THE MEADOWS OF TUSKENOOGEE

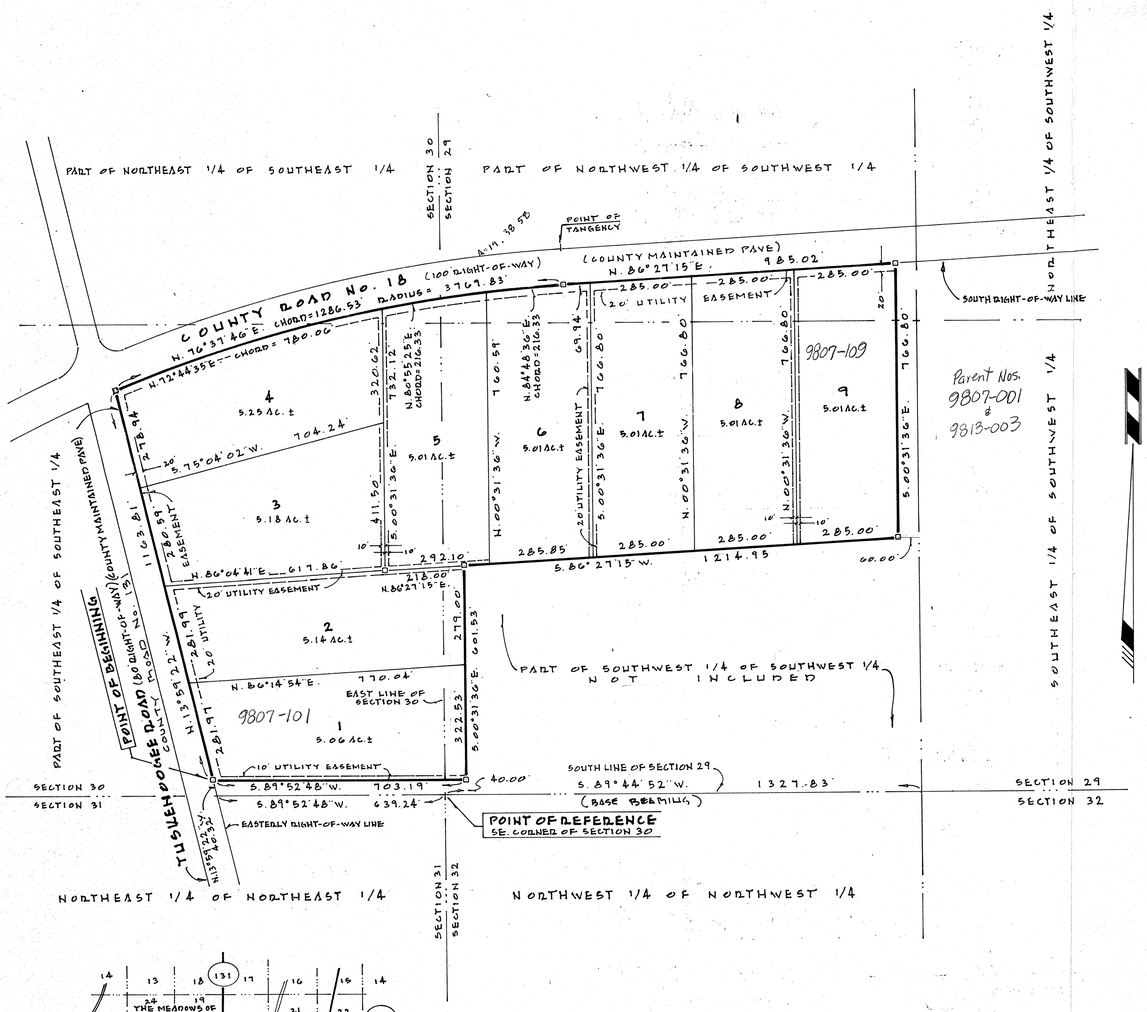
6 203

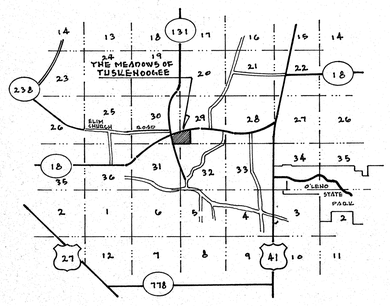
FILE NUMBER 98-08/05
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
5:21 P.M. 1998 AT 12:21 O'CLOCK P.M.
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
D.C.

OFFICIAL RECORDS BOOK 853 PAGE 236

SITUATED IN: PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

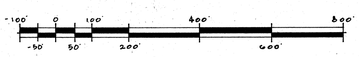
DESCRIPTION: PART OF TH WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30, THENCE RUN SOUTH 89°52'48" WEST ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 639.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 131 (TUSKENOOGEE ROAD); THENCE RUN NORTH 13°59'22" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 40.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 13°59'22" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1163.81 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 18, SAID SOUTH RIGHT-OF-WAY LINE BEING IN A CURVE CONCAVED SOUTHEASTERLY, HAVING A RADIUS OF 3769.83 FEET; THENCE RUN ALONG AND AROUND CURVE A CHORD BEARING AND DISTANCE OF NORTH 76°37'46" EAST, 1286.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 86°27'15" EAST, A DISTANCE OF 985.02 FEET; THENCE RUN SOUTH 00°31'36" EAST, A DISTANCE OF 766.80 FEET; THENCE RUN SOUTH 86°27'15" WEST, A DISTANCE OF 1214.95 FEET; THENCE RUN SOUTH 00°31'36" EAST, A DISTANCE OF 601.53 FEET; THENCE RUN SOUTH 89°52'48" WEST, A DISTANCE OF 703.19 FEET TO THE POINT OF BEGINNING. CONTAINING 45.68 ACRES MORE OR LESS.





VICINITY MAP

NOT TO SCALE



GRAPHIC SCALE

SCALE IN FEET 1 INCH = 200 FEET

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

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT A BAR S LAND AND CATTLE COMPANY, BY RON W. TURBEVILLE AS PRESIDENT HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS THE MEADOWS OF TUSKENOOGEE AND THAT ALL ROADS, STREETS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

Ron W. Turbeville — WITNESS Jon Turbeville

WITNESS Janice Storm

RON W. TURBEVILLE, PRESIDENT
A BAR S LAND AND CATTLE COMPANY
P.O. BOX 880
LAKE CITY, FLORIDA. 32056
904-752-5036

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFIY ON THIS 28 DAY OF April A.D. 199 , BEFORE ME PERSONALLY APPEARED RON W. TURBEVILLE, PRESIDENT IN BEHALF OF A BAR S LAND AND CATTLE COMPANY AS OWNER TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS FREE ACT AND DRED FOR THE USES AND PURPOSES THERIN EXPRESSED, IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL OF THE ABOVE DATE.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA THIS 28th DAY OF APRIL A.D. 1998

Timothy Bruce Alcorn — MY COMMISSION EXPIRES: 6-13-99

NOTARY PUBLIC, STATE OF FLORIDA

Timothy Bruce Alcorn
Notary Public, State of Florida
Commission No. CC471685
My Commission Expires 06/13/99
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

PUBLIC WORKS DIRECTOR, COLUMBIA COUNTY 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 MAINTENCE IN CASE OF DEFAULT.

DATE: 5/8/98

PUBLIC WORKS DIRECTOR

APPROVED BY BOARD OF COUNTY COMMISSIONERS, COLUMBIA COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY, COMMISSION, THIS DAY OF May 7 1998, A.D.

CHAIRMAN

DATE: May 7, 1998

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.

DATE: May 7, 1998

COUNTY ATTORNEY

CERTIFICATE OF CLERK:

I HEREBY CERTIFY THAT THE FORGOING PLAT, HAVING BEEN DULY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 21 DAY OF May, 1998 A.D. IN PLAT BOOK 6 PAGE 203

CLEARK OF COURT, COLUMBIA COUNTY FLORIDA.

LEGEND AND NOTES

- o DENOTES PERMANENT CONTROL POINT (PCP)
- □ DENOTES PERMANENT REFERENCE MONUMENT (PRM)

1) CLOSURE EXCEEDS 1:10,000.

2) BEARINGS BASED ON THE SOUTH LINE OF SAID SECTION 29. S. 89°44'52" W.

3) FOR SECTION BREAKDOWN SEE JOB FILE, THIS OFFICE.

4) CONCRETE MONUMENTS SET ON ALL CORNERS.

5) IF THEY EXIST, NO UNDERGROUND ENCHROACHMENTS AND OR UTILITIES LOCATED BY THIS SURVEY.

6) PLEMINARY APPROVAL DATE: MARCH 5, 1998

10' 10' 20'

DENOTES 20' UTILITY EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT P.R.M.'S, PERMANENT REFERENCE MONUMENTS AND P.C.P.'S PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS SURVEYED AND PLATTED FALLS WITHIN ZONE X AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL 120070 0260B

J. Sherman Frier

REGISTERED LAND SURVEYOR
FLA. CERT. NO. 2245
DATE: APRIL 27, 1998
JOB NO. 97-98

J. SHERMAN FRIER & ASSOCIATES
LAND SURVEYORS
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK FLORIDA. 32064
PHOME: 904-362-4629 FAX: 904-362-5270 TA /KR

" THE MEADOWS OF TUSKENOOGEE "

PARENT PARCEL - 29-6S-17-09807-001 (25.32 Ac. remaining)
30-6s-17-09813-003 (Deleted)
Owner: A Bar S Land & Cattle CO.
President: Ron W. Turbeville

HEADER PARCEL - 30-6S-17-09807-100

A S/D lying in part of the W1/2 of SW1/4 of Sec. 29-6s-17E & lying in part of the E1/2 of SE1/4 of Sec. 30-6s-17E, consisting of 45.68 Ac. & recorded in Plat Bk. 6, Pg. 203.

ACREAGE	LOT #	PARCEL #
5.07 Ac.	1	30-6s-17-09807-101
5.14 Ac.	2	30-6s-17-09807-102
5.18 Ac.	3	30-6s-17-09807-103
5.25 Ac.	4	30-6s-17-09807-104
5.01 Ac.	5	30-6s-17-09807-105
5.01 Ac.	6	30-6s-17-09807-106
5.01 Ac.	7	30-6s-17-09807-107
5.01 Ac.	8	30-6s-17-09807-108
5.01 Ac.	9	30-6s-17-09807-109

Tax Dist.	003
NBHD Code	029617.01
Zoning	A-1
Road	03
Topo	02
Utilities	03
ORB	854-2412
Map #	105
Value	$ 20,000