

"INDIAN RIDGE, PHASE TWO"

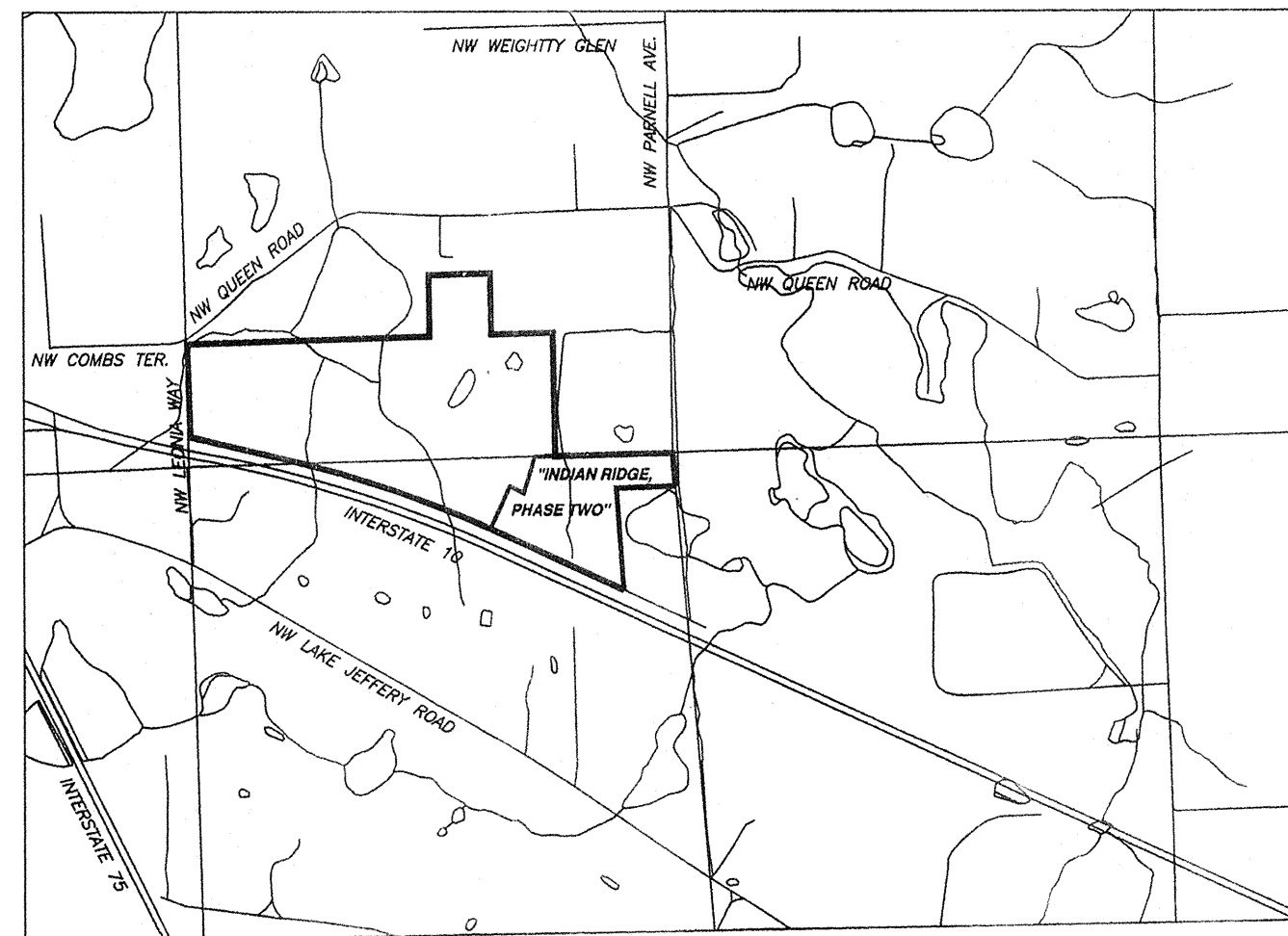
A SUBDIVISION OF PART OF
SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 16 EAST,
AND
SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA.

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
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 16, 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. Williams
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
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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 O'CLOCK 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

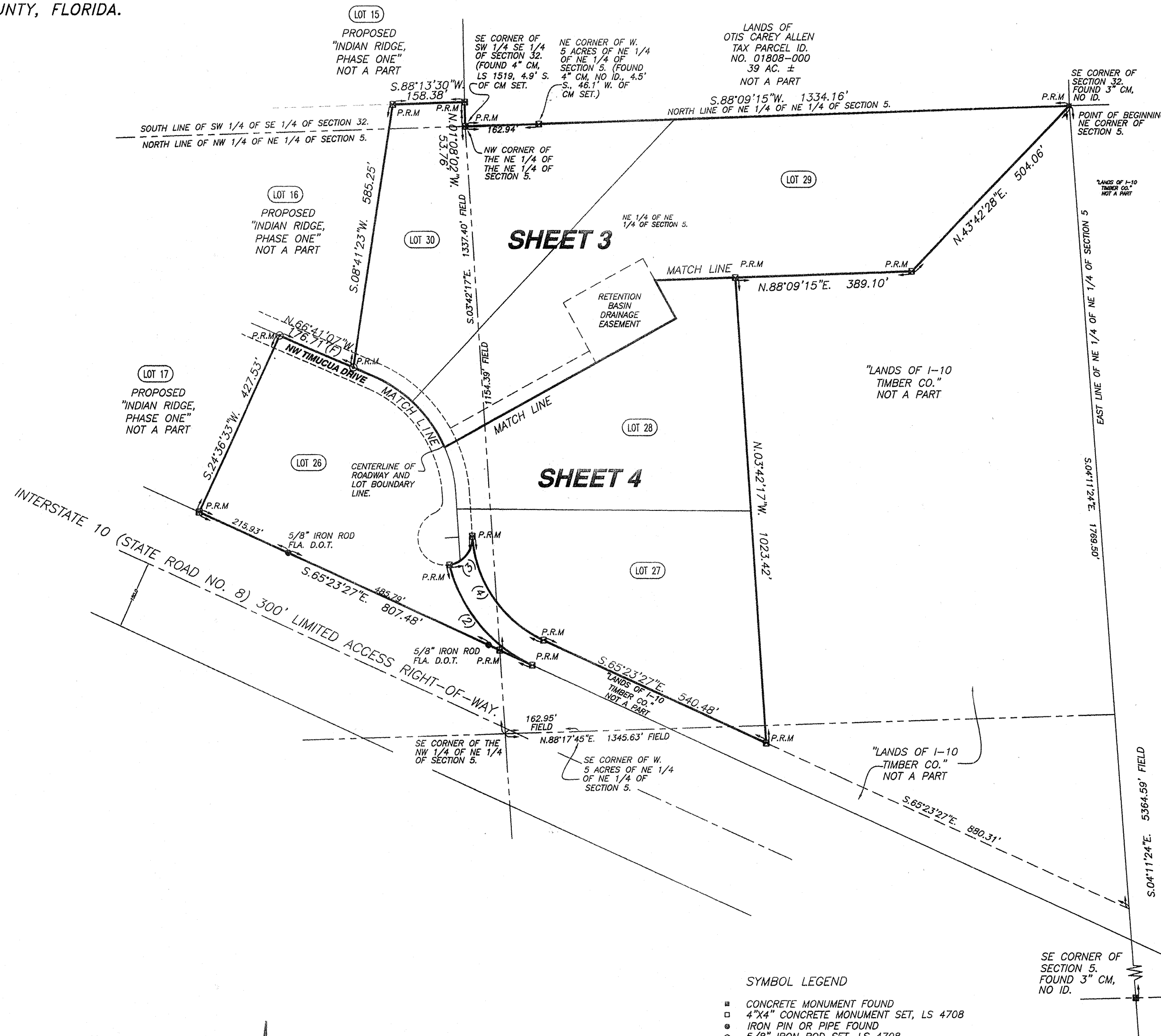
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PLAT BOOK **9** PAGE **81**
SHEET 2 OF 4.

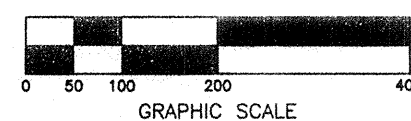
"KEY SHEET"

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

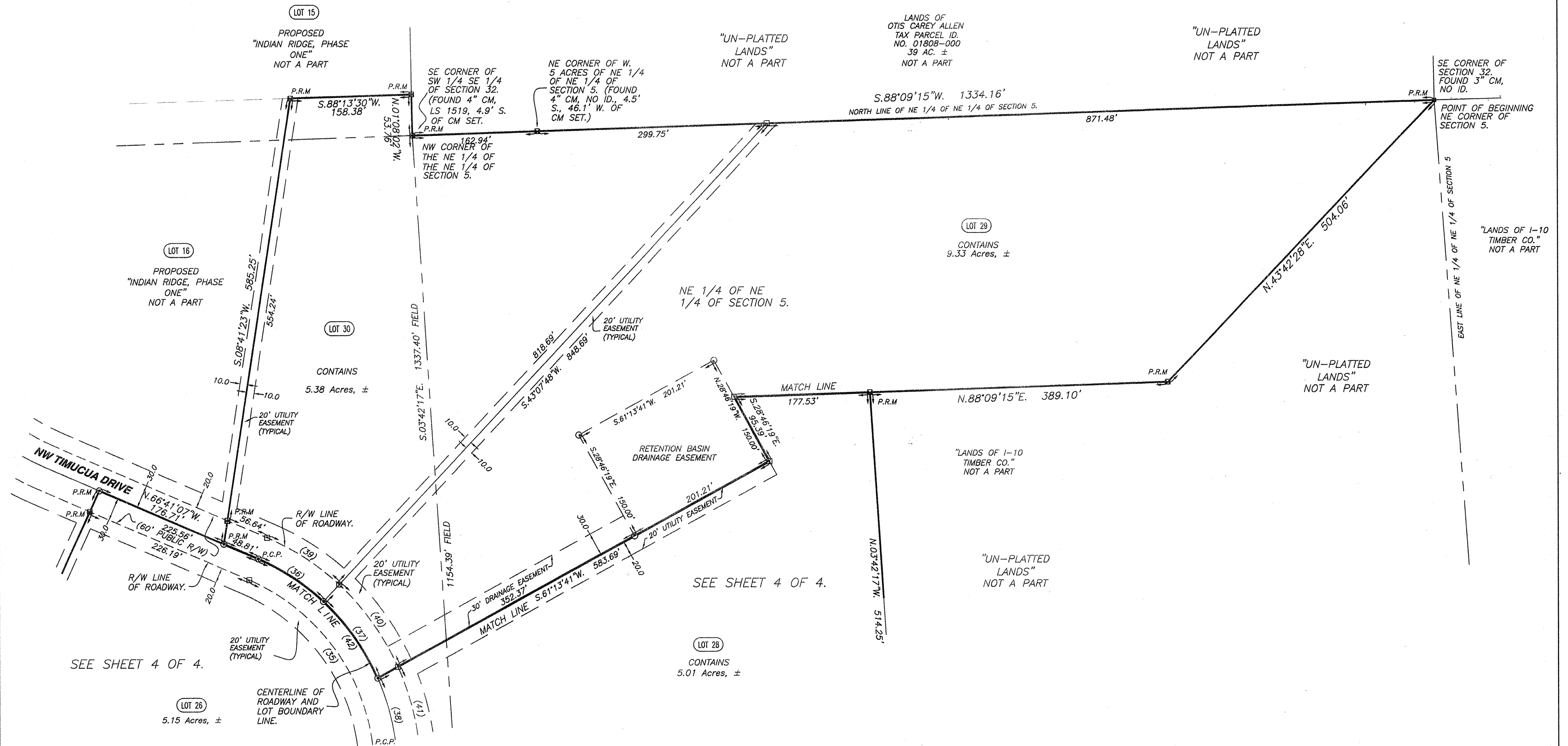
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SEE SHEET 2 OF 4 FOR LEGAL
DESCRIPTION AND MATCH LINE KEY
SHEET.

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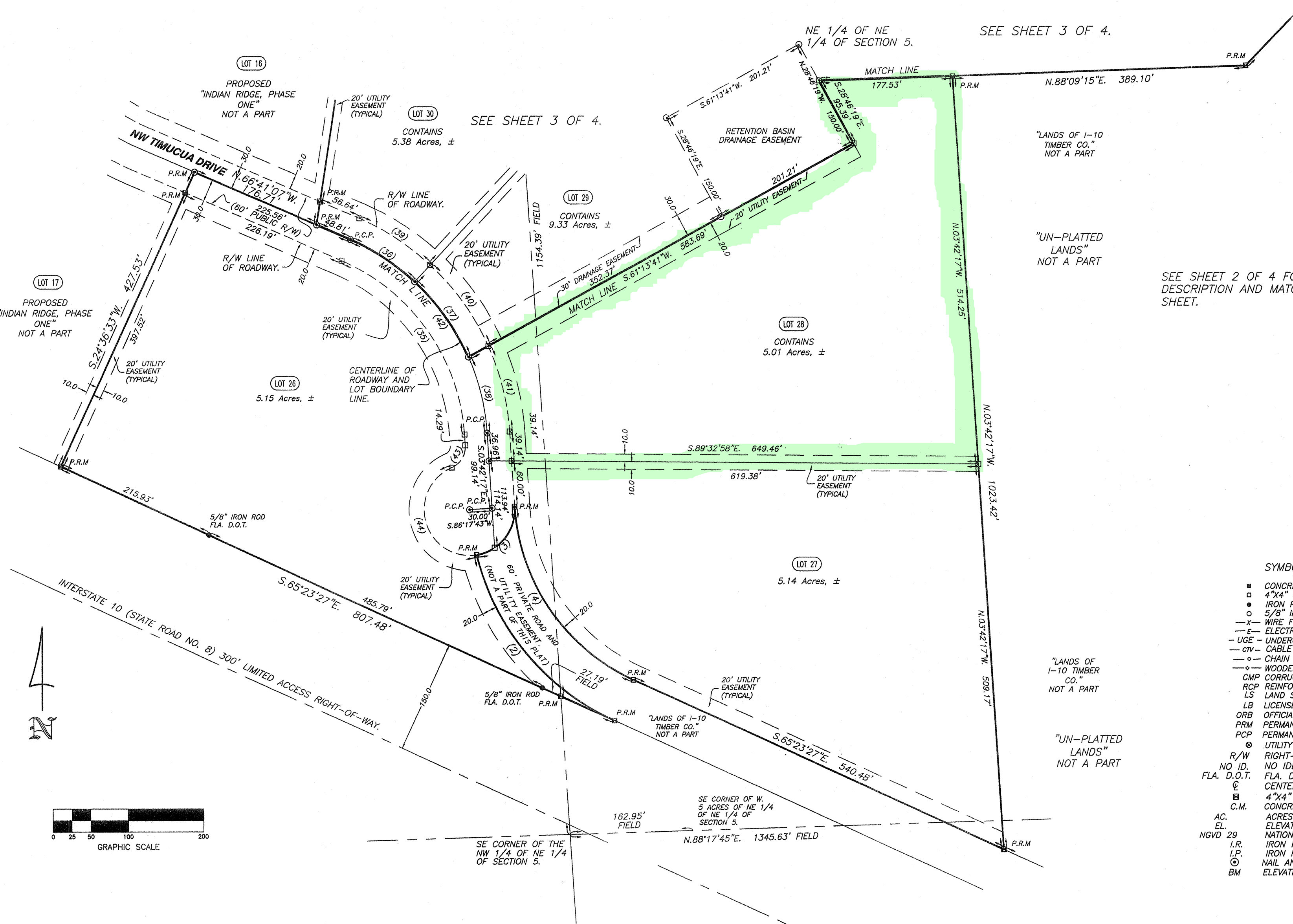
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THIS PLAT PREPARED BY
MARK D. DUREN
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