

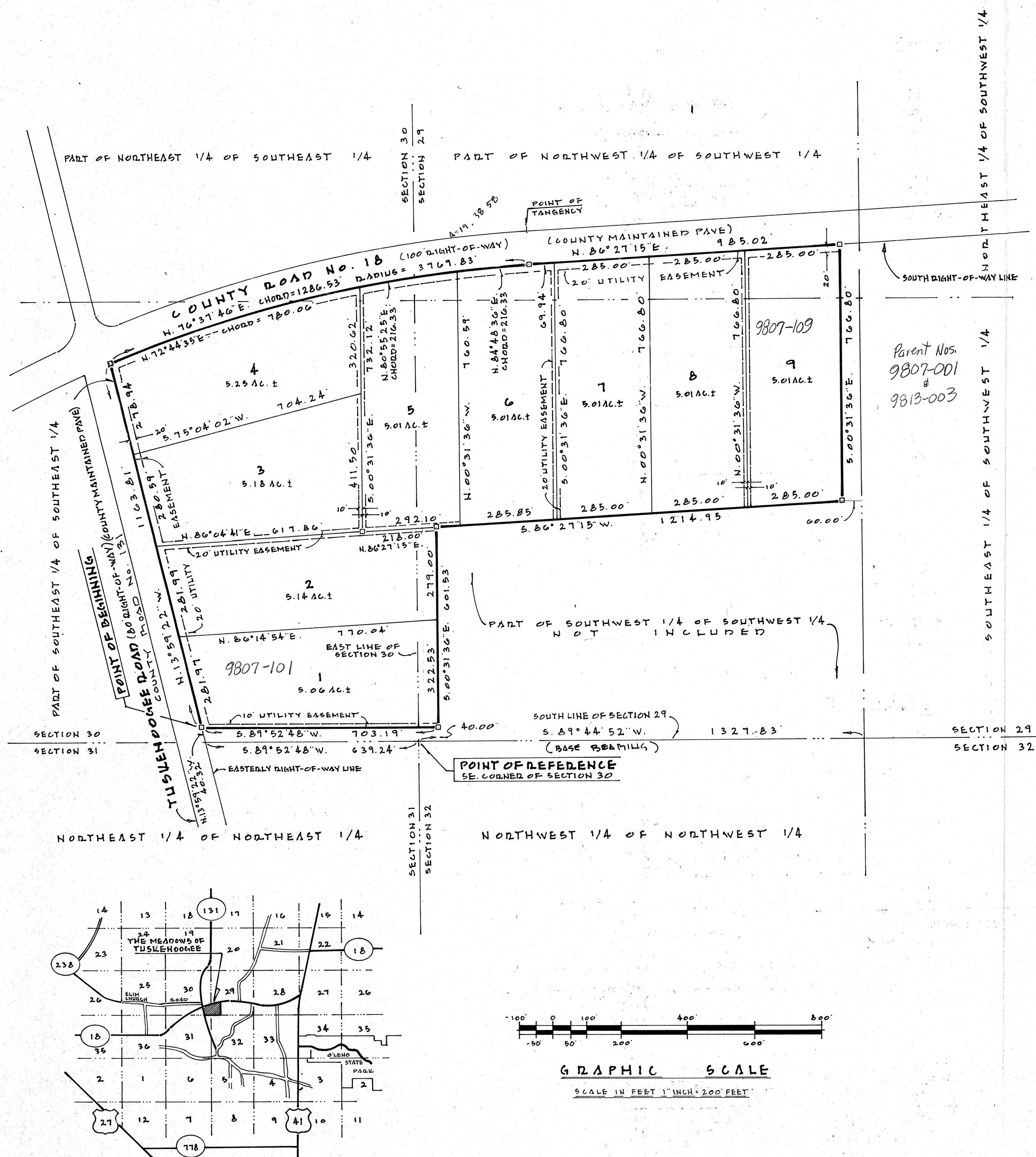
THE MEADOWS OF TUSKENOOGEE

SITUATED IN: PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

DESCRIPTION: PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE CORNER AT THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE RUN SOUTH 89°52'48" WEST ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 639.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 181 (TUSKENOOGEE ROAD), THENCE RUN NORTH 1°52'22" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 40.88 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 1°52'22" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1165.41 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 181, SAID SOUTH RIGHT-OF-WAY LINE BEING IN A CURVE CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 5768.85 FEET, THENCE RUN ALONG AND AROUND CURVE A CURVE BEARING AND DISTANCE OF NORTH 7°57'46" EAST, 1286.53 FEET TO THE POINT OF BEGINNING OF SAID CURVE, THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 82°17'16" EAST, A DISTANCE OF 865.02 FEET, THENCE RUN SOUTH 0°51'56" EAST, A DISTANCE OF 266.80 FEET, THENCE RUN SOUTH 82°51'16" WEST, A DISTANCE OF 1214.95 FEET, THENCE RUN SOUTH 82°51'16" WEST, A DISTANCE OF 708.13 FEET TO THE POINT OF BEGINNING. CONTAINING 45.86 ACRES MORE OR LESS.

FILE NUMBER: 98-09105
FILED AND RECORDED AT THE PUBLIC RECORDS OFFICE OF COLUMBIA COUNTY, FLORIDA
DATE: 10/28/1998
BY: [Signature]
COUNTY CLERK

OFFICIAL RECORDS
BOOK 27 PAGE 22



LEGEND AND NOTES

- 1) DENOTES PERMANENT CONTROL POINT (PCP)
- 2) DENOTES PERMANENT REFERENCE MONUMENT (PRM)
- 3) CLOSURE EXCEEDS 1:10,000.
- 4) BEARINGS BASED ON THE SOUTH LINE OF SAID SECTION 29. S. 89°44'52" W.
- 5) FOR SECTION BREAKDOWN SEE JOB FILE, THIS OFFICE.
- 6) CONCRETE MONUMENTS SET ON ALL CORNERS.
- 7) IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES LOCATED BY THIS SURVEY.
- 8) PLANNING APPROVAL DATE: MARCH 5, 1998

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

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT A BAR S LAND AND CATTLE COMPANY BY RON W. TURBEVILLE AS PRESIDENT HAS CAUSED THE LANDS HEREBY DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS THE MEADOWS OF TUSKENOOGEE AND THAT ALL ROADS, STREETS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HERON AND HERBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

RON W. TURBEVILLE, PRESIDENT
A BAR S LAND AND CATTLE COMPANY
P.O. BOX 200
LAKELAND, FLORIDA 33806
904-762-2008

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS 23 DAY OF SEPTEMBER, A.D. 1998, BEFORE ME PERSONALLY APPEARED RON W. TURBEVILLE PRESIDENT IN BEHALF OF A BAR S LAND AND CATTLE COMPANY AS OWNER TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGE 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 THE ABOVE DATE.

PUBLIC WORKS DIRECTOR, COLUMBIA COUNTY FLORIDA

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.

APPROVED BY BOARD OF COUNTY COMMISSIONERS, COLUMBIA COUNTY, FLORIDA

THIS PLAT IS HERBY APPROVED BY THE COLUMBIA COUNTY COMMISSION, THIS DAY OF May 7, 1998, A.D.

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.

CERTIFICATE OF CLERK:

I HEREBY CERTIFY THAT THE FOREGOING PLAT, HAVING BEEN DULY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILE AND RECORDING THIS 23 DAY OF SEPTEMBER, 1998 A.D. IN PLAT BOOK 6, PAGE 203.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HERON THAT ALL PERMANENT REFERENCE MONUMENTS AND PCP'S PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA IS SUBSTANTIALLY ACCURATE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS SURVEYED AND PLATTED FALLS WITHIN ZONE 1 AS PER THE PLANNING DATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL 120070 02609

J. SHERMAN FRIER & ASSOCIATES
LAND SURVEYORS
180 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK FLORIDA 32064
PHONE: 904-862-4629 FAX: 904-862-5270 TA/ER

Sheet No. 105

“ THE MEADOWS OF TUSKENOOGEE “

**PARENT PARCEL - 29-6S-17-09807-001 (25.32 Ac. remaining)
30-6s-17-09813-003 (Deleted)**

Owner: A Bar S Land & Cattle CO.

President: Ron W. Turbeville

HEADER PARCEL - 30-6S-17-09807-100

A S/D lying in part of the W1/2 of SW1/4 of Sec. 29-6s-17E & lying in part of the E1/2 of SE1/4 of Sec. 30-6s-17E, consisting of 45.68 Ac. & recorded in Plat Bk. 6, Pg. 203.

<u>ACREAGE</u>	<u>LOT #</u>	<u>PARCEL #</u>
5.07 Ac.	1	30-6s-17-09807-101
5.14 Ac.	2	30-6s-17-09807-102
5.18 Ac.	3	30-6s-17-09807-103
5.25 Ac.	4	30-6s-17-09807-104
5.01 Ac.	5	30-6s-17-09807-105
5.01 Ac.	6	30-6s-17-09807-106
5.01 Ac.	7	30-6s-17-09807-107
5.01 Ac.	8	30-6s-17-09807-108
5.01 Ac.	9	30-6s-17-09807-109

---	Tax Dist.	003
	NBHD Code	029617.01
	Zoning	A-1
	Road	03
	Topo	02
	Utilities	03
	ORB	854-2412
	Map #	105
	Value	\$ 20,000