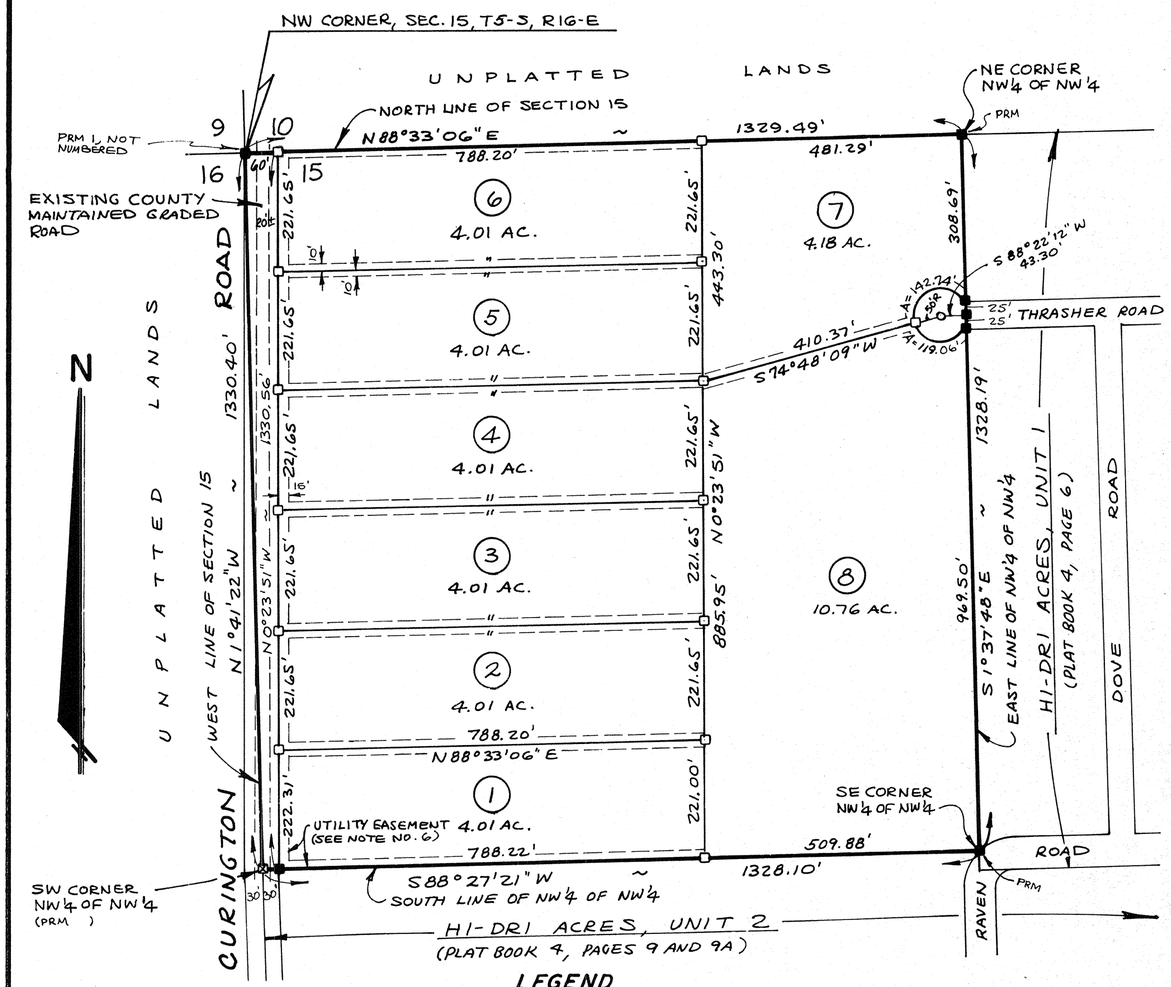
PREPARED BY
W. C. HALE & ASSOCIATES, INC.
2125 SOUTH FIRST STREET
P. O. BOX 1141
LAKE CITY, FLA. 32055
(904) 752-5640

SUNNY ACRES, UNIT 2

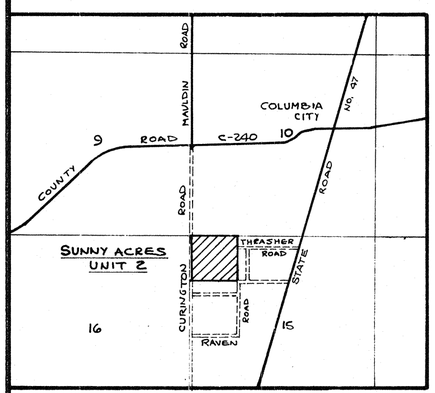
PLAT BOOK 6
PAGE 45

SHEET 1 OF 1

A SUBDIVISION IN
THE NW1/4 OF NW1/4, SECTION 15, T5-S, R16-E
COLUMBIA COUNTY, FLORIDA



200 100 0 200 400
GRAPHIC SCALE
1" = 200'



LOCATION MAP
SECTION 15, T5-S, R16-E

LEGEND

- ■ 4"x4" CONCRETE MONUMENT FOUND
- □ 4"x4" CONCRETE MONUMENT SET AT EACH LOT CORNER
- O PERMANENT CONTROL POINT SET ('2" REINF. ROD W/CAP, RLS 1519)
- ⊠ PERMANENT REFERENCE MONUMENT SET (4"x4" CONC. MON., RLS 1519)

NOTES

1. PRELIMINARY PLAN APPROVED SEPTEMBER 20, 1990.
2. BEARINGS PROJECTED FROM NORTH LINE OF SECTION 15 AS PER PREVIOUS WORK BY W.C. HALE & ASSOC. IN SECTION 10, T5-S, R16-E.
3. BOUNDARY CALCULATED FOR PERFECT CLOSURE PRECISION.
4. NO PORTION OF THE SUBDIVISION LIES IN A FLOOD PRONE AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0225 B).
5. TOTAL AREA OF SUBDIVISION IS 40.55 ACRES, MORE OR LESS.
6. UTILITY EASEMENTS FOR CLAY ELECTRIC COOPERATIVE ARE AS FOLLOWS:
   ALONG ROADS - 15 FEET
   ALONG SIDE LOT LINES - 10 FEET EACH SIDE
7. NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVION SERVICES AND ANY OTHER PUBLIC UTILITIES.
8. NOTICE: THERE MAY BE ADDITONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 6th DAY OF November, A.D. 1990 IN PLAT BOOK 6, PAGE 45.

P. DeWitt Cason
CLERK OF COURT

DESCRIPTION

THE NW4 OF NW4 OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN H. DEAS, AND BETTIE H. DEAS, HIS WIFE AND AUDREY S. BULLARD, AS OWNERS AND CHAMPION REALTY CORPORATION (FLORIDA), AS MORTGAGEE HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "SUNNY ACRES, UNIT 2," AND THAT ALL ROADS, STREETS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

OWNERS: _____ WITNESS _____
JOHN H. DEAS

_____ WITNESS _____
BETTIE H. DEAS

_____ WITNESS Myrtle Merrell
AUDREY S. BULLARD

MORTGAGEE: CHAMPION REALTY CORPORATION (Florida) WITNESS R. Edwards Stevens
SANDRA J. GORKA, VICE PRESIDENT

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS ____ DAY OF _____, A.D., 1990 BEFORE ME PERSONALLY APPEARED JOHN H. DEAS, BETTIE H. DEAS, HIS WIFE AND AUDREY J. BULLARD, 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.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT: STATE OF TEXAS, COUNTY OF HARRIS

I HEREBY CERTIFY THAT ON THIS 16th DAY OF October, A.D, 1990 BEFORE ME PERSONALLY APPEARED SANDRA J. GORKA, VICE PRESIDENT OF CHAMPION REALTY CORPORATION (FLORIDA), AS MORTGAGEE, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SHE ACKNOWLEDGES THE EXECUTION THEREOF FOR THE PURPOSES THEREIN EXPRESSED TO BE HER FREE ACT AND DEED WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES
4-01-91

Vicki L. Williams
NOTARY PUBLIC, STATE OF TEXAS

SURVEYORS 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 Oct. 9, 1990 SIGNED W. C. Hale
W.C. HALE, PLS, FLORIDA CERT. NO. 1519

COUNTY ATTORNEYS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE Oct. 29, 1990 SIGNED Marlin Feagle
COUNTY ATTORNEY

COLUMBIA COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 1st DAY OF November A.D., 1990.

SIGNED Judie Shupp
CHAIRMAN

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 11-1-90 SIGNED _____
COUNTY ENGINEER

RECORDED 90 13535
FILED TO RECORD IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FL.
Nov 6 90 10:55 A
P. DeWitt Cason
Clerk Circuit Court
Deputy Clerk