

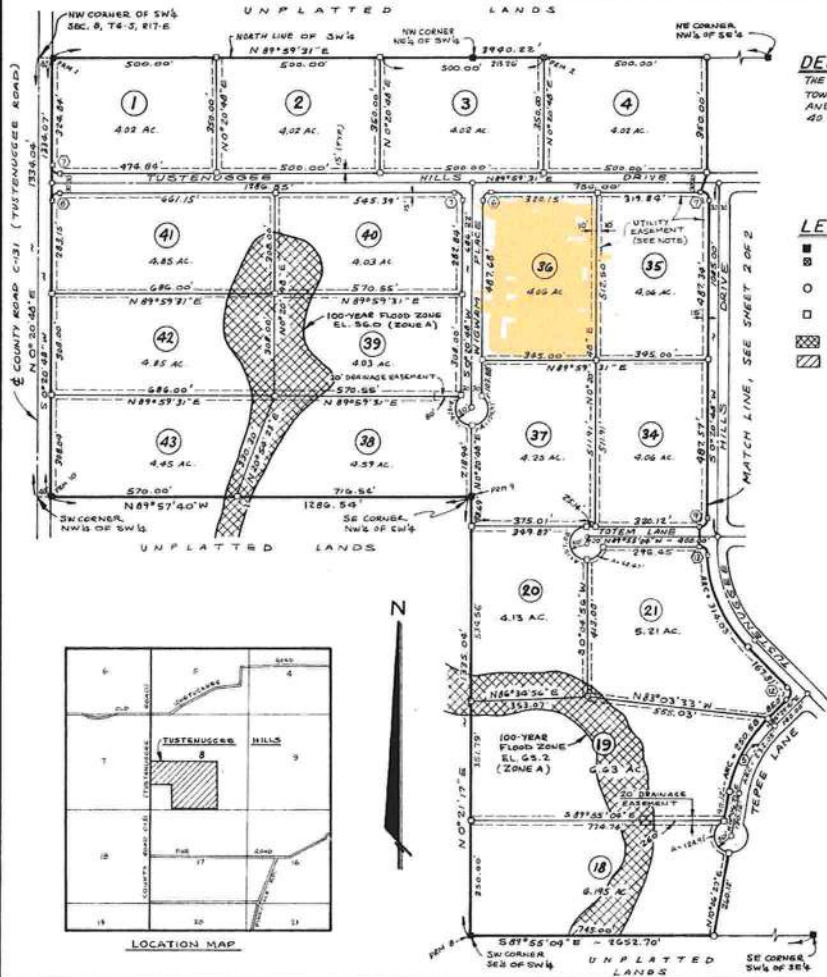
PREPARED BY
W.C. HALE & ASSOCIATES, INC.
925 EAST BAY AVENUE
P.O. BOX 1141
LAKE CITY, FLA. 32055
PHONE (904) 752-5640

TUSTENUGGEE HILLS

A SUBDIVISION IN
THE S1/2 OF SECTION 8, T6-S, R17-E
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 5, PAGE 140

SHEET 1 OF 2



DESCRIPTION

THE NW1/4 OF SW1/4, THE E1/2 OF SW1/4 AND THE N1/2 OF SE1/4, SECTION 8, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD NO. C-131 ALONG THE WEST 40 FEET OF THE NW1/4 OF SW1/4.



LEGEND

- 4"x4" CONC. MON. FOUND
- PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONC. MON. SET)
- PERMANENT CONTROL POINT (1/2" REIN. ROD SET)
- 4"x4" CONC. MON. SET AT EACH LOT CORNER
- 100-YR. FLOOD ZONE FROM FLOOD ZONE MAP
- 100-YR. FLOOD ZONE CALCULATED BY ENGR.

NO.	RADIUS	DELTA	ARC
1	250.00'	10°22'44"	376.35'
2	230.00'	8°14'11"	360.12'
3	260.24'	45°24'45"	198.32'
4	401.48'	44°51'07"	316.26'
5	375.72'	35°25'14"	232.05'
6	25.00'	81°58'03"	39.12'
7	25.00'	81°21'17"	37.42'
8	25.00'	70°18'52"	37.37'
9	25.00'	81°49'08"	37.15'
10	25.00'	81°41'51"	37.14'
11	25.00'	90°17'28"	37.40'
12	25.00'	90°00'00"	37.27'
13	25.00'	87°55'34"	37.60'
14	25.00'	91°49'50"	40.49'

NOTES

1. PRELIMINARY PLAN APPROVED BY BOARD OF COLUMBIA COUNTY COMMISSIONERS ON OCTOBER 20, 1988.
2. ERROR OF CLOSURE IS 1:19,078.
3. TOTAL AREA IN SUBDIVISION IS 202.14 ACRES, MORE OR LESS.
4. DRAINAGE PROJECTED FROM CENTERLINE OF COUNTY ROAD C-131 AS PER D.O.T. RIGHT-OF-WAY MAP.
5. THE 100-YEAR FLOOD ZONE LIMITS DETERMINED BY HILL, BEING 1/4 ASSESSOR, INC., VAQUERAS AND FLOOD INSURANCE RATE MAP (170070 021F B). ELEVATIONS DETERMINED BY HILL, BEING 1/4 ASSESSOR, INC.
6. UTILITY BASEMENTS ARE AS FOLLOWS:
ALONG ROADS - 15 FEET.
ALONG SIDE LOT LINES - 10 FEET EACH SIDE.

SPECIAL NOTES

NOTICE: ALL UTILITY BASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

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

HOMESOWNERS ASSOCIATION NOTE
THE STREETS, EASEMENTS, DRAINAGE IMPROVEMENTS AND COMMON AREAS, IF ANY, ARE NOT DEDICATED TO THE PUBLIC AND WILL NOT BE MAINTAINED, REPAIRED OR IMPROVED BY COLUMBIA COUNTY, FLORIDA. EACH LOT WITHIN THIS SUBDIVISION SHALL BE REQUIRED TO PAY ASSESSMENTS TO A HOMESOWNERS ASSOCIATION FOR MAINTENANCE OF SUCH IMPROVEMENTS.

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 IN THE AMOUNT OF \$_____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

DATE _____ COUNTY ENGINEER _____

Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Jul 29 2020 14:52:49 GMT-0400 (Eastern Daylight Time)



Parcel Information

Parcel No: 08-6S-17-09626-136

Owner: RICHARDS GRACE M

Subdivision: TUSTENUGGEE HILLS

Lot: 36

Acres: 4.055765

Deed Acres: 4.06 Ac

District: District 4 Toby Witt

Future Land Uses: Agriculture - 3

Flood Zones:

Official Zoning Atlas: A-3