

KEY SHEET
"MAGNOLIA PLACE"

A SUBDIVISION OF PART OF
SECTION 27,
TOWNSHIP 5 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA.

PLAT BOOK 7 PAGE 174
SHEET 1 OF 6.

CULVERT SIZE SCHEDULE			
LOT	SMOOTH PIPE	CMP	LENGTH (FT)
1	18"	18"	29'
2	18"	18"	29'
3	18"	18"	29'
4	18"	18"	29'
5	18"	18"	29'
6	(2) 24"	(2) 24"	29'
7	18"	18"	29'
8	18"	18"	29'
9	(2) 18" OR (1) 24"	(2) 24"	29' / 32'
10	(2) 18" OR (1) 24"	(2) 18" OR (1) 24"	29' / 32'
11	18"	(2) 18"	29'
12	18"	(2) 18"	29'
13	18"	18"	29'
14	18"	18"	29'
15	18"	18"	29'
16	18"	18"	29'
17	(2) 18" OR (1) 24"	(3) 18" OR (2) 24"	29' / 32'
18	18"	(2) 18"	29'
19	18"	18"	29'
20	18"	(2) 18"	29'
21	(2) 24"	(3) 24"	32'
22	24"	(2) 24"	29'
23	18"	24"	29' / 32'
24	18"	18"	29'
25	18"	18"	29'

NOTE: LENGTH INCLUDES 20' CLEAR PIPE LENGTH PLUS 3:1 MITERED END SECTION.

MINIMUM FLOOR ELEVATIONS:

LOTS 1 - 4 MINIMUM FINISHED FLOOR ELEVATION SHALL BE THE HIGHER OF: ELEVATION 120.0 FEET NGVD 29 DATUM OR 1 FOOT ABOVE THE ROADWAY OR 8" ABOVE THE HIGHEST ADJACENT GRADE.

LOTS 5 - 25 MINIMUM FINISHED FLOOR ELEVATION SHALL BE THE HIGHER OF: ELEVATION 116.0 FEET NGVD 29 DATUM OR 1 FOOT ABOVE THE ROADWAY OR 8" ABOVE THE HIGHEST ADJACENT GRADE.

DESCRIPTION:

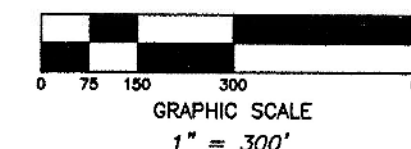
PART OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND
THENCE N.01°55'59"W., ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4, A DISTANCE OF 1317.38 FEET TO THE SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE N.01°55'59"W., ALONG THE WEST LINE OF SAID SE 1/4 OF THE NW 1/4, A DISTANCE OF 537.76 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 349, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE N.84°37'05"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 212.91 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1185.92 FEET AND A CENTRAL ANGLE OF 37°04'54" AND BEING SUBTENDED BY A CHORD HAVING A CHORD BEARING OF N.66°04'38"E., AND A CHORD LENGTH OF 754.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 767.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.47°32'11"E., STILL ALONG SAID SOUTH RIGHT-OF-WAY LINE, 242.27 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1105.92 FEET AND A CENTRAL ANGLE OF 41°24'25" AND BEING SUBTENDED BY A CHORD HAVING A CHORD BEARING OF N.68°14'24"E., AND A CHORD LENGTH OF 781.95 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 799.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.88°56'36"E., 653.54 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°29'15" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.46°18'47"E., AND A CHORD LENGTH OF 70.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 78.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE S.01°34'09"E., ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1188.08 FEET TO A POINT ON THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 27; THENCE CONTINUE S.01°34'09"E., 1324.98 FEET TO THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4; THENCE S.88°04'26"W., ALONG SAID SOUTH LINE, 1191.62 FEET TO THE SE CORNER OF THE FOREMENTIONED NE 1/4 OF THE SW 1/4; THENCE CONTINUE S.88°04'26"W., ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4 A DISTANCE OF 1326.70 FEET TO THE POINT OF BEGINNING. CONTAINS 133.07 ACRES, MORE OR LESS.

DITCH MAINTENANCE EASEMENT:
THE 15' UTILITY AND DRAINAGE EASEMENTS ALONG SW CHERRYWOOD WAY, SW CYPRESSWOOD GLEN AND SW CEDARWOOD GLEN ARE ALSO FOR THE MAINTENANCE OF THE ROAD DITCHES ALONG THESE ROADWAYS. FENCES AND OTHER IMPROVEMENTS WHICH WOULD HAMPER OR OBSTRUCT SUCH MAINTENANCE MUST BE SET ON THE LOT SIDE OF SAID ROAD FRONT EASEMENT.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING	Line	Bearing	Distance
1	1185.92'	37°04'54"	767.52'	397.74'	754.20'	N.66°04'38"E.	L1	S.55°14'56"E.	141.18'
2	1105.92'	41°24'25"	799.23'	417.97'	781.95'	N.68°14'24"E.	L2	S.74°32'47"E.	126.97'
3	50.00'	89°29'15"	78.09'	49.55'	70.39'	S.46°18'47"E.	L3	S.44°31'19"W.	21.65'
4	1185.92'	08°25'49"	174.49'	87.40'	174.33'	S.80°24'11"W.	L4	S.10°33'16"E.	50.44'
5	1185.92'	18°59'41"	393.15'	198.40'	391.36'	S.66°41'26"W.	L5	S.10°11'30"W.	45.03'
6	1185.92'	09°39'24"	199.88'	100.18'	199.64'	S.52°21'53"W.	L6	S.12°10'58"E.	23.00'
7	1105.92'	37°06'19"	716.20'	371.17'	703.75'	N.70°23'27"E.	L7	S.05°41'52"E.	50.67'
8	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.87°27'49"E.	L8	S.21°13'14"W.	69.23'
9	30.00'	94°18'06"	49.38'	32.34'	43.99'	N.04°41'14"E.	L9	S.16°00'42"E.	66.32'
10	330.00'	09°36'07"	55.30'	27.72'	55.24'	S.37°39'45"E.	L10	S.34°42'12"E.	56.07'
11	330.00'	30°55'43"	178.14'	91.30'	175.98'	S.17°23'50"E.	L11	S.47°44'28"E.	60.73'
12	270.00'	40°31'50"	191.00'	99.69'	187.04'	S.22°11'54"E.	L12	S.55°51'59"E.	125.86'
13	300.00'	40°31'50"	212.22'	110.77'	207.82'	S.22°11'54"E.	L13	S.55°51'59"E.	125.86'
14	30.00'	89°59'34"	47.12'	30.00'	42.42'	N.46°55'46"W.	L14	S.62°13'11"E.	51.92'
15	30.00'	90°00'26"	47.13'	30.00'	42.43'	S.43°04'14"W.	L15	S.31°21'27"E.	33.56'
16	60.00'	61°56'39"	64.87'	36.01'	61.75'	S.60°57'14"E.	L16	S.54°30'30"E.	22.18'
17	60.00'	188°35'05"	197.49'	-799.40'	119.66'	S.64°18'38"W.	L17	N.38°26'40"E.	107.08'
18	30.00'	70°31'44"	36.93'	21.21'	34.64'	S.56°39'41"E.	L18	N.52°54'07"E.	26.51'
19	60.00'	250°31'44"	262.35'	-84.85'	97.98'	N.33°20'19"E.	L19	N.52°54'07"E.	39.95'
20	30.00'	70°31'44"	36.93'	21.21'	34.64'	N.56°39'41"W.	L20	N.37°52'20"E.	27.23'

LINE TABLE



SYMBOL LEGEND

- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- WIRE FENCE
- ELECTRIC UTILITY LINE (OVERHEAD)
- UNDERGROUND ELECTRIC SERVICE
- CABLE TV LINE (OVERHEAD)
- CHAIN LINK FENCE
- WOODEN FENCE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- LAND SURVEYOR
- LS LICENSED BUSINESS
- ORR OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- UTILITY POLE
- R/W RIGHT-OF-WAY
- NO IDENTIFICATION
- FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
- C CENTERLINE
- 4"x4" CONCRETE MONUMENT, PRM, LS 4708
- C.M. CONCRETE MONUMENT
- AC. ACRES
 EL. ELEVATION | NOVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929 | C.M. CONCRETE MONUMENT | I.R. IRON ROD | I.P. IRON PIPE | NAIL AND DISC, LS 4708, CL PCP |

DEVELOPER / OWNER:
GLENN FARMS, INC.
P. O. BOX 66
FT. WHITE, FL. 32038

PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708

1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

WO# 03-201FP

FILE NUMBER 2004010002
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
5/25/09 AT 10:40 O'CLOCK A.M.
RECORDED
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcel Green D.C.



"MAGNOLIA PLACE"

A SUBDIVISION OF PART OF
SECTION 27,
TOWNSHIP 5 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA.

MINIMUM FLOOR ELEVATIONS:
LOTS 1 - 4 MINIMUM FINISHED FLOOR
ELEVATION SHALL BE THE HIGHER OF:
ELEVATION 120.0 FEET NGVD 29 DATUM
OR 1 FOOT ABOVE THE ROADWAY OR 8"
ABOVE THE HIGHEST ADJACENT GRADE.

LOTS 5 - 25 MINIMUM FINISHED FLOOR
ELEVATION SHALL BE THE HIGHER OF:
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DITCH MAINTENANCE EASEMENT:
THE 15' UTILITY AND DRAINAGE
EASEMENTS ALONG SW CHERRYWOOD
WAY, SW CYPRESSWOOD GLEN AND SW
CEDARWOOD GLEN ARE ALSO FOR THE
MAINTENANCE OF THE ROAD DITCHES
ALONG THESE ROADWAYS.
FENCES AND OTHER IMPROVEMENTS
WHICH WOULD HAMPER OR OBSTRUCT
SUCH MAINTENANCE MUST BE SET ON
THE LOT SIDE OF SW ROAD FRONT
EASEMENT.

ELEVATIONS SHOWN
HEREON ARE TAKEN ON
THE TOP OF THE
NEAREST CONCRETE
MONUMENT. ELEVATIONS
ARE BASED ON NGVD 29
DATUM. DO NOT RELY
UPON ANY MONUMENT
THAT APPEARS
DISTURBED.

DEVELOPER / OWNER:
GLENN FARMS, INC.
P. O. BOX 66
FT. WHITE, FL. 32038

OFFICIAL RECORDS
BOOK/PAGE 224

FILE NUMBER 201111000-2
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
5/25, 2011 AT 10:45 O'CLOCK A.M.
RECORDED
P. D. WILKINSON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: *Marcel P. [Signature]* D.C.



PLAT BOOK 7 PAGE 176
SHEET 3 OF 6.

SYMBOL LEGEND
■ CONCRETE MONUMENT FOUND
● 4"X4" CONCRETE MONUMENT SET, LS 4708
○ IRON PIN OR PIPE FOUND
○ 5/8" IRON 1/2" SET, LS 4708
--- WIRE FENCE
--- JOINT USE DRIVEWAY EASEMENT FOR LOTS 1, 2, 3 AND 4. DRIVEWAY CULVERT MUST BE PLACED AT THIS LOCATION.
--- CHAIN LINE FENCE
--- WOODEN FENCE
--- CORRUGATED METAL PIPE
--- REINFORCED CONCRETE PIPE
--- LAND SURVEYOR
--- LICENSED BUSINESS
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--- NO IDENTIFICATION
--- FLA. DEPT. OF TRANSPORTATION CENTERLINE
--- 4"X4" CONCRETE MONUMENT, PRIM, LS 4708
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--- IRON PIPE
--- NAIL AND DISC, LS 4708, CL PCP

LINE TABLE

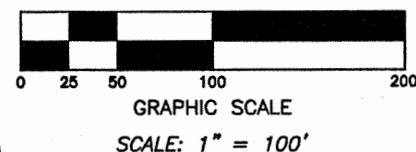
Line	Bearing	Distance
L1	S.55°14'56"E	141.18'
L2	S.74°32'47"E	126.97'
L3	S.44°31'19"W	21.65'
L4	S.10°33'16"E	50.44'
L5	S.10°11'10"W	45.03'
L6	S.12°10'58"E	23.00'
L7	S.05°41'52"E	50.67'
L8	S.21°13'14"W	68.23'
L9	S.16°00'42"E	66.32'
L10	S.34°42'12"E	58.07'
L11	S.47°44'28"E	51.35'
L12	N.88°30'32"E	60.73'
L13	S.55°51'59"E	125.86'
L14	S.81°30'35"E	51.92'
L15	S.62°13'11"E	33.56'
L16	S.31°21'27"E	51.19'
L17	S.54°30'30"E	22.18'
L18	S.54°30'30"E	107.08'
L19	N.35°28'40"E	65.39'
L20	N.52°54'07"E	36.51'
L21	N.52°54'07"E	39.95'
L22	N.37°52'20"E	27.23'
L23	N.62°57'55"E	38.72'
L24	N.62°57'55"E	17.26'
L25	S.85°52'52"E	102.19'
L26	S.63°28'41"E	110.40'
L27	S.73°05'42"E	89.28'
L28	N.70°13'02"W	52.10'
L29	N.59°31'41"W	88.48'
L30	N.72°43'25"W	57.33'
L31	N.68°01'45"W	121.76'
L32	S.61°07'44"W	142.96'
L33	S.37°20'45"W	40.59'
L34	N.16°28'30"W	60.51'
L35	N.07°17'44"E	79.53'
L36	N.39°02'04"W	137.13'
L37	N.17°25'45"W	66.33'
L38	N.04°58'30"W	135.23'
L39	N.56°52'50"W	38.61'
L40	N.56°52'50"W	37.90'
L41	N.34°55'07"W	70.03'
L42	N.32°31'03"W	64.44'
L43	N.64°10'30"W	92.12'
L44	S.39°32'36"W	54.26'
L45	N.74°13'46"W	118.33'
L46	N.55°34'24"W	70.55'

PLAT PREPARED BY
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CURVE TABLE

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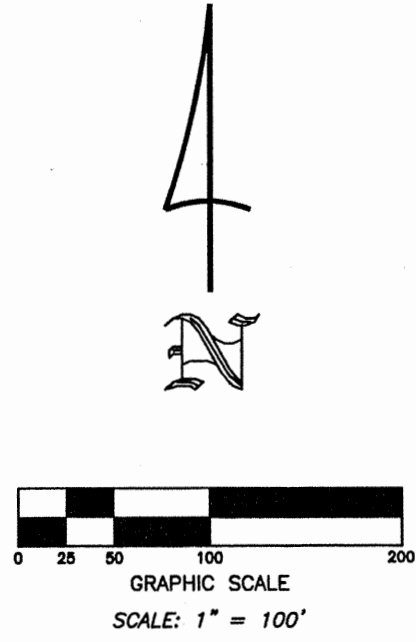


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ELEVATIONS SHOWN
HEREON ARE TAKEN ON
THE TOP OF THE
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UPON ANY MONUMENT
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DISTURBED.

SYMBOL LEGEND

- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- WIRE FENCE
- ELECTRIC UTILITY LINE (OVERHEAD)
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- C.M. CONCRETE MONUMENT
- I.R. IRON ROD
- I.P. IRON PIPE
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MINIMUM FLOOR ELEVATIONS:
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ELEVATION SHALL BE THE HIGHER OF:
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SW CORNER OF THE
SE 1/4 OF THE NW 1/4
OF SECTION 27, TOWNSHIP
5 SOUTH, RANGE 17 EAST.

4" CM, NO ID.
1.27" N, 5.08" W.
OF CM SET.
(FENCE LINE 0.5
E. OF CM SET.)

NW CORNER OF THE
NE 1/4 OF THE SW 1/4
OF SECTION 27, TOWNSHIP
5 SOUTH, RANGE 17 EAST.

DEVELOPER / OWNER:
GLENN FARMS, INC.
P. O. BOX 66
FT. WHITE, FL. 32038

N.87°42'15"E. 1326.75'

NE CORNER OF THE
SE 1/4 OF THE NW 1/4
OF SECTION 27, TOWNSHIP
5 SOUTH, RANGE 17 EAST.

NW CORNER OF THE
SE 1/4 OF THE NW 1/4
OF SECTION 27, TOWNSHIP
5 SOUTH, RANGE 17 EAST.

OTHER LANDS OF
GLENN FARMS, INC.
15.2 AC. ±
NOT A PART

"UN-PLATTED LANDS"

COUNTY ROAD NO. 849 (PAVED/PUBLIC)
(80' PUBLIC RIGHT-OF-WAY)
N.47°32'11"E. 242.27'
262.97'

JOINT USE DRIVEWAY
EASEMENT FOR LOTS 23
AND 24. DRIVEWAY
CULVERT MUST BE
PLACED AT THIS
LOCATION

5.04 Acres, ±

5.01 Acres, ±

5.01 Acres, ±

PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708

1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
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WO# 01-134FP

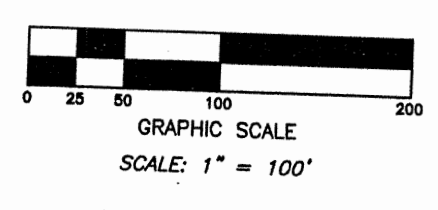
FILE NUMBER 20040205-E
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
5/25/05 AT 10:45 O'CLOCK A.M.
RECORDED
P. DEWITT CASON
CLERK OF COPIES
COLUMBIA COUNTY, FLORIDA
BY: [Signature] D.C.



"MAGNOLIA PLACE"

A SUBDIVISION OF PART OF
SECTION 27,
TOWNSHIP 5 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA.

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LOTS 5 - 25 MINIMUM FINISHED FLOOR
ELEVATION SHALL BE THE HIGHER OF:
ELEVATION 116.0 FEET NGVD 29 DATUM
OR 1 FOOT ABOVE THE ROADWAY OR 8"
ABOVE THE HIGHEST ADJACENT GRADE.



- SYMBOL LEGEND**
- CONCRETE MONUMENT FOUND
 - 4"x4" CONCRETE MONUMENT SET, LS 4708
 - IRON PIN OR PIPE FOUND
 - 5/8" IRON ROD SET, LS 4708
 - WIRE FENCE
 - ELECTRIC UTILITY LINE (OVERHEAD)
 - UG - UNDERGROUND ELECTRIC SERVICE
 - CABLE TV LINE (OVERHEAD)
 - CHAIN LINK FENCE
 - WOODEN FENCE
 - CORRUGATED METAL PIPE
 - CMP REINFORCED CONCRETE PIPE
 - LS LAND SURVEYOR
 - LICENSED BUSINESS
 - LB OFFICIAL RECORD BOOK
 - PRM PERMANENT REFERENCE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - UTILITY POLE
 - RIGHT-OF-WAY
 - NO ID. NO IDENTIFICATION
 - FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
 - CENTERLINE
 - 4"x4" CONCRETE MONUMENT, PRM, LS 4708
 - CONCRETE MONUMENT
 - AC. ACRES
 - EL. ELEVATION
 - NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - WAL AND DISC, LS 4708, CL PCP

DEVELOPER / OWNER:
GLENN FARMS, INC.
P. O. BOX 66
FT. WHITE, FL. 32038

POINT OF BEGINNING
SW CORNER OF THE
NE 1/4 OF THE SW 1/4
OF SECTION 27, TOWNSHIP
5 SOUTH, RANGE 17 EAST.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
15	30.00'	90°00'26"	47.13'	30.00'	42.43'	S.43°04'14"W.
19	60.00'	250°31'44"	262.35'	-84.85'	97.99'	N.33°20'19"E.
20	30.00'	70°31'44"	36.33'	21.21'	34.64'	N.56°39'41"W.

SE CORNER OF THE
NE 1/4 OF THE SW 1/4
OF SECTION 27, TOWNSHIP
5 SOUTH, RANGE 17 EAST.
FOUND 3.5" CM, LS 1079,
0.9" S. OF CM SET.

PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708

1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX
WO# 03-201FP

FILE NUMBER 20200002
FILED AND RECORDED IN THE OFFICE OF RECORDS
OF COLUMBIA COUNTY, FLORIDA
BY **P. DEWITT CASON**
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY **Shirley H. Hester, D.C.**

"MAGNOLIA PLACE"

A SUBDIVISION OF PART OF
SECTION 27,
TOWNSHIP 5 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA.

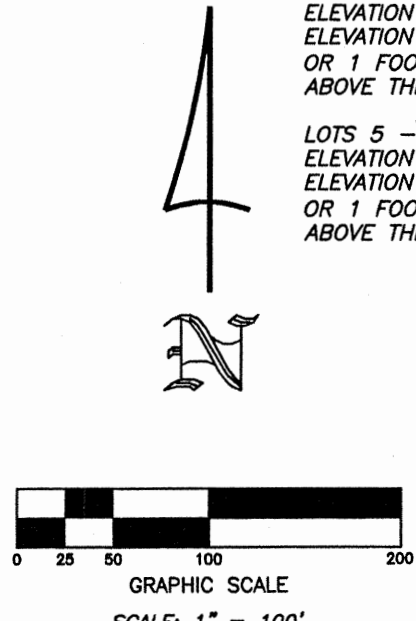
CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
14	30.00'	89°59'34"	47.13'	30.00'	42.42'	N.48°55'46"W.
15	30.00'	90°00'26"	47.13'	30.00'	42.43'	S.43°04'14"W.
16	60.00'	61°56'39"	64.87'	38.01'	61.75'	S.60°57'14"E.
17	60.00'	108°15'05"	197.49'	-708.40'	119.66'	S.84°18'38"W.
18	30.00'	70°31'44"	36.93'	21.21'	34.64'	S.56°39'41"E.
19	60.00'	250°31'44"	262.35'	-84.85'	97.98'	N.33°20'19"E.
20	30.00'	70°31'44"	36.93'	21.21'	34.64'	N.56°39'41"W.

DITCH MAINTENANCE EASEMENT:
THE 15' UTILITY AND DRAINAGE
EASEMENTS ALONG SW CHERRYWOOD
WAY, SW CYPRESSWOOD GLEN AND SW
CEDARWOOD GLEN ARE ALSO FOR THE
MAINTENANCE OF THE ROAD DITCHES
ALONG THESE ROADWAYS.
FENCES AND OTHER IMPROVEMENTS
WHICH WOULD HINDER OR OBSTRUCT
SUCH MAINTENANCE MUST BE SET ON
THE LOT SIDE OF SAID ROAD FRONT
EASEMENT.

ELEVATIONS SHOWN
HEREON ARE TAKEN ON
THE TOP OF THE
NEAREST CONCRETE
MONUMENT. ELEVATIONS
ARE BASED ON NGVD 29
DATUM. DO NOT RELY
UPON ANY MONUMENT
THAT APPEARS
DISTURBED.

MINIMUM FLOOR ELEVATIONS:
LOTS 1 - 4 MINIMUM FINISHED FLOOR
ELEVATION SHALL BE THE HIGHER OF:
ELEVATION 120.0 FEET NGVD 29 DATUM
OR 1 FOOT ABOVE THE ROADWAY OR 8"
ABOVE THE HIGHEST ADJACENT GRADE.
LOTS 5 - 25 MINIMUM FINISHED FLOOR
ELEVATION SHALL BE THE HIGHER OF:
ELEVATION 116.0 FEET NGVD 29 DATUM
OR 1 FOOT ABOVE THE ROADWAY OR 8"
ABOVE THE HIGHEST ADJACENT GRADE.



SYMBOL LEGEND

- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
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- 5/8" IRON ROD SET, LS 4708
- WIRE FENCE
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- CABLE TV LINE (OVERHEAD)
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- WOODEN FENCE
- CMP CORRUGATED METAL PIPE
- RCF REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- UTILITY POLE
- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
- FLA. DEPT. OF TRANSPORTATION CENTERLINE
- 4"x4" CONCRETE MONUMENT, PRM, LS 4708
- CONCRETE MONUMENT
- EL. ELEVATION
- NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- C.M. CONCRETE MONUMENT
- I.R. IRON ROD
- I.P. IRON PIPE
- NAIL AND DISC, LS 4708, CL PCP

DEVELOPER / OWNER:
GLENN FARMS, INC.
P. O. BOX 66
FT. WHITE, FL. 32038



FILE NUMBER: 2019-0066
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BY: P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

NE CORNER OF THE
NW 1/4 OF THE SE 1/4
OF SECTION 27, TOWNSHIP
5 SOUTH, RANGE 17 EAST.

(150' PUBLIC RIGHT-OF-WAY)

U.S. HIGHWAY NO. 41/441 (PAVED/PUBLIC)

PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708

1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

WO# 03-201FP

For 2005

“MAGNOLIA PLACE”

Parent parcel – 27-5s-17-09415-000 152.00 ac.
(After taking subd out, there are 15.50 ac. Remaining in parent)

27-5s-17-09415-100 - Header Parcel

A S/D of a part of the SW1/4 of NE1/4 & SE1/4 of NW1/4 & NW1/4 of SE1/4 & NE1/4 of SW1/4 in Sec 27-5s-17E, as lies W of US-441 & S of SW CR-349, containing _____Ac & Rec in Plat Bk 7, Pg 174.

Lot 1	- 09415-101 – 5.05 Ac
Lot 2	- 09415-102 – 5.01 Ac
Lot 3	- 09415-103 – 5.02 Ac
Lot 4	- 09415-104 – 5.00 Ac
Lot 5	- 09415-105 – 6.03 Ac
Lot 6	- 09415-106 – 6.08 Ac
Lot 7	- 09415-107 – 5.01 Ac
Lot 8	- 09415-108 – 5.01 Ac
Lot 9	- 09415-109 – 5.01 Ac
Lot 10	- 09415-110 – 5.01 Ac
Lot 11	- 09415-111 – 5.01 Ac
Lot 12	- 09415-112 – 5.01 Ac
Lot 13	- 09415-113 – 5.01 Ac
Lot 14	- 09415-114 – 5.01 Ac
Lot 15	- 09415-115 – 5.01 Ac
Lot 16	- 09415-116 – 5.01 Ac
Lot 17	- 09415-117 – 5.01 Ac
Lot 18	- 09415-118 – 5.01 Ac
Lot 19	- 09415-119 – 5.01 Ac
Lot 20	- 09415-120 – 5.01 Ac
Lot 21	- 09415-121 – 5.01 Ac
Lot 22	- 09415-122 – 5.06 Ac
Lot 23	- 09415-123 – 5.04 Ac
Lot 24	- 09415-124 – 5.01 Ac
Lot 25	- 09415-125 – 5.01 Ac

