

WESTWIND ESTATES

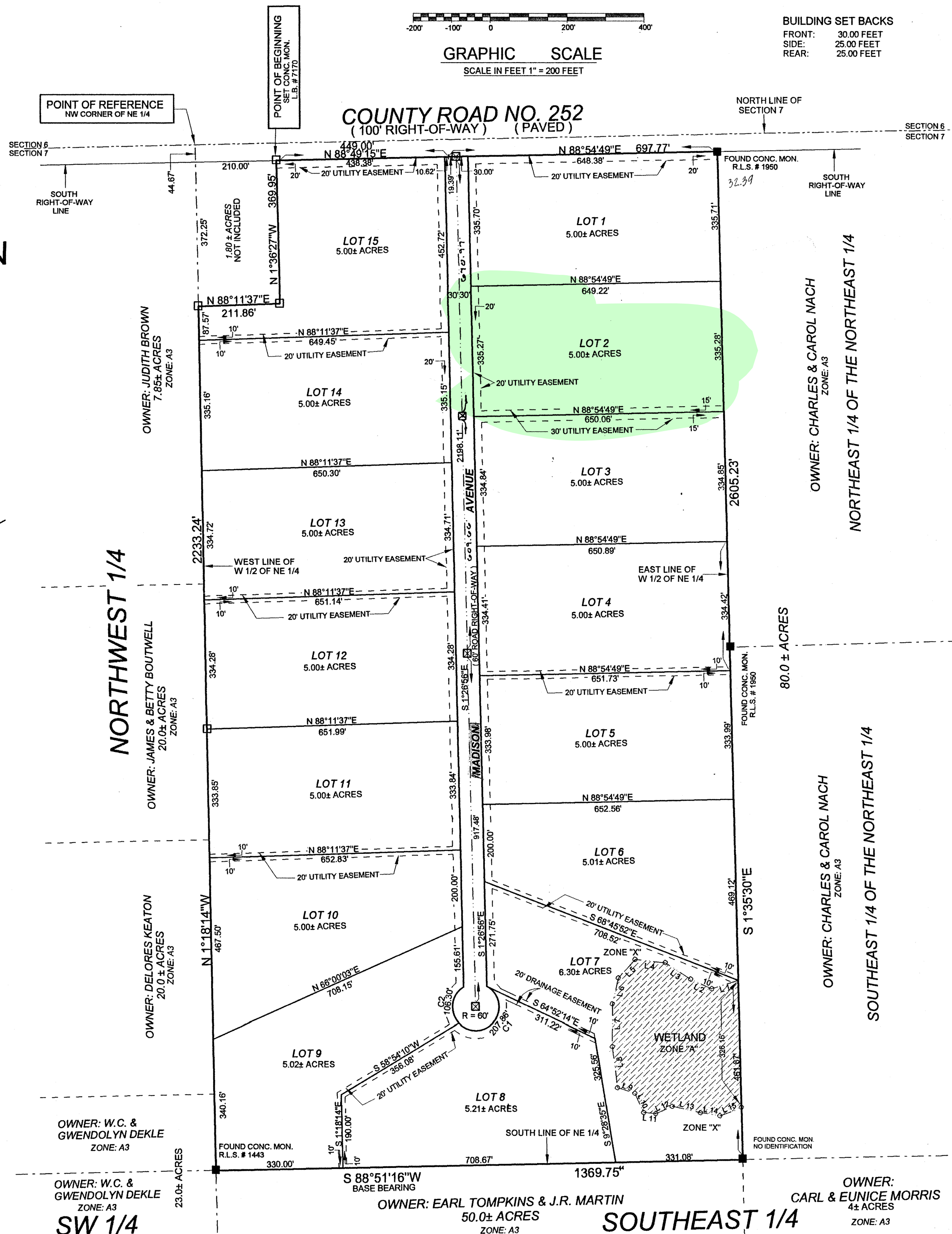
SITUATED IN THE WEST 1/2 OF THE NORTHEAST 1/4
OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA,



GRAPHIC SCALE

SCALE IN FEET 1" = 200 FEET

BUILDING SET BACKS
FRONT: 30.00 FEET
SIDE: 25.00 FEET
REAR: 25.00 FEET



CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	198°29'33"	60.00	207.89	0.00	118.44	S 37°47'51"E
2	101°30'27"	60.00	106.30	73.45	92.93	N 7°47'51"E

WETLANDS LINE TABLE

Line	Bearing	Distance
1	S 72°29'24"W	71.55'
2	N 65°50'59"W	60.84'
3	N 57°13'09"W	78.78'
4	N 83°41'53"W	79.04'
5	S 42°05'39"W	64.56'
6	S 12°49'57"W	68.35'
7	S 0°15'37"E	108.53'
8	S 7°04'43"E	106.88'
9	S 72°03'29"E	48.03'
10	S 24°14'14"E	54.71'
11	S 84°30'42"E	31.58'
12	N 66°05'00"E	46.35'
13	S 77°26'29"E	75.33'
14	S 81°02'17"E	51.46'
15	N 68°46'32"E	60.15'

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.

NOTICE:

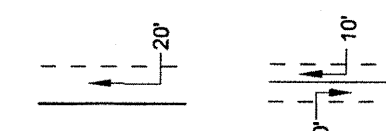
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATION OF ANY RESIDENTIAL BUILDING OR STRUCTURE SHALL NOT BE ISSUED FOR LESS THAN ONE ENTIRE LOT AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERWISE PROVIDED BY LAW.

ZONING:

A3 - AGRICULTURAL 3

UTILITY EASEMENT DETAIL:



Denotes 20' EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

FLOOD ZONE:

THE PROPERTY AS SURVEYED FALLS WITHIN ZONES "A" AND "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120070 0175B

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS INSTALLED AS OF THE 3RD DAY OF JULY

Timothy B. Accorn
TIMOTHY B. ACCORN
REGISTERED LAND SURVEYOR
FLA. CERT. NO. 6332
DATE: JULY 02, 2003
JOB. NO. 244-9502 RP

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

ABBREVIATIONS
N - NORTH
S - SOUTH
E - EAST
W - WEST
CONC. - CONCRETE
STY - STORY
MON - MONUMENT
I.P. - IRON PIPE
REB. - REBAR
ST. - STREET
AVE. - AVENUE

SCALE: 1" = 200'	DATE SURVEYED: 01-14-03	DATE DRAWN: 01-14-03
REVISED:	APPROVED BY:	DRAWN BY: SH
J. SHERMAN FRIER & ASSOCIATES LAND SURVEYORS CERTIFICATE OF AUTHORIZATION - LB# 7170 130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064 PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270		

FILE NUMBER 2003016843
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
8-8-03 AT 16:35 O'CLOCK M
RECORD VERIFIED
P. J. Jettison
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: *mc* D.C.

OFFICIAL RECORDS
BOOK 204 PAGE 304