BAILEY BISHOP & LANE, INC.
411 WEST BAYA AVENUE
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
FAX (904) 755-7771

TIMBERLAND ESTATES

A SUBDIVISION IN
THE SE 1/4 OF SECTION 14, T5-S, R17-E
COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS
BOOK 883 PAGE 38

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that J. L. Dicks and Lottie M. Dicks, his wife, as owners, and Atlantic Coast Federal Credit Union, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as TIMBERLAND ESTATES, and that all rights-of-way and easements are hereby dedicated to the perpetual use of the public for uses as shown hereon.

OWNERS

J. L. Dicks — Witness — Witness

Lottie M. Dicks — Witness — Witness

MORTGAGEE: Atlantic Coast Federal Credit Union

Robert O. Kimbrell, Jr. — Witness — Witness
Mortgage Manager

ACKNOWLEDGEMENT:

STATE OF GEORGIA COUNTY OF BACON

The foregoing dedication was acknowledged before me this 22nd day of April, 1999, by Robert O. Kimbrell, Jr., Mortgage Manager, of Atlantic Coast Federal Credit Union, as mortgagee. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Wendy Peacock
Notary Public
My commisiion expires:

WENDY PEACOCK
Notary Public, Bacon County, GA.
My Commission Expires 12-5-03

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 26 day of April, 1999, by J. L. Dicks, as onwer. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED:
Notary Public
My commisiion expires: 5-4-01

RANA L. DAVICH
MY COMMISSION # CC 611489
EXPIRES: May 4, 2001
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 26 day of April, 1999, by Lottie M. Dicks, as onwer. She is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED:
Notary Public
My commisiion expires: 5-4-01

RANA L. DAVICH
MY COMMISSION # CC 611489
EXPIRES: May 4, 2001
Bonded Thru Notary Public Underwriters

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

Examined on June 14, 1999

AND

Approved as to legal form and sufficiency by

Marlin Feagle
Attorney

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

THIS IS TO CERTIFY that on 5-6-99 the foregoing plat was approved by the Board of County Commissioners for Columbia County, Florida.

Chairman

Attest: _____

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Commission is accepted for files and recorded this 24 day of June, 1999, in Plat Book 7, Pages 14 and 15.

Signed:
Clerk of Circuit Court

CERTIFICATE OF COUNTY SURVEYOR

Know 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 that on behalf of Columbia County, Florida on 6/11/99 reviewed this plat for conformity to Chapter 177, Florida Statutes; and said plat meets all the requirements of Chapter 177, as amended.

Name
Date 6/14/99
Registration Number 3628

CERTIFICATE OF SUBDIVIDER'S ENGINEER

This is TO CERTIFY that on 4/26/99, Gregory G. Bailey, Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 43858, does hereby certify that all required improvements have been installed in compliance with the approved construction plans and if applicable, any submitted "as built" blueprints in accordance with the requirements of the Board of County Commissioners of Columbia County, Florida.

Registered Florida Engineer

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and mapper, as provided under Chapter 472, Florida Statutes and is in good standing with the Board of Surveyors and Mappers, does hereby certify that on 4/27/99 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes, as amended; and that said is located in Section 14, Township 5 South, Range 17 East, Columbia County, Florida.

Name
John M. Lane
Registration No. LS 4303
Bailey, Bishop & Lane, Inc. LB 6685
3107 SW Barnett Way
Lake City, Fl. 32025
P.O. Box 3717, Lake City, Fl. 32056

BAILEY BISHOP & LANE, INC.
411 WEST BAYA AVENUE
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
FAX (904) 755-7771

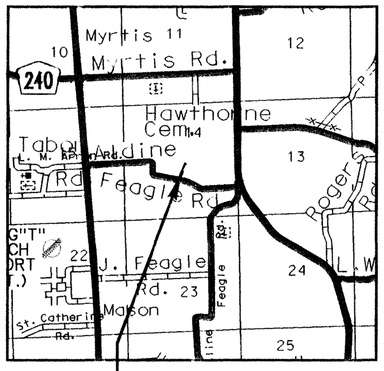
TIMBERLAND ESTATES

A SUBDIVISION IN
THE SE 1/4 OF SECTION 14, T5-S, R17-E
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 14
SHEET 1 OF 2

FILE NUMBER 991048
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
6-24 1999 AT 2:53 O'CLOCK P.M.
RECORD VERIFIED
CLERK OF CIRCUIT COURT
COLUMBIA COUNTY, FLORIDA
BY Muriel Penn D.C.

OFFICIAL RECORDS
BOOK 883 PAGE 387



PROPOSED SITE

LOCATION MAP

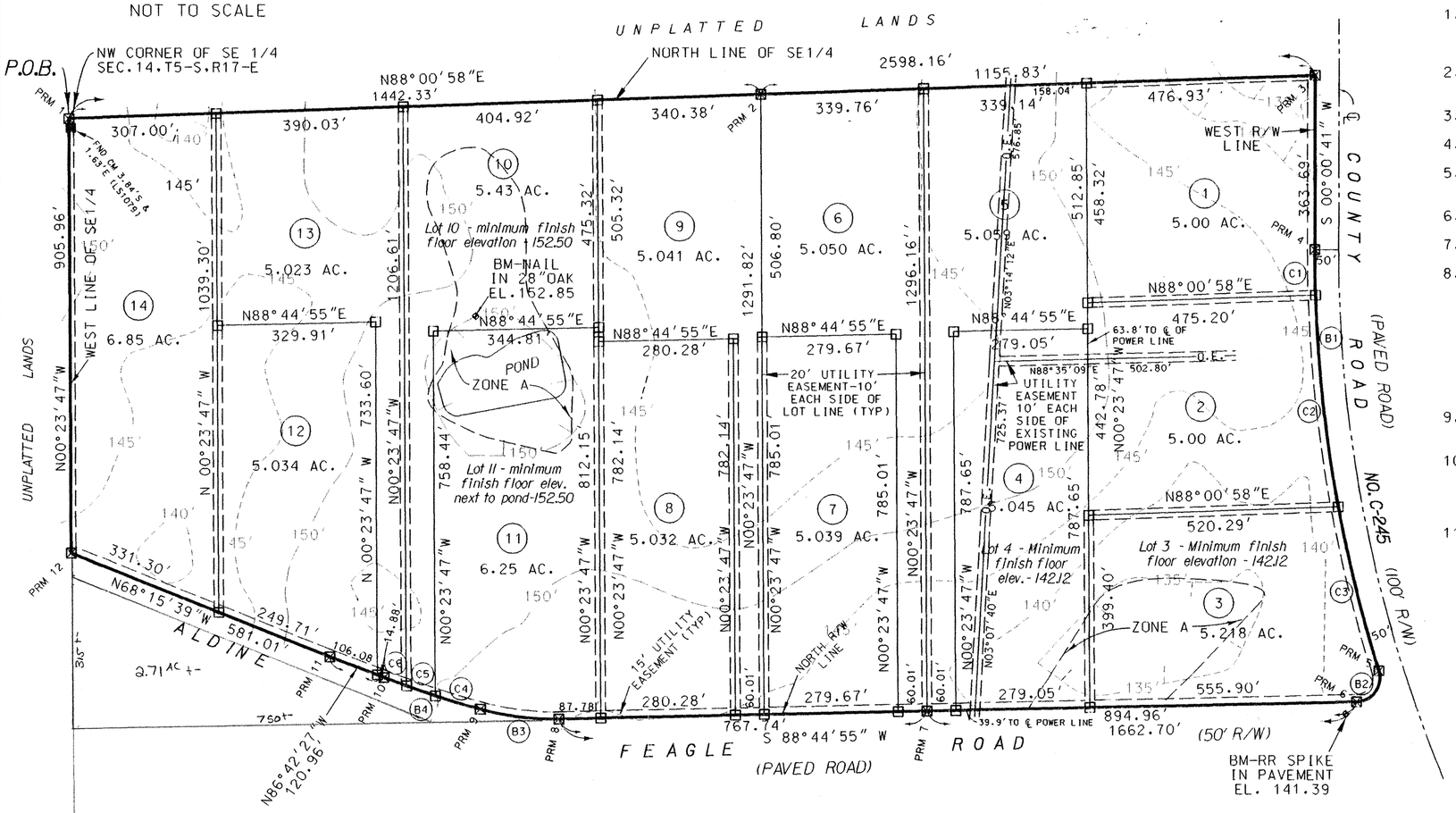
NOT TO SCALE

DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF SE 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 88°00'58" E ALONG THE NORTH LINE OF SAID SE 1/4, 2598.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-245, THENCE S 0°00'41" W ALONG SAID WEST RIGHT-OF-WAY LINE, 363.69 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2910.90 FEET AND A CENTRAL ANGLE OF 17°35'05", AN ARC DISTANCE OF 889.89 FEET TO A POINT OF CURVE, THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 106°15'11", AN ARC DISTANCE OF 92.72 FEET TO THE END OF SAID CURVE AND THE NORTH RIGHT-OF-WAY LINE OF ALDINE FEAGLE ROAD, THENCE S 88°44'55" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 1662.70 FEET TO A POINT OF CURVE, THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 574.60 FEET AND A CENTRAL ANGLE OF 16°29'41", AN ARC DISTANCE OF 165.43 FEET TO THE POINT OF COMPOUND CURVATURE OF SAID CURVE, THENCE CONTINUE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1997.20 FEET AND A CENTRAL ANGLE OF 6°02'57", AN ARC DISTANCE OF 210.86 FEET, THENCE N 68°42'27" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 120.96 FEET, THENCE N 68°15'39" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 581.01 FEET TO THE WEST LINE OF SAID SE 1/4, THENCE N 00°23'47" W ALONG SAID WEST LINE, 905.96 FEET TO THE POINT OF BEGINNING.

CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
B1	2910.90	17°35'05"	889.89	886.43	S 08°44'47" E
B2	50.00	106°15'11"	92.72	80.00	S 35°37'19" W
B3	574.60	16°29'41"	165.43	164.85	N 83°00'18" W
B4	1997.20	06°02'57"	210.86	210.76	N 71°43'56" W
C1	2910.90	01°51'50"	94.69	94.69	S 00°55'17" E
C2	2910.90	08°44'40"	444.25	443.82	S 06°13'28" E
C3	2910.90	06°54'28"	350.95	350.73	S 14°03'00" E
C4	1997.20	02°48'22"	97.81	97.80	N 73°21'13" W
C5	1997.20	01°49'28"	63.59	63.60	N 71°02'19" W
C6	1997.20	01°25'07"	49.45	49.45	N 69°25'01" W

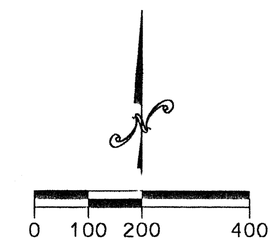


NOTES:

1. PRELIMINARY PLAT WAS APPROVED ON MAY 15, 1997. A ONE YEAR'S EXTENSION WAS APPROVED ON MARCH 19, 1998.
2. BEARINGS PROJECTED FROM THE CENTERLINE OF COUNTY ROAD NO. C-245.
3. TOTAL ACRES IN SUBDIVISION IS 74.113 ACRES.
4. ERROR OF CLOSURE BALANCED TO ZERO.
5. SUBDIVISION CONSISTS OF 14 LOTS RANGING IN SIZE FROM 5.00 TO 6.85 ACRES.
6. PROPERTY IS ZONED A-3.
7. BM DATUM IS NGVD 1929.
8. ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 250 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN BOTH ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AND IN ZONE A (PARTS OF LOTS 3, 4 AND 11) AN AREA DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN. BASED ON ELEVATIONS TAKEN IN THE FIELD ON LOT 10, THE 100-YEAR FLOOD ZONE HAS BEEN EXTENDED INTO THIS LOT AS SHOWN.
9. MINIMUM FINISH FLOOR ELEVATIONS FOR LOTS 3, 4, 10 AND 11 ARE SHOWN DIRECTLY ON THE LOTS.
10. BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
    FRONT - 30 FEET
    SIDE - 25 FEET
    REAR - 25 FET
11. MAINTAIN 30-FOOT BUFFER AROUND WETLAND AREAS. DO NOT DISTURB VEGETATION IN WETLAND AREAS.

LEGEND

- ⊠ PERMANENT REFERENCE MONUMENT (PRM) 4x4 CONC MON (LB 6685)
- □ 4x4 CONC MON SET AT EACH LOT CORNER (LB 6685)
- ■ CONC MON FOUND AS NOTED



SPECIAL NOTE

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION 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.

SPECIAL NOTE

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

DEVELOPER:

J. L. DICKS
RT. 3 BOX 355
LAKE CITY, FLORIDA 32025
PHONE: 904-752-5620

"TIMBERLAND ESTATES"

PARENT PARCEL(s) - **14-5S-17-09236-000** **2.71 Ac. remaining**
13-5s-17-09227-004 **(Delete)**

HEADER PARCEL - **14-5S-17-09236-100**

A S/D lying in the N1/2 of SE1/4 of Sec. 14 - Twp. 5 South - Range 17 East, consisting of 74.11 Ac. & recorded in Plat Bk. 7, Pg. 14.

ACRES	LOT #	PARCEL #
5.00	1	14-5s-17-09236-101
5.00	2	14-5s-17-09236-102
5.21	3	14-5s-17-09236-103
5.04	4	14-5s-17-09236-104
5.05	5	14-5s-17-09236-105
5.05	6	14-5s-17-09236-106
5.03	7	14-5S-17-09236-107
5.03	8	14-5S-17-09236-108
5.04	9	14-5S-17-09236-109
5.43	10	14-5S-17-09236-110
6.25	11	14-5S-17-09236-111
5.03	12	14-5S-17-09236-112
5.02	13	14-5S-17-09236-113
6.85	14	14-5S-17-09236-114

Tax Dist.	003	NBHD Code	
Zoning	A-3	Utilities	03
Road	03	ORB	354-874
Topo	02	Map #	156
		Value	