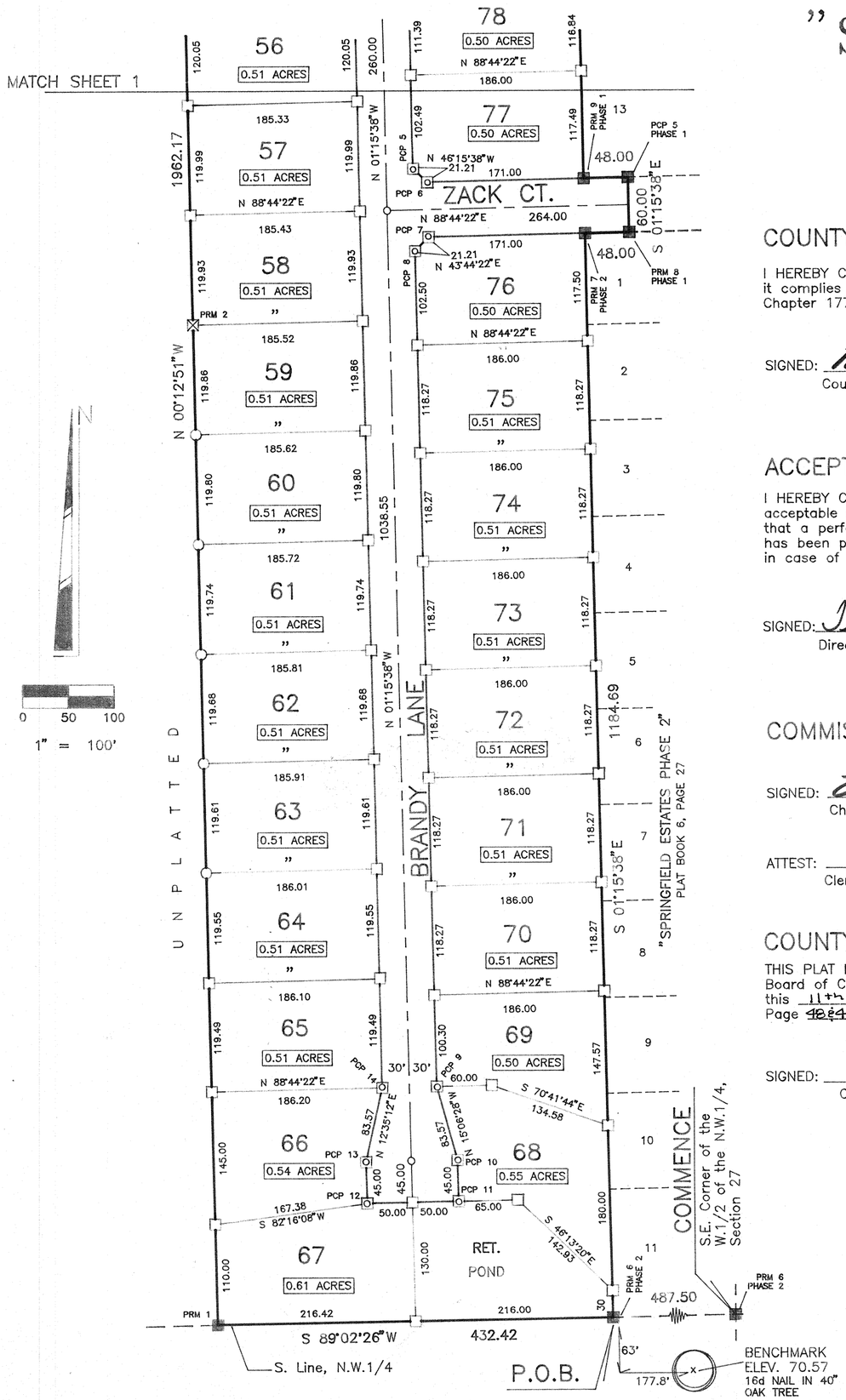
"SPRINGFIELD ESTATES PHASE 3"

IN SECTION 27, TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA



FILE NUMBER 90 14916
FILED AND RECORDED IN THE O FFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
Dec 11, 1990 AT 1:59 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Phyllis Bowers D.C.

COUNTY ATTORNEY'S CERTIFICATE

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

SIGNED: Marlin Feagle DATE: Nov. / 29 ?1990
County Attorney

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 in case of default.

SIGNED: Jerry Brooks DATE: 12 / 5 /1990
Director of Public Works

COMMISSION APPROVAL

SIGNED: Sudie Shipp DATE: 12 / 6 /1990
Chairman

ATTEST: _____
Clerk

COUNTY CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files this 11th day of Dec., 1990 in Plat Book 6, Page ~~48&48A~~.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court, Columbia County

NOTES

NOTICE: There may be additional restrictions that are not recorded on the face of this Plat that may be found in the Public Records of this County.

NOTICE: All Utility Easements shown on this Plat shall also constitute easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may serve the lands encompassed by this Plat.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that O.P. Daughtry, Jr. and O.P. Daughtry, III, as owners and Barnett Bank of N. Central Florida (a Florida Banking Corporation), as mortgagee have caused the lands hereon shown to be surveyed, subdivided and Platted, to be known as SPRINGFIELD ESTATES PHASE 3, and that all Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNERS:

O.P. Daughtry, Jr.

O.P. Daughtry, III

Witness

Witness

MORTGAGEE: Barnett Bank of N. Central Florida

SEAL
BARNETT BANK

George C. Hinckley
Senior Vice-President

Edward B. Woodbery
Asst. Vice-President

Witness

Witness

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

The Dedication hereon was acknowledged before me this 26th day of November, 1990 by O.P. Daughtry, Jr. and O.P. Daughtry, III (owners) and George C. Hinckley, Sr. V-Pres. and Edward B. Woodbery, Asst. V-Pres. of Barnett Bank of North Central Florida (mortgagee).

SIGNED: Diane R. McMillan
NOTARY PUBLIC, Florida at Large

My Commission Expires: _____

NOTARY SEAL

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES AUG. 23, 1992
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Prepared By:

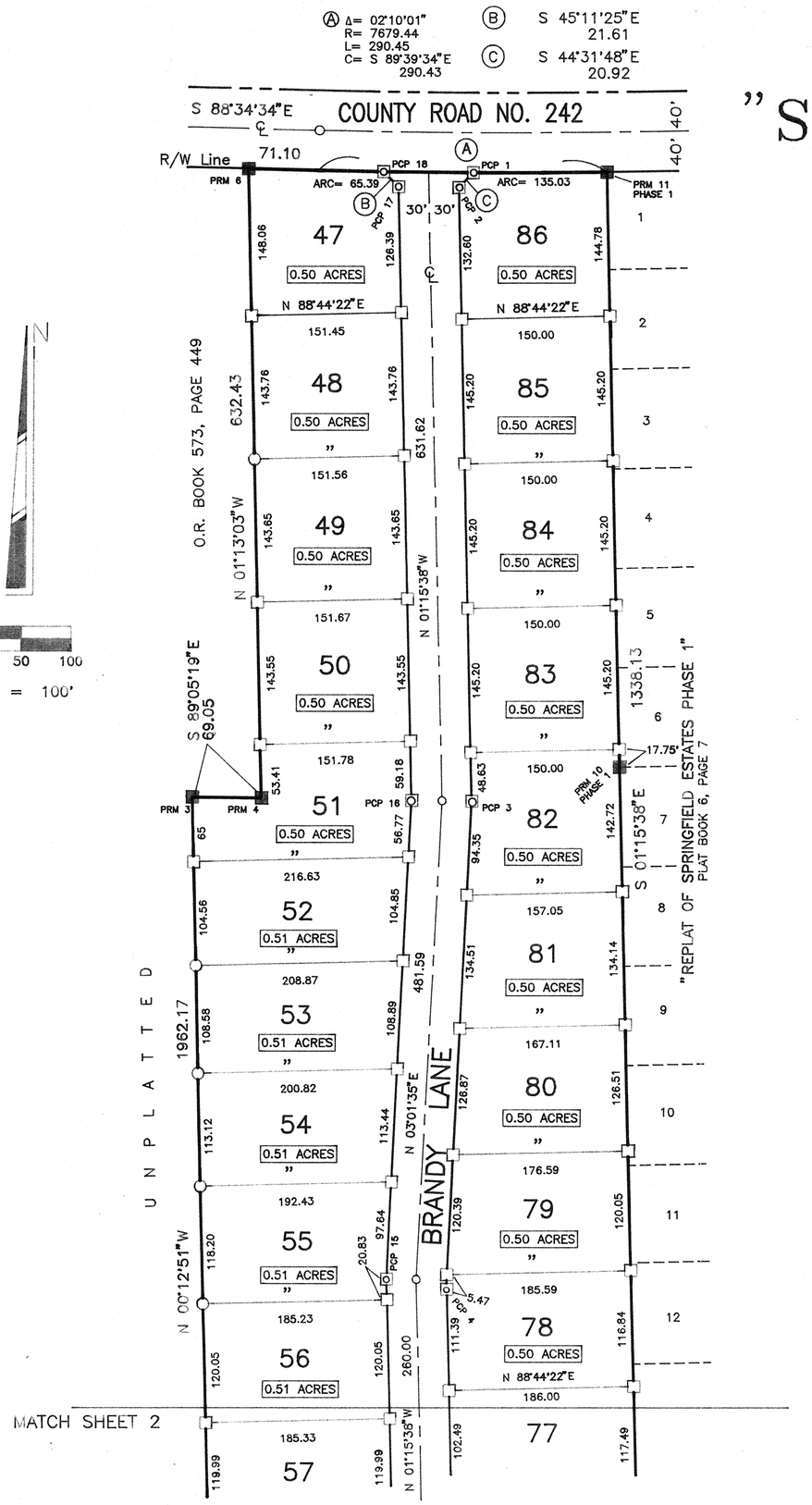
Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
950 S. RIDGEWOOD DRIVE, LAKE CITY, FLORIDA 32055
PHONE: (904) 755-6166 FAX: (904) 755-6167

PLAT BOOK 6 , PAGE 48

SHEET 1 OF 2

"SPRINGFIELD ESTATES PHASE 3"

IN SECTION 27, TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA



0 50 100

1" = 100'

DESCRIPTION

COMMENCE at the Southeast corner of the West 1/2 of the Northwest 1/4 of Section 27, Township 4 South, Range 16 East, Columbia County, Florida and run S.89°02'26"W. along the South line of said Northwest 1/4 a distance of 487.50 feet to the POINT OF BEGINNING; thence continue S.89°02'26"W. still along said South line 432.42 feet; thence N.01°12'51"W. 1962.17 feet; thence S.89°05'19"E. 69.05 feet to the Southeast corner of a parcel of land described in O.R. Book 573, Page 449; thence N.01°13'03"W. along the East line of said parcel of land 632.43 feet to a point on the Southerly Right-of-Way line of County Road No. 242; thence S.88°34'34"E. along said Southerly Right-of-Way line 71.10 feet to the Point of Curve of a curve concave to the North having a radius of 7679.44 feet and a central angle of 02°10'01"; thence Easterly along the arc of said curve, being also said Southerly Right-of-Way line 290.45 feet to the Northwest corner of REPLAT OF SPRINGFIELD ESTATES PHASE 1, as recorded in Plat Book 6, Page 7; thence S.01°15'38"E. along the West line of said REPLAT OF SPRINGFIELD ESTATES PHASE 1 a distance of 1338.13 feet; thence N.88°44'22"E. along the South line of said REPLAT OF SPRINGFIELD ESTATES PHASE 1 a distance of 48.00 feet; thence S.01°15'38"E. 60.00 feet to a point on the North line of SPRINGFIELD ESTATES PHASE 2, as recorded in Plat Book 6, Page 27; thence S.88°44'22"W. along said North line 48.00 feet; thence S.01°15'38"E. along the West line of said SPRING-FIELD ESTATES PHASE 2 a distance of 1184.69 feet to the POINT OF BEGINNING. Containing 24.69 acres, more or less.

LEGEND / NOTES

1.) ⊠ = P.R.M. Set with brass cap stamped PLS 3628 and date.

2.) ◎ = P.C.P. Set with brass cap stamped PLS 3628 and date.

3.) □ = 4"x 4" Concrete Monument set, cap stamped PLS 3628.
○ = 5/8" Iron Rebar set with plastic cap stamped PLS 3628.

4.) ■ = Concrete Monument found in place at time of Survey.

5.) Boundary based on monuments found and prior surveys in area.

7.) Bearings projected from record plat of "REPLAT OF SPRINGFIELD ESTATES PHASE 1".

8.) Interior improvements or underground encroachments, if present, were not located.

9.) Boundary closure precision exceeds requirements of the Minimum Technical Standards for Land Surveying.

9.) These lands do not lie in a Flood Zone "A" area, per F.I.R.M. Flood Hazard Maps.

10.) Preliminary approval by Board of County Commissioners: 6/7/1990.

11.) Water supply and sewerage disposal to be provided by individual lot owners, subject to County approval.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the land surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that Permanent Control Points have been set as shown and that the Survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Donald F Lee
Donald F. Lee, P.L.S.
Florida Reg. Certificate No. 3628

DATE: 11/26/1990

SEAL

NOT VALID UNLESS SIGNED & SEALED

EASEMENT NOTE

Utility Easements exist in this development that are not shown on the face of the Plat. They exist 15.00 feet each side of and adjacent to all Road Right-of-Way lines.

Prepared By:

Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
950 S. RIDGEWOOD DRIVE, LAKE CITY, FLORIDA 32055
PHONE: (904) 755-6166 FAX: (904) 755-6167

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Dec 11, 1990 AT 1:59 O'CLOCK PM
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
By: Phyllis Lowery D.C.

'90 DEC 11 P1:59

P. DeWitt Cason
CLERK OF CIRCUIT COURT
COLUMBIA COUNTY FLORIDA