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

TROY HEIGHTS, UNIT 2

A SUBDIVISION IN THE E 1/2 OF NE 1/4, SECTION 9, T4-S, R16-E COLUMBIA COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Loid Russell Bailey and Dorothy H. Bailey, his wife, as owners: and First Federal Savings Bank Of Florida, as mortgagee: have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as TROY HEIGHTS, UNIT 2 and that all Rights-of-way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER:
Loid Russell Bailey
Witness
Witness

Dorothy H. Bailey
Witness
Witness

MORTGAGEE:
John Flanagan, Vice President
First Federal Savings Bank Of Florida
Witness

COMMISSION APPROVAL

SIGNED: _____
Chairman

DATE: _____

ATTEST: _____
Clerk

OFFICIAL RECORDS
BOOK 835 PAGE 7

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 24 day of January 1997, by Loid Russell Bailey. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: _____
Notary Public

My Commission Expires: 8/12/2000

GLORIA JEAN MARKHAM
MY COMMISSION # CC 576449
EXPIRES: August 12, 2000
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 24 day of JANUARY 1997, by Dorothy H. Bailey. She is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: _____
Notary Public

My Commission Expires: 5/4/97

RANA L. DAVICH
MY COMMISSION # CC 283436
EXPIRES: May 4, 1997
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 24 day of January 1997, by John Flanagan, Vice President, First Federal Savings Bank Of Florida. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: _____
Notary Public

My Commission Expires: 8/12/2000

GLORIA JEAN MARKHAM
MY COMMISSION # CC 576449
EXPIRES: August 12, 2000
Bonded Thru Notary Public Underwriters

ACCEPTANCE FOR MAINTENANCE

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.

SIGNED: _____ DATE: Feb 17, 1997
Director of Public Works

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it compiles with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: _____ DATE: Feb. 6, 1997
County Attorney, Columbia Co.

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 18 day of Feb, 1997, in Plat Book 6, Pages 170 and 171.

SIGNED: _____
Clerk of Circuit Court

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA SHOWN HEREON COMPILES WITH ALL OF THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE 1-24-97 SIGNED _____
JOHN M. LANE, LAND SURVEYOR 4303
BAILEY BISHOP & LANE, INC. LB 6689

STATE OF FLORIDA
JOHN M. LANE
LICENSE NO. 4303
SURVEYOR

FILE NUMBER 92-02126
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
2-18, 1992 AT 10:07 O'CLOCK AM
RECORD VERIFIED
Dale Watt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Muriel Kunz D.C.

OFFICIAL RECORDS
BOOK 683 PAGE 7

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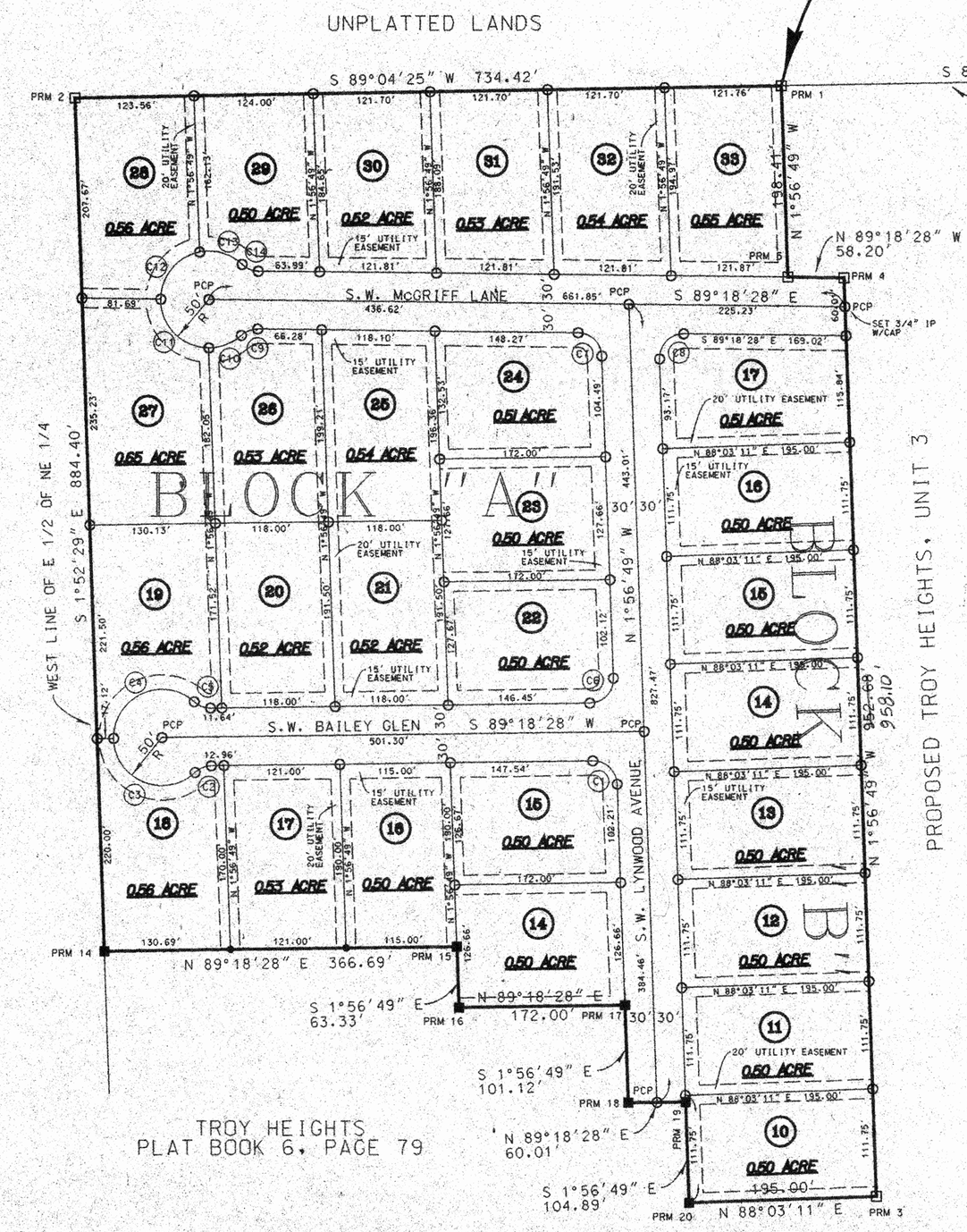
TROY HEIGHTS, UNIT 2

A SUBDIVISION IN
THE E 1/2 OF NE 1/4, SECTION 9, T4-S, R16-E
COLUMBIA COUNTY, FLORIDA

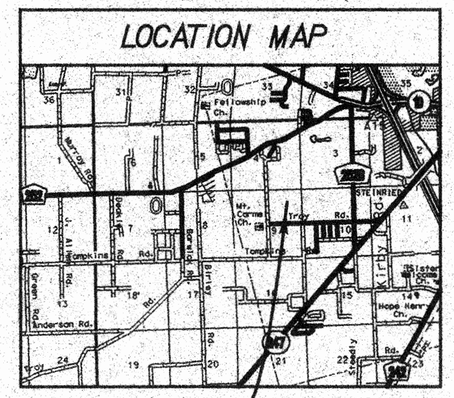


LEGEND

- ○ PCP — PERMANENT CONTROL POINT (PCP) SET 3"X 3" PLATE IN PAVEMENT
- ○ 3/4" IRON PIPE W/CAP SET (PLS 4303)
- ⊠ 4"X4" CONC. MON. FOUND (NO ID)
- □ PRM — PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONC. MON. (LB 6685)
- ■ PRM — PERMANENT REFERENCE MONUMENT W/NUMBER PREVIOUSLY SET ON TROY HEIGHTS (PLS 1519)
- ● 3/4" IRON PIPE W/CAP FOUND (PLS 1519)

0 50 100 200

LOCATION MAP



SUBDIVISION SITE

NOTES:

1. BEARINGS PROJECTED FROM THE EAST LINE OF SECTION 9, T4-S, R16-E AS PER PREVIOUS SURVEY BY W. C. HALE & ASSOCIATES, INC.
2. TOTAL ACRES IN SUBDIVISION IS 17.54 ACRES.
3. PROPERTY IS ZONED RMH-2.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
5. PRELIMINARY PLAN APPROVED ON NOVEMBER 21, 1996.
6. UTILITY EASEMENTS ARE AS FOLLOWS:
   15' ALONG ROADS
   10' EACH SIDE OF SIDE LOT LINES

SPECIAL NOTES

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.

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

DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 89°04'25" W, ALONG THE NORTH LINE OF SAID SECTION 9, 612.66 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 89°04'25" W, ALONG SAID NORTH LINE, 734.42 FEET TO THE WEST LINE OF THE E 1/2 OF NE 1/4, THENCE S 1°52'29" E, ALONG SAID WEST LINE, 884.40 FEET, THENCE N 89°18'28" E, 366.69 FEET, THENCE S 1°56'49" E, 63.33 FEET, THENCE N 89°18'28" E, 172.00 FEET, THENCE S 1°56'49" E, 101.12 FEET, THENCE N 89°18'28" E, 60.01 FEET, THENCE S 1°56'49" E, 104.89 FEET, THENCE N 88°03'11" E, 195.00 FEET, THENCE N 1°56'49" W, 952.68 FEET, THENCE N 89°18'28" W, 58.20 FEET, THENCE N 1°56'49" W, 198.41 FEET TO THE POINT OF BEGINNING. CONTAINING 17.54 ACRES, MORE OR LESS.

CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
C1	25.00'	88° 44' 43"	38.72'	34.97'	N 46° 19' 10" W
C2	25.00'	42° 49' 43"	18.69'	18.26'	S 67° 53' 36" W
C3	50.00'	132° 49' 25"	115.91'	91.64'	N 67° 06' 32" W
C4	50.00'	132° 50' 36"	115.93'	91.65'	N 65° 43' 28" E
C5	25.00'	42° 49' 42"	18.69'	18.26'	S 69° 16' 23" E
C6	25.00'	91° 15' 17"	39.82'	35.74'	N 43° 40' 49" E
C7	25.00'	87° 21' 39"	38.12'	34.53'	N 45° 37' 38" W
C8	25.00'	92° 38' 20"	40.42'	36.16'	N 44° 22' 22" E
C9	25.00'	42° 50' 00"	18.69'	18.26'	S 69° 16' 32" W
C10	50.00'	42° 11' 41"	36.82'	36.00'	N 68° 57' 22" E
C11	50.00'	90° 39' 19"	79.10'	71.10'	N 44° 37' 37" W
C12	50.00'	78° 26' 57"	68.46'	63.24'	N 39° 55' 01" E
C13	50.00'	54° 23' 03"	47.46'	45.70'	S 73° 39' 59" E
C14	25.00'	42° 50' 00"	18.69'	18.26'	S 67° 53' 23" E