FILE NUMBER 98-13327
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
8-19, 1998 AT 12:20 O'CLOCK PM
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: D.C.

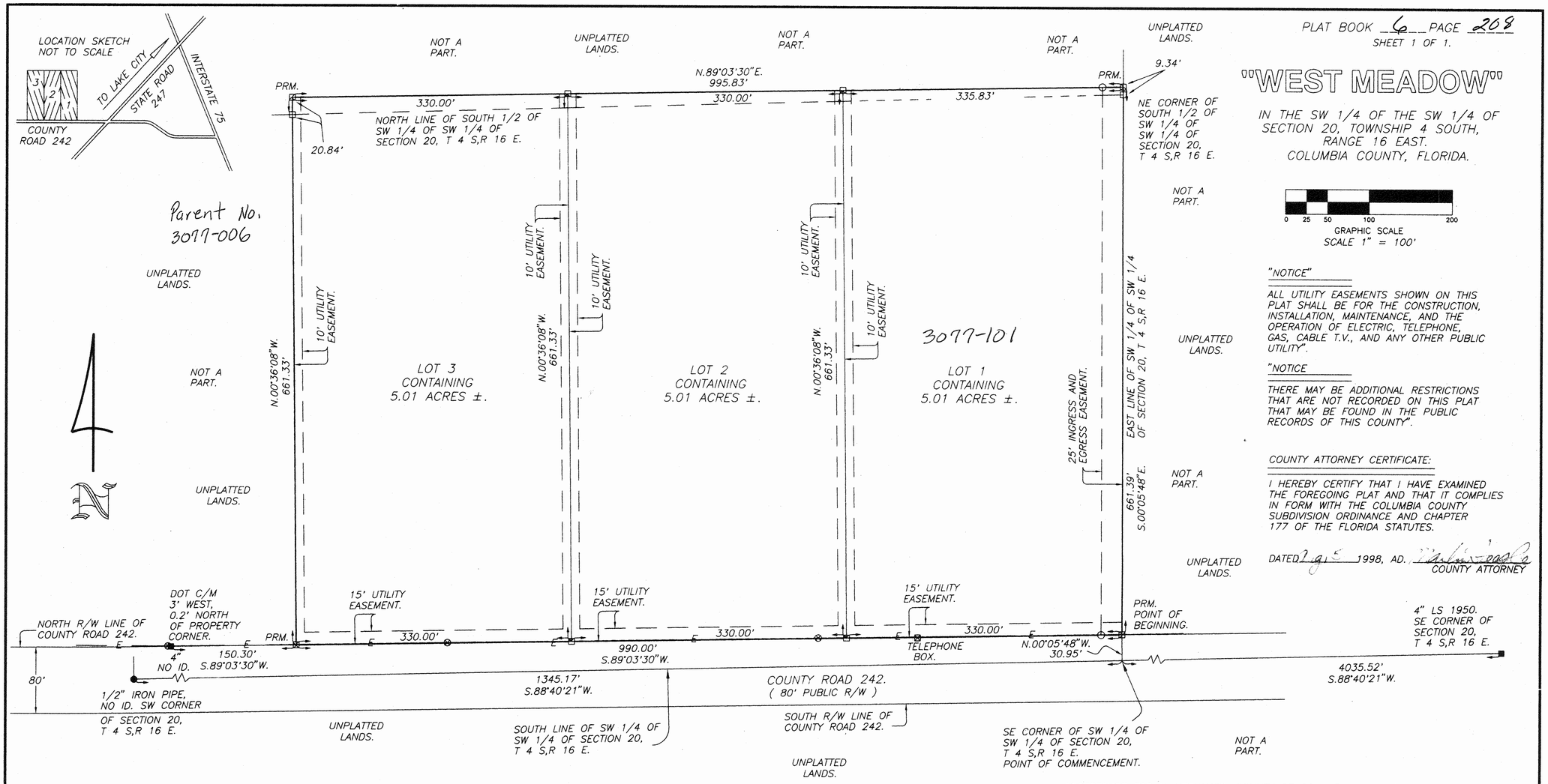
OFFICIAL RECORDS BOOK 868 PAGE 1008

PLAT BOOK 6 PAGE 208
SHEET 1 OF 1.

"WEST MEADOW"

IN THE SW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 16 EAST. COLUMBIA COUNTY, FLORIDA.

Parent No. 3077-006



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

"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".

"NOTICE"

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

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 7 gl 1998, AD. COUNTY ATTORNEY

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS BY OTHERS AND DOT CENTERLINE SURVEY OF COUNTY ROAD NO. 242.
2. BEARINGS BASED ON DOT CENTERLINE SURVEY OF COUNTY ROAD NO. 242 USING MONUMENTS FOUND AT THE SE AND SW CORNERS OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 16 EAST.
3. 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.
4. PRELIMINARY PLAN APPROVED ON 7 MAY 1998.
5. MINIMUM LOT SIZE TO BE 5.01 ACRES.
6. WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC TANKS.
7. WATER SOURCE TO BE INDIVIDUAL WELLS.
8. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
9. CLOSURE OF FIELD SURVEY IS 1/31,577.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 8 DAY OF Oct 1998, A.D.

CHAIRMAN

SURVEYORS 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 29 MAY 1998, A.D.

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

DESCRIPTION:
A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SAID SW 1/4 AND RUN N.0°05'48"W., ALONG THE EAST LINE THEREOF, 30.95 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 242 AND THE POINT OF BEGINNING; THENCE S.89°03'30"W., ALONG THE NORTH LINE THEREOF, 990.00 FEET; THENCE N.0°36'08"W., 661.33 FEET, THENCE N.89°03'30"E., 995.83 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF SAID SW 1/4; THENCE S.0°05'48"E., ALONG THE EAST LINE THEREOF, 661.39 FEET TO THE POINT OF BEGINNING.
COLUMBIA COUNTY, FLORIDA.
CONTAINING 15.03 ACRES, MORE OR LESS.
SUBJECT TO AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE EAST 25.00 FEET THEREOF.

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 1st DAY OF May, 1998, A.D. BEFORE ME PERSONALLY APPEARED CHRIS A. BULLARD, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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.

MY COMMISSION EXPIRES August 10, 2001

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

Julie Ann Bielling
My Commission CC740106
Expires August 10, 2001

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 19 DAY OF August 1998, A.D., IN PLAT BOOK 6 PAGE 208.

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

ACCEPTANCE FOR MAINTENANCE; COUNTY OF COLUMBIA.

"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."

DATED 7-6-1998, AD COUNTY ENGINEER

DEDICATION: STATE OF FLORIDA, COUNTY OF COLUMBIA.

KNOW ALL MEN BY THESE PRESENTS THAT CHRIS A. BULLARD, AS PRESIDENT OF BULLARD PROPERTIES, HAS CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS " WEST MEADOW" 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.

CHRIS A. BULLARD,
PRESIDENT
BULLARD PROPERTIES

WITNESS

WITNESS

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)
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
⊗	UTILITY POLE
R/W	RIGHT-OF-WAY
NO ID.	NO IDENTIFICATION
FLA. D.O.T.	FLA. DEPT. OF TRANSPORTATION

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# 584-11-97F

24D

" WEST MEADOW "

PARENT PARCEL - 20-4S-16-03077-006 (was 3.91 ac. remaining, but DELETED now)
(Owner: Bullard Properties, Inc.)
(President: Audrey Bullard)

HEADER PARCEL - 20-4S-16-03077-100
A S/D lying in the S1/2 of SW1/4 of SW1/4 of Sec. 20-4s-16E, consisting of 15.03 ac., recorded in Plat Bk. 6, Pg. 208.

ACRES	LOT #	PARCEL #
5.01 AC.	1	20-4S-16-03077-101
5.01 AC.	2	20-4S-16-03077-102
5.01 AC.	3	20-4S-16-03077-103

Tax Dist.	003
NBHD Code	020416.02
Zone	00
Road	03
Topo	02
Utilities	03
ORB	849-451
Map #	24-D
Value	$ 17,500 / per lot