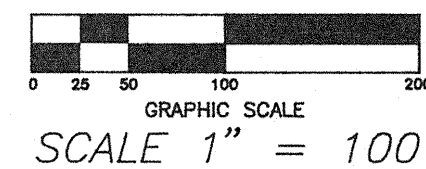


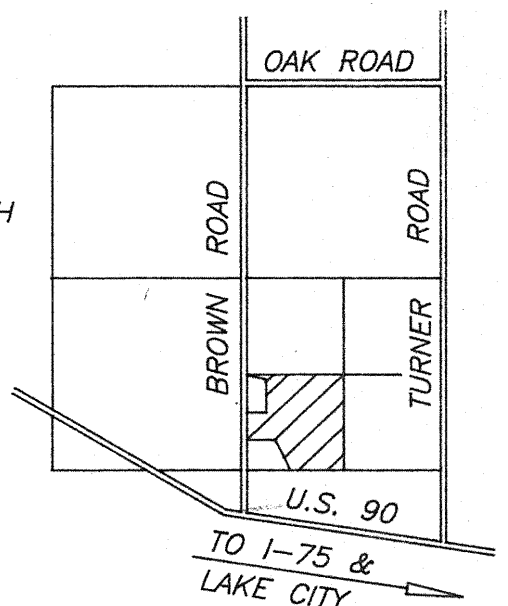
MAGNOLIA HILLS

IN THE SW 1/4 OF THE SE 1/4 OF
SECTION 28, TOWNSHIP 3 SOUTH,
RANGE 16 EAST.
COLUMBIA COUNTY, FLORIDA.



DESCRIPTION:
A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SAID SE 1/4 AND RUN N.0°09'12"W., ALONG THE WEST LINE THEREOF, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF BROWN ROAD, A DISTANCE OF 457.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.0°09'12"W., STILL ALONG SAID WEST LINE, 60.04 FEET; THENCE S.87°57'41"E., 256.75 FEET; THENCE N.9°36'11"W., 89.59 FEET; THENCE N.0°09'12"W., PARALLEL TO SAID WEST LINE, 720.00 FEET; THENCE N.88°09'52"W., 242.00 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SE 1/4; THENCE N.89°38'09"E., ALONG THE NORTH LINE THEREOF, 1295.98 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF SAID SE 1/4; THENCE S.0°33'16"E., ALONG THE EAST LINE THEREOF, 1323.02 FEET TO THE SOUTHWEST CORNER OF THE SW 1/4 OF SAID SE 1/4; THENCE S.89°33'18"W., ALONG THE SOUTH LINE THEREOF, 639.84 FEET TO A POINT LYING 665.41 FEET EAST OF THE SOUTHWEST CORNER OF SAID SE 1/4; THENCE N.35°42'58"W., 542.21 FEET; THENCE N.87°57'41"W., 350.31 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 29.81 ACRES, MORE OR LESS.

LOCATION SKETCH
NOT TO SCALE
SECTION 28,
T 3 S, R 16 E.

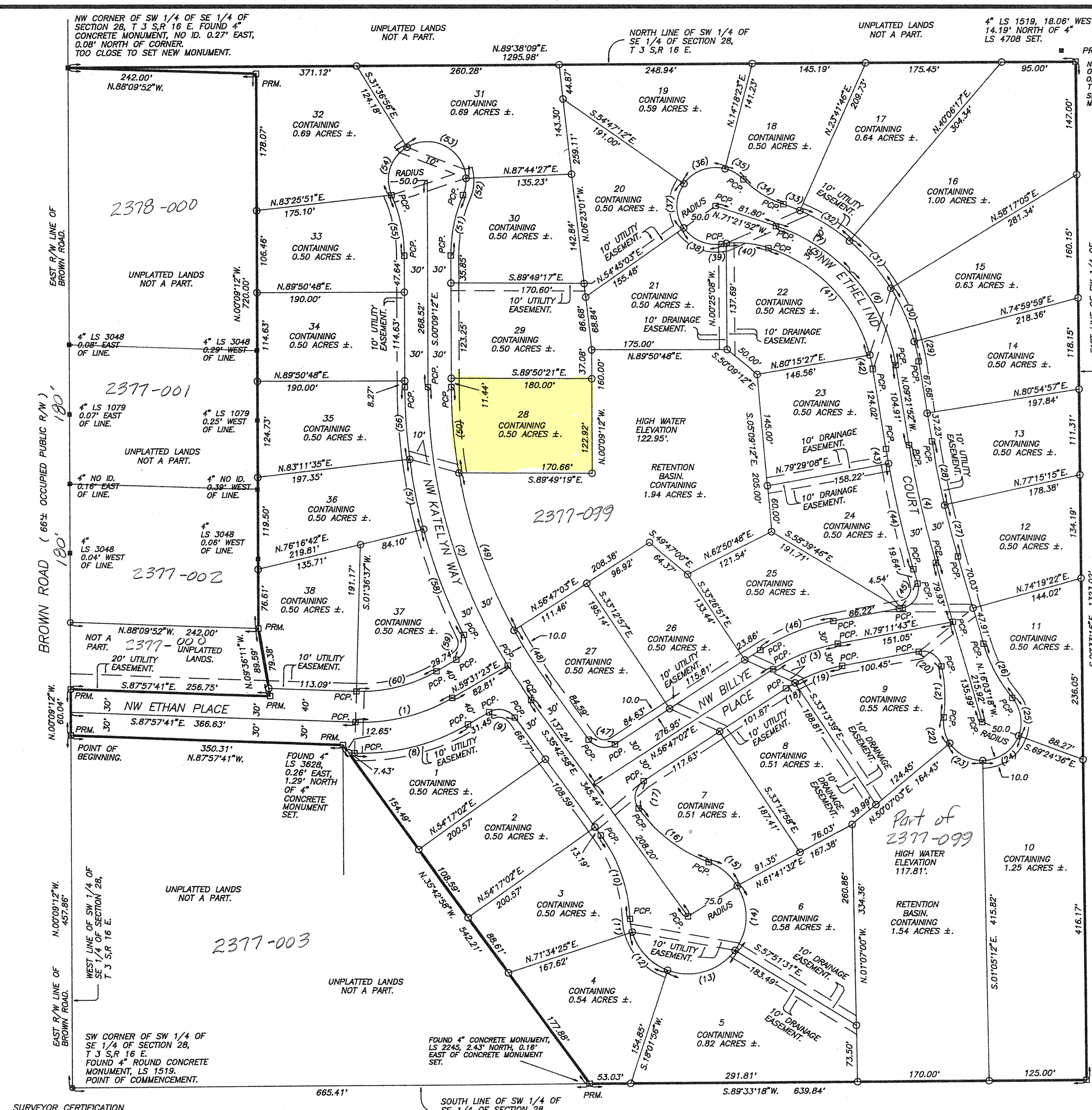


SE CORNER OF SW 1/4 OF
SE 1/4 OF SECTION 28,
T 3 S, R 16 E. SET 4"
CONCRETE MONUMENT, LS 4708.
FOUND 4" LS 1519, 0.08'
EAST, 4.69' NORTH OF
4" LS 4708, SET.

MARK D. DUREN, P.S.M.
LS 4708

RT. 18 BOX 555
SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(904) 758-9831 OFFICE
(904) 758-8010 FAX

WO# 140-04-96F



SURVEYOR 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 COMPLY WITH COLUMBIA
COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.
DATED OCTOBER 20 1997, A.D. Mark D. Duren
MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708

ENGINEERS CERTIFICATION:
I HEREBY CERTIFY THAT ANY PROPOSED DRAINAGE SYSTEM
WILL BE DESIGNED ACCORDING TO THE REQUIREMENTS OF
THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7.
DATED OCTOBER 22 1997, A.D. James H. Pitman Jr.
JAMES H. PITMAN JR.
FLORIDA CERT. NO. 42035.

NOTE:
HIGH WATER ELEVATIONS SET BY
JAMES H. PITMAN JR.
P.E. NO. 42035.
ELEVATIONS BASED ON
NGVD 29 DATUM.

OFFICIAL RECORDS
BOOK 85 PAGE 839

FILE NUMBER 97-18204
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
12-15-1997 AT 1:30 O'CLOCK P.M.

RECORD VERIFIED
P. Renwith Carson
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: M. Renwith Carson

OFFICIAL RECORDS
BOOK 358 PAGE 837

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING	NO.
1	230.00'	32°30'57"	130.53'	67.07'	128.78'	S.75°46'51"W.	1
2	700.00'	35°33'46"	434.48'	224.49'	427.54'	N.17°56'05"W.	2
3	230.00'	22°24'41"	89.97'	45.56'	89.39'	N.67°59'22"E.	3
4	1340.00'	06°41'26"	156.47'	78.33'	156.39'	N.12°42'35"W.	4
5	230.00'	62°00'00"	248.88'	138.20'	236.92'	S.40°21'52"E.	5
6	230.00'	33°58'52"	136.41'	70.28'	134.42'	N.26°21'18"W.	6
7	230.00'	28°01'09"	112.48'	57.39'	111.36'	N.57°21'18"W.	7
8	270.00'	32°30'57"	153.23'	78.74'	151.18'	S.75°46'51"W.	8
9	25.00'	84°45'40"	36.98'	22.81'	33.70'	S.78°05'47"E.	9
10	200.00'	33°14'32"	116.04'	59.70'	114.42'	S.19°05'42"E.	10
11	75.00'	13°21'06"	17.48'	8.78'	17.44'	N.09°08'57"W.	11
12	75.00'	53°34'50"	70.14'	37.87'	67.61'	N.42°36'55"W.	12
13	75.00'	74°36'06"	97.65'	57.14'	90.90'	S.73°17'37"W.	13
14	75.00'	67°59'43"	89.01'	50.58'	83.87'	S.01°59'43"W.	14
15	75.00'	36°57'23"	48.38'	25.06'	47.54'	S.50°28'50"E.	15
16	200.00'	33°14'32"	116.04'	59.70'	114.42'	N.52°20'14"W.	16
17	25.00'	92°30'00"	40.36'	26.12'	36.12'	N.10°32'02"E.	17
18	200.00'	03°53'14"	13.57'	6.79'	13.57'	N.58°43'39"E.	18
19	200.00'	18°31'27"	64.66'	32.62'	64.38'	N.69°56'00"E.	19
20	25.00'	88°43'21"	38.71'	24.45'	34.96'	S.56°28'36"E.	20
21	200.00'	19°06'04"	66.88'	33.65'	66.37'	S.02°31'54"E.	21
22	50.00'	40°09'08"	35.04'	18.27'	34.33'	N.13°03'26"W.	22
23	50.00'	57°31'39"	50.20'	27.45'	48.12'	N.61°53'50"W.	23
24	50.00'	68°44'57"	59.99'	34.20'	56.46'	S.54°57'52"W.	24
25	50.00'	59°43'08"	52.11'	28.70'	49.79'	S.09°16'10"E.	25
26	200.00'	23°04'26"	80.54'	40.82'	80.00'	N.27°35'31"W.	26
27	1310.00'	03°00'10"	68.66'	34.34'	68.66'	N.14°33'13"W.	27
28	1310.00'	03°41'16"	84.31'	42.17'	84.30'	N.11°12'30"W.	28
29	260.00'	05°53'11"	26.71'	13.37'	26.70'	S.12°18'28"E.	29
30	260.00'	16°35'08"	75.26'	37.90'	75.00'	S.23°32'37"E.	30
31	260.00'	17°59'14"	81.62'	41.15'	81.29'	S.40°49'48"E.	31
32	260.00'	16°35'08"	75.26'	37.90'	75.00'	S.58°06'59"E.	32
33	260.00'	04°57'20"	22.49'	11.25'	22.48'	S.68°53'12"E.	33
34	127.30'	27°28'35"	61.05'	31.12'	60.46'	N.57°37'35"W.	34
35	50.00'	31°54'01"	27.84'	14.29'	27.48'	S.59°50'11"E.	35
36	50.00'	68°44'57"	59.99'	34.20'	56.46'	N.69°50'21"E.	36
37	50.00'	70°23'44"	61.43'	35.27'	57.64'	N.00°16'00"E.	37
38	50.00'	63°54'42"	55.77'	31.19'	52.93'	N.68°53'13"W.	38
39	127.30'	02°43'24"	6.05'	3.03'	6.05'	N.82°31'15"E.	39
40	127.30'	24°45'11"	55.00'	27.93'	54.57'	S.83°44'28"E.	40
41	200.00'	56°43'37"	198.01'	107.97'	190.03'	S.43°00'04"E.	41
42	200.00'	05°16'23"	18.41'	9.21'	18.40'	S.12°00'04"E.	42
43	1370.00'	00°47'57"	19.11'	9.56'	19.11'	N.09°45'51"W.	43
44	1370.00'	05°53'29"	140.87'	70.50'	140.81'	N.13°08'34"W.	44
45	25.00'	95°15'01"	41.56'	27.40'	36.94'	S.31°34'12"W.	45
46	260.00'	22°24'41"	101.70'	51.51'	101.05'	N.67°59'22"E.	46
47	25.00'	87°30'00"	38.18'	23.93'	34.58'	N.79°27'58"W.	47
48	670.00'	07°25'21"	86.80'	43.46'	86.74'	N.32°00'17"W.	48
49	670.00'	18°33'44"	217.06'	109.49'	216.11'	N.19°00'44"W.	49
50	670.00'	09°34'40"	112.00'	56.13'	111.87'	N.04°56'32"W.	50
51	200.00'	23°04'26"	80.54'	40.82'	80.00'	N.11°23'01"E.	51
52	50.00'	25°36'22"	22.35'	11.36'	22.16'	S.10°07'03"W.	52
53	50.00'	118°42'02"	103.59'	84.38'	86.03'	S.62°02'09"E.	53
54	50.00'	81°50'29"	71.42'	43.34'	65.50'	N.17°41'36"E.	54
55	200.00'	23°04'26"	80.54'	40.82'	80.00'	S.11°41'25"E.	55
56	730.00'	07°21'59"	93.85'	46.99'	93.79'	S.03°50'12"E.	56
57	730.00'	07°15'53"	92.56'	46.34'	92.50'	S.11°09'07"E.	57
58	730.00'	11°31'10"	146.77'	73.63'	146.52'	S.20°32'39"E.	58
59	25.00'	85°49'36"	37.45'	23.24'	34.04'	S.16°36'35"W.	59
60	190.00'	32°30'57"	107.83'	55.41'	106.39'	S.75°46'51"W.	60

NOTES:

1. PRELIMINARY PLAN APPROVED ON 2 JULY 1996, AN EXTENSION WAS APPROVED ON 17 JULY 1997 UNTIL 2 JULY 1998.
2. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS FOR THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST.
3. BEARINGS BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST AS PER DEED FOR CENTER STREET AS RECORDED IN O.R. BOOK 794 PAGE 1454 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
4. 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 0175 B.
5. THIS OFFICE ACCEPTS NO RESPONSIBILITY FOR ANY SURVEY DRAWING UNLESS IT IS SIGNED AND A SEAL EMBOSSED THEREON.
6. CLOSURE OF FIELD SURVEY IS 1/40,539.

*NOTICE
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 UTILITY EASEMENTS SHOWN ON THIS
PLAT SHALL BE FOR THE CONSTRUCTION,
INSTALLATION, MAINTENANCE, AND THE
OPERATION OF ELECTRIC, TELEPHONE,
GAS, CABLE T.V., AND ANY OTHER
PUBLIC UTILITY.

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 Oct. 30, 1997, A.D.

County Attorney

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
\$ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL
REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT."

DATED Dec. 4, 1997, A.D.

County Engineer

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS
DAY OF December, 1997, A.D.,
IN PLAT BOOK 6 PAGE 189-190

P. Renwith Carson
CLERK OF COURT,
COLUMBIA COUNTY, FLORIDA.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION
THIS 10 DAY OF November, 1997, A.D.

Chairman

PLAT BOOK 6 PAGE 189
SHEET 1 OF 2.

"MAGNOLIA HILLS"

IN THE SW 1/4 OF
THE SE 1/4 OF
SECTION 28,
TOWNSHIP 3 SOUTH,
RANGE 16 EAST,
COLUMBIA COUNTY,
FLORIDA.

DEDICATION: STATE OF FLORIDA, COUNTY OF COLUMBIA.

KNOW ALL MEN BY THESE PRESENTS THAT RUSSELL S. DEPRATTER AND
ANN S. DEPRATTER, HIS WIFE, AS OWNERS, AND W.R. SMITHEY, AS
MORTGAGEE, HAVE CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE
SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "MAGNOLIA HILLS"
AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS AND
ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSE INCIDENT
THERE TO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO
THE PERPETUAL USE OF THE PUBLIC.

OWNERS: Russell S. DePratter
RUSSELL S. DEPRATTER

WITNESS: W.R. Smithey

OWNERS: Ann S. DePratter
ANN S. DEPRATTER

WITNESS: W.R. Smithey

MORTGAGE: W.R. Smithey
W.R. SMITHEY

WITNESS: W.R. Smithey

WITNESS: W.R. Smithey

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 30 DAY OF October, 1997, A.D.
BEFORE ME PERSONALLY APPEARED RUSSELL S. DEPRATTER AND
ANN S. DEPRATTER, HIS WIFE, TO ME KNOWN TO BE THE PERSONS
DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND
ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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.

Patti R. Kahlich
Notary Public, State of Florida
Commission No. CC 556700
My Commission Exp. 5/22/2000
MY COMMISSION EXPIRES

NOTARY PUBLIC, STATE OF
FLORIDA, AT LARGE

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 4 DAY OF December, 1997, A.D.,
BEFORE ME PERSONALLY APPEARED W.R. SMITHEY, TO ME 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.

Patti R. Kahlich
Notary Public, State of Florida
Commission No. CC 556700
My Commission Exp. 5/22/2000
MY COMMISSION EXPIRES

NOTARY PUBLIC, STATE OF
FLORIDA, AT LARGE

SYMBOL LEGEND
■ CONCRETE MONUMENT FOUND
□ CONCRETE MONUMENT SET, LS 4708
● IRON PIN OR PIPE FOUND
○ 5/8" IRON ROD SET, LS 4708
—E— ELECTRIC UTILITY LINE (OVERHEAD)
—UG— UNDERGROUND ELECTRIC SERVICE
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

MARK D. DUREN, P.S.M.
LS 4708

RT. 18 BOX 555
SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(904) 758-9831 OFFICE
(904) 758-8010 FAX

WO# 140-04-96F