

# "INDIAN RIDGE, PHASE TWO"

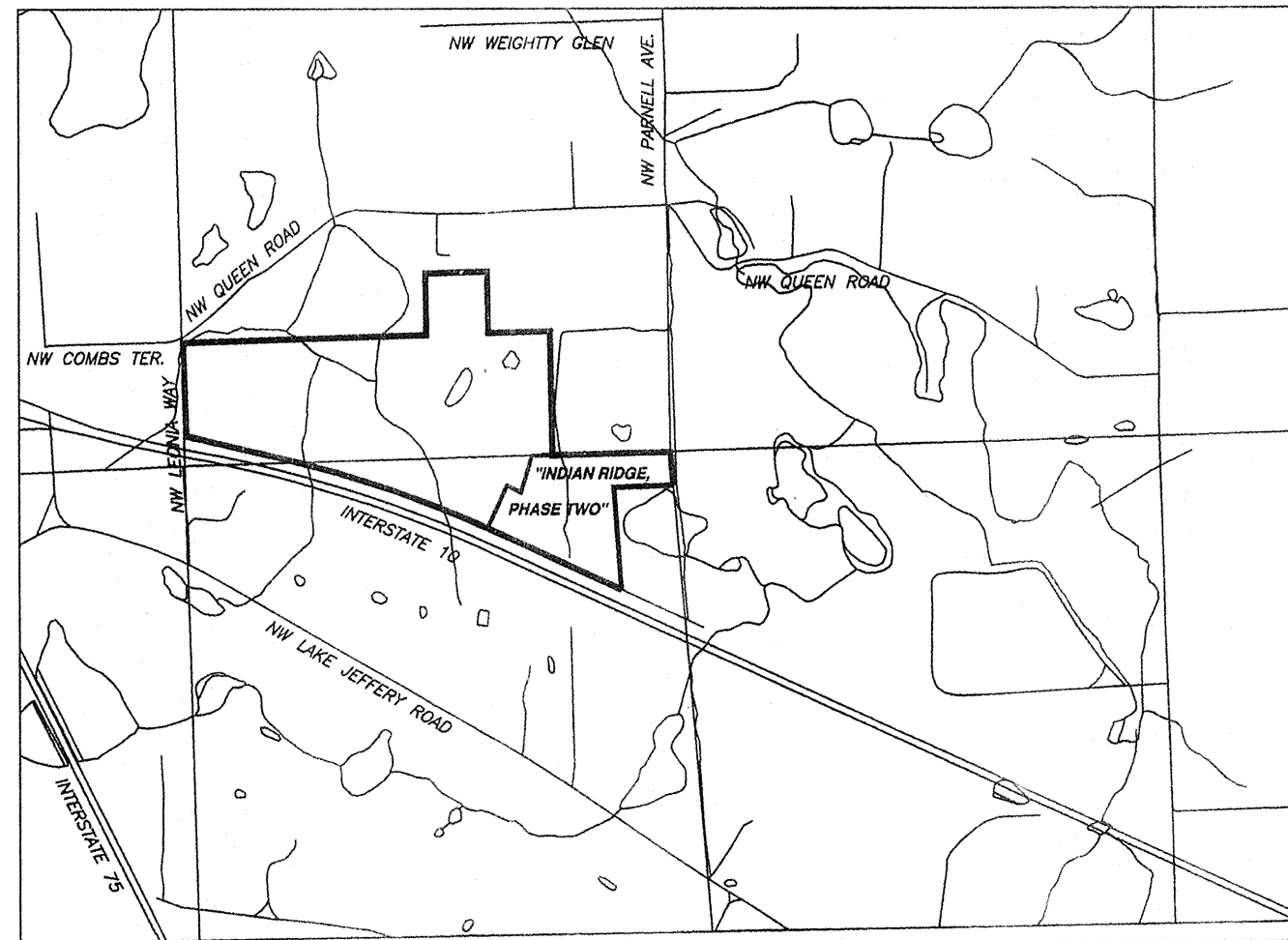
A SUBDIVISION OF PART OF  
SECTION 32,  
TOWNSHIP 2 SOUTH, RANGE 16 EAST,  
AND  
SECTION 5,  
TOWNSHIP 3 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA.

20' WIDE PUBLIC UTILITY EASEMENTS ARE ALONG THE LOT  
SIDE OF ALL RIGHT-OF-WAY LINES THAT ABUTT LOTS.  
THERE IS ALSO A 10' PUBLIC UTILITY EASEMENT ALONG ALL  
INTERIOR LOT LINES (EXCEPT THE COMMON LINES BETWEEN  
LOT 28 AND LOT 29) WHICH IN COMBINATION CREATES A  
20' WIDE PUBLIC UTILITY EASEMENT. THERE IS A 10'  
PUBLIC UTILITY EASEMENT ALONG THE EAST SIDE OF THE  
WEST LINE OF LOT 26 AND LOT 30.

DEVELOPER / OWNER:  
BULLARD-DENUNE INVESTMENT CO.  
P. O. BOX 1733  
LAKE CITY, FLORIDA 32056

ENGINEER'S CERTIFICATION:  
I, THE UNDERSIGNED REGISTERED PROFESSIONAL  
ENGINEER, HEREBY CERTIFY THAT THE PROPOSED  
DRAINAGE SYSTEM IS SUFFICIENT WITH RESPECT TO THE  
REQUIREMENTS OF THE COLUMBIA COUNTY LAND  
DEVELOPMENT REGULATIONS ADOPTED MARCH 4, 1998  
BY ORDINANCE NO. 98-1.

Arthur N. Bedenbaugh 10-27-08  
ARTHUR N. BEDENBAUGH, PE #162  
396 SW BEDENBAUGH LANE  
LAKE CITY, FLA. 32025  
(386) 752-5846



LOCATION MAP  
FROM 7.5 MINUTE SERIES QUADRANGLE MAP.  
SCALE 1" = 2000'

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE  
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED IN  
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."

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS  
SHALL ALSO BE 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 ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.  
IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE  
FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR  
THE DAMAGES.

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

MINIMUM FLOOR ELEVATIONS:  
SHALL MEET COLUMBIA COUNTY LAND  
DEVELOPMENT REGULATIONS AS  
AMENDED.

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 October 14, 2008

Mark D. Duren  
COUNTY ATTORNEY

- SURVEYOR'S NOTES:
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE  
RETRACEMENT OF PREVIOUS SURVEYS OF SECTIONS 5 AND 32.
  - BEARINGS BASED ON FLA. D.O.T. R/W MAPS USING MONUMENTS FOUND ON  
THE WESTERLY R/W LINE OF INTERSTATE HIGHWAY 75 AT CENTERLINE STATION  
1431+15.33 AND STATION 1443+98.86.
  - 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 0125 B.
  - THIS CONSTITUTES A MAJOR SUBDIVISION AS PER COLUMBIA COUNTY LAND  
DEVELOPMENT REGULATIONS.
  - MINIMUM ACREAGE OF PLATTED LOTS IS 5.00 ACRES.
  - WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC TANKS.
  - WATER SOURCE TO BE INDIVIDUAL WELLS.
  - "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
  - CLOSURE OF FIELD SURVEY IS 1/19,180.
  - ZONING IS A-3.
  - DEVELOPMENT CONTAINS 30.03 ACRES, MORE OR LESS.
  - PRELIMINARY PLAT APPROVED MAY 1, 2008.

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 9 DAY OF October, A.D., 2008  
BEFORE ME PERSONALLY APPEARED AUDREY S. BULLARD, PRESIDENT OF  
BULLARD-DENUNE INVESTMENT CO., AS OWNER, TO ME KNOWN TO BE THE PERSON  
DESCRIBED IN AND 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 SET MY HAND AND SEAL ON THE ABOVE DATE.

Holly C. Hanover  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 5/18/10

Holly C. Hanover  
Commission # DD553935  
Expires May 18, 2010  
Bonded Troy Firm - Insurance, Inc. 800-355-7019

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE  
COLUMBIA COUNTY COMMISSION  
THIS 2ND DAY OF October, 2008.

Henry A. Wimmer  
CHAIRMAN

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF  
COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS  
12 DAY OF Nov, 2008, A.D., IN PLAT BOOK 9 PAGE 80-83  
Mark D. Duren  
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

CERTIFICATE OF COUNTY SURVEYOR:  
THIS IS TO CERTIFY THAT ON THIS 22 DAY OF October, A.D., 2008,  
Mark D. Duren A FLORIDA LICENSED SURVEYOR AND MAPPER, REGISTRATION  
NUMBER 5594, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA  
STATUTES, CHAPTER 177, AS AMENDED, FOR THE COUNTY OF COLUMBIA COUNTY,  
FLORIDA, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS  
AMENDED.  
SIGNED: Mark D. Duren  
DONALD F. LEE & ASSOCIATES

DEDICATION:  
KNOW ALL MEN BY THESE PRESENT THAT AUDREY S. BULLARD, PRESIDENT OF BULLARD-DENUNE  
INVESTMENT CO., AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED,  
SUBDIVIDED AND PLATTED, TO BE KNOWN AS "INDIAN RIDGE, PHASE TWO" AND THAT ALL ROADS,  
STREETS AND ALL EASEMENTS FOR UTILITIES, AND OTHER PURPOSES INCIDENT THERETO AS SHOWN  
AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. THE  
RETENTION BASIN DRAINAGE EASEMENTS SHALL BE OWNED BY THE INDIVIDUAL LOT OWNER AND ITS  
MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER, THEIR HEIRS,  
SUCCESSORS AND/OR ASSIGNS.

ATTESTS:  
Kathy R. Middleton Holly C. Hanover Audrey S. Bullard  
WITNESS TO OWNER WITNESS TO OWNER AUDREY S. BULLARD, PRESIDENT

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 \$7,000.00 HAS BEEN  
POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE  
IN CASE OF DEFAULT."

DATED 11/10/08

Mark D. Duren  
PUBLIC WORKS DIRECTOR

## 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
- PCP 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. D.O.T. FLA. DEPT. OF TRANSPORTATION
- C CENTERLINE
- 4"x4" CONCRETE MONUMENT, PRM, LS 4708.
- CONCRETE MONUMENT
- AC. ACRES
- EL. ELEVATION
- NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- I.R. IRON ROD
- I.P. IRON PIPE
- NAIL AND DISC, LS 4708, CL PCP
- BM ELEVATION BENCHMARK

THIS PLAT PREPARED BY  
MARK D. DUREN  
AND ASSOCIATES, INC.  
LB 7620  
120 NW BURK AVE. STE. 103  
LAKE CITY, FLA. 32055  
(386) 758-9831 OFFICE  
(386) 758-8010 FAX  
WO# 08-014

SEE DRAWING FILE: 08014\_INDIAN\_RIDGE\_PH2\_9-11-08.DWG

DRAWING DATE: SEPTEMBER 11, 2008

FILE NUMBER 200812020475  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
11/12/08 AT 4:04 P.M.  
RECORD VERIFIED  
P. DEWITT JASON  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY: Mark D. Duren D.C.

OFFICIAL RECORDS  
BOOK 1162 PAGE 6

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 10/9/2008 A.D.

Mark D. Duren  
MARK D. DUREN, P.S.M.  
FLORIDA CERT. NO. 4708  
1604 SW SISTERS WELCOME ROAD  
LAKE CITY, FLORIDA 32025

# "INDIAN RIDGE, PHASE TWO"

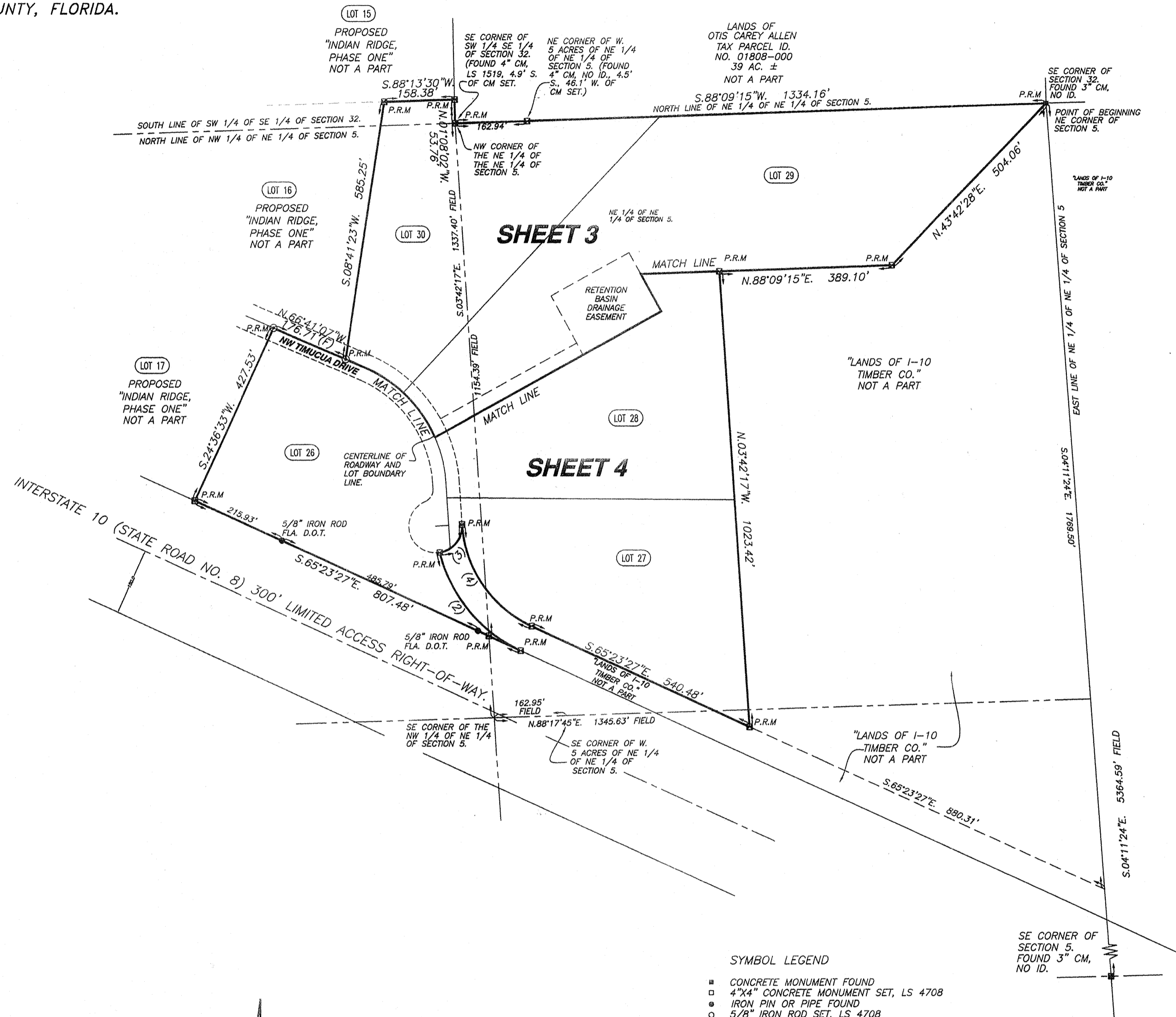
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PLAT BOOK 9 PAGE 81

SHEET 2 OF 4.

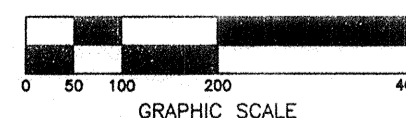
## "KEY SHEET"

DESCRIPTION:  
PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 16 EAST AND SECTION 5, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NE CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.88°09'15"W., ALONG THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 5, A DISTANCE OF 1334.16 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE NW CORNER OF SAID NE 1/4 OF THE NE 1/4; THENCE N.01°08'02"W., ALONG THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, 53.76 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE S.88°13'30"W., 158.38 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE S.08°41'23"W., 585.25 FEET TO A POINT ON THE CENTERLINE OF A 60 FOOT WIDE ROAD RIGHT-OF-WAY; THENCE N.66°41'07"W., ALONG SAID CENTERLINE, 176.71 FEET; THENCE S.24°36'33"W., 427.53 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 10 (STATE ROAD NO. 8); THENCE S.65°23'27"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 807.48 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING A POINT OF CURVE WITH A CURVE CONCAVE TO THE NE AND HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 51°15'15" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.39°45'49"W. AND A CHORD LENGTH OF 285.46 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 295.20 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE ARC OF A CURVE DEFINING A PORTION OF A CUL-DE-SAC AND SAID CURVE BEING CONCAVE TO THE NW AND HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 84°47'03" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.38°41'14"E. AND A CHORD LENGTH OF 80.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 88.79 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NE AND HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 61°41'10" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.34°32'52"E. AND A CHORD LENGTH OF 276.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 290.69 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE S.65°23'27"E., 540.48 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE N.03°42'17"W., 1023.42 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE N.88°09'15"E., 389.10 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE N.43°42'28"E., 504.06 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 30.03 ACRES, MORE OR LESS



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
2	330.00'	51°15'15"	295.20'	158.30'	285.46'	N.39°45'49"W.
3	60.00'	84°47'03"	88.79'	54.77'	80.90'	S.38°41'14"W.
4	270.00'	61°41'10"	290.69'	161.23'	276.85'	N.34°32'52"W.
35	270.00'	62°58'50"	296.79'	165.39'	282.07'	S.35°11'42"E.
36	300.00'	19°30'42"	102.16'	51.58'	101.67'	S.56°55'48"E.
37	300.00'	23°32'03"	123.22'	62.49'	122.36'	S.35°24'24"E.
38	300.00'	19°56'05"	104.38'	52.72'	103.85'	S.13°40'20"E.
39	330.00'	19°32'21"	112.54'	56.82'	111.99'	S.56°54'56"E.
40	330.00'	23°02'20"	132.69'	67.26'	131.80'	S.35°37'36"E.
41	330.00'	20°24'09"	117.51'	59.38'	116.89'	S.13°54'21"E.
42	300.00'	62°58'50"	329.77'	183.77'	313.41'	S.35°11'42"E.
43	30.00'	70°31'44"	36.93'	21.21'	34.64'	S.31°33'35"W.
44	60.00'	165°44'41"	173.57'	479.82'	119.07'	N.16°02'54"W.



DRAWING DATE: SEPTEMBER 11, 2008

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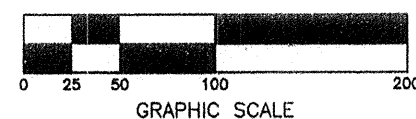
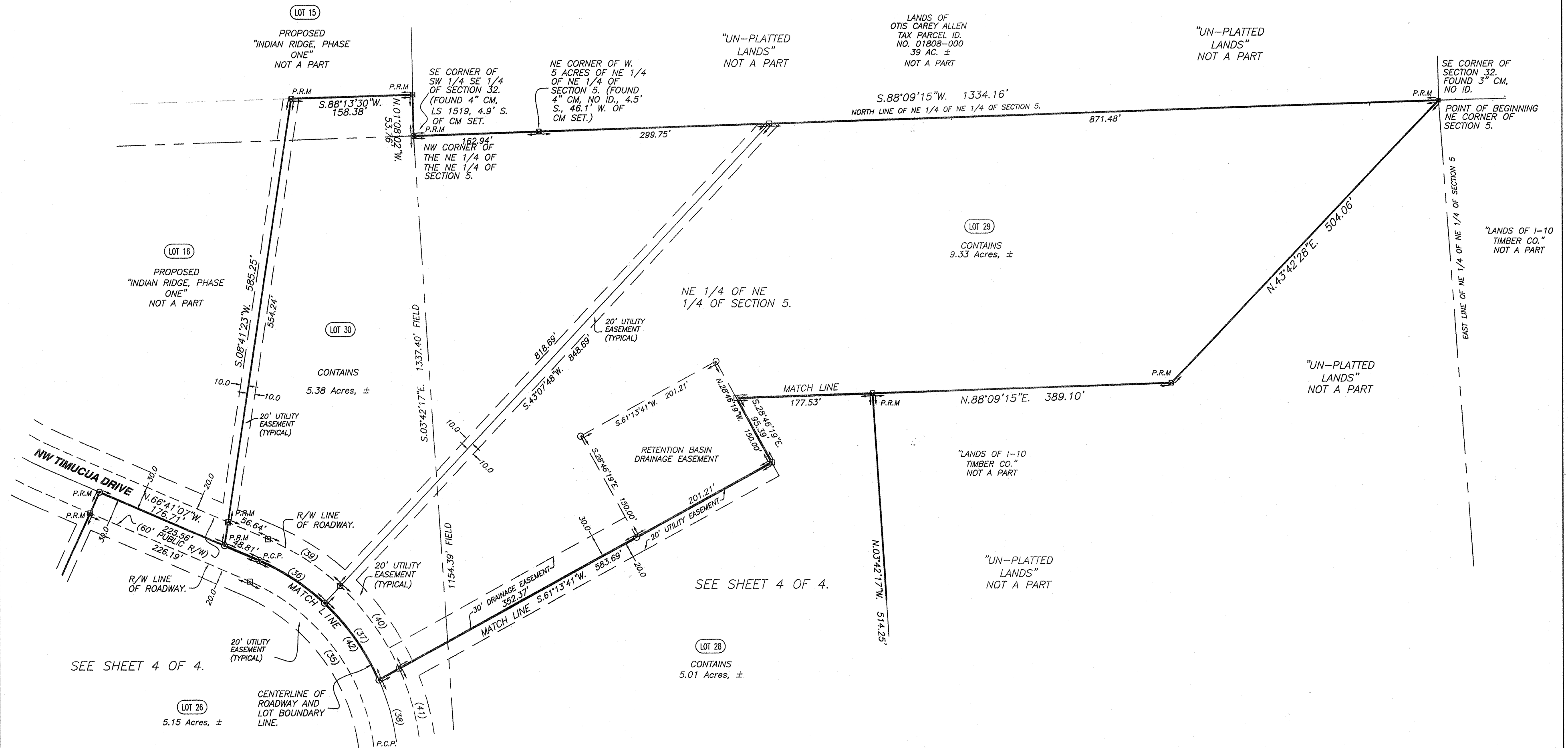
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- ORB OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
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- I.R. IRON ROD
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SEE DRAWING FILE: 08014-INDIAN\_RIDGE\_PH2\_9\_11\_08.DWG

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CURVE TABLE

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SEE SHEET 2 OF 4 FOR LEGAL  
DESCRIPTION AND MATCH LINE KEY  
SHEET.

DRAWING DATE: SEPTEMBER 11, 2008

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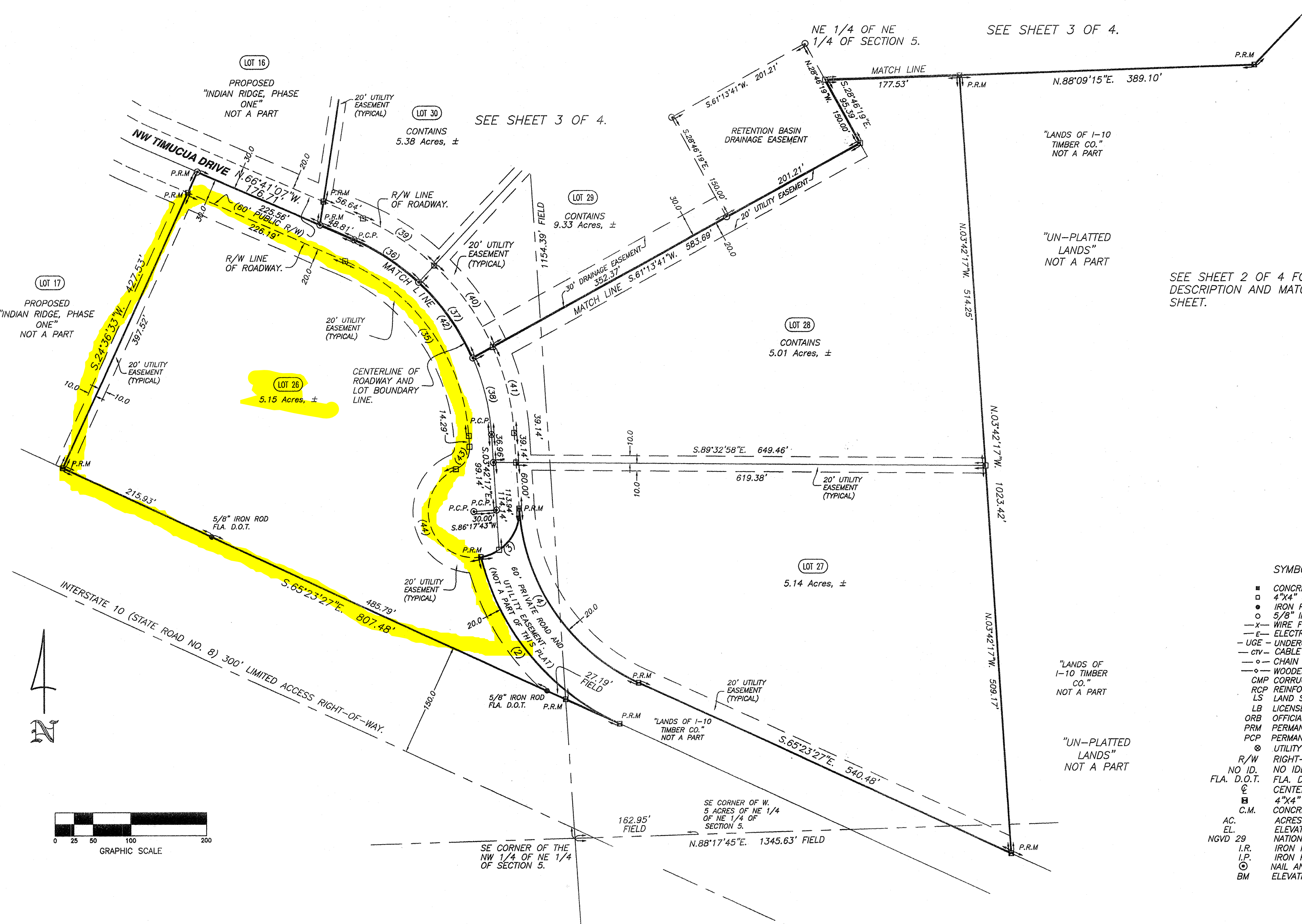
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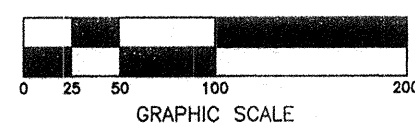
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- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
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- CL CENTERLINE
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35	270.00'	62°58'50"	296.79'	165.39'	282.07'	S.35°11'42"E.
36	300.00'	19°30'42"	102.16'	51.58'	101.67'	S.56°55'46"E.
37	300.00'	23°32'03"	123.22'	62.49'	122.36'	S.35°24'24"E.
38	300.00'	19°56'05"	104.38'	52.72'	103.85'	S.13°40'20"E.
39	330.00'	19°32'21"	112.54'	56.82'	111.99'	S.56°54'56"E.
40	330.00'	23°02'20"	132.69'	67.26'	131.80'	S.35°37'36"E.
41	330.00'	20°24'09"	117.51'	59.38'	116.89'	S.13°54'21"E.
42	300.00'	62°58'50"	329.77'	183.77'	313.41'	S.35°11'42"E.
43	30.00'	70°31'44"	36.93'	21.21'	34.64'	S.31°33'35"W.
44	60.00'	165°44'41"	173.57'	479.82'	119.07'	N.16°02'54"W.

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