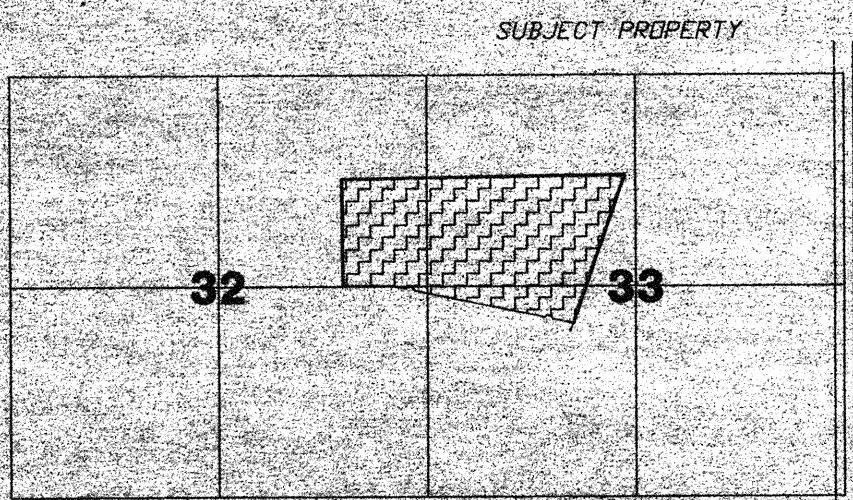


'SUNVIEW ESTATES ADDITION'
IN SECTION 32 & 33, TOWNSHIP 5 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA



SECTION 32 & 33, TOWNSHIP 5 SOUTH, RANGE 16 EAST

LOCATION SKETCH
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BRADLEY N. DICKS, AS GENERAL PARTNER OF SUBRANDY LIMITED PARTNERSHIP, AS OWNER, HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS 'SUNVIEW ESTATES', 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.

WITNESSES

Arthur M. Beisenbaugh
WITNESS AS TO OWNER

Timothy A. DeLune
WITNESS AS TO OWNER

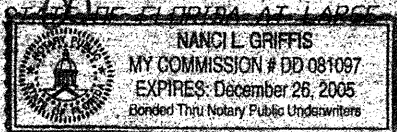
Bradley N. Dicks
BRADLEY N. DICKS

ACKNOWLEDGMENT STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 10th DAY OF July, 2002, A.D., BEFORE ME PERSONALLY APPEARED BRADLEY N. DICKS, AS GENERAL PARTNER OF SUBRANDY LIMITED PARTNERSHIP, AS OWNER, TO BE 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.

Timothy A. DeLune
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-26-05



SURVEYOR'S NOTES

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF N89°11'29"E FOR THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 32.
- SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JAN. 1988 COMMUNITY PANEL NO. 120070 02B2. B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- EASEMENTS OF 20.0' TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND 7.5' SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- SUNVIEW ESTATES PRELIMINARY APPROVAL DATE: SEPTEMBER 3, 1998
- SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.

NOTICE

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.

ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE PROPOSED DRAINAGE SYSTEM IS SUFFICIENT WITH RESPECT TO THE REQUIREMENTS OF THAT ORDINANCE.

Arthur M. Beisenbaugh
ARTHUR M. BEISENBAUGH

FLA. CERT. NO. 9162
P.O. BOX 300
LAKE CITY, FL 32025
(386) 752-5846

DATE: 7-17-02

KEY MAP
NOT TO SCALE



DESCRIPTION

A PART OF THE EAST 1/2 OF SECTION 32 AND THE WEST 1/2 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF THE S 1/2 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N89°08'59"E, ALONG THE NORTH LINE OF THE S 1/2 OF THE NW 1/4 OF SECTION 33, A DISTANCE OF 266.37 FEET; THENCE S89°47'44"E, 140.88 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 32; THENCE ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S89°11'44"E ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 600.00 FEET; THENCE S24°21'47"W, A DISTANCE OF 802.37 FEET; THENCE N77°43'47"W, A DISTANCE OF 211.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2500 FEET, AN INCLUDED ANGLE OF 30°08'31"W, A CHORD BEARING OF N32°39'31"W, AND A CHORD DISTANCE OF 35.40 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.33 FEET TO THE END OF SAID CURVE; THENCE N77°50'51"W, A DISTANCE OF 600.00 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2500 FEET, AN INCLUDED ANGLE OF 89°51'40", A CHORD BEARING OF S57°08'09"W, AND A CHORD DISTANCE OF 35.31 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N77°43'47"W, A DISTANCE OF 148.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2500 FEET, AN INCLUDED ANGLE OF 90°08'20", A CHORD BEARING OF N32°39'37"W, AND A CHORD DISTANCE OF 35.40 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.33 FEET TO THE END OF SAID CURVE; THENCE N77°50'51"W, A DISTANCE OF 600.00 FEET TO A POINT ON A CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2500 FEET, AN INCLUDED ANGLE OF 89°51'40", A CHORD BEARING OF S57°08'09"W, AND A CHORD DISTANCE OF 35.31 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.21 FEET; THENCE N77°43'47"W, A DISTANCE OF 76.71 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6000 FEET, AN INCLUDED ANGLE OF 11°46'22", A CHORD BEARING OF N83°28'38"W, AND A CHORD DISTANCE OF 170.24 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 170.24 FEET TO THE END OF SAID CURVE; THENCE N89°11'44"E, A DISTANCE OF 334.55 FEET; THENCE N00°48'33"W, A DISTANCE OF 1980.73 FEET TO A POINT ON THE NORTH LINE OF THE S 1/2 OF THE NE 1/4 OF SAID SECTION 32; THENCE N89°11'29"E, ALONG THE NORTH LINE OF THE S 1/2 OF THE NE 1/4 OF SAID SECTION 32, A DISTANCE OF 1176.96 FEET TO THE POINT OF BEGINNING PARCEL CONTAINS 122.59 ACRES, MORE OR LESS.

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.

DATE: August 1, 2002

Mark L. Sengle
COUNTY ATTORNEY

APPROVAL STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF August 1, 2002, A.D.

Kenneth W. Smith
CHAIRMAN

CERTIFICATE OF CLERK OF CIRCUIT COURT

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 6th DAY OF August, 2002, A.D., IN PLAT BOOK 7, PAGE 106-105

Robert A. Johnston
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

APPROVAL PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA

Thayne Crandall
DIRECTOR

CERTIFICATE OF COUNTY SURVEYOR:
KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES, AND AS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA, ON 7/6/02, REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: Timothy A. DeLune 7/6/02 REGISTRATION #: LS 5594

Timothy A. DeLune
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION, DIRECTION AND CONTROL, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLIES WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

L. Scott Britt
L. SCOTT BRITT, PSM #5757

DATE: 7/6/02



BRITT SURVEYING

LAND SURVEYORS AND MAPPERS

1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055

TELEPHONE: (904) 752-7163 FAX: (904) 752-5573 WORK ORDER # **L-11480**

DEVELOPER:

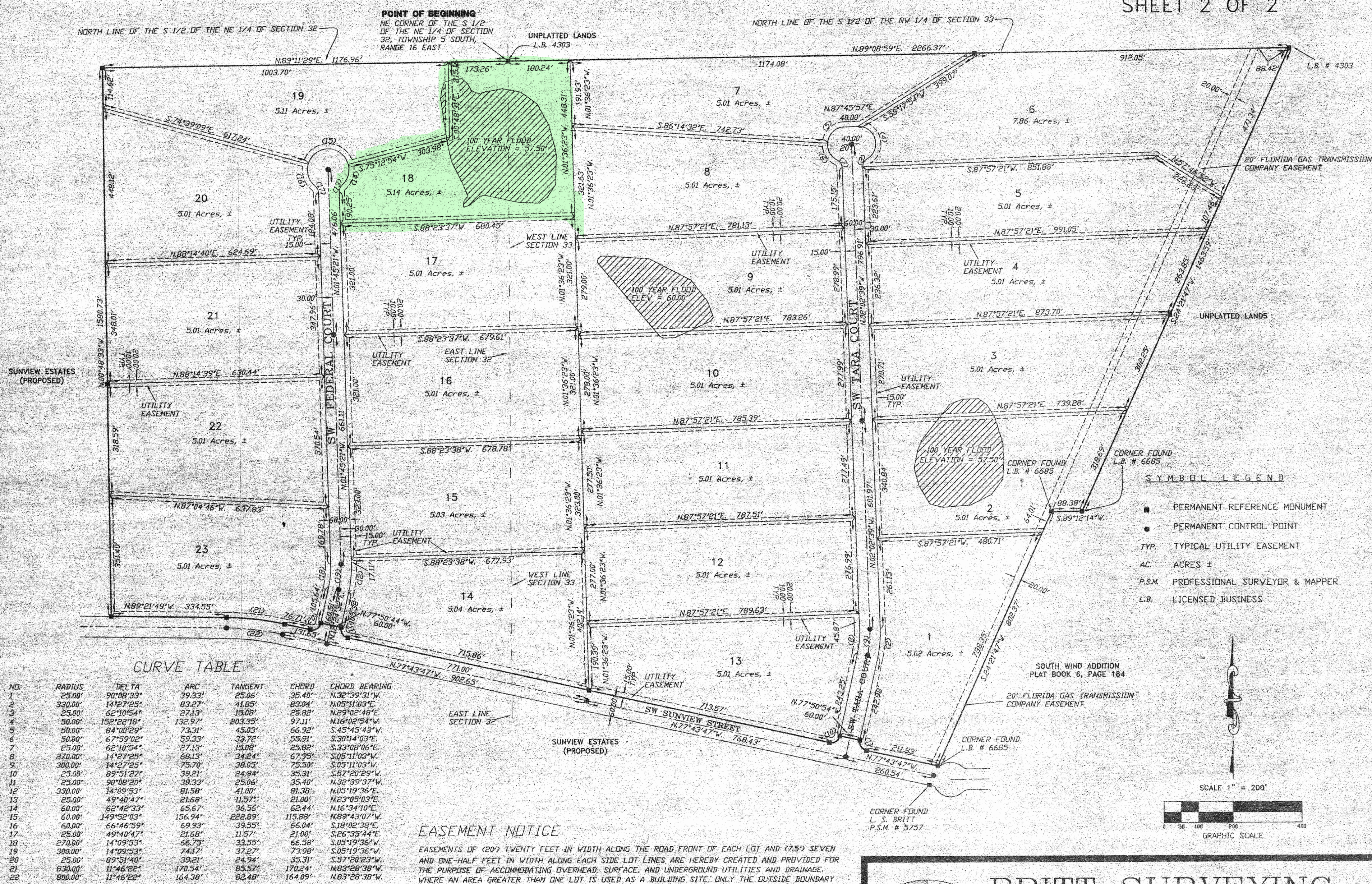
SUBRANDY LIMITED PARTNERSHIP
P.O. BOX 1
LAKE CITY, FLORIDA 32056
904-752-8385

FILE NUMBER: 20020615474
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
8-1-02 AT 5:50 CLOCK PM
RECORD VERIFIED
Robert A. Johnston
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: *MLC* DC

OFFICIAL RECORDS
BOOK 7 PAGE 106
957 1245

"SUNVIEW ESTATES ADDITION"
IN SECTION 32 & 33, TOWNSHIP 5 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK **7**
PAGES **107**
SHEET 2 OF 2



EASEMENT NOTICE

EASEMENTS OF (20') TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND (7.5') SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.

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BOOK PAGE
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