

BAILEY BISHOP & LANE, INC.
411 WEST BAY AVENUE
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
FAX (904) 755-7771

MAULDIN WOODLANDS

A SUBDIVISION IN
THE E 1/2 OF SECTION 33, T4-S, R16-E
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 176
SHEET 1 OF 2

CURVE DATA					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
C1	30.00'	97° 25' 36"	51.01'	45.09'	N 41° 41' 44" W
C2	30.00'	82° 34' 24"	43.24'	39.59'	N 48° 18' 16" E

DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 89° 35' 28" W ALONG THE SOUTH LINE OF SECTION 33, 30.25 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAULDIN ROAD AND THE POINT OF BEGINNING. THENCE N 7° 01' 04" E ALONG SAID RIGHT-OF-WAY LINE, 582.19 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 97° 25' 36". THENCE WESTERLY ALONG THE ARC OF SAID CURVE (CHORD BEARING OF N 41° 41' 44" W, CHORD DISTANCE OF 45.09 FEET), 51.01 FEET, THENCE S 89° 35' 28" W, 678.99 FEET, THENCE S 7° 01' 04" W, 616.36 FEET TO SAID SOUTH LINE OF SECTION 33, THENCE N 89° 35' 28" E ALONG SAID SOUTH LINE, 713.15 FEET TO THE POINT OF BEGINNING.

ALSO COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 89° 35' 28" W ALONG THE SOUTH LINE OF SECTION 33, 30.25 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAULDIN ROAD. THENCE N 7° 01' 04" E ALONG SAID RIGHT-OF-WAY LINE, 703.21 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N 7° 01' 04" E ALONG SAID RIGHT-OF-WAY LINE, 1172.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 97° 25' 36". THENCE WESTERLY ALONG THE ARC OF SAID CURVE (CHORD BEARING OF N 41° 41' 44" W, CHORD DISTANCE OF 45.09 FEET), 51.01 FEET, THENCE S 89° 35' 28" W, 678.99 FEET, THENCE S 7° 01' 04" E, 1232.52 FEET, THENCE N 89° 35' 28" E, 686.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 82° 34' 24". THENCE EASTERLY ALONG THE ARC OF SAID CURVE (CHORD BEARING N 48° 18' 16" E, CHORD DISTANCE OF 39.59 FEET), 43.24 FEET TO THE POINT OF BEGINNING.

ALSO COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 89° 35' 28" W ALONG THE SOUTH LINE OF SECTION 33, 30.25 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAULDIN ROAD. THENCE N 7° 01' 04" E ALONG SAID RIGHT-OF-WAY LINE, 1996.25 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N 7° 01' 04" E ALONG SAID RIGHT-OF-WAY LINE, 1172.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 97° 25' 36". THENCE WESTERLY ALONG THE ARC OF SAID CURVE (CHORD BEARING OF N 41° 41' 44" W, CHORD DISTANCE OF 45.09 FEET), 51.01 FEET, THENCE S 89° 35' 28" W, 678.99 FEET, THENCE S 7° 01' 04" E, 1232.52 FEET, THENCE N 89° 35' 28" E, 686.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 82° 34' 24". THENCE EASTERLY ALONG THE ARC OF SAID CURVE (CHORD BEARING N 48° 18' 16" E, CHORD DISTANCE OF 39.59 FEET), 43.24 FEET TO THE POINT OF BEGINNING.

ALSO COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 89° 35' 28" W ALONG THE SOUTH LINE OF SECTION 33, 30.25 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAULDIN ROAD. THENCE N 7° 01' 04" E ALONG SAID RIGHT-OF-WAY LINE, 3289.29 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N 7° 01' 04" E ALONG SAID RIGHT-OF-WAY LINE, 591.64 FEET, THENCE S 89° 18' 16" W, 713.63 FEET, THENCE S 7° 01' 04" E, 614.38 FEET, THENCE N 89° 35' 28" E, 686.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 82° 34' 24". THENCE EASTERLY ALONG THE ARC OF SAID CURVE (CHORD BEARING N 48° 18' 16" E, CHORD DISTANCE OF 39.59 FEET), 43.24 FEET TO THE POINT OF BEGINNING.

CONTAINING IN TOTAL, 60.00 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS PROJECTED FROM THE NORTH LINE OF SECTION 33, T4-S, R16-E.
2. TOTAL ACRES IN SUBDIVISION IS 60.00 ACRES.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
4. PRELIMINARY PLAN APPROVED ON MARCH 6, 1997.
5. UTILITY EASEMENTS ARE AS FOLLOWS:
15' ALONG ROADS
10' EACH SIDE OF SIDE LOT LINES

SPECIAL NOTES

NOTICE: ALL UTILITY EASEMENTS 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.

ABBREVIATIONS:

FND = FOUND
C = CENTERLINE
D = DEED
CM = CONCRETE MONUMENT
IP = IRON PIPE
M = MEASURED
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
NO ID = NO IDENTIFICATION
CM = CONCRETE MONUMENT
IP = IRON PIPE
R/W = RIGHT-OF-WAY

SW CORNER OF SE 1/4
SEC. 33, T4-S, R16-E

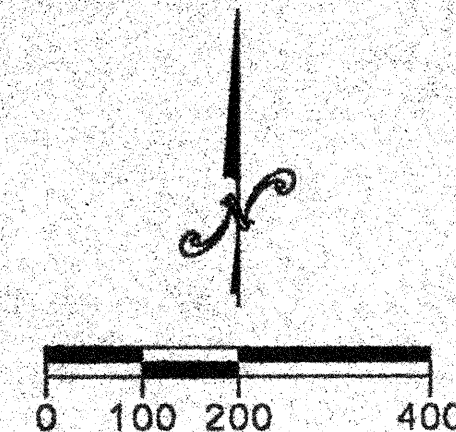
ST. REGIS

SOUTH LINE OF SECTION 33

UNPLATTED LANDS

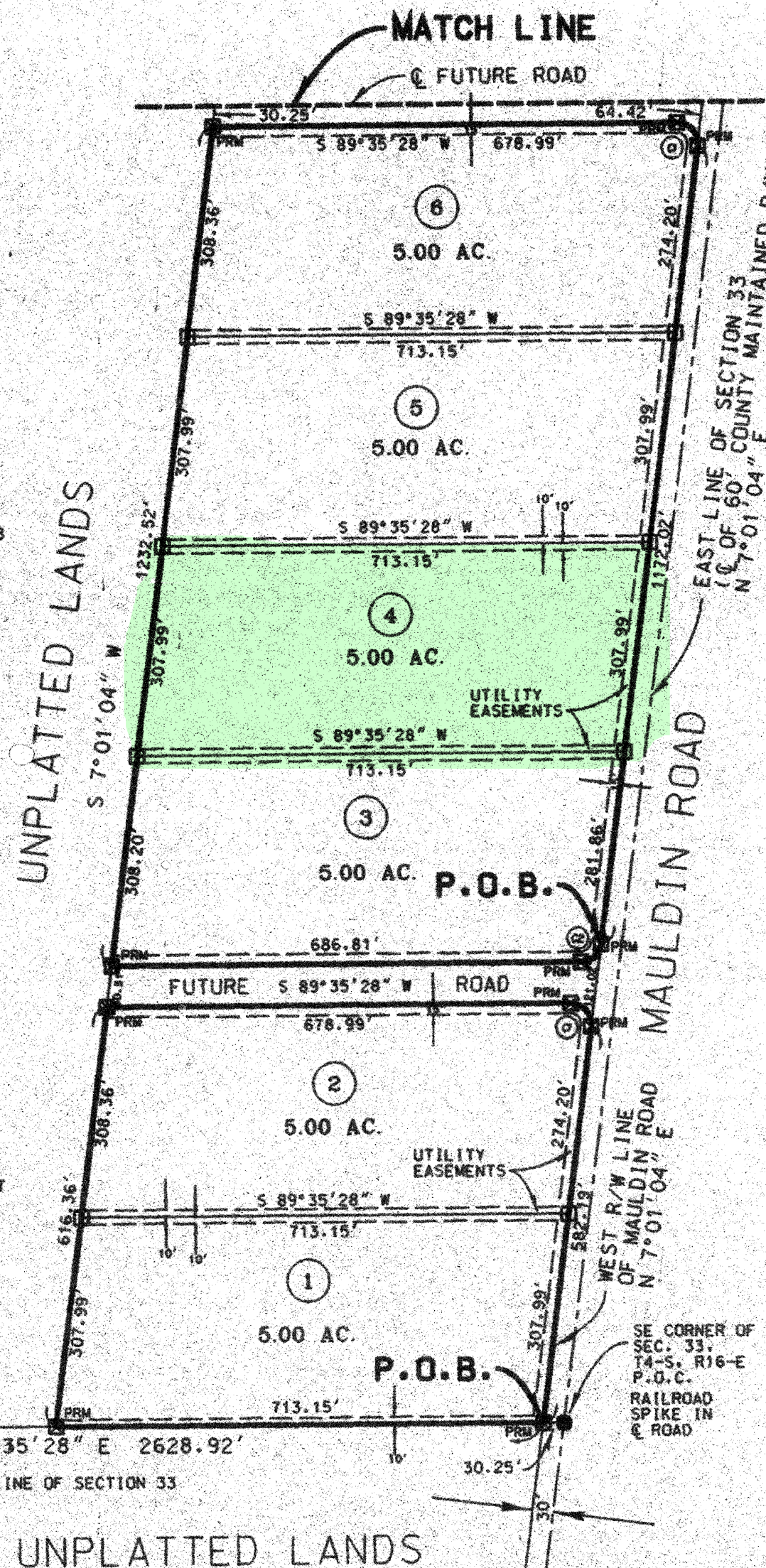
LEGEND

- 4"x4" CONC. MON. FOUND (ST. REGIS)
- 4"x4" CONC. MON. SET (LB 6685)
- PERMANENT REFERENCE MONUMENT (PRM)
- 4"x4" CONC. MON. (LB 6685)
- RAILROAD SPIKE FOUND (NO ID)

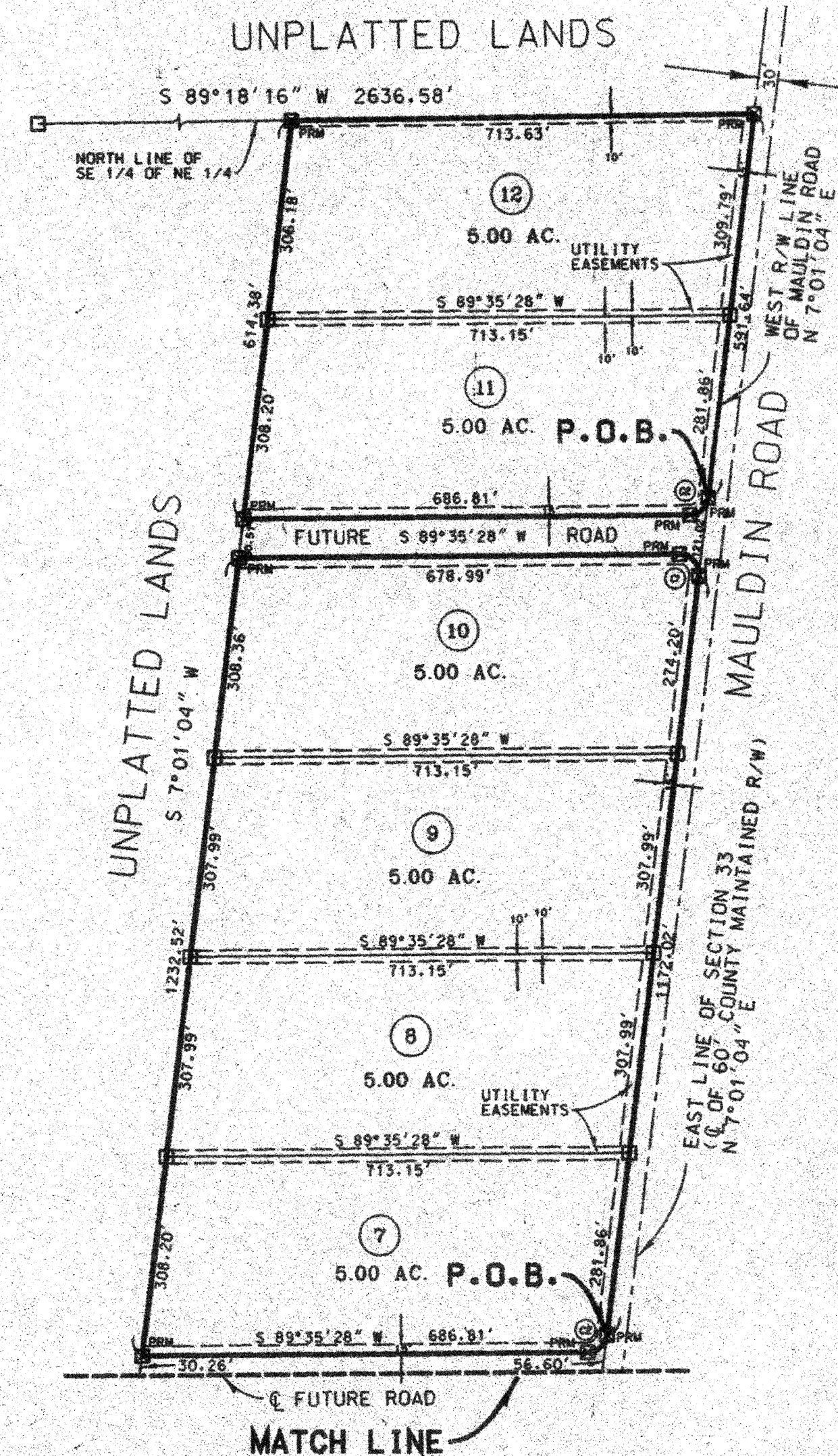


MATCH LINE

Q FUTURE ROAD

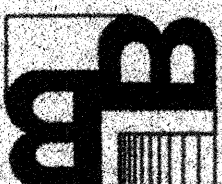


UNPLATTED LANDS



FILE NUMBER 92-04891
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
4-9-1997 AT 4:45 CLOCK PM
RECORD VERIFIED
BY: *[Signature]*
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
D.C.

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MAULDIN WOODLANDS
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COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 177
SHEET 2 OF 2

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Subrondy Limited Partnership, as owner and First Federal Savings Bank of Florida, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and plotted, to be known as MAULDIN WOODLANDS and that all Rights-of-way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER:
Bradley N. Dicks
Bradley N. Dicks, General Partner
Subrondy Limited Partnership

Eric E. Simmons
Witness

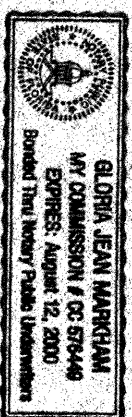
MORTGAGEE:
Byron Cowton
Byron Cowton, Vice President
First Federal Savings Bank of Florida

James J. MacRae
Witness

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 20th day of March, 1997, by Bradley N. Dicks, Vice President, First Federal Savings Bank of Florida. He is personally known to me or has produced identification and (did/did not) take an oath.

SIGNED: James J. MacRae
Notary Public

My Commission Expires:



COUNTY ATTORNEY'S CERTIFICATE
I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Charles J. Smith DATE: 4-1-97
County Attorney, Columbia Co.

COMMISSIONER APPROVAL
SIGNED: James J. MacRae
Chairman
DATE: 4/3/97
ATTEST: Eric E. Simmons
Clerk

OFFICIAL RECORDS
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ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 21st day of March, 1997, by Bradley N. Dicks, General Partner, Subrondy Limited Partnership. He is personally known to me or has produced identification and (did/did not) take an oath.

SIGNED: Eric E. Simmons
Notary Public

My Commission Expires:



ACCEPTANCE FOR MAINTENANCE
I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with County specifications of 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.

SIGNED: James J. MacRae DATE: 4-7-97
Director of Public Works

CLERK'S CERTIFICATE
This plat having been approved by the Columbia County Board of County Commissioners is accepted for filing and recorded this day of April, 1997, in Plat Book 6, Pages 177 and 178.

SIGNED: Eric E. Simmons
Clerk of Circuit Court

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT SURVEY POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA SHOW HEREON COMPLIES WITH ALL OF THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE: 3-20-97 **SIGNED:** James J. MacRae
JAMES J. MACRAE, SURVEYOR AND CHAPTER 15, 4302
BAILEY BISHOP & LANE, INC. LB 6695