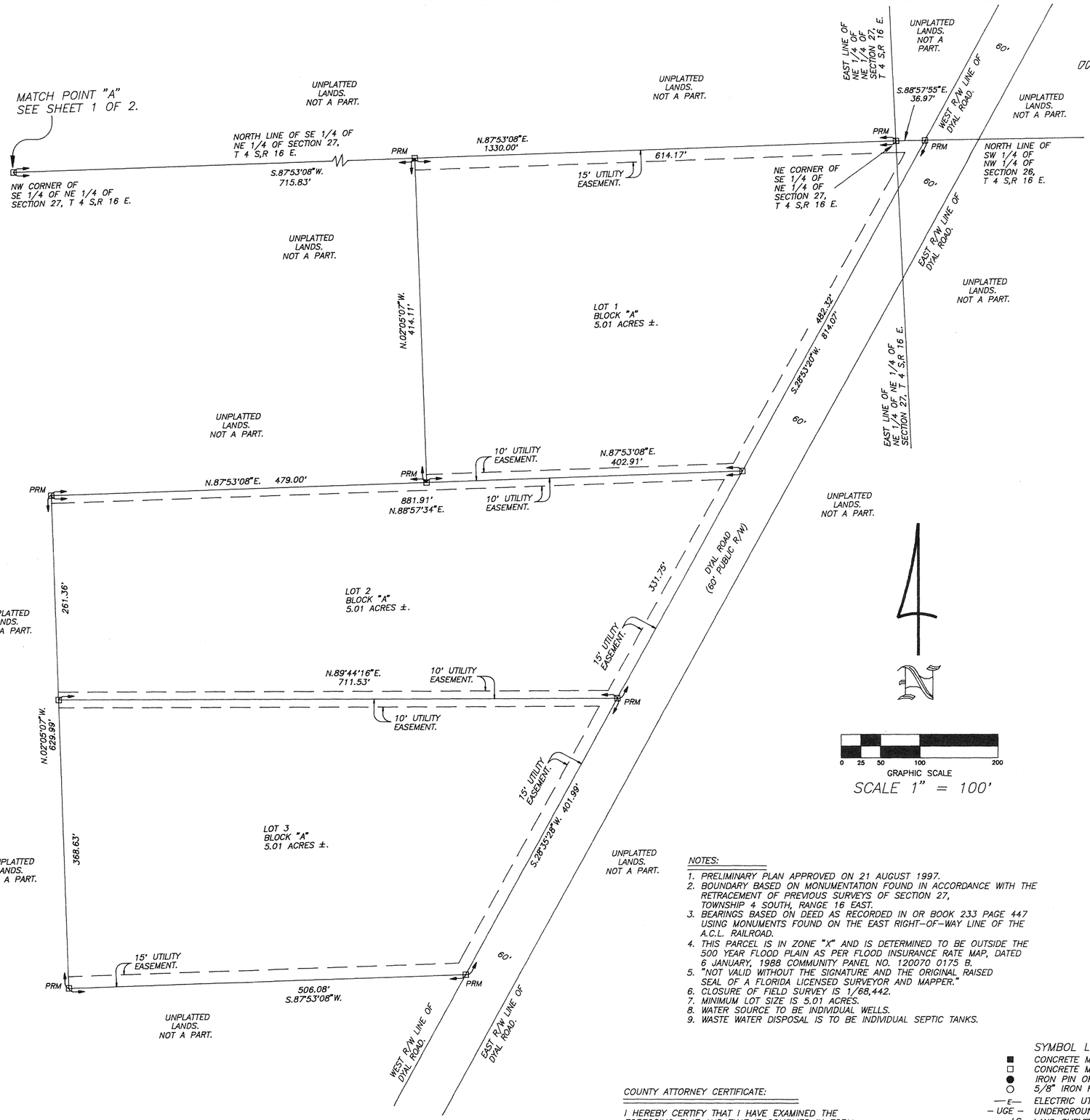
PLAT BOOK 6 PAGE 192

SHEET 2 OF 2.

"TIMUCUAN CROSSING"

IN THE NE 1/4 OF SECTION 27 AND THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.



OFFICIAL RECORDS
BOOK 850 PAGE 224

DEDICATION: STATE OF FLORIDA, COUNTY OF COLUMBIA.

KNOW ALL MEN BY THESE PRESENTS THAT RAYMOND O. DYAL, DOLORES P. RUSSELL, PEGGY A. SANDLIN AND LINDA J. JOHNS AS TRUSTEES FOR THE TIMUCUAN CROSSING LAND TRUST, HAVE CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYSD, SUBDIVIDED AND PLATTED TO BE KNOWN AS "TIMUCUAN CROSSING" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES; DRAINAGE AND OTHER PURPOSE INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

TRUSTEE: _____ WITNESS: _____
RAYMOND O. DYAL

TRUSTEE: _____ WITNESS: _____
DOLORES P. RUSSELL

TRUSTEE: _____ WITNESS: _____
PEGGY A. SANDLIN

TRUSTEE: _____ WITNESS: _____
LINDA J. JOHNS

ACKNOWLEDGEVENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 1st DAY OF Oct., 1997, A.D. BEFORE ME PERSONALLY APPEARED RAYMOND O. DYAL, DOLORES P. RUSSELL, PEGGY A. SANDLIN AND LINDA J. JOHNS TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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.

MY COMMISSION EXPIRES: _____

DE ETTE F. BROWN
MY COMMISSION # CC 412561
EXPIRES: October 22, 1998
Bonded Thru Notary Public-Underwriters

_____
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 17 DAY OF December, 1997, A.D., IN PLAT BOOK 6 PAGE 191-192.

_____
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 16th DAY OF December 1997, A.D.

CHAIRMAN _____

NOTES:

1. PRELIMINARY PLAN APPROVED ON 21 AUGUST 1997.
2. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 16 EAST.
3. BEARINGS BASED ON DEED AS RECORDED IN OR BOOK 233 PAGE 447 USING MONUMENTS FOUND ON THE EAST RIGHT-OF-WAY LINE OF THE A.C.L. RAILROAD.
4. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NO. 120070 0175 B.
5. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
6. CLOSURE OF FIELD SURVEY IS 1/68,442.
7. MINIMUM LOT SIZE IS 5.01 ACRES.
8. WATER SOURCE TO BE INDIVIDUAL WELLS.
9. WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC TANKS.

SYMBOL LEGEND

■	CONCRETE MONUMENT FOUND
□	CONCRETE MONUMENT SET, LS 4708
●	IRON PIN OR PIPE FOUND
○	5/8" IRON ROD SET, LS 4708
—E—	ELECTRIC UTILITY LINE (OVERHEAD)
– UGE –	UNDERGROUND ELECTRIC SERVICE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
⊗	UTILITY POLE
R/W	RIGHT-OF-WAY
NO ID.	NO IDENTIFICATION

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.
DATED 11-20 1997, A.D.

_____
COUNTY ATTORNEY

"NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY ".

"NOTICE
ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE T.V., AND ANY OTHER PUBLIC UTILITY".

MARK D. DUREN, P.S.M.
LS 4708
RT. 18 BOX 555
SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(904) 758-9831 OFFICE
(904) 758-8010 FAX

WO# 86-03-96F

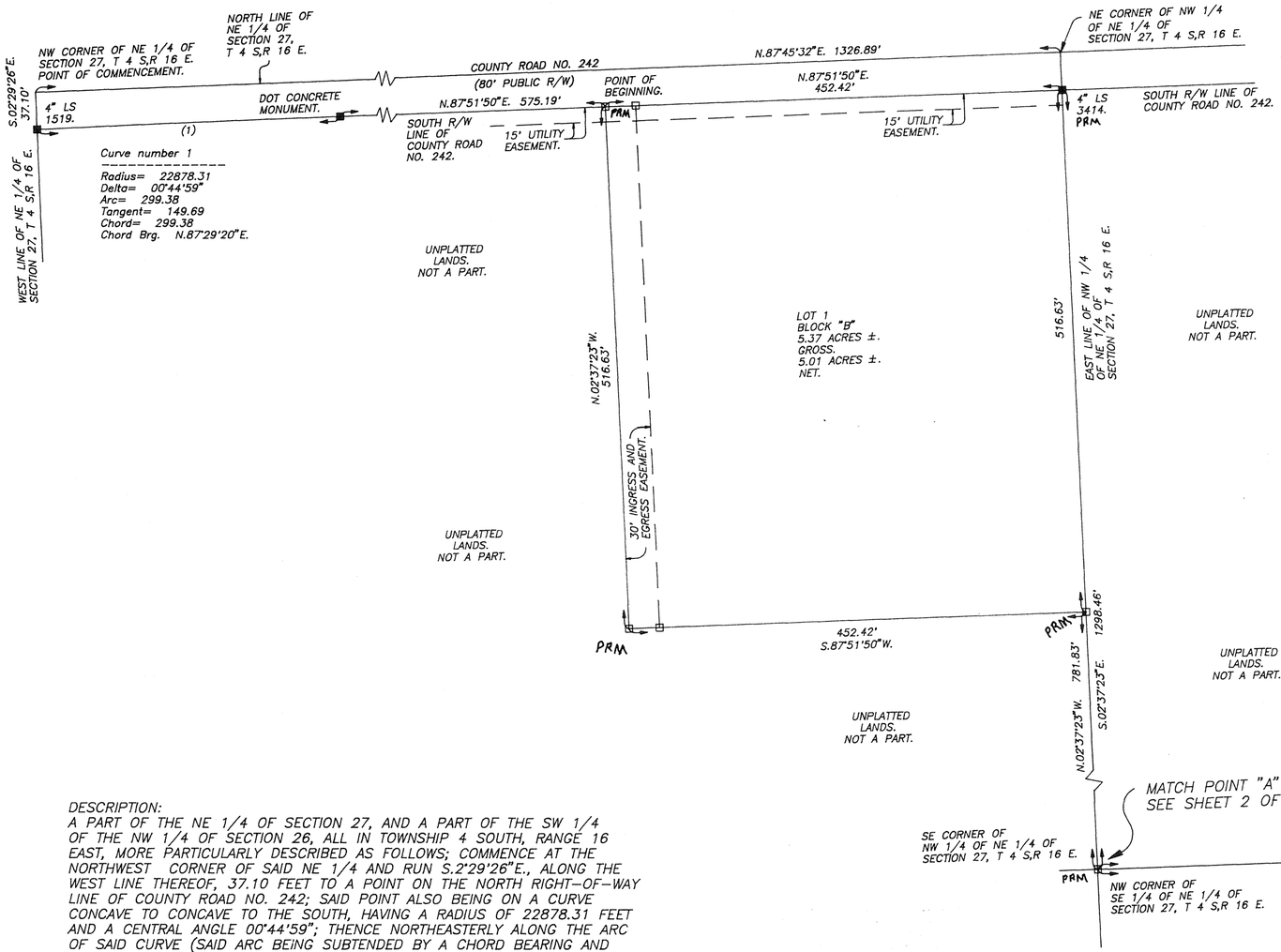
FILE NUMBER 97-18367
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
12-12 1997 AT 1:05 O'CLOCK P M
RECORD VERIFIED
Dallas W. Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Mimi Reed D.C.

OFFICIAL RECORDS
BOOK 850 PAGE 224

PLAT BOOK 6 PAGE 191
SHEET 1 OF 2.

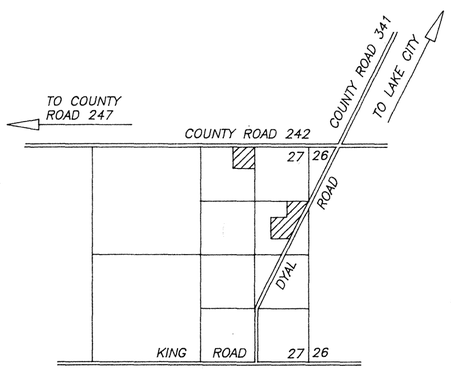
"TIMUCUAN CROSSING"

IN THE NE 1/4 OF SECTION 27 AND
THE NW 1/4 OF SECTION 26,
TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA.



0 25 50 100 200
GRAPHIC SCALE
SCALE 1" = 100'

DESCRIPTION:
A PART OF THE NE 1/4 OF SECTION 27, AND A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 26, ALL IN TOWNSHIP 4 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHWEST CORNER OF SAID NE 1/4 AND RUN S.2°29'26"E., ALONG THE WEST LINE THEREOF, 37.10 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 242; SAID POINT ALSO BEING ON A CURVE CONCAVE TO CONCAVE TO THE SOUTH, HAVING A RADIUS OF 22878.31 FEET AND A CENTRAL ANGLE 00°44'59"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.87°29'20"E, 299.38 FEET) AN ARC DISTANCE OF 299.38 FEET; THENCE N.87°51'50"E, ALONG THE SOUTH LINE OF SAID SOUTH RIGHT-OF-WAY, 575.19 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.87°51'50"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 452.42 FEET TO A POINT ON THE EAST LINE OF THE NW 1/4 OF SAID NE 1/4; THENCE S.2°37'23"E., ALONG THE EAST LINE THEREOF, 1298.46 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF SAID NE 1/4; THENCE N.87°53'08"E., ALONG THE NORTH LINE THEREOF, 1330.00 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 26; THENCE S.88°57'55"E., ALONG THE NORTH LINE THEREOF, 36.97 FEET TO A POINT ON THE WEST RIGHT-OF WAY LINE OF DYAL ROAD; THENCE S.28°53'20"W., ALONG THE WEST LINE THEREOF, 814.07 FEET; THENCE S.28°35'28"W., STILL ALONG SAID WEST RIGHT-OF-WAY LINE, 401.99 FEET; THENCE S.87°53'08"W., 506.08 FEET; THENCE N.2°05'07"W., 629.99 FEET; THENCE N.87°53'08"E., 479.00 FEET; THENCE N.2°05'07"W., 414.11 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF SAID NE 1/4; THENCE S.87°53'08"W., ALONG SAID NORTH LINE, 715.83 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID NE 1/4; THENCE N.2°37'23"W., ALONG THE EAST LINE THEREOF, 781.83 FEET; THENCE S.87°51'50"W., 452.42 FEET; THENCE N.2°37'23"W., 516.63 FEET TO THE POINT OF BEGINNING.
COLUMBIA COUNTY, FLORIDA.
CONTAINING 20.40 ACRES, MORE OR LESS.



LOCATION SKETCH
NOT TO SCALE
SECTION 27,
T 4 S,R 16 E.
AND
SECTION 26,
T 4 S,R 16 E.

SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE POINTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177, OF THE FLORIDA STATUTES.
DATED 9/10 1997, A.D.

MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708

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