FILE NUMBER 200201547
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
8-6-, 2002 AT 1:57 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: MCK D.C.

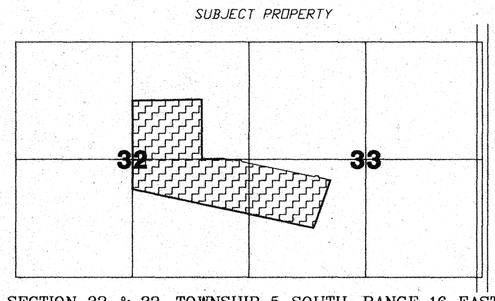
OFFICIAL RECORDS
BOOK 957 PAGE 1244

# "SUNVIEW ESTATES"

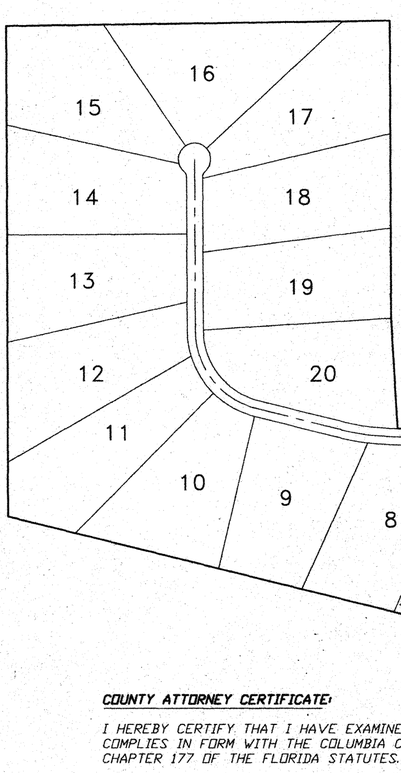
## IN SECTION 32 & 33, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7
PAGES 103
SHEET 1 OF 3

SUBJECT PROPERTY




SECTION 32 & 33, TOWNSHIP 5 SOUTH, RANGE 16 EAST.
LOCATION SKETCH
NOT TO SCALE




KEY MAP
NOT TO SCALE

DESCRIPTION:
A PART OF THE EAST 1/2 OF SECTION 32 AND THE WEST 1/2 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 32 AND RUN; THENCE N.89°11'29"E., ALONG THE NORTH LINE THEREOF A DISTANCE OF 1468.96 FEET; THENCE S.00°48'33"E., A DISTANCE OF 1580.73 FEET; THENCE S.89°21'49"E., A DISTANCE OF 334.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 11°46'22", A TANGENT LENGTH OF 85.57 FEET, A CHORD BEARING OF S.83°28'38"E. AND A CHORD LENGTH OF 170.24 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 170.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.77°43'47"E., A DISTANCE OF 76.71 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°51'40", A TANGENT LENGTH OF 24.94 FEET, A CHORD BEARING OF N.57°20'23"E. AND A CHORD LENGTH OF 35.31 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.21 FEET TO THE END OF SAID CURVE; THENCE S.77°50'44"E., A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°08'20", A TANGENT LENGTH OF 25.06 FEET, A CHORD BEARING OF S.32°39'37"E. AND A CHORD LENGTH OF 35.40 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.77°43'47"E., A DISTANCE OF 1429.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°51'27", A TANGENT LENGTH OF 24.94 FEET, A CHORD BEARING OF N.57°20'29"E. AND A CHORD LENGTH OF 35.31 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.21 FEET TO THE END OF SAID CURVE; THENCE S.77°50'54"E., A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°08'33", A TANGENT LENGTH OF 25.06 FEET, A CHORD BEARING OF S.32°39'31"E. AND A CHORD LENGTH OF 35.40 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.77°43'47"E., A DISTANCE OF 211.83 FEET TO THE WEST LINE OF "SOUTH WIND" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 179 - 180; THENCE S.24°21'47"W., ALONG THE WEST LINE OF SAID "SOUTH WIND" (PLAT) A DISTANCE OF 772.31 FEET; THENCE N.76°04'57"W., A DISTANCE OF 3669.98 FEET TO THE WEST LINE OF THE E 1/2 OF SAID SECTION 32; THENCE N.00°14'50"W., ALONG THE WEST LINE OF THE E 1/2 OF SAID SECTION 32 A DISTANCE OF 1815.26 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 106.52 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT BRADLEY N. DICKS, AS GENERAL PARTNER OF SUBRANDY LIMITED PARTNERSHIP, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SUNVIEW ESTATES", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTEST: Shirley Nelson
WITNESS AS TO OWNER

Nancy L. Griffis
WITNESS AS TO OWNER

Bradley N Dicks
BRADLEY N. DICKS

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 10TH DAY OF July, 2002 A.D., BEFORE ME PERSONALLY APPEARED BRADLEY N. DICKS, AS GENERAL PARTNER OF SUBRANDY LIMITED PARTNERSHIP, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

Nancy L. Griffis
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 12-26-05

NANCI L. GRIFFIS
MY COMMISSION # DD 081097
EXPIRES: December 26, 2005
Bonded Thru Notary Public Underwriters

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.89°11'29"E. FOR THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 32.
4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
6. EASEMENTS OF (20') TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND (7.5') SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
8. SUNVIEW ESTATES PRELIMINARY APPROVAL DATE: SEPTEMBER 3, 1998
9. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.

NOTICE:

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE PROPOSED DRAINAGE SYSTEM IS SUFFICIENT WITH RESPECT TO THE REQUIREMENTS OF THAT ORDINANCE.

Arthur N. Bedenbaugh 7-17-02
ARTHUR BEDENBAUGH
FLA. CERT. NO. 9162
RT. 6 BOX 500
LAKE CITY, FL 32025
(386) 752-5846
DATE:

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

Marbi Teagle
COUNTY ATTORNEY

DATE: August 1, 2002

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF August 1, 2002, A.D.

Kenneth Witt
CHAIRMAN

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 6th DAY OF August, 2002, A.D., IN PLAT BOOK 7, PAGE 103-105

P. DeWitt Cason
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.

Hoyle Crandon
DIRECTOR

CERTIFICATE OF COUNTY SURVEYOR:
KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON 6/18/02, REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: Donald F. Lee DATE: 6/18/02 REGISTRATION #: 3485
DONALD F. LEE

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 REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLIES WITH THE COLUMBIA COUNTY, SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

L. SCOTT BRITT, PSM #5757

6/18/02
DATE:

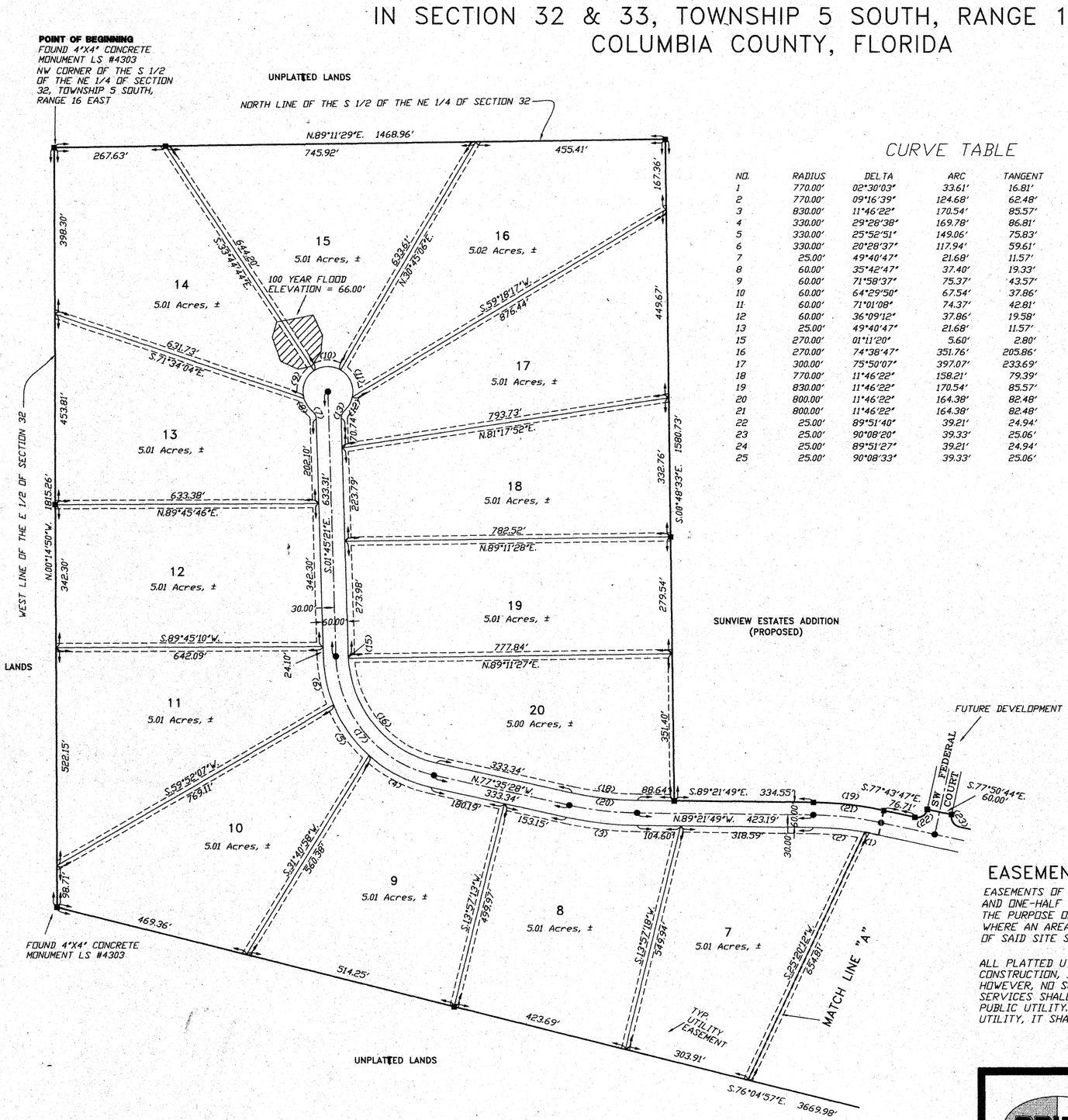
**DEVELOPER:**
SUBRANDY LIMITED PARTNERSHIP
P.O. BOX 1
LAKE CITY, FLORIDA 32056
904-752-8585

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (904) 752-7163 FAX: (904) 752-5573 WORK ORDER # L-11480

# "SUNVIEW ESTATES"

## IN SECTION 32 & 33, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7
PAGES 104
SHEET 2 OF 3




OFFICIAL RECORDS BOOK 1244 PAGE 1

### CURVE TABLE

| NO. | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| 1 | 770.00' | 02°30'03" | 33.61' | 16.81' | 33.60' | N.78°50'10"W. |
| 2 | 770.00' | 09°16'39" | 124.68' | 62.48' | 124.54' | N.84°43'30"W. |
| 3 | 830.00' | 11°46'22" | 170.54' | 85.57' | 170.24' | N.83°28'38"W. |
| 4 | 330.00' | 29°28'38" | 169.78' | 86.81' | 167.91' | N.62°51'08"W. |
| 5 | 330.00' | 25°52'51" | 149.06' | 75.83' | 147.80' | N.35°10'24"W. |
| 6 | 330.00' | 20°28'37" | 117.94' | 59.61' | 117.31' | N.11°59'39"W. |
| 7 | 25.00' | 49°40'47" | 21.68' | 11.57' | 21.00' | S.26°35'44"E. |
| 8 | 60.00' | 35°42'47" | 37.40' | 19.33' | 36.80' | N.33°34'44"W. |
| 9 | 60.00' | 71°58'37" | 75.37' | 43.57' | 70.51' | N.20°15'58"E. |
| 10 | 60.00' | 64°29'50" | 67.54' | 37.86' | 64.03' | N.88°30'11"E. |
| 11 | 60.00' | 71°01'08" | 74.37' | 42.81' | 69.70' | S.23°44'20"E. |
| 12 | 60.00' | 36°09'12" | 37.86' | 19.58' | 37.23' | S.29°50'51"W. |
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| 15 | 270.00' | 01°11'20" | 5.60' | 2.80' | 5.60' | S.02°21'00"E. |
| 16 | 270.00' | 74°38'47" | 351.76' | 205.86' | 327.41' | S.40°16'04"E. |
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SYMBOL LEGEND

- ■ PERMANENT REFERENCE MONUMENT
- ● PERMANENT CONTROL POINT
- TYP. TYPICAL UTILITY EASEMENT
- AC. ACRES ±
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- L.B. LICENSED BUSINESS

SCALE 1" = 200'

0 50 100 200 400
GRAPHIC SCALE

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PLAT BOOK 7
PAGES 105
SHEET 3 OF 3

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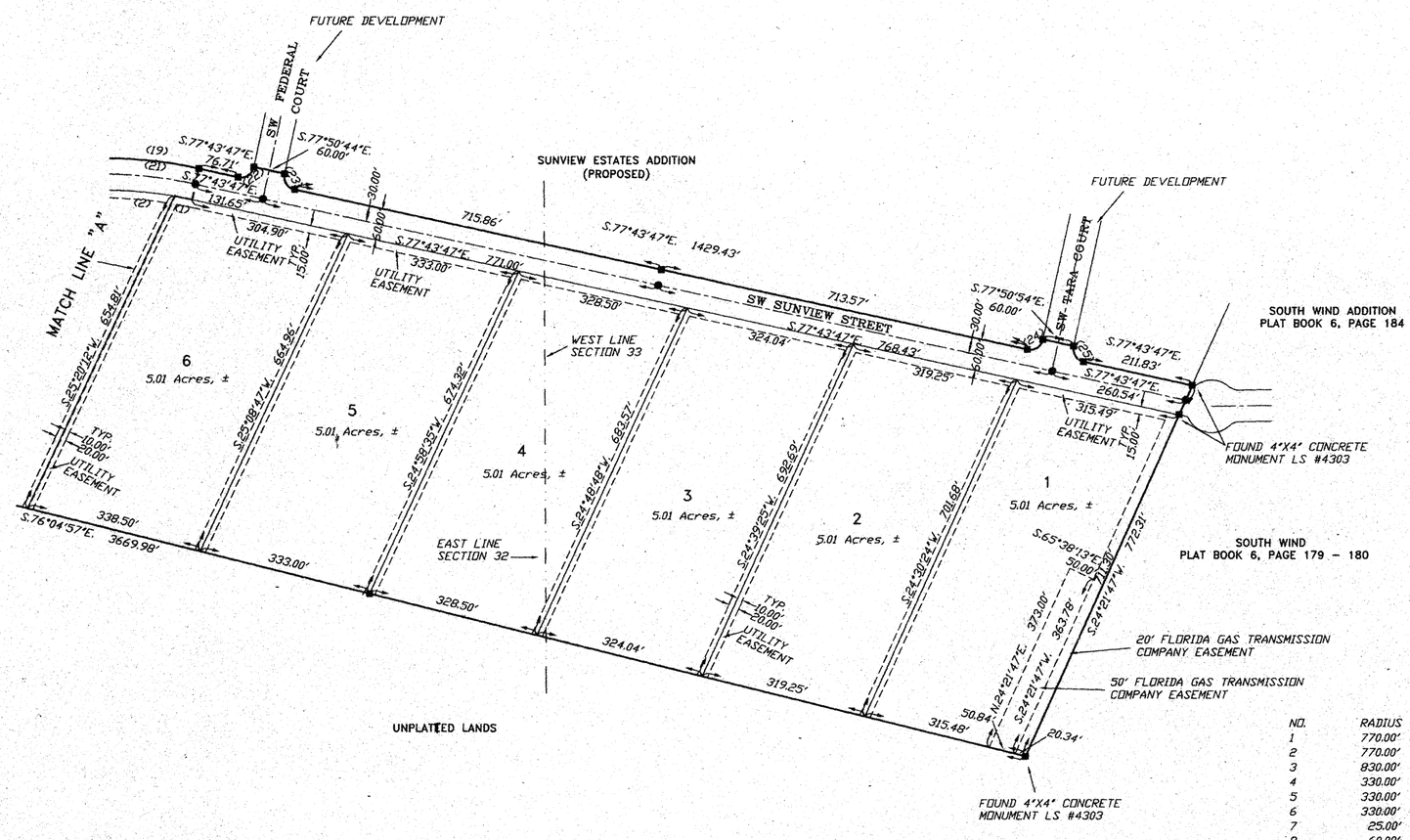


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OFFICIAL RECORDS BOOK 25 PAGE 1244

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