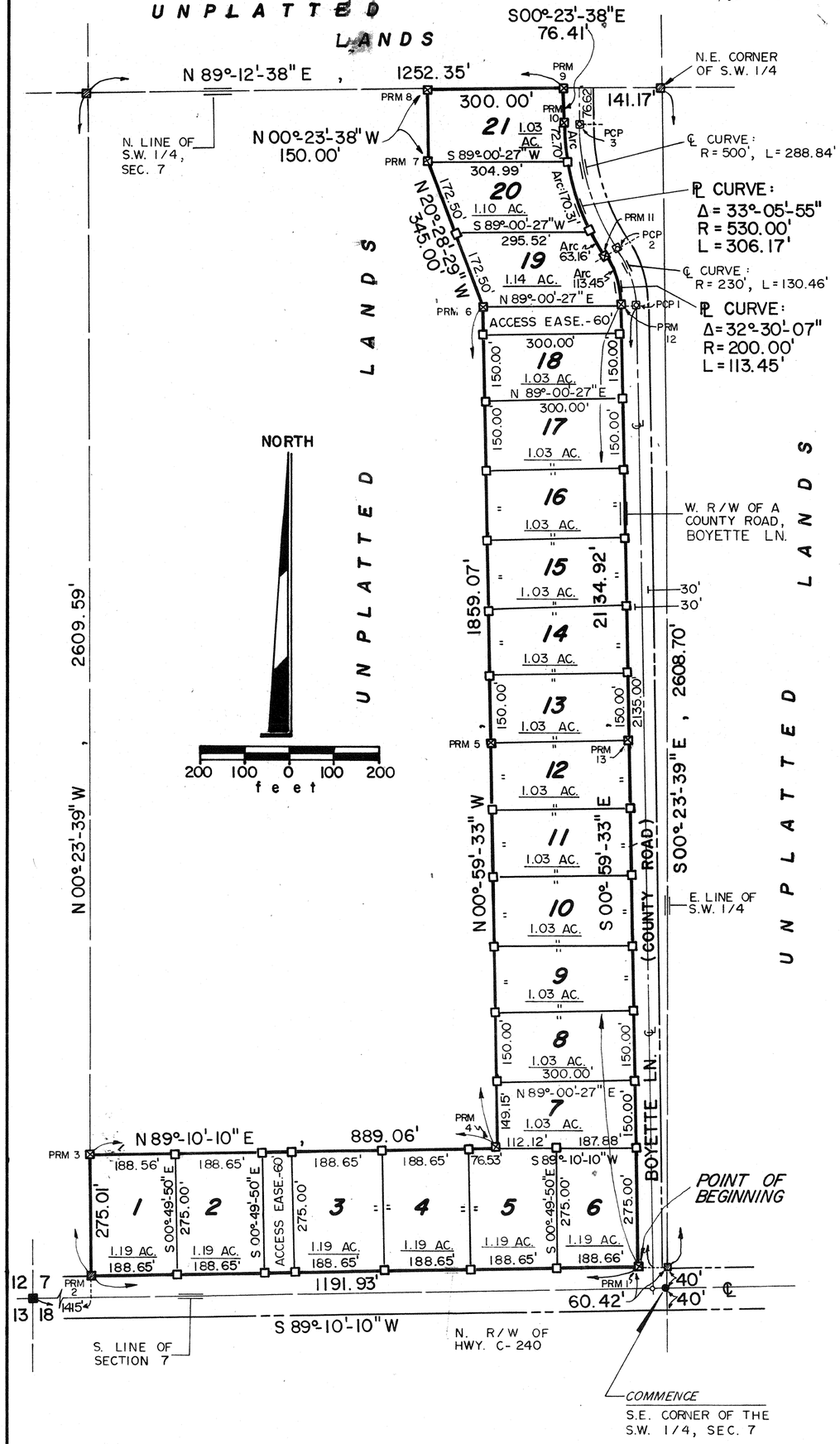
RE 03487-002

(145)

SOUTH COLUMBIA ACRES

PART OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA



DESCRIPTION

COMMENCE at the Southeast Corner of the Southwest 1/4 of Section 7, Township 5 South, Range 16 East, Columbia County, Florida and run N.00°23'39"W., along the East Line of Said Southwest 1/4 a distance of 40.00 feet to a point on the Northerly Right-of-Way line of Highway C-240; thence S.89°10'10"W., along Said Northerly Right-of-Way Line 60.42 feet to a point on the Westerly Right-of-Way Line of a County Road and the POINT OF BEGINNING; thence continue S.89°10'10"W., still along Said Northerly Right-of-Way Line of Highway C-240, a distance of 1191.93 feet; thence N.00°23'39"W., 275.01 feet; thence N.89°10'10"E., 889.06 feet; thence N.00°59'33"W., 1859.07 feet; thence N.20°28'29"W., 345.00 feet; thence N.00°23'38"W., 150.00 feet to a point on the North Line of Said Southwest 1/4 of Section 7; thence N.89°12'38"E., along Said North Line, 300.00 feet to a point on the Westerly Right-of-Way Line of Said County Road; thence S.00°23'38"E., along Said Westerly Right-of-Way Line, 76.41 feet to the Point of Curve of a curve concave to the Northeast having a Radius of 530.00 feet and a Central Angle of 33°05'55", Said curve also having a Chord Bearing of S.16°56'36"E. and a Chord Distance of 301.93 feet; thence, Southerly, along the arc of Said curve (also Said Westerly Right-of-Way Line), 306.17 feet to the Point of Compound Curve of a curve concave to the Southwest having a Radius of 200.00 feet and a Central Angle of 32°30'07", Said curve also having a Chord Bearing of S.17°14'37"E. and a Chord Distance of 111.94 feet; thence, Southerly, along the arc of Said Curve (also Said Westerly Right-of-Way Line), 113.45 feet to the Point of Tangency of Said curve; thence S.00°59'33"E., still along Said Westerly Right-of-Way Line, 2134.92 feet to the POINT OF BEGINNING. Containing 23.60 acres, more or less.

LEGEND

1.) ▨ = 4"x 4" Concrete Monument found in place.

2.) □ = 4"x 4" Concrete Monument Set.

3.) ⊠ = 4"x 4" P.R.M. Set- Cap stamped with Surveyor's Reg. no. & Date.

4.) ⊙ = 4"x 4" P.C.P. Set- Cap stamped with Surveyor's Reg. no. & Date.

5.) Bearings projected from prior Survey by Corbett Horne, P.L.S. 3048.

6.) Boundary based on Corbett Horne Survey & instruction by Client.

7.) Boundary has been calculated for perfect closure.

8.) Date of Preliminary Plan approval : 7/ 2 / 85

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that this is a true and correct representation of the lands Surveyed and shown hereon, the Survey was performed under my responsible directions and supervision, that Permanent Reference Monuments and Permanent Control Points have been placed as shown and that the Survey data hereon complies with all requirements of Chapter 177, Florida Statutes.

SIGNED: Corbett Horne, Jr.
Corbett Horne, Jr., P.L.S.
Florida Reg. Cert. No. 3048

DATE: 7-18-85

FILE NO. 85-9740
RECORDED
BOOK 5 PAGE 165
'85 NOV -5 P3:34
Mary A. Johnson
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

SOUTH COLUMBIA ACRES

PART OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Rodney S. & Norma R. Dicks, as owners have caused the lands shown herein described to be surveyed, subdivided and platted to be known as "South Columbia Acres" and that all streets, roads and other right-of-way shown hereon are hereby dedicated to the perpetual use of the public

Witness

Witness

Rodney S. Dicks - owner

Norma R. Dicks - owner

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this 23rd day of Aug A.D. 1985, before me personally appeared Rodney S. & Norma R. Dicks, owners, to me known to be the individuals described in and who executed the foregoing dedication, and they acknowledge execution thereof with thier seals affixed hereto.

WITNESS my hand and seal this 23rd day of Aug A.D. 1985.

My commission expires Nov 23 1988.

NOTARY PUBLIC, State of Florida

APPROVAL BY BOARD OF COUNTY COMMISSIONERS, COLUMBIA COUNTY, FLORIDA

SIGNED: _____, Chairman

ATTEST: _____, Clerk

DATE: _____/_____/_____

CERTIFICATE OF CLERK

THIS PLAT having been approved by Columbia County Board of County Commissioners is accepted for files this 5th day of November A.D. 1985 in Plat book 5, Page(s) 65-65A.

SIGNED: _____
Clerk of the Circuit Court
COLUMBIA COUNTY, FLORIDA

FILE NO. 85-911
RECORDED
BOOK 5 PAGE 65A

'85 NOV -5 P3:34

CLERK OF CIRCUIT COURTS
COLUMBIA COUNTY, FLORIDA

COUNTY ATTORNEY CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies in form with the requirements of chapter 177, Florida Statutes, and the Subdivision Ordinance of Columbia County.

DATE: Oct./28/1985 SIGNED: _____
County Attorney

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 improvements in case of default.

DATE: 10/31/85 SIGNED: Mike Roberts
County Engineer