

'EAGLES RIDGE PHASE 1'

IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK **7**
PAGES **171**
SHEET 2 OF 2

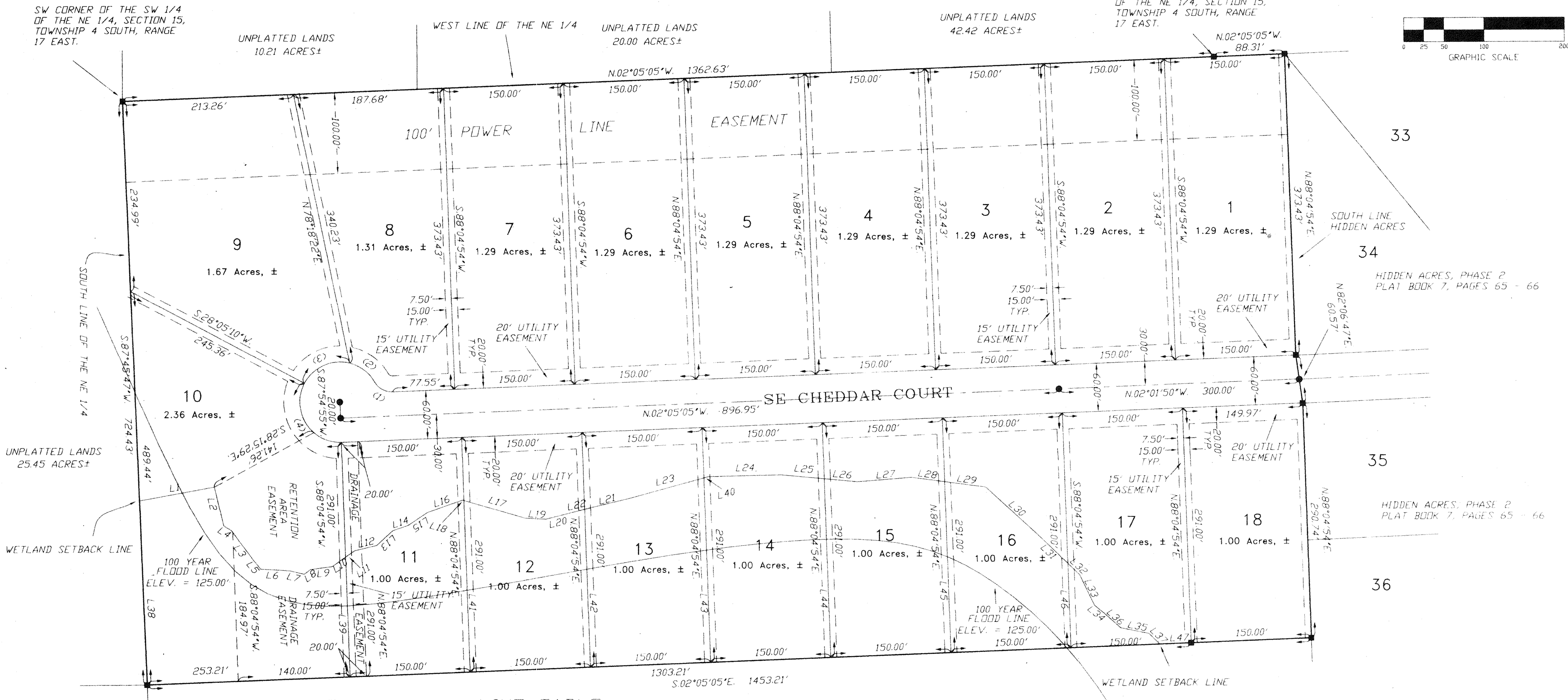
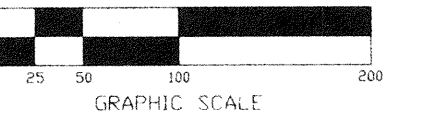
SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- TYP. TYPICAL UTILITY EASEMENT
- AC ACRES ±

POINT OF BEGINNING

SW CORNER OF THE NW 1/4 OF THE NE 1/4, SECTION 15, TOWNSHIP 4 SOUTH, RANGE 17 EAST.

SCALE: 1" = 100'



LINE TABLE

Line	Bearing	Distance
L1	N10°01'57"W	94.81'
L2	N76°20'10"E	49.20'
L3	N53°13'51"E	47.93'
L4	N31°20'11"E	111.7'
L5	N50°36'13"E	12.13'
L6	N03°31'03"E	36.20'
L7	N13°41'08"E	18.40'
L8	N36°38'18"W	9.96'
L9	N06°50'23"W	27.03'
L10	N34°35'58"W	20.93'
L11	N34°35'58"W	13.53'
L12	N13°03'35"W	28.44'
L13	N42°06'35"W	27.04'
L14	N18°25'55"W	19.80'
L15	N33°28'07"W	28.73'
L16	N18°49'53"W	46.91'
L17	N16°03'08"E	79.62'
L18	S16°03'08"W	1.84'
L19	N03°18'49"E	25.67'
L20	N14°11'07"W	34.45'
L21	N13°22'54"W	59.38'
L22	S13°22'54"E	15.34'
L23	N15°03'58"W	94.28'

LINE TABLE

Line	Bearing	Distance
L24	N01°08'36"W	90.12'
L25	N05°18'43"E	54.40'
L26	N05°18'43"E	41.41'
L27	N04°23'12"W	67.89'
L28	N07°36'42"E	41.66'
L29	N07°36'42"E	51.73'
L30	N42°17'23"E	90.13'
L31	N43°48'25"E	49.24'
L32	S43°48'25"W	20.56'
L33	N64°06'31"E	41.87'
L34	N40°15'49"E	21.52'
L35	N11°39'24"E	35.92'
L36	N40°21'37"E	21.51'
L37	N44°05'45"E	19.05'
L38	N87°45'47"E	228.93'
L39	N88°04'54"E	149.23'
L40	N15°03'58"W	6.07'
L41	N88°04'54"E	212.91'
L42	N88°04'54"E	195.93'
L43	N88°04'54"E	228.74'
L44	N88°04'54"E	221.62'
L45	N88°04'54"E	212.00'
L46	N88°04'54"E	104.90'
L47	N02°05'05"W	39.15'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	62°10'55"	27.13'	15.08'	25.82'	S29°00'23"W
2	50.00'	45°49'44"	39.99'	21.14'	38.94'	S37°10'58"W
3	50.00'	76°10'56"	66.48'	39.19'	61.69'	S23°49'20"E
4	50.00'	120°10'31"	104.87'	86.91'	86.68'	N57°59'54"E

100 YEAR FLOOD NOTICE:
LOTS 10, 11, 12, 13, 14, 15, 16, AND 17
ARE SUBJECT TO THE 100 YEAR FLOOD. THE 100 YEAR FLOOD
IS ESTABLISHED TO BE 125.00 FEET AND A MINIMUM FLOOR
ELEVATION HAS BEEN ESTABLISHED TO BE 126.00 FEET BY
CURTIS KEEN, PE #23836.

DEVELOPER:

SUBBRANDY LIMITED PARTNERSHIP
1-386-752-8585
1286 U.S. HWY 90 W
LAKE CITY, FL 32025



BRITT SURVEYING
LAND SURVEYORS AND MAPPERS

1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-11678

OFFICIAL RECORDS
BOOK PAGE 171

FILE NUMBER 2024-00000000
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
BY: *[Signature]* AT 10:42 O'CLOCK P.M.
RECORD VERIFIED

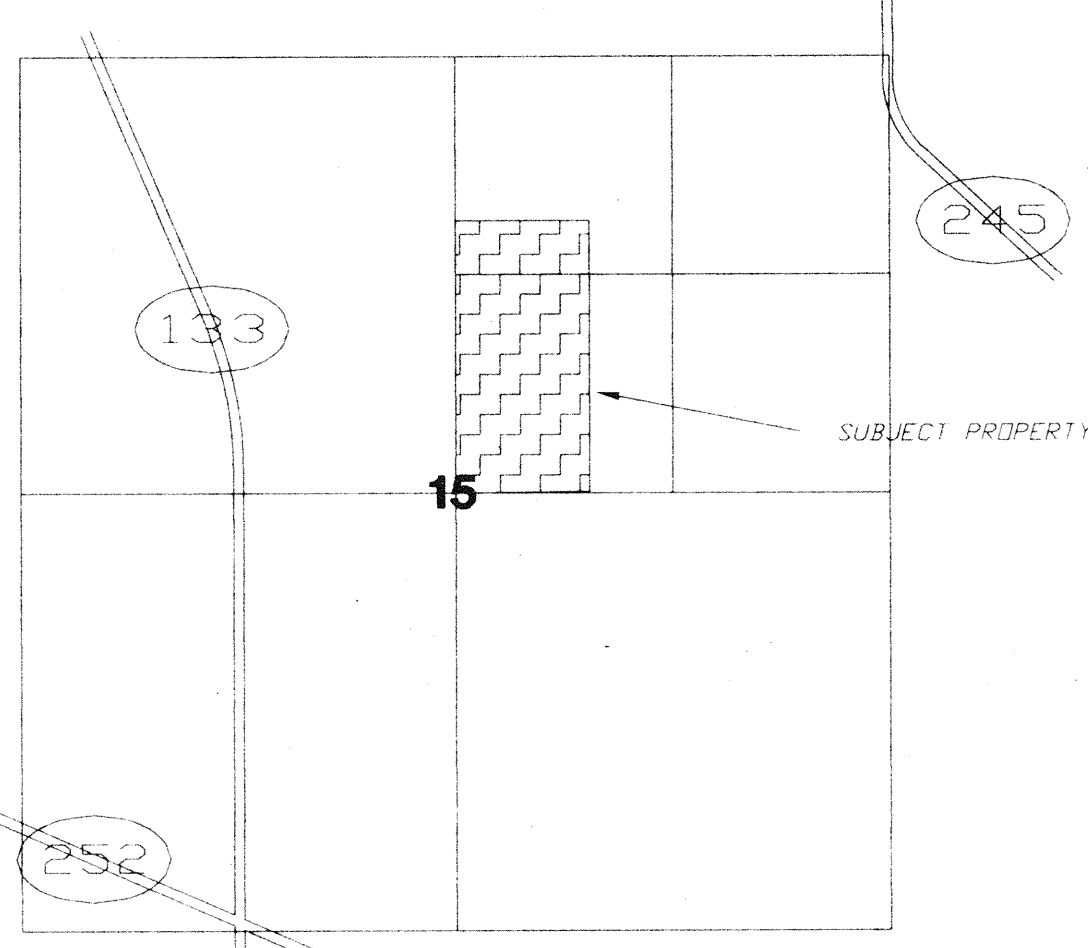
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: *[Signature]* D.C.



'EAGLES RIDGE PHASE 1'
IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

DESCRIPTION
A PART OF THE NE 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 15, AND RUN THENCE N89°05'00"W, ALONG THE WEST LINE OF THE NE 1/4, 88.31 FEET TO A POINT ON THE SOUTH LINE OF HIDDEN ACRES, PHASE 2 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 65 - 66 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N88°04'54"E, ALONG THE SOUTH LINE OF HIDDEN ACRES, PHASE 2, 373.43 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SE CHEDDAR COURT; THENCE N88°04'54"E, STILL ALONG SAID SOUTH LINE OF HIDDEN ACRES, PHASE 2, 605.7 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SE CHEDDAR COURT; THENCE N88°04'54"E, ALONG SAID SOUTH LINE OF HIDDEN ACRES, PHASE 2, 590.74 FEET; THENCE S02°05'05"E, 1453.21 FEET TO A POINT ON THE SOUTH LINE OF SAID NE 1/4; THENCE S87°45'47"W, ALONG SAID SOUTH LINE, 724.43 FEET, TO THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 15; THENCE N88°05'00"W, ALONG THE WEST LINE OF SAID NE 1/4, 1362.63 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 2.414 ACRES, MORE OR LESS.

SECTION 15, TOWNSHIP 4 SOUTH, RANGE 17 EAST.



LOCATION SKETCH
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT SUBRANDY LIMITED PARTNERSHIP, AS OWNERS, WITH BRADLEY N. DICKS AS PRESIDENT, HAS CAUSED THE LANDS HEREIN DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS 'EAGLES RIDGE PHASE 1', AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREIN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

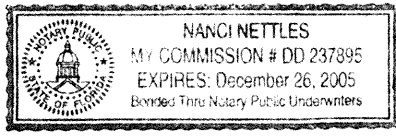
ATTEST

Bradley N. Dicks AS PRESIDENT
Nancy Nettles WITNESS AS TO OWNER
Bradley N. Dicks PRESIDENT
Central Partner

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 21TH DAY OF May, 2004 A.D., BEFORE ME PERSONALLY APPEARED BRADLEY N. DICKS, AS PRESIDENT OF SUBRANDY LIMITED PARTNERSHIP, AS OWNER, 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.

Nancy Nettles
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF N08°26'26"W FOR THE WEST LINE OF HIDDEN ACRES AS PER PLAT FOUND IN PLAT BOOK 7 PAGES 63 - 64.
- SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JAN 1988 COMMUNITY PANEL NO. 120070 0225 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- EASEMENTS OF (20') TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND (7.5') SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- PRELIMINARY APPROVAL DATE: NOVEMBER 15 2001 FORMERLY KNOWN AS HIDDEN ACRES PHASE 3.
- SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.

NOTICE:

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.

DEVELOPER:

SUBRANDY LIMITED PARTNERSHIP
1386 750-9505
1286 U.S. HWY 90 W
LAKE CITY, FL 32025

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.
DATE: May 21, 2004
Michael S. ...
COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF May, 2004, A.D.
Gregory A. Steiner
CHAIRMAN

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS FILED FOR FILES AND RECORDED THIS 21ST DAY OF May, 2004, A.D. IN PLAT BOOK 7, PAGE 170-171.
R. ...
CLERK OF CIRCUIT COURT, COLUMBIA COUNTY, FLORIDA

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA

John ... 5/21/04
DIRECTOR DATE

CERTIFICATE OF COUNTY SURVEYOR:
KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA IN 2004 A.D. REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: L. Scott Britt DATE: 5/21/04 REGISTRATION # ...
PRINT: L. Scott Britt

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION, DIRECTION AND CONTROL, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLIES WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.
L. Scott Britt 5/21/04
L. SCOTT BRITT, PSM #5757 DATE

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
830 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-9573 WORK ORDER # L-11678

FILE NUMBER 2004-1010005
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
5/24/2004 PM 2:12 POLLOCK
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: *...* D.C.

