FILE NUMBER 99-10652
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
6-18-, 1999 AT 11:55 O'CLOCK A.M.
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: P. DeWitt Cason D.C.

OFFICIAL RECORDS
BOOK 888 PAGE 204

"TIFFANY OAKS"

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

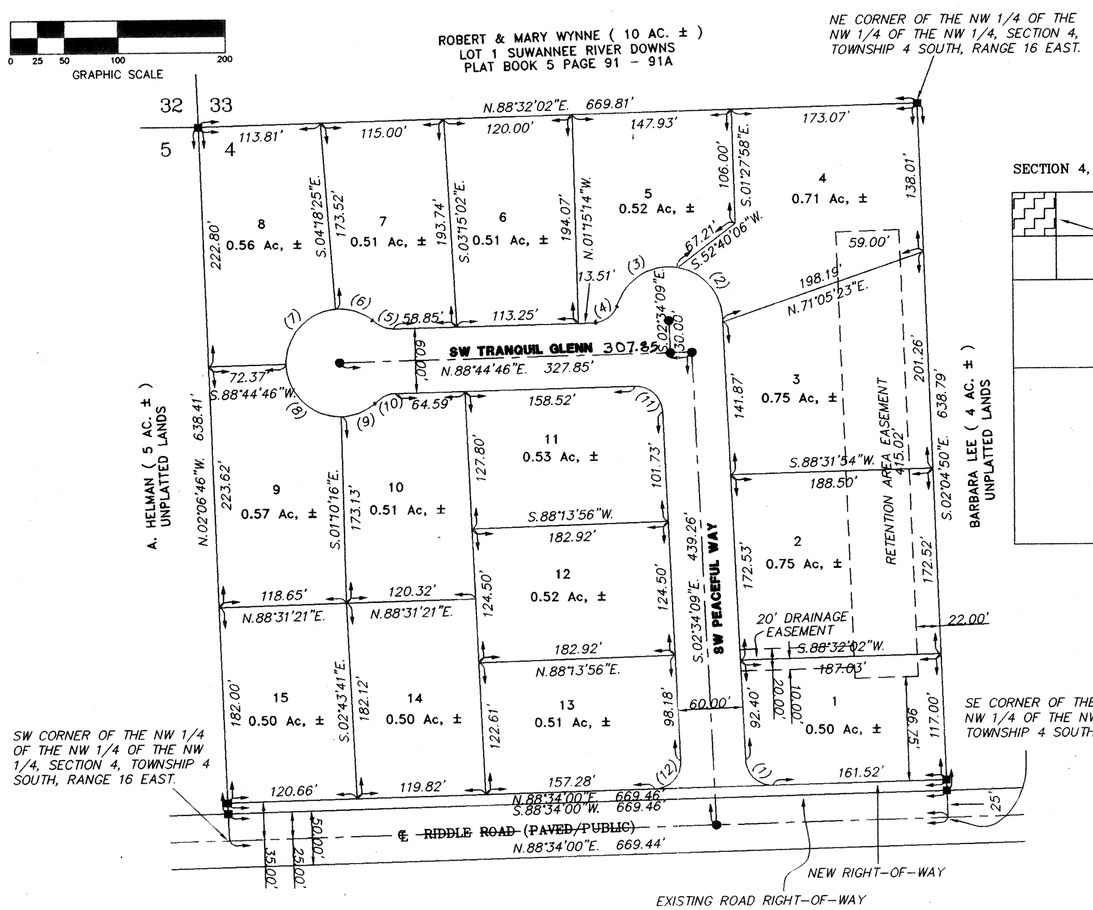
PLAT BOOK 7 PAGE 13

SHEET 1 OF 1

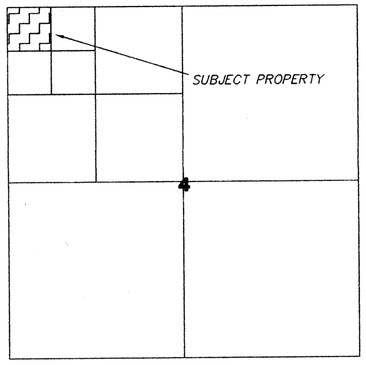
SYMBOL LEGEND
- ■ = PERMANENT REFERENCE MONUMENT
- ● = PERMANENT CONTROL POINT
- (2) = CURVE DATA NUMBER SEE CURVE TABLE

SCALE: 1" = 100'

GRAPHIC SCALE 0 25 50 100 200



SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST.



LOCATION SKETCH
NOT TO SCALE

DESCRIPTION:
THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 25.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR THE DEED OF RECORD AS PROVIDED BY CLIENT.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.88°32'02"E. FOR THE NORTH LINE THEREOF.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NUMBER 120070 0175 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
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. PRELIMINARY APPROVAL DATE: JULY 17, 1997.
9. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.

NOTICE:
THE EASEMENTS REFERRED TO HEREON IN NOTE # 6 SHALL CONSTITUTE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICITY, TELEPHONE, CABLE TELEVISION, AND PUBLIC UTILITIES WHICH MAY SERVICE THE LANDS ENCOMPASSED BY THIS PLAT.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	88°51'51"	38.77'	24.51'	35.00'	N.47°00'05"W.
2	50.00'	81°59'30"	71.55'	43.46'	65.60'	N.38°58'49"W.
3	50.00'	81°48'26"	71.39'	43.32'	65.48'	S.59°07'13"W.
4	25.00'	70°31'45"	30.77'	17.68'	28.87'	S.53°28'53"W.
5	25.00'	42°50'00"	18.69'	9.81'	18.26'	N.69°50'14"W.
6	50.00'	45°53'11"	40.04'	21.17'	38.98'	N.71°21'50"W.
7	50.00'	86°56'49"	75.88'	47.40'	68.80'	S.42°13'10"W.
8	50.00'	89°55'01"	78.47'	49.93'	70.66'	S.46°12'45"E.
9	50.00'	42°54'59"	37.45'	19.65'	36.58'	N.67°22'15"E.
10	25.00'	42°50'00"	18.69'	9.81'	18.26'	N.67°19'45"E.
11	25.00'	88°41'05"	38.70'	24.43'	34.95'	S.46°54'42"E.
12	25.00'	91°08'09"	39.77'	25.50'	35.70'	S.42°59'55"W.

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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

5-17-99 Arthur N. Bedenbaugh
DATE:

ARTHUR N. BEDENBAUGH
PROFESSIONAL ENGINEER # 9162
RT. 6 BOX 500
LAKE CITY, FLORIDA 32055

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT TERRY KELLY AS PRESIDENT OF KELLY COMPANIES OF LAKE CITY, AS OWNER HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "TIFFANY OAKS" 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
Carol H. Wright — Terry Kelly
WITNESS AS TO OWNER — TERRY KELLY, AS PRESIDENT KELLY COMPANIES OF LAKE CITY
Harlan C. Markham
WITNESS AS TO OWNER

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.
I HEREBY CERTIFY THAT ON THIS 17 DAY OF MAY, 1999 A.D., BEFORE ME PERSONALLY APPEARED TERRY M. KELLY, AS PRESIDENT OF KELLY COMPANIES OF LAKE CITY, 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.
Carol H. Wright
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 4-9-2002
CAROL H. WRIGHT
NOTARY PUBLIC, STATE OF FLORIDA
My Comm Exp. 4/9/2002
No. CC 726236
[ ] Personally Known [ ] Other I.D.

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: June 4, 1999
Martin Fuqua
COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.
THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF 5-20-99, 1999, A.D.
Ronald L
CHAIRMAN

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 MAINTENANCE IN CASE OF DEFAULT.
DATE: 5/20/99
Hoyle Crowder
PUBLIC WORKS DIRECTOR

CERTIFICATE OF CLERK:
THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 18th DAY OF June, 1999, A.D., IN PLAT BOOK 7 PAGE 13.
P. DeWitt Cason
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF COUNTY SURVEYOR:
KNOWN ALL MEN BY THESE PRESENTS, 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 _____, REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.
NAME: _____ DATE: _____ REGISTRATION: _____

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

6/5/97 - 2/21/99 — FIELD SURVEY DATE
3/1/99 — DRAWING DATE
LAUREN E. BRITT, P.S.M.
FLORIDA CERTIFICATION #1079

NOTE: UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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-7947

"TIFFANY OAKS"

PARENT PARCEL # - **04-4S-16-02772-015 (To be deleted)**

HEADER PARCEL # - **04-4S-16-02772-200**

A S/D being the NW1/4 of NW1/4 of NW1/4, consisting of 10 Ac. & recorded in Plat Bk. 7, Pg. 13.

ACRES	LOT #	PARCEL #
0.50	1	04-4S-16-02772-201
0.75	2	04-4S-16-02772-202
0.73	3	04-4S-16-02772-203
0.71	4	04-4S-16-02772-204
0.52	5	04-4S-16-02772-205
0.51	6	04-4S-16-02772-206
0.51	7	04-4S-16-02772-207
0.56	8	04-4S-16-02772-208
0.57	9	04-4S-16-02772-209
0.51	10	04-4S-16-02772-210
0.53	11	04-4S-16-02772-211
0.52	12	04-4S-16-02772-212
0.51	13	04-4S-16-02772-213
0.50	14	04-4S-16-02772-214
0.50	15	04-4S-16-02772-215

Tax Dist	002	Nbhd Cd	
Zoning	RMH-2	Utilities	03
Road	07	ORB	843-055
Topo	02	Map #	45
		Value	