

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"	(3) 24"	29'
7	18"	18"	29'
8	18"	18"	29'
9	(2) 18" OR (1) 24"	(2) 24"	29' 3/2'
10	(2) 18" OR (1) 24"	(2) 18" OR (1) 24"	29' 3/2'
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' 3/2'
18	18"	(2) 18"	29'
19	18"	18"	29'
20	18"	(2) 18"	29'
21	(2) 24"	(3) 24"	32'
22	24"	(2) 24"	32'
23	18"	18"	29' 3/2'
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:

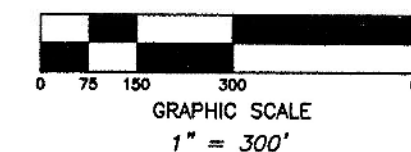
PART OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND
THENCE N.01°55'59"W., ALONG THE WEST LINE OF SAID NE 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 OF THE SE 1/4 OF SAID SECTION 27; 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 OF THE SW 1/4 OF SAID SECTION 27; THENCE S.88°04'26"W., ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4 OF SAID SECTION 27, 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.	51.35'
12	270.00'	40°31'50"	191.00'	99.69'	187.04'	S.22°11'54"E.	L12	N.88°30'32"E.	60.73'
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'	42.43'	N.46°55'46"W.	L14	S.31°21'27"E.	51.92'
15	30.00'	90°00'26"	47.13'	30.00'	42.43'	S.43°04'14"W.	L15	S.62°13'11"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.	65.38'
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
- LICENSED BUSINESS
- 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
- CENTERLINE
- 4"x4" CONCRETE MONUMENT, PRM, LS 4708
- C.M. CONCRETE MONUMENT
- ACRES
- 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

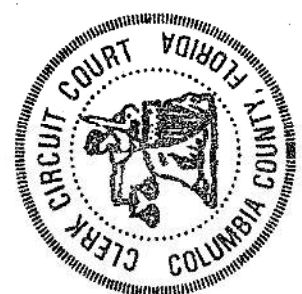
PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708

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

WO# 03-201FP

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

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.

"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."

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.

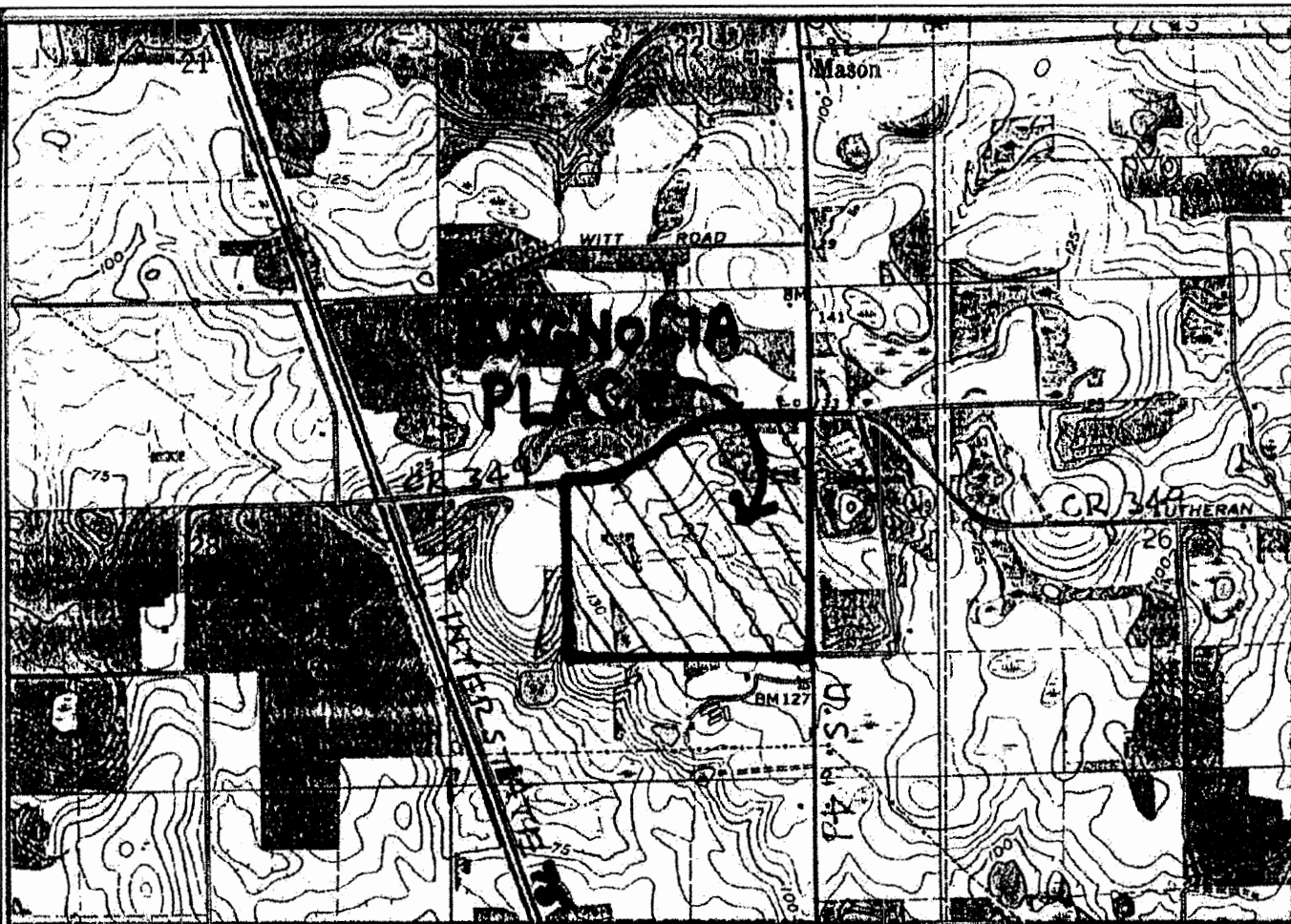
"NOTICE"

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:

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.



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

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT DEWEY V. GLENN, PRESIDENT OF GLENN FARMS, INC., AS OWNER, AND PATRICIA YATES, AS VICE-PRESIDENT OF CAPITAL CITY BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "MAGNOLIA PLACE", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTESTS:

Carie L Padot WITNESS AS TO OWNER
Carie L Padot WITNESS AS TO MORTGAGEE
Donnie Jenkins WITNESS AS TO OWNER
Elwanda Gore WITNESS AS TO MORTGAGEE
DeWey V. Glenn DEWEY V. GLENN, PRESIDENT
Patricia Yates PATRICIA YATES, VICE-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 \$ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT."

DATED 5/21 2004, AD. *Verla Crowder* PUBLIC WORKS DIRECTOR

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 May 21 2004, AD. *Mark D. Duren* COUNTY ATTORNEY

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)
- WOODEN FENCE
- CHAIN LINK FENCE
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- LAND SURVEYOR
- LICENSED BUSINESS
- OFFICIAL RECORD BOOK
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PLAT PREPARED BY
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OFFICIAL RECORDS
BOOK PAGE 175

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. EASEMENTS AND OTHER IMPROVEMENTS WHICH WOULD HINDER OR OBSTRUCT SUCH MAINTENANCE MUST BE SET ON THE LOT SIDE OF SAID ROAD FRONT EASEMENT.

SEE SHEET 1 OF 6
FOR LEGAL DESCRIPTION.

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

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 14, 1998 BY ORDINANCE NO. 98-1.

DALE C. JOHNS, P.E. #3263
RT. 15 BOX 3834
LAKE CITY, FLA. 32054
(386) 961-8903

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH PREVIOUS SURVEYS DONE BY THIS OFFICE WITHIN THIS SECTION.
- BEARINGS BASED ON FLA. D.O.T. R/W MAP OF CR 349 USING THE CENTERLINE BEARING OF N84°37'05"E, AS SHOWN BETWEEN STATIONS 230+00 AND 241+78.17, SECTION 2801-2802, SHEET 3 OF 8, DATED 1/25/62.
- SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING AND SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD AS PER FLOOD INSURANCE RATE MAP, DATED, JANUARY 6, 1998, COMMUNITY PANEL NO. 120070 0250 B.
- DALE C. JOHNS, P.E., ESTABLISHED A 100 YEAR BASE FLOOD ELEVATION OF 119 FEET, NGVD 29 DATUM FOR LOTS 1-5 AND 115 FEET FOR LOTS 6-25.
- 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 BETTER THAN 1/20,000.
- ZONING IS A-3.
- PRELIMINARY PLAT APPROVED BY COUNTY COMMISSION JULY 1, 2003.
- ELEVATIONS ORIGINATED FROM BENCHMARK 1-75-12, EL. 147.68 FEET, NGVD 29 DATUM, NATIONAL GEODETIC SURVEY PID BD 1155.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE
COLUMBIA COUNTY COMMISSION
THIS 6 DAY OF MAY, 2004, A.D.

Henry A. Shannon
CHAIRMAN

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 5/13/2004 A.D.

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

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 24 DAY OF May, 2004, A.D., BEFORE ME PERSONALLY APPEARED DEWEY V. GLENN, AS PRESIDENT OF GLENN FARMS, INC., OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND 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 SET MY HAND AND SEAL OF OFFICE ON THE ABOVE DATE.



MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 21 DAY OF May, A.D. 2004, BEFORE ME PERSONALLY APPEARED PATRICIA YATES, SIGNING AS VICE-PRESIDENT, FOR AND BEHALF OF CAPITAL CITY BANK, AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND 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 SET MY HAND AND SEAL ON THE ABOVE DATE.



MY COMMISSION EXPIRES:

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 25 DAY OF May, 2004, A.D., IN PLAT BOOK 7, PAGE 174-179

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

CERTIFICATE OF COUNTY SURVEYOR:

THIS IS TO CERTIFY THAT ON THIS 24 DAY OF May, 2004 A.D., DONALD F. LEE, A FLORIDA LICENSED SURVEYOR AND MAPPER, REGISTRATION NUMBER, LS 3628, 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: *Donald F. Lee*
Donald F. Lee

FILE NUMBER: 2004-02-66
FILED FOR RECORD IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
5/15/2004
BY: *Mark D. Duren* D.C.
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA



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:
ELEVATION 116.0 FEET NGVD 29 DATUM
OR 1 FOOT ABOVE THE ROADWAY OR 8"
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DITCH MAINTENANCE EASEMENT:
THE 15' UTILITY AND DRAINAGE
EASEMENTS ALONG SW CHERRY
WAY, SW CYPRESSWOOD GLEN A
CEDARWOOD GLEN ARE ALSO FO
MAINTENANCE OF THE ROAD DIT
ALONG THESE ROADWAYS.
FENCES AND OTHER IMPROVEME
WHICH WOULD HAMPER OR OBS
SUCH MAINTENANCE MUST BE S
THE LOT SIDE OF SAID ROAD FI
EASEMENT.

ELEVATIONS SHOWN
HEREON ARE TAKEN ON
THE TOP OF THE
NEAREST CONCRETE
MONUMENT. ELEVATIONS
ARE BASED ON NGVD 2
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 1292

FILE NUMBER 2004010002
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
S/S, RECVAT 11:40 CLOCK AM
RECORD VERIFIED
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Manuel Acuna D.C.



PLAT BOOK 7 PAGE 176
SHEET 3 OF 6.

SYMBOL LEGEND

- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON ROD
- 5/8" IRON ROD SET, LS 4708
- IRON PIPE
- ELECTRIC UTILITY LINE (OVERHEAD)
- IRON PIPE
- CABLE TIE LINE (OVERHEAD)
- CHAIN FENCE
- WOODEN FENCE
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- L AND V
- LB LICENSED BUSINESS
- 10' RADIUS
- PERMANENT PREFERENCE MONUMENT
- PERMANENT CONTROL POINT
- UTILITY POLE
- RIGHT-OF-WAY
- NO IDENTIFICATION
- D.T. PLACE OF TRANSPORTATION CENTERLINE
- 4"x4" CONCRETE MONUMENT, PRM, LS 4708.
- CONCRETE MONUMENT
- ACROSS
- ELEVATION
- NATIONAL GEOGRAPHIC VERTICAL DATUM OF 1929
- CONCRETE MONUMENT
- IRON ROD
- IRON PIPE
- NAIL AND DISC, LS 4708, CL PCP

LINE TABLE

Line	Bearing	Distance
L1	S.54°51'45"E	141.18'
L2	S.54°51'45"E	128.17'
L3	S.44°31°19"W	21.65'
L4	S.10°33'16"E	50.44'
L5	S.10°33'16"E	45.60'
L6	S.12°10'58"E	22.50'
L7	S.05°41'52"E	50.67'
L8	S.21°31'74"W	68.23'
L9	S.34°42'12"E	66.07'
L10	S.34°42'12"E	56.07'
L11	S.47°44'28"E	51.35'
L12	S.55°51'59"E	125.86'
L13	S.55°51'59"E	51.92'
L14	S.55°51'59"E	51.92'
L15	S.31°21'27"E	52.18'
L16	S.54°30'30"E	22.19'
L17	S.54°30'30"E	107.08'
L18	S.36°26'40"E	68.98'
L20	N.52°54'07"E	26.51'
L21	N.62°54'07"E	39.95'
L22	N.62°54'07"E	28.72'
L23	N.52°57'55"E	26.22'
L24	N.82°57'55"E	17.26'
L25	N.82°57'55"E	10.40'
L26	N.63°26'41"E	110.40'
L27	N.73°05'42"E	89.28'
L28	N.73°05'42"E	89.28'
L29	N.59°31°11"W	58.48'
L30	N.67°43'25"W	57.33'
L31	N.67°43'25"W	57.33'
L32	N.71°07'44"W	142.96'
L33	N.71°07'44"W	142.96'
L34	N.32°30'45"W	40.59'
L35	N.16°28'30"W	70.51'
L36	N.16°28'30"W	70.51'
L37	N.39°02'04"W	66.53'
L38	N.17°25'46"E	135.33'
L39	N.17°25'46"E	135.33'
L40	N.56°52'50"W	38.61'
L41	N.56°52'50"W	37.99'
L42	N.56°52'50"W	37.99'
L43	N.31°03'13"W	64.44'
L44	N.84°10'30"E	92.12'
L45	N.39°32'36"E	118.33'
L46	N.39°32'36"E	70.55'

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

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

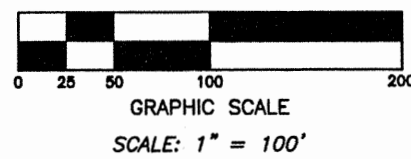
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	1105.92"	41°24'25"	798.23"	417.9"	781.95"	N68°14'24"E
2	50.00"	89°29'14"	49.50"	70.1"	46.6157"E	
3	1105.92"	37°06'19"	716.20"	371.17"	703.75"	N74°23'27"E
4	30.00"	90°00'00"	47.12"	30.00"	42.43"	S27°47'29"E
5	30.00"	94°18'06"	45.30"	33.94"	43.94"	S04°41'41"E
6	330.00"	0°36'37"	55.30"	20.75"	55.24"	S37°39'45"E
7	330.00"	30°55'43"	98.61"	91.30"	178.98"	S17°23'50"E
8	330.00"	40°11'20"	169.00"	150.75"	187.04"	S07°11'20"E
9	300.00"	40°31'50"	212.22"	110.27"	207.82"	S22°11'54"E

"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
1	1185.92'	37°04'54"	767.52'	397.74'	754.20'	N.66°04'38"E
4	1185.92'	08°25'49"	174.49'	87.40'	174.13'	S.80°24'11"W
5	1185.92'	18°59'41"	393.15'	198.40'	391.36'	S.66°41'26"W
6	1185.92'	09°39'24"	199.88'	100.18'	199.64'	S.52°21'53"W
8	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.87°27'46"E



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.

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
- 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, PRIM, LS 4708
- C.M. 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
- NAIL AND DISC, LS 4708, CL PCP

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"
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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
(386) 758-9831 OFFICE
(386) 758-8010 FAX

WO# 01-134FP

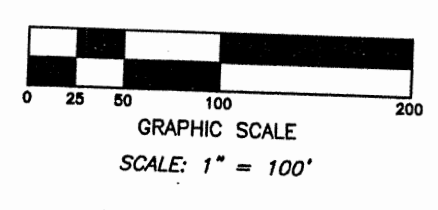
FILE NUMBER 20040205-E
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
5/25/05 AT 10:45 O'CLOCK A.M.
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P. DEWITT CASON
CLERK OF COPIES
COLUMBIA COUNTY, FLORIDA
BY: [Signature] D.C.



"MAGNOLIA PLACE"

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

MINIMUM FLOOR ELEVATIONS:
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ELEVATION SHALL BE THE HIGHER OF:
ELEVATION 116.0 FEET NGVD 29 DATUM
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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
 - CMF 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
- FOUND 3.5" CM, LS 1079,
0.9" S. OF CM SET.

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

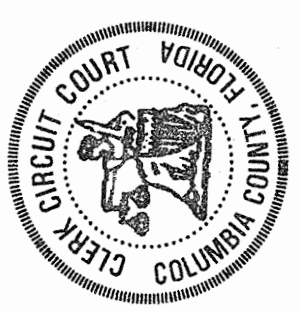
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
15	30.00'	90°00'26"	47.13'	30.00'	42.43'	S.43°04'14"W.
19	60.00'	250°31'44"	262.35'	-84.85'	97.99'	N.33°20'19"E.
20	30.00'	70°31'44"	36.93'	21.21'	34.64'	N.56°39'41"W.

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,
0.14" N., 0.52" E. 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 20240902
FILED AND RECORDED IN THE OFFICE OF RECORDS
OF COLUMBIA COUNTY, FLORIDA
BY: **P. DEWITT CASON**
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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

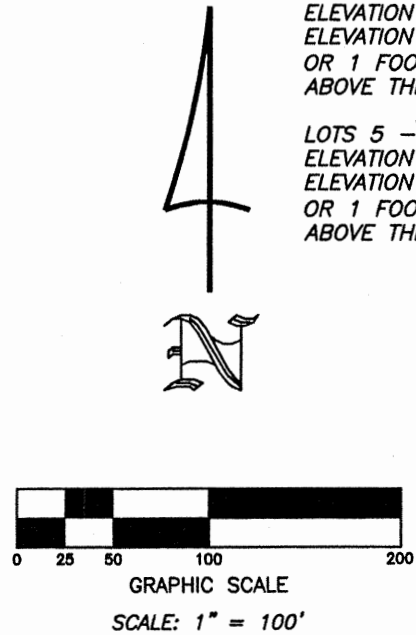
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
14	30.00'	89°59'34"	47.13'	30.00'	42.42'	N.48°55'46"W.
15	30.00'	90°00'26"	47.13'	30.00'	42.43'	S.43°04'14"W.
16	60.00'	61°56'39"	64.87'	38.01'	61.75'	S.60°57'14"E.
17	60.00'	108°35'05"	197.49'	-708.40'	119.66'	S.84°18'38"W.
18	30.00'	70°31'44"	36.93'	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 HAMPER 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:
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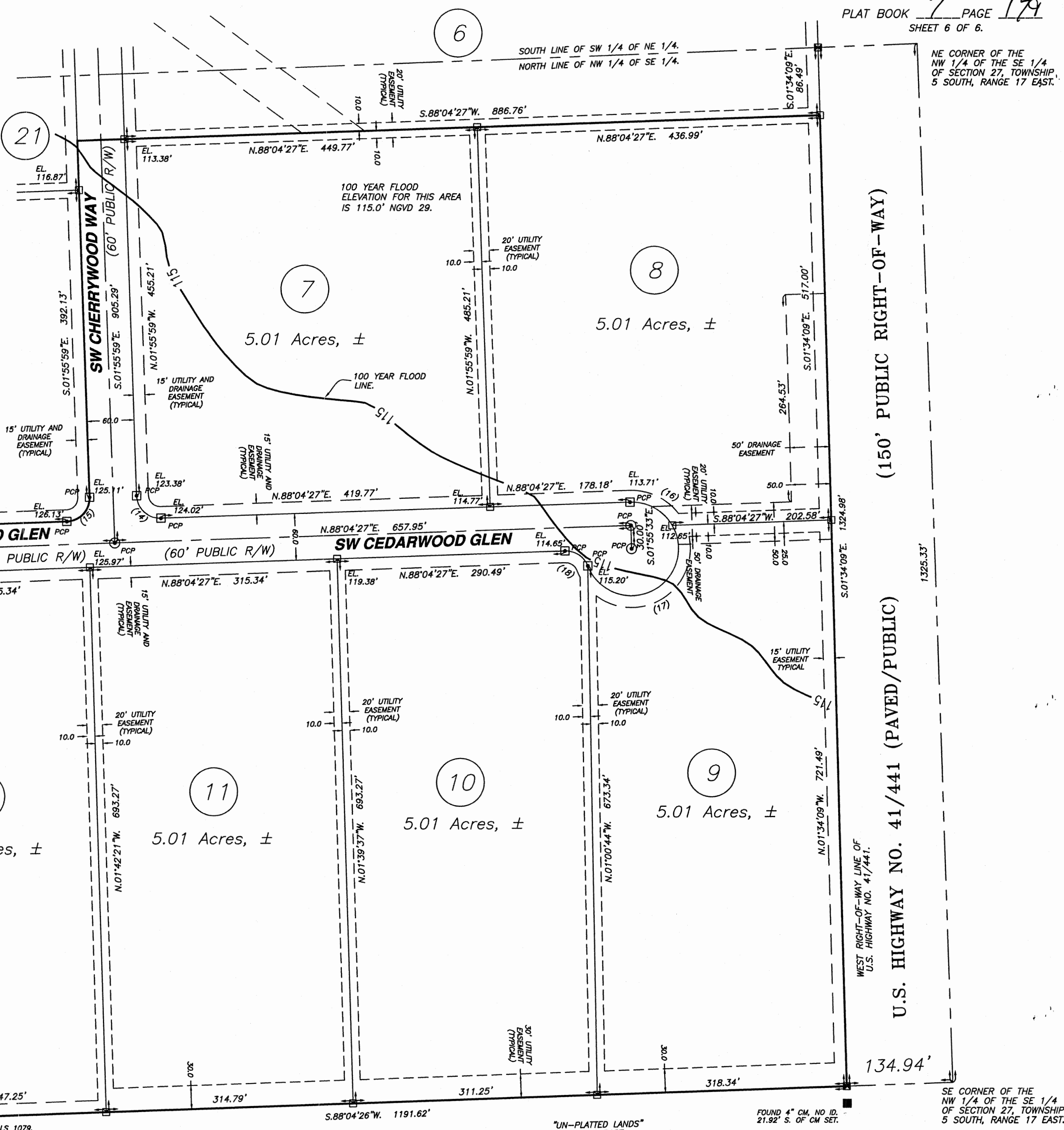
SYMBOL LEGEND

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- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- WIRE FENCE
- E— ELECTRIC UTILITY LINE (OVERHEAD)
- U— UNDERGROUND ELECTRIC SERVICE
- CTV— CABLE TV LINE (OVERHEAD)
- CHAIN LINK FENCE
- WOODEN FENCE
- OMP CORRUGATED METAL PIPE
- ROP REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
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- NO ID. NO IDENTIFICATION
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- 4"x4" CONCRETE MONUMENT, PRM, LS 4708.
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- NAIL AND DISC, LS 4708, CL PCP

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



FILE NUMBER: 2010-0066
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ON: 10/27/10 11:46 AM
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COLUMBIA COUNTY, FLORIDA



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

