

# "OAKHAVEN"

IN

## SECTIONS 1 & 12, TOWNSHIP 3 SOUTH, RANGE 15 EAST COLUMBIA COUNTY, FLORIDA

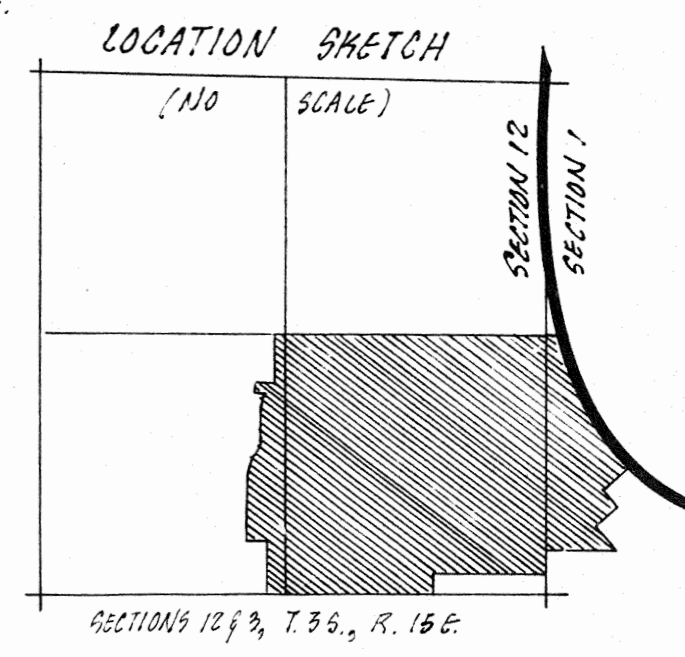
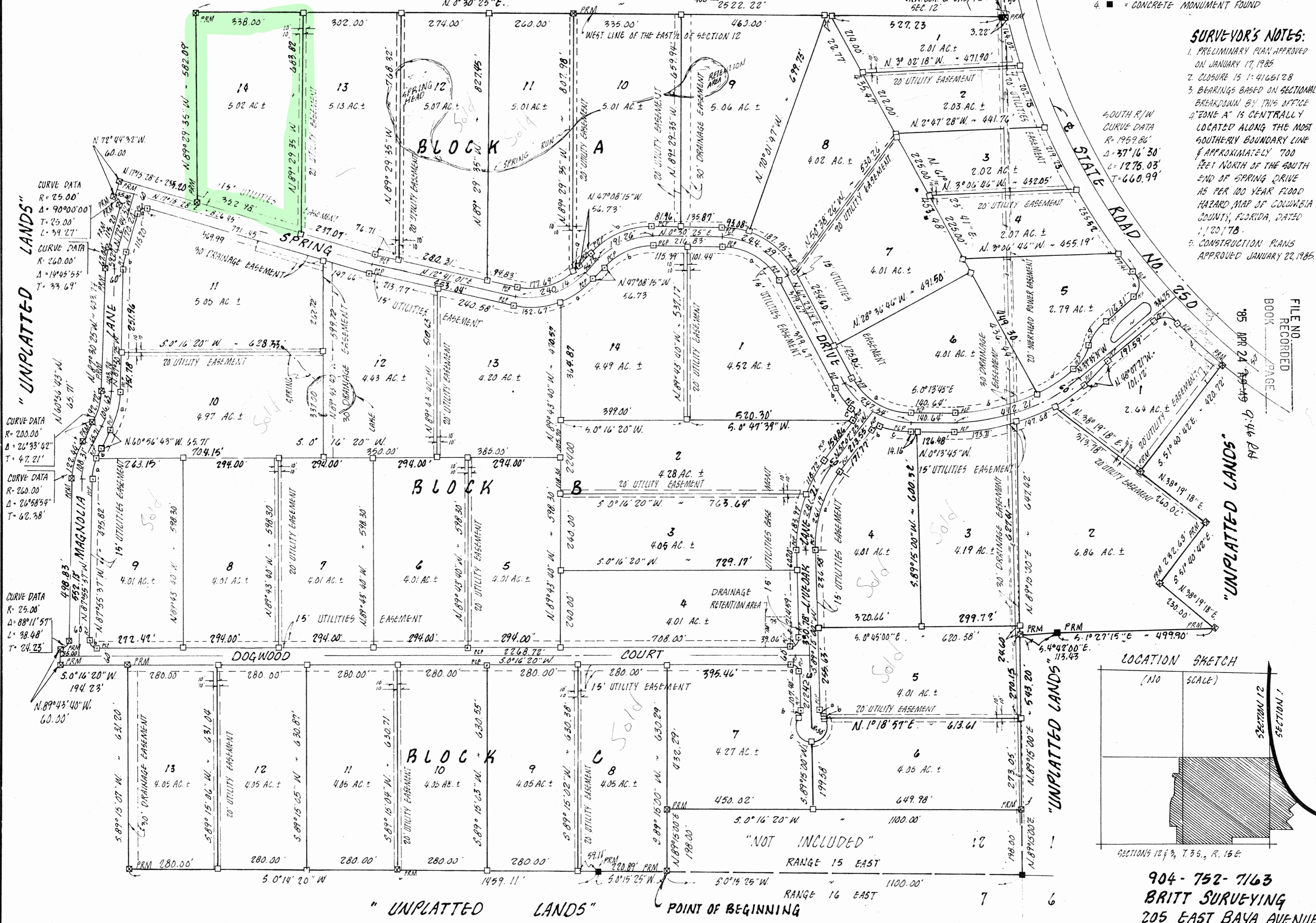
"UNPLATTED LANDS"

- LEGEND:**
- 1. = PERMANENT REFERENCE MONUMENT
  - 2. = LOT CORNER MONUMENT
  - 3. = PERMANENT CONTROL POINT
  - 4. = CONCRETE MONUMENT FOUND

**SURVEYOR'S NOTES:**

- 1. PRELIMINARY PLAN APPROVED ON JANUARY 17, 1985
- 2. CLOSURE 15 1:4165128
- 3. BEARINGS BASED ON SECTIONAL BREAKDOWN BY THIS OFFICE
- 4. "ZONE A" IS CENTRALLY LOCATED ALONG THE MOST SOUTHERLY BOUNDARY LINE & APPROXIMATELY 700 FEET NORTH OF THE SOUTH END OF SPRING DRIVE AS PER 100 YEAR FLOOD HAZARD MAP OF COLUMBIA COUNTY, FLORIDA, DATED 1/20/78.
- 5. CONSTRUCTION PLANS APPROVED JANUARY 22, 1985

SOUTH R/W CURVE DATA  
R=1959.86'  
Δ=37°16'30"  
L=1275.03'  
T=660.99'



904-752-7163  
BRITT SURVEYING  
205 EAST BAY AVENUE  
LAKE CITY, FLA. 32055

# "OAKHAVEN" IN

## SECTIONS 1 & 12, TOWNSHIP 3 SOUTH, RANGE 15 EAST COLUMBIA COUNTY, FLORIDA

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT EVERETT W. ROGERS AND DEBORAH M. ROGERS AND RUFUS C. OGDEN, JR. AND SANDRA M. OGDEN AS OWNERS, AND FEDERAL LAND BANK OF COLUMBIA AS MORTGAGEE, HAVE CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "OAKHAVEN" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAY AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

*Everett W. Rogers*  
*Deborah M. Rogers*  
*Rufus C. Ogden, Jr.*  
*Sandra M. Ogden*  
WITNESSES

"FEDERAL LAND BANK OF COLUMBIA", MORTGAGEE  
BY  
JERRY E. THOMAS, PRESIDENT OF THE "FEDERAL LAND BANK ASSOCIATION OF NORTH FLORIDA", AS IT'S ATTORNEY-IN-FACT  
WITNESSES

### DESCRIPTION:

A PARCEL OF LAND LYING PARTIALLY IN THE SOUTHEAST 1/4 OF SECTION 1 AND PARTIALLY IN THE EAST 1/2 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12 AND THENCE RUN S.0°15'25"W. ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.8°15'25"W. ALONG SAID EAST LINE 220.89 FEET; THENCE S.0°14'20"W. ALONG SAID EAST LINE 1459.11 FEET; THENCE S.89°15'07"W. 631.20 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DOGWOOD COURT; THENCE S.0°16'20"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 194.23 FEET TO THE SOUTHERLY END AND TERMINATION POINT OF SAID DOGWOOD COURT; THENCE N.89°43'40"W. ALONG THE SOUTHERLY END OF SAID DOGWOOD COURT, 60.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 88°11'57"; THENCE NORTHWESTERLY ALONG SAID CURVE AND ALONG THE COMMON RIGHT-OF-WAYS OF SAID DOGWOOD COURT AND MAGNOLIA LANE, AN ARC DISTANCE OF 38.48 FEET TO THE TERMINATION POINT OF SAID CURVE; THENCE N.87°55'37"W. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MAGNOLIA LANE, 498.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET AND AN INCLUDED ANGLE OF 26°58'54"; THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MAGNOLIA LANE AN ARC DISTANCE OF 122.44 FEET TO THE TERMINATION POINT OF SAID CURVE; THENCE N.60°56'43"W. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MAGNOLIA LANE, 65.71 FEET TO THE POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND AN INCLUDED ANGLE OF 26°33'42"; THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MAGNOLIA LANE AND ALONG THE ARC OF SAID CURVE, 92.72 FEET TO THE TERMINATION POINT OF SAID CURVE; THENCE N.87°30'25"W. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MAGNOLIA LANE, 403.74 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET AND AN ANGLE OF 14°45'53"; THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MAGNOLIA LANE AND ALONG THE ARC OF SAID CURVE, 67.00 FEET TO THE TERMINATION POINT OF SAID CURVE; THENCE N.72°44'36"W. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MAGNOLIA LANE, 152.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND AN INCLUDED ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE COMMON RIGHT-OF-WAYS OF SAID MAGNOLIA LANE AND SPRING DRIVE, AN ARC DISTANCE OF 39.27 FEET TO THE SOUTH END OF SAID SPRING DRIVE; THENCE N.72°44'32"W. ALONG THE SOUTH END OF SAID SPRING DRIVE, 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SPRING DRIVE; THENCE N.17°15'28"W. ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SPRING DRIVE, 235.20 FEET; THENCE N.89°29'36"W. 582.09 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 12; THENCE N.0°30'25"E. ALONG SAID WEST LINE, 2519.00 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2; THENCE CONTINUE N.0°30'25"E. ON A PROLONGATION OF THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 3.22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 250, SAID POINT BEING ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1959.84 FEET AND AN INCLUDED ANGLE OF 37°14'30"; THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 250 AND ALONG THE ARC OF SAID CURVE, 1275.03 FEET; THENCE S.51°40'42"E. 420.70 FEET; THENCE N.38°19'18"E. 260.00 FEET; THENCE S.5°40'42"E. 232.63 FEET; THENCE N.38°19'18"E. 230.00 FEET; THENCE S.1°27'15"E. 499.90 FEET; THENCE S.4°40'20"E. 113.43 FEET TO THE SOUTH LINE OF SAID SECTION 1 AND THE NORTH LINE OF SAID SECTION 12; THENCE N.89°15'00"E. ALONG THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 543.20 FEET; THENCE S.0°16'20"W. PARALLEL TO THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 100.00 FEET; THENCE N.89°15'00"E. 198.00 FEET TO THE EAST LINE OF SAID SECTION 12 AND THE POINT OF BEGINNING.

CONTAINING 181.55 ACRES, MORE OR LESS.

### "CURVE DATA"

BLOCK A				BLOCK B				BLOCK C				CURVE DATA			
LOT NO.	RADIUS	DELTA	ARC	LOT NO.	RADIUS	DELTA	ARC	LOT NO.	RADIUS	DELTA	ARC	NO.	RADIUS	DELTA	ARC
1	1959.86	4°47'42"	164.02'	1a	200.00	60°52'49"	212.51'	1a	630.00	10°08'01"	111.43'	A	600.00	39°21'46"	412.21'
2	1959.86	5°56'38"	202.75'	1b	260.00	20°17'34"	90.09'	1b	50.00	85°17'25"	74.43'	B	230.00	61°36'53"	247.34'
3	1959.86	6°24'33"	219.23'	1c	25.00	87°46'55"	38.30'	1c	1959.86	5°16'15"	180.29'	C	230.00	61°52'49"	244.37'
4	1959.86	6°53'07"	235.52'	2	439.53	14°04'54"	106.55'	2	630.00	13°25'58"	147.08'	D	230.00	47°38'48"	191.26'
5a	1959.86	2°18'46"	77.41'	3	439.53	27°22'47"	169.34'	3	630.00	15°47'53"	173.71'	E	230.00	69°49'16"	240.14'
5b	50.00	90°19'12"	78.82'	4	25.00	89°31'20"	39.06'	4a	377.66	39°31'35"	261.19'	F	230.00	14°46'53"	52.27'
5c	139.98	36°31'48"	89.24'	9a	200.00	22°55'50"	80.04'	4b	25.00	69°40'48"	30.40'	G	230.00	26°33'42"	106.63'
5d	140.00	36°31'48"	89.25'	9b	25.00	91°48'25"	40.06'	4c	260.00	18°47'00"	85.25'	H	230.00	24°58'54"	108.31'
5e	570.00	11°46'50"	117.20'	10a	260.00	26°33'42"	120.53'	5a	25.00	42°46'00"	18.69'	I	403.53	39°59'58"	281.71'
6a	200.00	61°36'59"	215.08'	10b	200.00	5°25'28"	17.76'	6	50.00	132°50'01"	115.92'				
6b	570.00	27°34'34"	274.39'	11a	25.00	90°00'00"	39.27'	7a	25.00	70°28'40"	39.48'				
8	260.00	41°25'02"	187.95'	11b	200.00	14°25'53"	51.54'	7b	25.00	42°40'25"	18.69'				
9	260.00	19°27'50"	88.32'	13	260.00	33°38'40"	152.67'	7c	50.00	132°38'22"	115.92'				
10a	200.00	8°55'07"	31.13'	14a	260.00	26°09'10"	118.68'								
10b	260.00	47°38'40"	216.20'	14b	200.00	47°38'40"	166.31'								
11	200.00	62°54'12"	177.67'												

### ACKNOWLEDGEMENT

#### STATE OF FLORIDA, COUNTY OF COLUMBIA

I, HEREBY CERTIFY THAT ON THIS 2 DAY OF Feb, 1985, A.D. BEFORE ME PERSONALLY APPEARED RUFUS C. OGDEN AND EVERETT W. ROGERS AND DEBORAH M. ROGERS 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 HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES 12/31/87 *Samuel J. Ryan* NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

### ACKNOWLEDGEMENT

#### STATE OF FLORIDA, COUNTY OF ALACHUA

I, HEREBY CERTIFY THAT ON THIS 27 DAY OF Feb, 1985, A.D. BEFORE ME PERSONALLY APPEARED JERRY E. THOMAS, PRESIDENT OF THE "FEDERAL LAND BANK ASSOCIATION OF NORTH FLORIDA", AS IT'S ATTORNEY-IN-FACT FOR FEDERAL LAND BANK OF COLUMBIA, TO ME KNOWN TO BE THE PERSON 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 HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES 02/29/87 *Henry J. ...* NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

### ACKNOWLEDGEMENT

#### STATE OF FLORIDA, COUNTY OF COLUMBIA

I, HEREBY CERTIFY THAT ON THIS 6 DAY OF April, 1985, A.D. BEFORE ME PERSONALLY APPEARED SANDRA M. OGDEN, AN INDIVIDUAL, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES 12/31/87 *De K. Britton* NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

### APPROVAL

#### STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 18 DAY OF April, 1985 A.D.  
*Donnell ...* CHAIRMAN

### 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.

DATE:                     , 1985 A.D.                     , COUNTY ATTORNEY

### CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILE AND RECORDED THIS 27 DAY OF April, 1985 A.D., IN PLAT BOOK 5 PAGE 54-54A

*Mary R. ...* CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

### SURVEYOR'S 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 CONTROL POINTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED: 2/7, 1985 A.D.  
*Lauren E. Britton*  
ACCEPTANCE FOR MAINTENANCE  
STATE OF FLORIDA, COUNTY OF COLUMBIA  
LAUREN E. BRITTON, P.E.  
FLA. CERT. NO. 1079

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE 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. DATE: 4/22/85, 1985 A.D.

COUNTY ENGINEER: *Mike Roberts*  
BRITT SURVEYING  
205 EAST BAY AVENUE  
LAKE CITY, FLA. 32055

FILE NO. 85-3485  
RECORDED  
BOOK 5 PAGE 54  
APR 24 1985  
946 PB