FILE NUMBER 97-07074
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
5-21, 1997 AT 2:53 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marvel Keen D.C.

OFFICIAL RECORDS
BOOK 839 PAGE 2006

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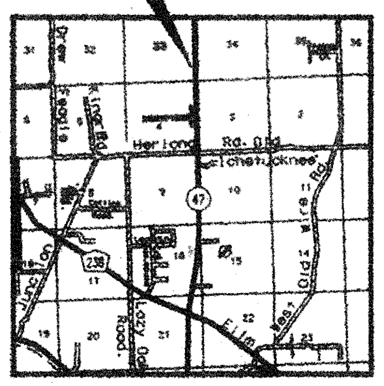
SOUTH WIND

A SUBDIVISION IN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 179
SHEET 1 OF 1

PROJECT LOCATION



LOCATION MAP
N.T.S.

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
C1	30.00'	89° 34' 01" LT	46.90'	42.27'	N 44° 25' 13" E
C2	30.00'	41° 24' 35" LT	21.68'	21.21'	S 70° 05' 29" E
C3	50.00'	79° 49' 35" RT	69.66'	64.16'	S 89° 17' 59" E
C4	30.00'	90° 25' 59" RT	47.35'	42.59'	S 45° 34' 47" E
C5	30.00'	89° 34' 01" RT	46.90'	42.27'	N 44° 25' 13" E
C6	30.00'	41° 24' 35" LT	21.68'	21.21'	S 21° 04' 05" E
C7	50.00'	41° 24' 35" RT	36.14'	35.36'	S 21° 04' 05" E
C8	50.00'	90° 00' 00" RT	78.54'	70.71'	S 44° 38' 12" W
C9	50.00'	131° 24' 35" RT	114.68'	91.14'	N 24° 39' 30" W
C10	30.00'	41° 24' 35" LT	21.68'	21.21'	N 20° 20' 30" E
C11	30.00'	90° 25' 59" LT	47.35'	42.59'	N 45° 34' 47" W
C12	30.00'	89° 34' 01" LT	46.90'	42.27'	S 44° 25' 13" W
C13	30.00'	41° 24' 35" LT	21.68'	21.21'	S 21° 04' 05" E
C14	50.00'	30° 47' 30" RT	26.87'	26.55'	S 26° 22' 37" E
C15	50.00'	131° 24' 35" RT	114.68'	91.14'	S 23° 55' 55" W
C16	50.00'	85° 45' 35" RT	74.84'	68.05'	N 47° 29' 00" W
C17	50.00'	45° 38' 59" RT	39.84'	38.79'	N 18° 13' 17" E
C18	30.00'	41° 24' 35" LT	21.68'	21.21'	N 20° 20' 30" E
C19	30.00'	90° 25' 59" LT	47.35'	42.59'	N 45° 34' 47" W
C20	30.00'	41° 24' 35" LT	21.68'	21.21'	S 68° 29' 56" W
C21	50.00'	109° 15' 11" RT	95.34'	81.54'	N 77° 34' 45" W

DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33 AND RUN THENCE S 89°18'41" W ALONG THE SOUTH LINE OF SAID SECTION 33, 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 47, THENCE N 00°21'48" W ALONG SAID WEST RIGHT-OF-WAY LINE, 93.84 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA GAS TRANSMISSION COMPANY EASEMENT (90-FOOT TOTAL WIDTH) AS DESCRIBED IN EASEMENT GRANT RECORDED IN OFFICIAL RECORDS BOOK 78, PAGE 154 AND MODIFICATION OF EASEMENT AGREEMENT AND QUIT-CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 745, ALL IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THENCE N 76°04'58" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 669.23 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 76°04'58" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 3803.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA GAS TRANSMISSION COMPANY EASEMENT (20-FOOT TOTAL WIDTH), THENCE N 24°21'47" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 772.31 FEET, THENCE S 76°04'58" E, 5.31 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°49'37" FOR A DISTANCE OF 69.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°24'35" FOR A DISTANCE OF 21.68 FEET, THENCE N 89°12'14" E, 3892.37 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°34'02" FOR A DISTANCE OF 46.90 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 47 AND TO A POINT OF CUSP, THENCE S 00°21'48" E ALONG SAID WEST RIGHT-OF-WAY LINE, 120.00 FEET TO A POINT OF CUSP, THENCE ALONG A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 90°25'58" FOR A DISTANCE OF 47.35 FEET, THENCE S 89°12'14" W, 618.34 FEET, THENCE S 00°21'48" E, 1594.52 FEET TO THE POINT OF BEGINNING.

COMMISSION APPROVAL

SIGNED: [signature]
Chairman
DATE: 5/20/97
ATTEST: ____________
Clerk

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 21 day of May 1997, in Plat Book 6, Page 179.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Subrandy Limited Partnership, a Florida Limited Partnership, as owner, and Clinton F. Dicks Jr., and N. Terry Dicks, as mortgagees have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as SOUTH WIND, and that all Rights-of-way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER:
Bradley N Dicks — Eva E. Simmons
Bradley N. Dicks, General Partner, Subrandy Limited Partnership — Witness

MORTGAGEES:
Clinton F. Dicks Jr — Heather L. Rourke
Clinton F. Dicks, Jr. — Witness
N. T. Dicks — Cara E Yates
N. Terry Dicks — Witness

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 24 day of April 1997, by Bradley N. Dicks, General Partner of Subrandy Limited Partnership. He is personally known to me or has produced ____________ as identification and (did/did not) take an oath.

SIGNED: Eva E. Simmons
Notary Public

My Commission Expires:
OFFICIAL NOTARY SEAL
EVA E SIMMONS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC392718
MY COMMISSION EXP. AUG. 2,1998

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 22 day of April 1997, by Clinton F. Dicks Jr., He is personally known to me or has produced ____________ as identification and (did/did not) take an oath.

SIGNED: Larita Hollingsworth
Notary Public

My Commission Expires:
LARITA HOLLINGSWORTH
MY COMMISSION # CC 551925
EXPIRES: July 6, 2000
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 22 day of April 1997, by N. Terry Dicks. He is personally known to me or has produced ____________ as identification and (did/did not) take an oath.

SIGNED: Larita Hollingsworth
Notary Public

My Commission Expires:
LARITA HOLLINGSWORTH
MY COMMISSION # CC 551925
EXPIRES: July 6, 2000
Bonded Thru Notary Public Underwriters

ACCEPTANCE FOR MAINTENANCE

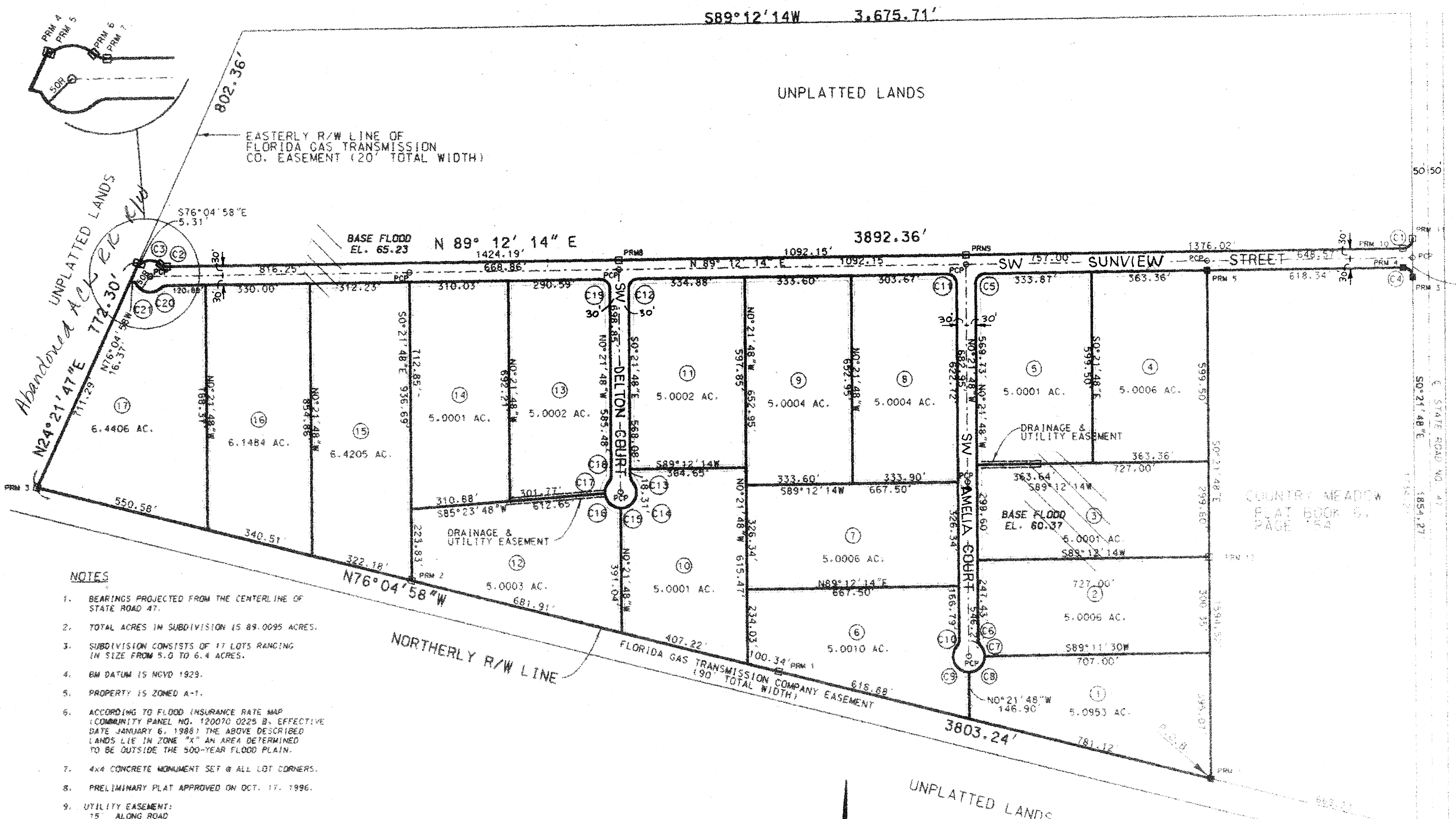
I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with County specifications or that a performance bond or instrument in the amount of $__________ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: Jerry Brooks — DATE: 5-19-97
Director of Public Works

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the forgoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Marlin Feagle — DATE: 5-15-97
County Attorney, Columbia Co.



NOTES

1. BEARINGS PROJECTED FROM THE CENTERLINE OF STATE ROAD 47.
2. TOTAL ACRES IN SUBDIVISION IS 89.0095 ACRES.
3. SUBDIVISION CONSISTS OF 17 LOTS RANGING IN SIZE FROM 5.0 TO 6.4 ACRES.
4. BM DATUM IS NGVD 1929.
5. PROPERTY IS ZONED A-1.
6. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0225 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
7. 4x4 CONCRETE MONUMENT SET @ ALL LOT CORNERS.
8. PRELIMINARY PLAT APPROVED ON OCT. 17, 1996.
9. UTILITY EASEMENT:
   15' ALONG ROAD
   10' EACH SIDE OF SIDE LOT LINE
10. CLOSURE ADJUSTED TO ZERO.

SPECIAL NOTES

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

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

LEGEND

- ■ PRM — 4"X4" CM FOUND PRM ON COUNTY MEADOW S/D
- □ PRM — PERMANENT REFERENCE MONUMENT (PRM) (LB 6685)
- ○ PCP — PERMANENT CONTROL POINT NAIL & WASHER IN PAVEMENT (LB 6685)

0 150 300 600

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL OF THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE 4-21-97 SIGNED John M. Lane
JOHN M. LANE, PSM, LS 4303
BAILEY BISHOP & LANE, INC.
LB 6685