

# WESTWIND ESTATES

SITUATED IN THE WEST 1/2 OF THE NORTHEAST 1/4  
OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA,

## CURVE DATA

| Curve | Delta Angle | Radius | Arc    | Tangent | Chord  | Chord Bearing |
|-------|-------------|--------|--------|---------|--------|---------------|
| 1     | 198°29'33"  | 60.00  | 207.89 | 0.00    | 118.44 | S 37°47'51"E  |
| 2     | 101°30'27"  | 60.00  | 106.30 | 73.45   | 92.93  | N 7°47'51"E   |

## WETLANDS LINE TABLE

| Line | Bearing      | Distance |
|------|--------------|----------|
| 1    | S 72°29'24"W | 71.55'   |
| 2    | N 65°50'59"W | 60.84'   |
| 3    | N 57°13'09"W | 78.78'   |
| 4    | N 83°41'53"W | 79.04'   |
| 5    | S 42°05'39"W | 64.56'   |
| 6    | S 12°49'57"W | 68.35'   |
| 7    | S 0°15'37"E  | 108.53'  |
| 8    | S 7°04'43"E  | 106.88'  |
| 9    | S 72°03'29"E | 48.03'   |
| 10   | S 24°14'14"E | 54.71'   |
| 11   | S 84°30'42"E | 31.58'   |
| 12   | N 66°05'00"E | 46.35'   |
| 13   | S 77°26'29"E | 75.33'   |
| 14   | S 81°02'17"E | 51.46'   |
| 15   | N 68°46'32"E | 60.15'   |

## NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

## NOTICE:

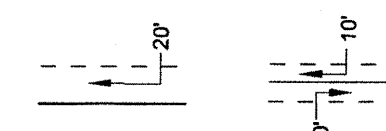
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATION OF ANY RESIDENTIAL BUILDING OR STRUCTURE SHALL NOT BE ISSUED FOR LESS THAN ONE ENTIRE LOT AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERWISE PROVIDED BY LAW.

## ZONING:

A3 - AGRICULTURAL 3

## UTILITY EASEMENT DETAIL:



DENOTES 20' EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

## FLOOD ZONE:

THE PROPERTY AS SURVEYED FALLS WITHIN ZONES "A" AND "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120070 0175B

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS INSTALLED AS OF THE 3RD DAY OF JULY

*Timothy B. Accorn*  
TIMOTHY B. ACCORN  
REGISTERED LAND SURVEYOR  
FLA. CERT. NO. 6332  
DATE: JULY 02, 2003  
JOB. NO. 244-9502 RP

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

|                  |                         |                      |
|------------------|-------------------------|----------------------|
| SCALE: 1" = 200' | DATE SURVEYED: 01-14-03 | DATE DRAWN: 01-14-03 |
| REVISED:         | APPROVED BY:            | DRAWN BY: SH         |

J. SHERMAN FRIER & ASSOCIATES  
LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION - LB# 7170  
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064  
PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270

ABBREVIATIONS  
N - NORTH  
S - SOUTH  
E - EAST  
W - WEST  
CONC. - CONCRETE  
STY - STORY  
MON - MONUMENT  
I.P. - IRON PIPE  
REB. - REBAR  
ST. - STREET  
AVE. - AVENUE



## GRAPHIC SCALE

SCALE IN FEET 1" = 200 FEET

BUILDING SET BACKS  
FRONT: 30.00 FEET  
SIDE: 25.00 FEET  
REAR: 25.00 FEET

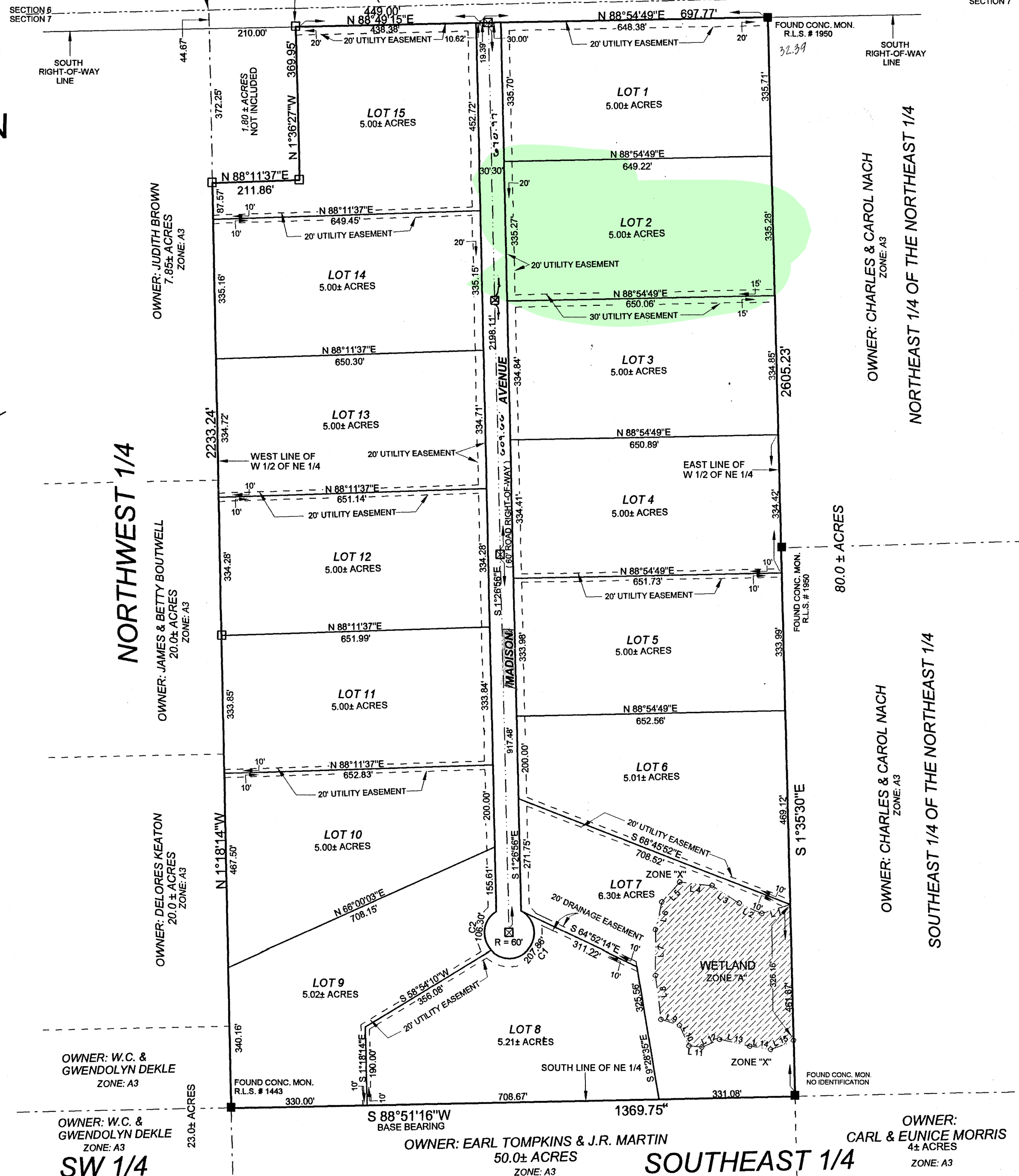
## COUNTY ROAD NO. 252 (100' RIGHT-OF-WAY) (PAVED)

NORTH LINE OF SECTION 7

SECTION 6  
SECTION 7

POINT OF REFERENCE  
NW CORNER OF NE 1/4

POINT OF BEGINNING  
SET CONC. MON.  
L.B. # 7170



FILE NUMBER 2003016843  
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8-8-03 AT 16:35 CLOCK M  
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BY: *Deborah A. Martin*  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY: *McK* D.C.

OFFICIAL RECORDS  
BOOK 204 PAGE 304