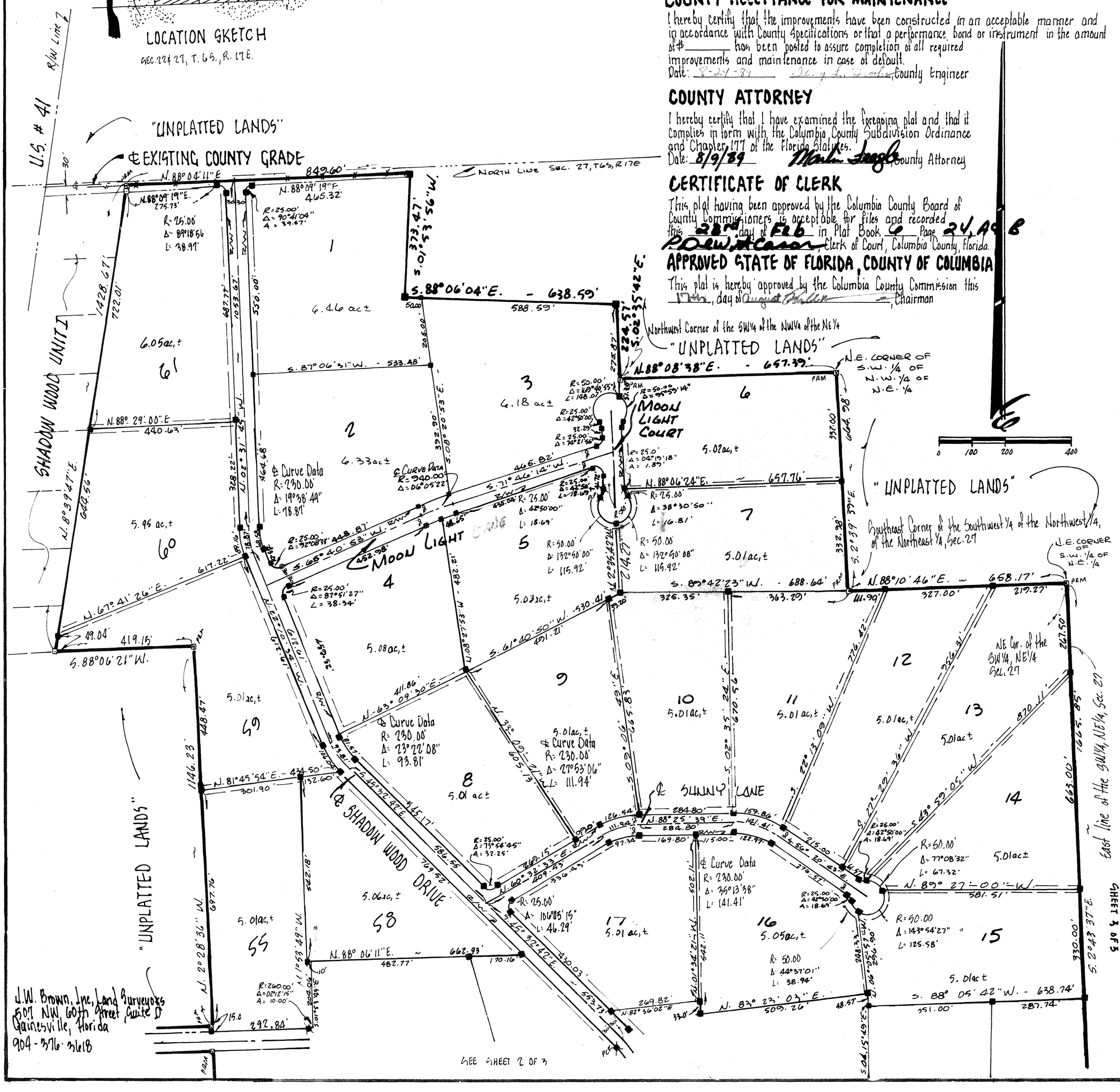
I hereby certify that I have examined the foregoing plat and that it complies in form with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.
Date: 8/9/89 Mark Single, County Attorney

CERTIFICATE OF CLERK

This plat having been approved by the Columbia County Board of County Commissioners is acceptable for files and recorded this 28th day of Feb in Plat Book 6 Page 24, 24A & B
P. DeWitt Cason, Clerk of Court, Columbia County, Florida.

APPROVED STATE OF FLORIDA, COUNTY OF COLUMBIA

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



J.W. Brown, Inc, Land Surveyors
507 NW 60th Street, Suite D
Gainesville, Florida
904-376-3618

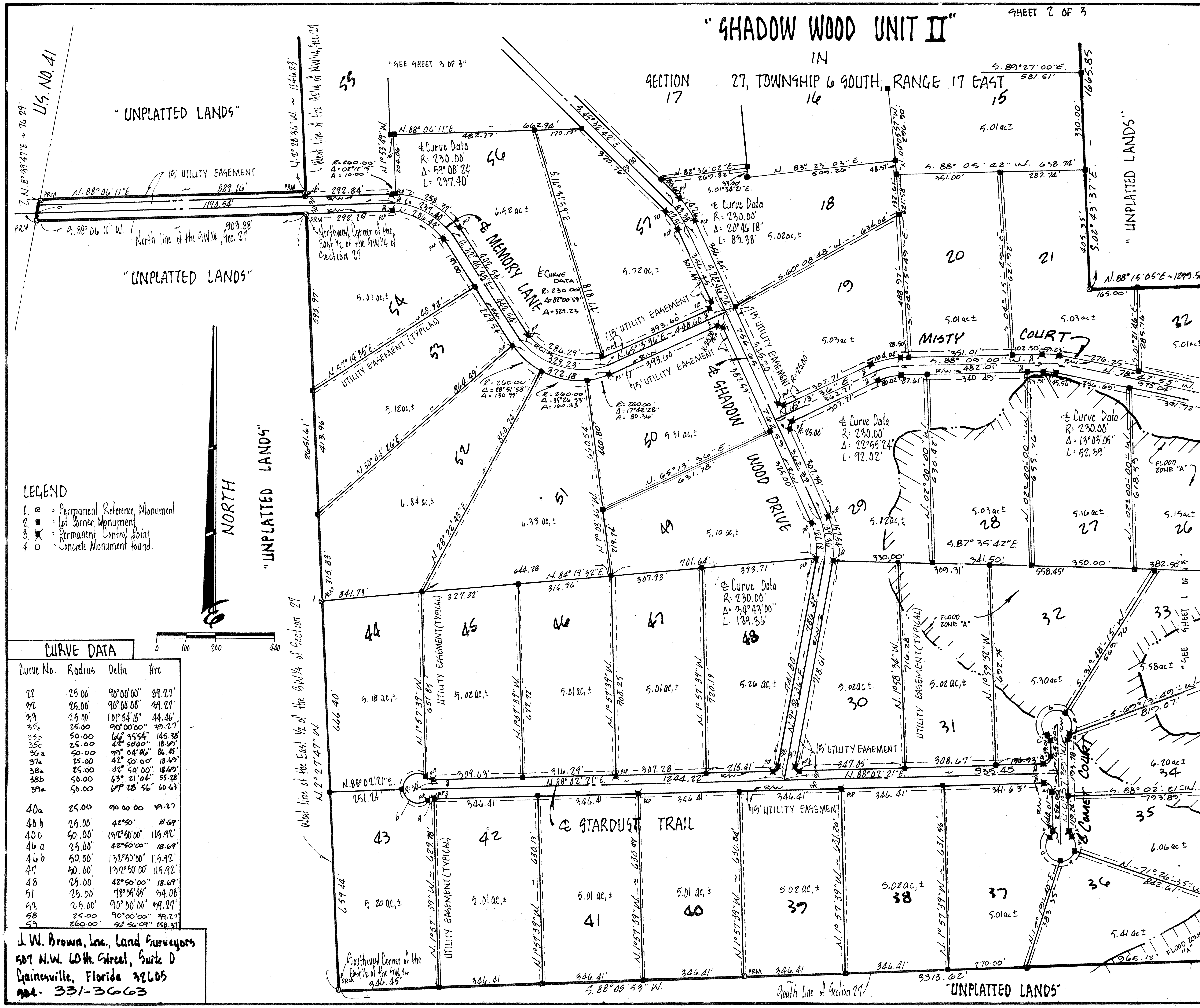
SEE SHEET 2 OF 3

PLAT BOOK 6 PAGE 24B
SHEET 1 OF 3

"SHADOW WOOD UNIT II"

IN

SECTION 27, TOWNSHIP 6 SOUTH, RANGE 17 EAST



LEGEND

1. ⊠ = Permanent Reference Monument
2. ■ = Lot Corner Monument
3. ✖ = Permanent Control Point
4. □ = Concrete Monument found.

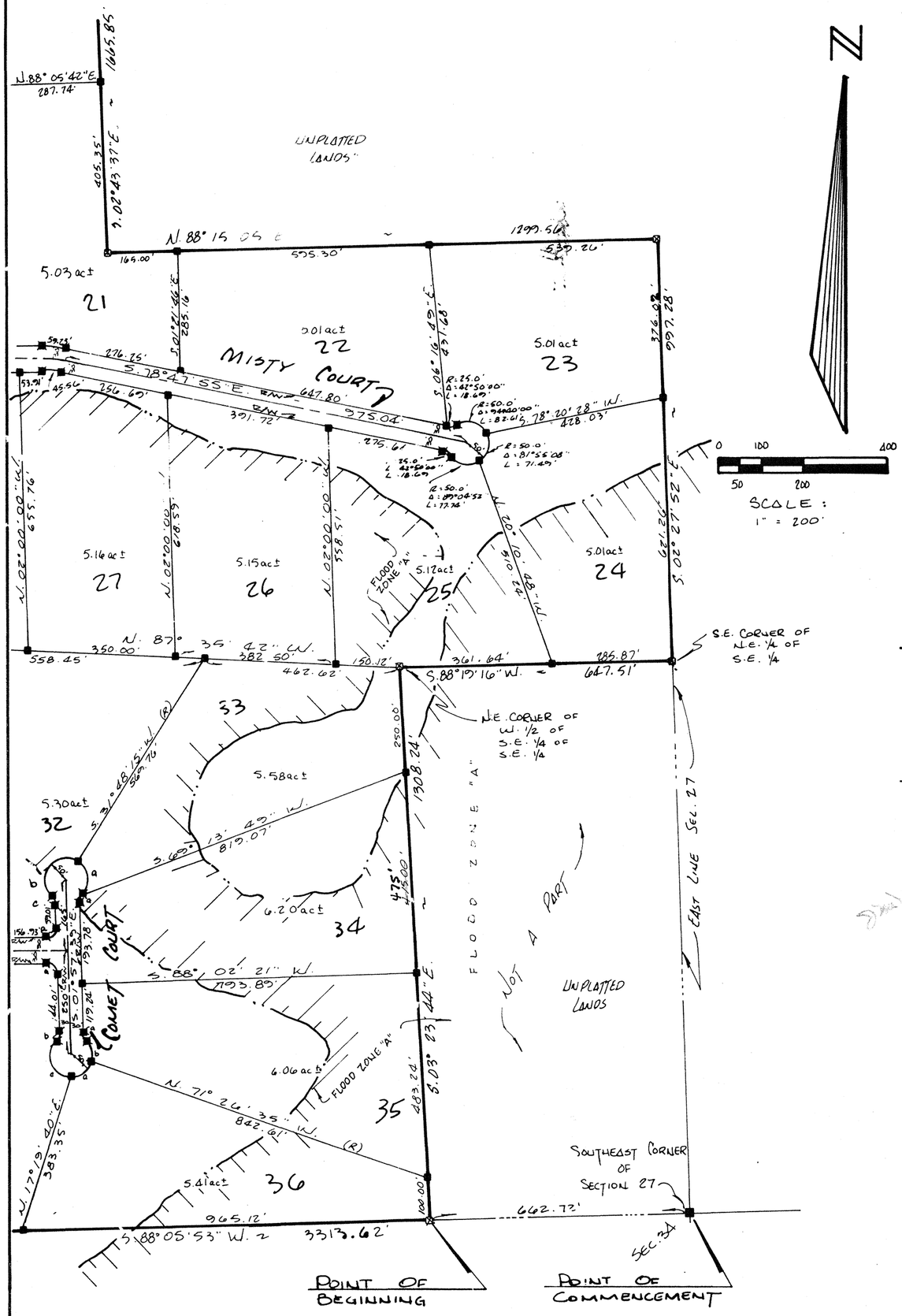
CURVE DATA

Curve No.	Radius	Delta	Arc
22	25.00'	90°00'00"	39.27'
32	25.00'	90°00'00"	39.27'
33	25.00'	101°54'15"	44.46'
35a	25.00	90°00'00"	39.27'
35b	50.00	66°35'54"	145.38'
35c	25.00	42°50'00"	18.69'
36a	50.00	99°04'06"	86.45'
37a	25.00	42°50'00"	18.69'
38a	25.00	42°50'00"	18.69'
38b	50.00	63°21'04"	55.28'
39a	50.00	69°28'56"	60.63'
40a	25.00	90 00 00	39.27
40b	25.00	42°50'	18.69'
40c	50.00'	132°50'00"	115.92'
46a	25.00'	42°50'00"	18.69'
46b	50.00'	132°50'00"	115.92'
47	50.00'	132°50'00"	115.92'
48	25.00'	42°50'00"	18.69'
51	25.00'	78°05'45"	34.08'
53	25.00'	90°00'00"	39.27'
58	25.00	90°00'00"	39.27'
59	260.00	56°56'09"	258.37'

J. W. Brown, Inc., Land Surveyors
507 N.W. 60th Street, Suite D
Gainesville, Florida 32605
904- 331-3663

"SHADOW WOOD UNIT II"

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



LEGAL DESCRIPTION:

Commence at the Southeast corner of Section 27, Township 6 South, Range 17 East, Columbia County, Florida, thence run South 88 deg. 05 min. 53 sec. West along the South line of said section, a distance of 662.72 feet to the Point of Beginning; thence continue along said South section line South 88 deg. 05 min. 53 sec. West, a distance of 3,313.62 feet to the Southwest corner of the East half of the Southwest quarter of said Section 27; thence North 02 deg. 27 min. 47 sec. West, along the West line of said East half a distance of 2,651.61 feet to the Northwest corner of said East half; thence run along the North line of said East half South 88 deg. 06 min. 11 sec. West, a distance of 903.88 feet to the East right-of-way line of U.S. No. 41; thence run along said East right-of-way line North 08 deg. 39 min. 47 sec. East, a distance of 76.29 feet; thence run North 88 deg. 06 min. 11 sec. East, a distance of 889.16 feet to the West line of the Southeast quarter of the Northwest quarter of said section; thence run North 02 deg. 28 min. 36 sec. West, along the West line, a distance of 1,146.23 feet; thence run South 88 deg. 06 min. 21 sec. West, a distance of 419.15 feet to the East line of Shadow Wood Unit I; thence run along said East line North 08 deg. 39 min. 47 sec. East, a distance of 1,428.67 feet to the Southerly maintained right-of-way line of an existing county grade; thence run along said Southerly line North 88 deg. 04 min. 11 sec. East, a distance of 849.60 feet; thence run South 01 deg. 53 min. 56 sec. West, a distance of 373.47 feet; thence run South 88 deg. 06 min. 04 sec. East, a distance of 638.59 feet; thence run South 02 deg. 35 min. 42 sec. East, a distance of 224.57 feet; thence run North 88 deg. 08 min. 38 sec. East, a distance of 657.39 feet to the Northeast corner of the Southwest quarter of the Northwest quarter of said Northeast quarter; thence run South 02 deg. 39 min. 39 sec. East, a distance of 664.98 feet to the Southeast corner of the Southwest quarter of the Northwest quarter of the Northeast quarter; thence run along the North line of said quarter North 88 deg. 10 min. 46 sec. East, a distance of 658.17 feet to the Northeast corner of the Southwest quarter of the Northeast quarter; thence run along the Easterly line of said quarter South 02 deg. 43 min. 37 sec. East, a distance of 1,665.85 feet; thence run North 88 deg. 15 min. 05 sec. East, a distance of 1,299.56 feet to the Easterly line of said Section 27; thence run along said Easterly line of said section South 02 deg. 27 min. 52 sec. East, a distance of 997.28 feet to the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 27; thence run along the South line of said quarter Sout. 88 deg. 19 min. 16 sec. West, a distance of 647.51 feet to the Northeast corner of the West half of the Southeast quarter of the Southeast quarter; thence run along the Easterly line of said quarter South 03 deg. 23 min. 44 sec. East, a distance of 1,308.24 feet to the Point of Beginning. Containing 344.70 acres more or less.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT EVERETT W. ROGERS, AN INDIVIDUAL, AS OWNER AND INTERGARDEN P.C.A., AS MORTGAGEE, HAVE CAUSED THE LANDS SHOWN, HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "SHADOW WOOD UNIT II" AND THAT ALL ROADS, STREETS, ALLEYS, AND OTHER RIGHT OF WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE, AND OTHER PURPOSES INCIDENT THERE TO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

WITNESS WITNESS EVERETT W. ROGERS

ACKNOWLEDGEMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA:

I HEREBY CERTIFY THAT ON THIS 7th DAY OF August, 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 SET MY HAND AND SEAL ON THE ABOVE DATE.

1-27-91 , Lorlita J. Swanson
MY COMMISSION EXPIRES : NOTARY PUBLIC STATE OF FLA., AT LARGE

CONSENT OF MORTGAGEE :

KNOW ALL MEN BY THESE PRESENTS , THAT COASTAL PLAINS C.P.A., COTULLA TEXAS, HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK ____, PAGE NO. ____, OF THE PUBLIC RECORDS OF COTULLA COUNTY, TEXAS, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION AS SHOWN HEREON.

WITNESS WITNESS PRES. OF COASTAL PLAINS C.P.A. (MORTGAGEE)

ACKNOWLEDGEMENT, STATE OF TEXAS, COUNTY OF COTULLA :

I HEREBY CERTIFY THAT ON THIS 18 DAY OF July 1989, BEFORE ME PERSONALLY APPEARED _____ AUTHORIZED SIGNEE FOR COASTAL PLAINS C.P.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 SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES: NOTARY PUBLIC, ST. OF TEXAS, AT LARGE

CERTIFICATE OF SURVEYOR:

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 HH-F.A.C. AND THAT ALL PERMANENT CONTROL POINTS AND ALL PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

JUNE 9 1989 Joseph W. Brown
DATE JOSEPH W. BROWN, P.L.S. REG. LAND SURVEYOR, FLA. CERT. NO. 2228

90-3134
6 #24