



Saddle of the South Estates

IN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

DESCRIPTION

BEGIN at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 4 South, Range 17 East, Columbia County, Florida and run S 87°20'59"W, along the South line of said Northwest 1/4 of the Southwest 1/4 a distance of 280.32 feet; thence N 45°52'25"W, 911.61 feet; thence N 47°52'56"W, 314.43 feet to a point on the arc of a curve concave to the Southwest having a radius of 25.00 feet and a central angle of 47°50'00"; thence Northwesterly along the arc of said curve 18.69 feet; thence N 00°52'25"W, 60.00 feet to the Point of Curve of a curve concave to the Northeast having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly along the arc of said curve 39.27 feet to the Point of Tangency of said curve; thence N 00°52'25"W, 75.00 feet to the Point of Curve of a curve concave to the East having a radius of 200.00 feet and a central angle of 172°2'35"; thence Northerly along the arc of said curve 60.94 feet; thence N 89°07'35"E, 604.02 feet; thence N 00°52'25"W, 223.86 feet to a point on the North line of said Northwest 1/4 of the Southwest 1/4; thence continue N 00°52'25"W, 16.93 feet; thence S 85°30'27"E, 123.41 feet to a point on the North line of said Northwest 1/4 of the Southwest 1/4; thence continue S 85°30'27"E, 406.85 feet to a point on the East line of said Northwest 1/4 of the Southwest 1/4; thence S 00°52'25"E, along said East line 1287.23 feet to the POINT OF BEGINNING.

LEGEND / NOTES

- 1) ☒ = P.R.M. Set with brass cap stamped PLS 3628 one cot.
- 2) ☐ = 4" x 4" Concrete Monument set, brass cap stamped PLS 3628.
- 3) ☒ = Concrete Monument found in place at time of Survey.
- 4) Boundary based on monuments found, a prior Survey by Lauren Britt, PLS, prior Surveys by L.L. Lee and Associates and instruction from client.
- 5) Bearings projected from above-referenced L.L. Lee and Assoc. Surveys.
- 6) Interior improvements or underground encroachments, if present, were not located with this Survey.
- 7) Boundary closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in the State of Florida.
- 8) Water Supply and sewerage disposal to be provided by individual lot owners, subject to County approval.
- 9) These lands do not lie in Flood Zone "A", per F.I.R.M. Flood Hazard Maps to be outside of the 500 year Flood Plane.
- 10.) Date of Preliminary Plat approval: August 2, 1990.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Bullard Development Company, as owner has caused the land herein described to be surveyed, subdivided and plotted to be known as "SADDLE OF THE SOUTH ESTATES" and that all roads, streets, alleys and other right-of-way and all easements for utilities, drainage and other purposes and all purposes incident thereto as shown and depicted hereon are hereby dedicated to the perpetual use of the Public.

OWNERS:
Joe J. Bullard, President
Audrey S. Bullard, Secretary
Witness: David J. Bullard
David J. Bullard

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 31st day of July, 1991 by Joe J. Bullard, President and Audrey S. Bullard, Secretary of Bullard Development Company.

SIGNED: David J. Bullard
NOTARY PUBLIC, Florida at Large
My Commission Expires: 6-2-92

SHEET 1 OF 1
Donald F. Lee and Associates, Inc.
SURVEYORS
990 South Ridgewood Drive, Lake City, Florida 32053

COUNTY ATTORNEY'S 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.
SIGNED: Mark Stange
County Attorney
DATE: 6/5/1991

COUNTY 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 for the amount of \$_____ has been posted to assure completion of all the required improvements in case of default.
SIGNED: Paul Jangle
Director of Public Works
DATE: 7/3/1991

COUNTY CLERK'S CERTIFICATE
THIS PLAT having been approved by the Columbia County Board of County Commissioners, is hereby accepted for filing this 10th day of July, 1991 in Plat Book 64, Page 64.
SIGNED: Paul Delwith Casper
Clerk of Circuit Court

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY this to be a true and correct representation of the land surveyed and shown hereon, that the survey was made under my responsible supervision, direction and control, that Permanent Control Points have been set as shown, and that the survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

ADDITIONAL NOTES
NOTICE: There may be additional restrictions that are not recorded on the face of this Plat that may be found in the Public Records of this County.
NOTICE: All Utility Easements shown on this Plat shall also constitute easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may serve the lands encompassed by this Plat.

NOTICE: All Utility Easements shown on this Plat shall also constitute easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may serve the lands encompassed by this Plat.