

OAKFIELD ACRES - PHASE 2

A PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

DESCRIPTION

PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP-5-SOUTH, RANGE-16-EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 9 AND RUN ALONG THE EASTERLY LINE OF SAID SECTION SOUTH 01°26'14" EAST, 573.93 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 86°45'31" WEST, 699.87 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OAKFIELD DRIVE (A 60' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN ALONG SAID RIGHT-OF-WAY LINE NORTH 03°14'29" WEST, 475.00 FEET TO THE POINT OF CURVATURE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, CHORD BEARING AND DISTANCE OF NORTH 41°45'31" EAST, 35.36 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 39.27 FEET TO THE POINT OF TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 240 (AN 80' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN ALONG SAID RIGHT-OF-WAY LINE SOUTH 86°45'31" WEST, 100 FEET TO THE POINT OF CURVATURE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID OAKFIELD DRIVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, CHORD BEARING AND DISTANCE OF SOUTH 48°14'29" EAST, 35.36 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 03°14'29" EAST, 475.00 FEET; THENCE RUN SOUTH 86°45'31" WEST, 925.93 FEET TO THE POINT OF CURVATURE; SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1369.86 FEET, CHORD BEARING AND DISTANCE OF SOUTH 65°48'01" WEST, 979.97 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 1002.17 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 44°50'30" WEST, 1238.90 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OAKFIELD LANE (A 60' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN ALONG SAID LINE NORTH 45°09'29" WEST, 475.00 FEET TO THE POINT OF CURVATURE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, CHORD BEARING AND DISTANCE OF NORTH 00°09'29" WEST, 35.37 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 39.27 FEET TO THE POINT OF TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 240; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE SOUTH 44°50'31" WEST, 110.00 FEET TO THE POINT OF CURVATURE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID OAKFIELD LANE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, CHORD BEARING AND DISTANCE OF NORTH 89°50'31" EAST, 35.36 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 45°09'29" EAST, 475.00 FEET; THENCE RUN SOUTH 44°50'30" WEST, 590.66 FEET; THENCE RUN SOUTH 01°18'28" EAST, 349.48 FEET TO A POINT ON THE SOUTHERLY LINE OF SECTION 9; THENCE RUN ALONG SAID LINE NORTH 88°22'00" EAST, 1318.25 FEET; THENCE RUN NORTH 01°30'20" WEST, 1328.85 FEET; THENCE RUN NORTH 82°14'15" EAST, 182.87 FEET; THENCE RUN NORTH 87°57'05" EAST, 2456.74 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 9; THENCE RUN ALONG SAID LINE NORTH 01°26'14" WEST, 707.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 69.56 ACRES OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATE

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 PERMANENT CONTROL POINTS HAVE BEEN SET AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

Richard J. Jenkins
RICHARD J. JENKINS
FLORIDA REG. CERT. No. 4421
DATE: AUGUST 3, 1989

COUNTY ATTORNEY'S CERTIFICATION

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.

Marlin Seagle
SIGNATURE
DATE: 10-31-89

FLOOD HAZARD NOTE

THE ABOVE DESCRIBED LANDS LIE WITHIN FLOOD ZONE X AS INDICATED ON NATIONAL FLOOD PROGRAM RATE MAP, PANEL NUMBER 120070-0225-B, DATED JANUARY 6, 1988 COLUMBIA COUNTY, FLORIDA.

HOMEOWNERS ASSOCIATION NOTE

THE STREETS, EASEMENTS, DRAINAGE IMPROVEMENTS AND COMMON AREAS, IF ANY, ARE NOT DEDICATED TO THE PUBLIC AND WILL NOT BE MAINTAINED, REPAIRED OR IMPROVED BY COLUMBIA COUNTY, FLORIDA. EACH LOT WITHIN THIS SUBDIVISION SHALL BE REQUIRED TO PAY ASSESSMENTS TO A HOMEOWNERS ASSOCIATION FOR MAINTENANCE OF SUCH IMPROVEMENTS.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT STOKES - NASSAU, INCORPORATED AS OWNERS HAS CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED SUBDIVIDED AND PLATTED TO BE KNOWN AS OAKFIELD ACRES - PHASE 2 PROVIDED HOWEVER, THAT ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES, AND ALL PURPOSES INCIDENT THERETO, AS SHOWN AND DEPICTED HEREON ARE RESERVED BY OWNER FOR THE BENEFIT OF OWNER, ITS SUCCESSORS, GRANTEEES AND ASSIGNS AND ARE NOT DEDICATED TO PUBLIC USE.

Barbara Pail
WITNESS

Chester Stokes
PRESIDENT

Marilyn Mohrman
WITNESS

STATE OF FLORIDA - COUNTY OF COLUMBIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 12 DAY OF October, 1989, BY CHESTER STOKES PRESIDENT OF STOKES - NASSAU INCORPORATED, A FLORIDA CORPORATION ON BEHALF OF THE CORPORATION.

Barbara Pail
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES

CLERK CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 21st DAY OF November A.D. 1989 IN PLAT BOOK 6, PAGE 18 & 18A

CLERK OF THE CIRCUIT COURT
COLUMBIA COUNTY, FLORIDA

COUNTY COMMISSIONS CERTIFICATE

APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 01 DAY OF November A.D.

Ronald N
CHAIRMAN

COUNTY ENGINEER
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.

DATE: 10-2-89
Lang Brooks
COUNTY ENGINEER

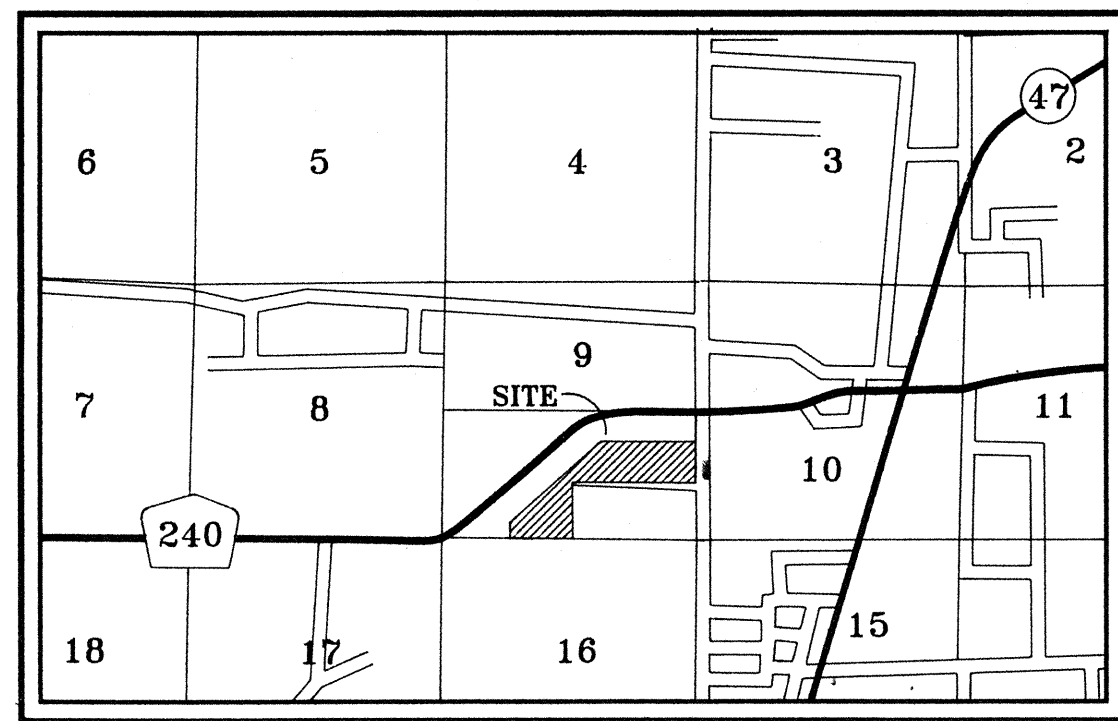
NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

FILE NUMBER 8913750
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
11-01-1989 AT 12:40 CLOCK P
RECORD VERIFIED
P. Dewitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: A. Albritton D.C.

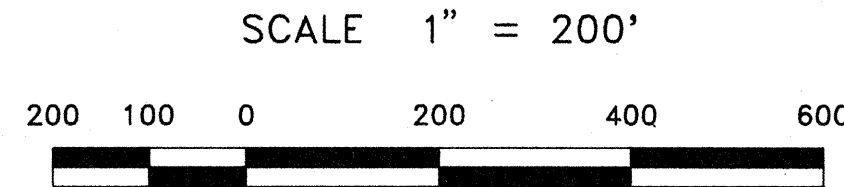


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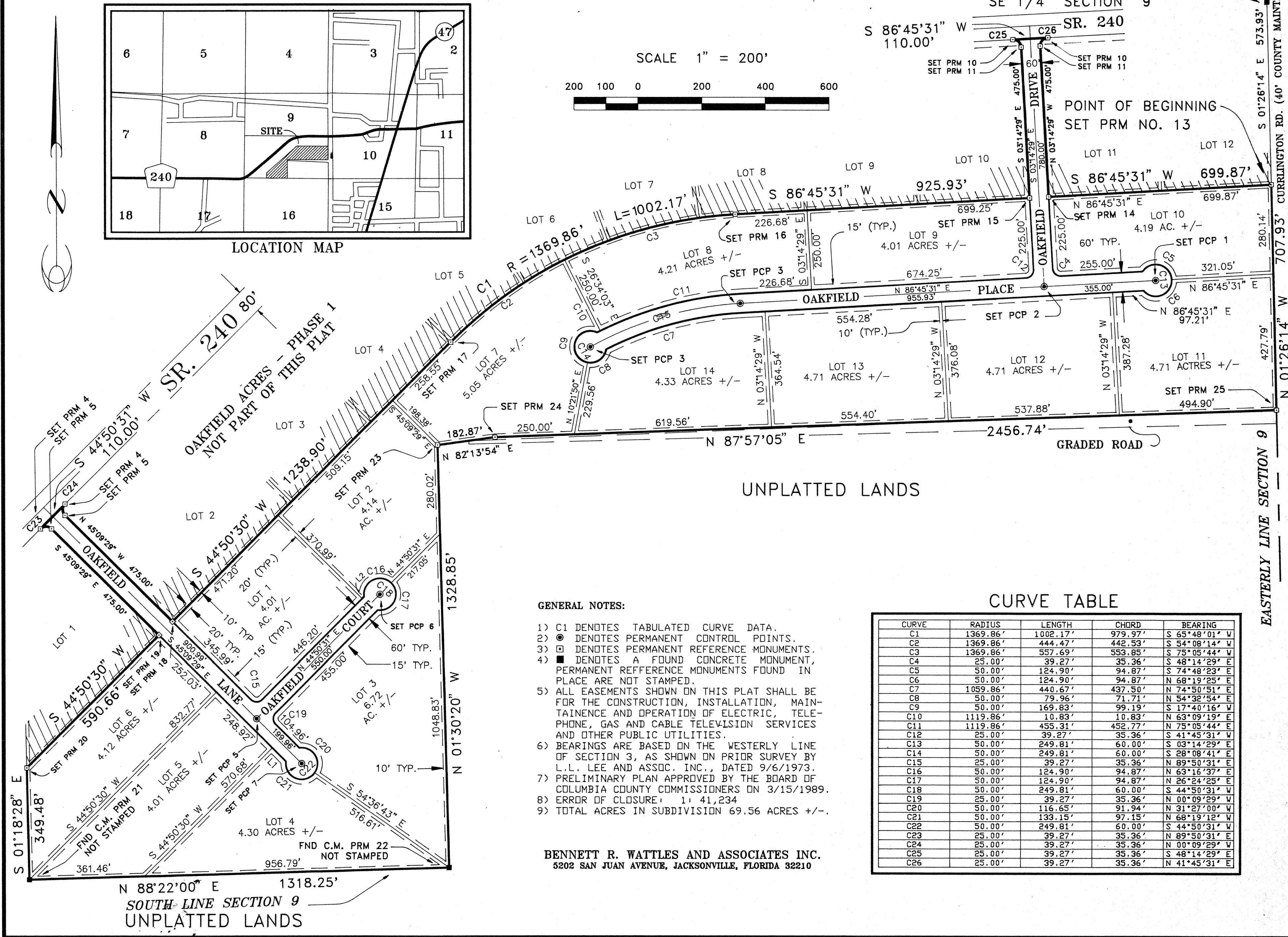
A PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



LOCATION MAP



POINT OF COMMENCEMENT
FND C.M. NE CORNER
SE 1/4 SECTION 9



EASTERLY LINE SECTION 9
707.93' CURRLINGTON RD. (40' COUNTY MAINTAINED)

GENERAL NOTES:

- 1) C1 DENOTES TABULATED CURVE DATA.
- 2) ● DENOTES PERMANENT CONTROL POINTS.
- 3) □ DENOTES PERMANENT REFERENCE MONUMENTS.
- 4) ■ DENOTES A FOUND CONCRETE MONUMENT, PERMANENT REFERENCE MONUMENTS FOUND IN PLACE ARE NOT STAMPED.
- 5) ALL EASEMENTS SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTAINANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION SERVICES AND OTHER PUBLIC UTILITIES.
- 6) BEARINGS ARE BASED ON THE WESTERLY LINE OF SECTION 3, AS SHOWN ON PRIOR SURVEY BY L.L. LEE AND ASSOC. INC., DATED 9/6/1973.
- 7) PRELIMINARY PLAN APPROVED BY THE BOARD OF COLUMBIA COUNTY COMMISSIONERS ON 3/15/1989.
- 8) ERROR OF CLOSURE: 1: 41,234
- 9) TOTAL ACRES IN SUBDIVISION 69.56 ACRES +/-.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1369.86'	1002.17'	979.97'	S 65°48'01" W
C2	1369.86'	444.47'	442.53'	S 54°08'14" W
C3	1369.86'	557.69'	553.85'	S 75°05'44" W
C4	25.00'	39.27'	35.36'	S 48°14'29" E
C5	50.00'	124.90'	94.87'	S 74°48'23" E
C6	50.00'	124.90'	94.87'	N 68°19'25" E
C7	1059.86'	440.67'	437.50'	N 74°50'51" E
C8	50.00'	79.96'	71.71'	N 54°32'54" E
C9	50.00'	169.83'	99.19'	S 17°40'16" W
C10	1119.86'	10.83'	10.83'	N 63°09'19" E
C11	1119.86'	455.31'	452.77'	N 75°05'44" E
C12	25.00'	39.27'	35.36'	S 41°45'31" W
C13	50.00'	249.81'	60.00'	S 03°14'29" E
C14	50.00'	249.81'	60.00'	S 28°08'41" E
C15	25.00'	39.27'	35.36'	N 89°50'31" E
C16	50.00'	124.90'	94.87'	N 63°16'37" E
C17	50.00'	124.90'	94.87'	N 26°24'25" E
C18	50.00'	249.81'	60.00'	S 44°50'31" W
C19	25.00'	39.27'	35.36'	N 00°09'29" W
C20	50.00'	116.65'	91.94'	N 31°27'00" W
C21	50.00'	133.15'	97.15'	N 68°19'12" W
C22	50.00'	249.81'	60.00'	S 44°50'31" W
C23	25.00'	39.27'	35.36'	N 89°50'31" E
C24	25.00'	39.27'	35.36'	N 00°09'29" W
C25	25.00'	39.27'	35.36'	S 48°14'29" E
C26	25.00'	39.27'	35.36'	N 41°45'31" E

BENNETT R. WATTLES AND ASSOCIATES INC.
5202 SAN JUAN AVENUE, JACKSONVILLE, FLORIDA 32210