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

TUSTENUGGEE RIDGE
IN
SECTION 7. T6-S, R17-E
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 212
SHEET 1 OF 1

NOTES:

1. BEARINGS PROJECTED FROM THE EAST LINE OF SECTION 7, TOWNSHIP 6-S, RANGE 17-E.
2. TOTAL ACRES IN SUBDIVISION IS 71.79 ACRES.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (120070 0225 B. EFFECTIVE DATE AUGUST 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
4. PRELIMINARY PLAN APPROVED ON JANUARY 15, 1998.
5. CONCRETE MONUMENTS SET AT ALL LOT CORNERS.
6. UTILITY EASEMENTS ARE AS FOLLOWS:
   15' ALONG ROAD
   10' EACH SIDE LOT LINE
7. ERROR OF CLOSURE AJUSTED TO ZERO.

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 7, Township 6 South, Range 17 East, Columbia County, Florida and run thence S 89° 54'54" W along the North line of said Section 7, 40.00 feet to the West right-of-way line of County Road No. C-131, thence S 0°20'48" W, along said West right-of-way line, 639.44 feet to the POINT OF BEGINNING, thence continue S 00 20'48" W along said West right-of-way line, 1282.91 feet to a point of curve, thence Southwesterly along said curve concave to the Northwest having a radius of 30.00 feet and a central angle of 90° 00' 57", an arc distance of 47.13 feet, thence N 89° 38'15" W, 653.43 feet, thence N 00° 20'48" E, 1312.92 feet, thence S 89° 38'15" E, 683.44 feet to the POINT OF BEGINNING.

ALSO:

Commence at the Northeast corner of Section 7, Township 6 South, Range 17 East, Columbia County, Florida and run thence S 89° 54'54" W along the North line of said Section 7, 40.00 feet to the West right-of-way line of County Road No. C-131, thence S 00°20'48" W, along said West right-of-way line, 2042.35 feet to the POINT OF BEGINNING, thence continue S 00°20'48" W along said West right-of-way line, 2565.84 feet to a point of curve, thence Southwesterly along said curve concave to the Northwest having a radius of 30.00 feet and a central angle of 90 00' 57", an arc distance of 47.13 feet, thence N 89°38'15" W, 653.43 feet, thence N 00°20'48" E, 2625.84 feet, thence S 89°38'15" E, 653.45 feet to a point of curve, thence Southeasterly along said curve concave to the Southwest having a radius of 30.00 feet and a central angle of 89°59'03", an arc distance of 47.12 feet to the POINT OF BEGINNING.

ALSO:

Commence at the Northeast corner of Section 7, Township 6 South, Range 17 East, Columbia County, Florida and run thence S 89°54'54" W along the North line of said Section 7, 40.00 feet to the West right-of-way line of County Road No. C-131, thence S 00°20'48" W, along said West right-of-way line, 4728.19 feet to the POINT OF BEGINNING, thence continue S 00°20'48" W along said West right-of-way line, 607.97 feet to the South line of said Section 7, thence N 89°38'15" W along said South line of Section 7, 683.44 feet, thence N 00°20'48" E, 637.96 feet, thence S 89°38'15" E, 653.45 feet to a point of curve, thence Southeasterly along said curve concave to the Southwest having a radius of 30.00 feet and a central angle of 89°59'03", an arc distance of 47.12 feet to the POINT OF BEGINNING.

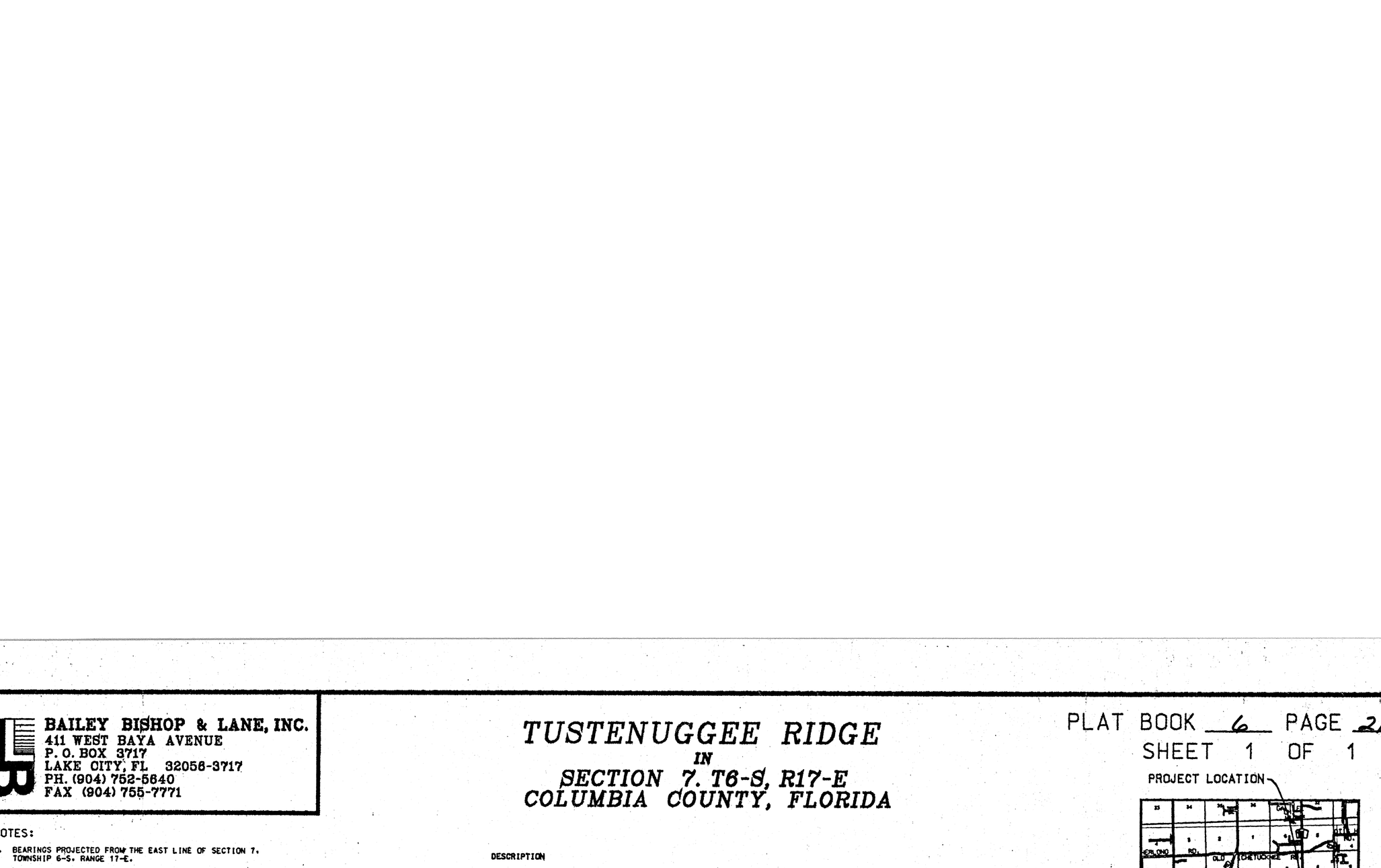
PROJECT LOCATION

LOCATION MAP

DEVELOPER
COLUMBIA PLANTATION COMPANY
c/o LEE WEDEKIND, JR.
5345 ORTEGA BOULEVARD, SUITE 7
JACKSONVILLE, FL 32210
PHONE: (904) 388-0068

CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
4-1	30.00'	90° 00' 57" RT	47.13'	42.43'	S 45° 21' 16" W
5-1	30.00'	89° 59' 03" RT	47.12'	42.42'	S 44° 38' 44" E
12-1	30.00'	90° 00' 57" RT	47.13'	42.43'	S 45° 21' 16" W
13-1	30.00'	89° 59' 03" RT	47.12'	42.42'	S 44° 38' 44" E



ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF DUVAL

The forgoing dedication was acknowledged before me this 30 day of March 1998, by Lee D. Wedekind, Jr.. He is personally known to me or has produced PE as identification and (did/did not) take an oath.

SIGNED: _____
Notary Public

My Commission Expires:

HEATHER H STOCKTON
My Commission CC394683
Expires Sep. 09, 1998

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for filing and recorded this 30 day of Sept. 1998, in Plat Book 6, Page 212

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

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: Jerry Brooks DATE: 9-20-98
Director of Public Works

COUNTY ATTORNEY'S CERTIFICATE

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

SIGNED: Marlin Feagle DATE: Sept. 22, 1998
County Attorney, Columbia Co.

COMMISSION APPROVAL

SIGNED: _____
Chairman

DATE: 9-30-98

ATTEST: P. DeWitt Cason
Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that COLUMBIA PLANTATION COMPANY, as owner: have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as TUSTENUGGEE RIDGE, and that all Rights-of-way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER: _____
LEE D. WEDEKIND, JR. PRESIDENT
COLUMBIA PLANTATION COMPANY

_____
Witness

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 AND CHAPTER 177, FLORIDA STATUTES.

DATE 3/24/98 SIGNED _____
JOHN M. LANE, SURVEYOR & MAPPER, LS 4303
BAILEY, BISHOP & LANE, INC. LB 6685

SURVEYOR'S SEAL

FILE NUMBER 98-15853
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
9-30 1998 AT 3:25 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: MCR D.C.

OFFICIAL RECORDS BOOK 866 PAGE 1996

on MAP

" TUSTENUGGEE RIDGE S/D"

PARENT PARCEL - 07-6S-17-09621-001 (627.70 - 71.79 = 555.91 Ac.)
(Owner: Columbia Timberlands Co.)
(President: Lee Wedekind, Jr.)

HEADER PARCEL - 07-6S-17-09621-100

A S/D lying in the E1/2 of E1/2 of E1/2 of Sec. 7-6s-17E, consisting of 71.79 Ac., recorded in Plat Bk. 6, Pg. 212.

ACREAGE	LOT #	PARCEL #
5.15 ac.	1	07-6s-17-09621-101
5.15 ac.	2	07-6s-17-09621-102
5.15 ac.	3	07-6s-17-09621-103
5.15 ac.	4	07-6s-17-09621-104
5.15 ac.	5	07-6s-17-09621-105
5.15 ac.	6	07-6s-17-09621-106
5.15 ac.	7	07-6s-17-09621-107
5.15 ac.	8	07-6s-17-09621-108
5.15 ac.	9	07-6s-17-09621-109
5.15 ac.	10	07-6s-17-09621-110
5.15 ac.	11	07-6s-17-09621-111
5.15 ac.	12	07-6s-17-09621-112
5.00 ac.	13	07-6s-17-09621-113
5.00 ac.	14	07-6s-17-09621-114

Tax Dist.	003
NBHD Code	007617.01
Zoning	A-1
Road	03
Topo	02
Utilities	03
ORB	769-743
Map #	103
Value	$ 15,500 / per lot