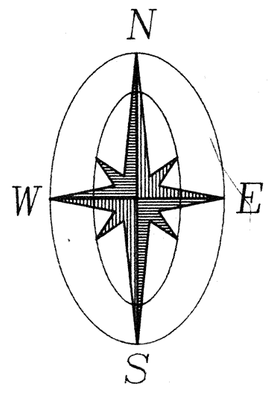
ENGINEERS - SURVEYORS - PLANNERS
CHANCE & CAUSSEAUX, INC.
901 N.W. 8th AVENUE, SUITE A-2
GAINESVILLE, FL 32601
(904) 372-5566

PN:c88-181

PLAT BOOK 06, PAGE 05

SPRING FOREST

A PRIVATE SUBDIVISION LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.



LEGEND

■ – SET P.R.M. (# 1824), UNLESS OTHERWISE NOTED.

● – SET P.C.P. (# 1824)

GRAPHIC SCALE

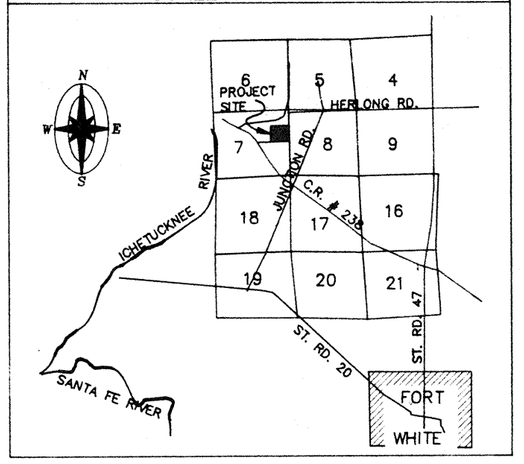
200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

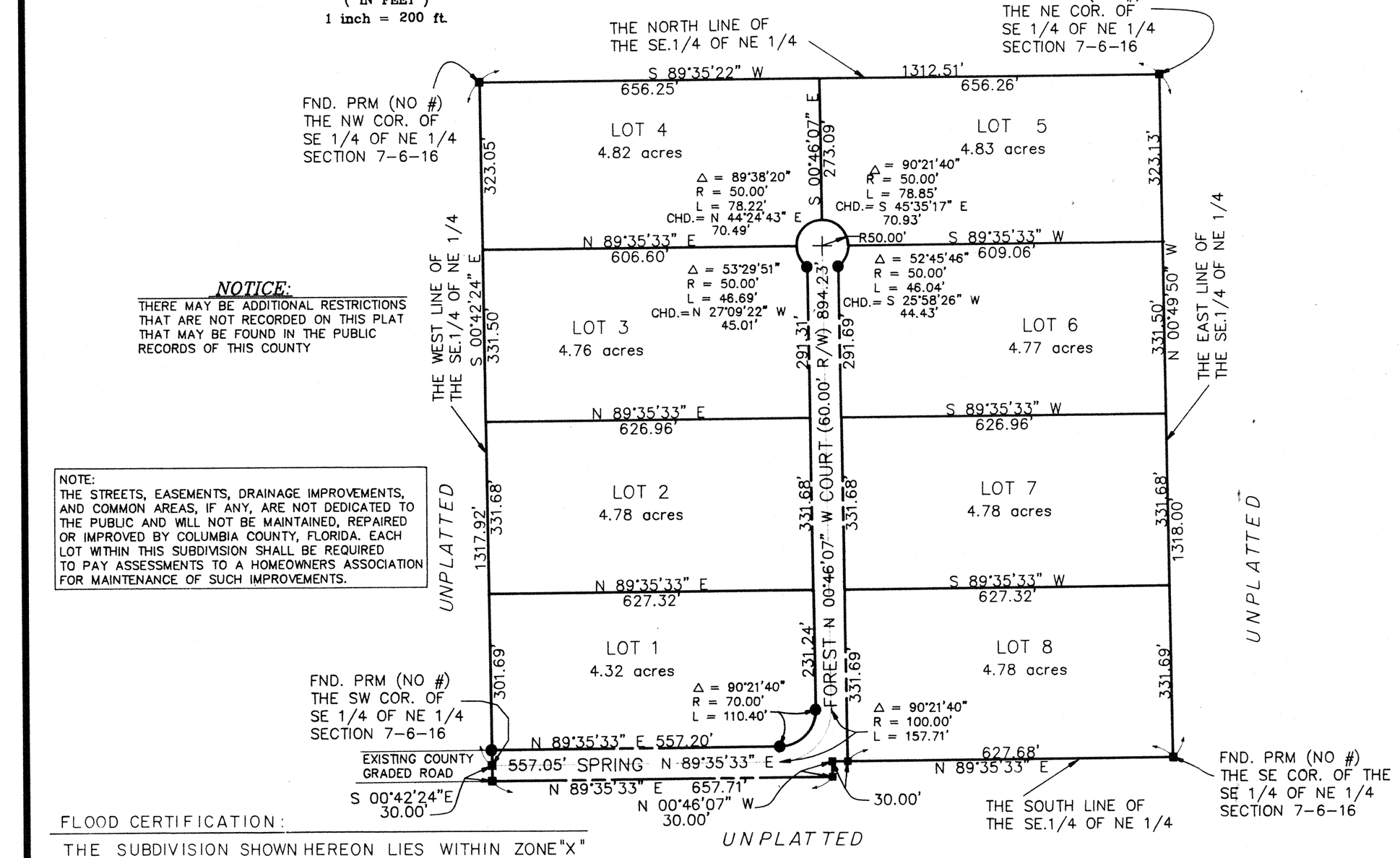
LEGAL DESCRIPTION:
THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 30 FEET OF THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. CONTAINING 40.21 ACRES. MORE OR LESS.

NOTES:
1. BEARINGS BASED ON A SURVEY BY W.C. HALE & ASSOCIATES, DATED 10-02-87.
2. CLOSURE IS GREATER THAN 1 IN 10,000.
3. PRELIMINARY PLAN WAS APPROVED ON APRIL 6, 1989.
4. UTILITY EASEMENTS ARE 10 FEET ON EACH SIDE LOT LINE & 15 FEET ALONG ROAD RIGHTS-OF-WAY.

LOCATION MAP
SCALE 1"= 2 MILES ±



UNPL. TED



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

NOTE:
THE STREETS, EASEMENTS, DRAINAGE IMPROVEMENTS, AND COMMON AREAS, IF ANY, ARE NOT DEDICATED TO THE PUBLIC AND WILL NOT BE MAINTAINED, REPAIRED OR IMPROVED BY COLUMBIA COUNTY, FLORIDA. EACH LOT WITHIN THIS SUBDIVISION SHALL BE REQUIRED TO PAY ASSESSMENTS TO A HOMEOWNERS ASSOCIATION FOR MAINTENANCE OF SUCH IMPROVEMENTS.

FLOOD CERTIFICATION:

THE SUBDIVISION SHOWN HEREON LIES WITHIN ZONE "X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP PANEL 225 OF 290 FOR COLUMBIA COUNTY, FLORIDA. SAID MAP DESCRIBES ZONE "X" AS BEING AREAS OUTSIDE 500 YEAR FLOOD PLAIN.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TYLER INVESTMENTS, INC. AND DONALD AND BETTY BRECKENRIDGE AS OWNERS, AND JIMMY L. AND LINDA CAROL BRECKENRIDGE, AS MORTGAGEES, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "SPRING FOREST" AND THAT ALL ROADS AND STREETS AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE SPRING FOREST HOMEOWNERS ASSOC., INC., AND ALL EASEMENTS FOR UTILITIES AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC UTILITY COMPANIES.

OWNERS: TYLER INVESTMENTS, INC. & DONALD & BETTY BRECKENRIDGE

SURESH CHAINANI, PRESIDENT OF TYLER INVESTMENTS, INC.

DONALD BRECKENRIDGE

BETTY BRECKENRIDGE

MORTGAGEES:

JIMMY L. BRECKENRIDGE

LINDA CAROL BRECKENRIDGE

WITNESS
WITNESS
WITNESS
WITNESS
WITNESS
WITNESS
WITNESS
WITNESS
WITNESS
WITNESS

ACKNOWLEGEMENT:

STATE OF FLORIDA , COUNTY OF DADE.

I HEREBY CERTIFY THAT ON THIS 12 DAY OF July, A.D. 1989, BEFORE ME PERSONALLY APPEARED JIMMY L. & LINDA CAROL BRECKENRIDGE, AS MORTGAGEES, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE THE EXECUTION THEREOF FOR THE PURPOSES THEREIN EXPRESSED TO BE THIER FREE ACT AND DEED WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

Oct. 24, 1989
MY COMMISSION EXPIRES

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEGEMENT:

STATE OF FLORIDA , COUNTY OF DADE.

I HEREBY CERTIFY THAT ON THIS 23 DAY OF June, 1989 A.D. BEFORE ME PERSONALLY APPEARED SURESH CHAINANI, PRESIDENT OF TYLER INVESTMENTS, INC., AND DONALD AND BETTY BRECKENRIDGE AS OWNERS, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE THE EXECUTION THEREOF FOR THE PURPOSES THEREIN EXPRESSED TO BE THEIR FREE ACT AND DEED WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

Feb. 8, 1992
MY COMMISSION EXPIRES

Beverly J. Clark
NOTARY PUBLIC, STATE OF FLORIDA

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.

_____, 19_____ _____
DATE COUNTY ENGINEER

APPROVAL
STATE OF FLORIDA, COUNTY OF COLUMBIA
WHEREAS, THIS PLAT WAS ON THE ____ DAY OF _____, 1989, SUBMITTED TO THE BOARD OF COUNTY COMMIONERS FOR COLUMBIA COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID COMMISSION NOW THEREFORE BE IT RESOLVED BY SAID BOARD OF COMMISSIONERS THAT SAID PLAT SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY, AND THAT THE ROADS SHOWN ON THE PLAT HAVE BEEN COMPLETED, INSPECTED, AND ARE APPROVED FOR PRIVATE MAINTENANCE.

BY:
_____, Chairman

CERTIFICATE OF CLERK

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this _____ day of _____, 1989, A.D. in Plat Book _____ Page _____.

_____, Clerk of Court,
Columbia County, Florida

SURVEYOR'S CERTIFICATION

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 Control Points and Permanent Reference Monuments have been set and that Survey data and monumentation complies with Columbia County Subdivision Ordinance and Chapter 177 of Florida Statues.

Dated: 7/18/89, 1989, A.D.

Wayne Chance
WAYNE CHANCE P.L.S. # 1824

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 Statues.

Dated: _____, 1989, A.D.

_____, County Attorney

FILE NUMBER 790902
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
7-24, 1989 AT 2:25 O'CLOCK P M
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Judith Albritton D.C.