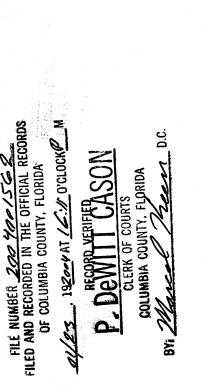
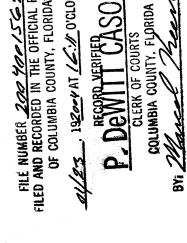
# HERITAGE HILLS PHASE 1 IN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 17 EAST

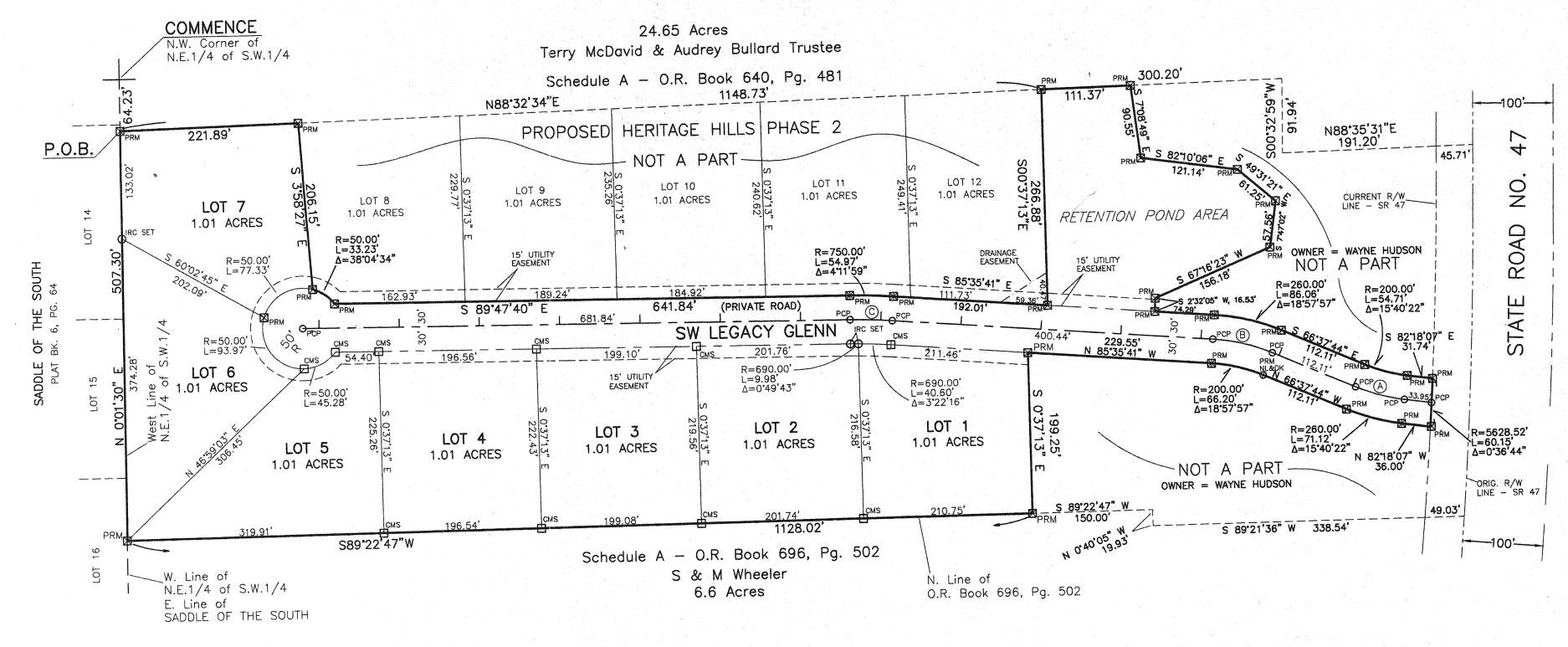
COLUMBIA COUNTY, FLORIDA



OFFICIAL RECORDS BOOK 2018







CENTERLINE CURVES CURVE A R=230.00' L=62.91' Δ=15'40'22" C=62.72' CURVE B R=230.00' L=76.13' Δ=18'57'57" CURVE C R=720.00' L=52.78' Δ=4'11'59" C=52.76

COMMENCE at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 4 South, Range 17 East, Columbia County, Florida and run S.00°01'30"W. along the West line of said Northeast 1/4 of the Southwest 1/4 a distance of 64.23 feet to the POINT OF BEGINNING; thence N. 88°32'34" E. a distance of 221.89 feet; thence S. 03°58'27" E. a distance of 206.15 feet to a point on a curve concave to the Southwest having a radius of 50.00 feet and a central angle of 38°04'34"; thence Southeasterly along the arc of said curve a distance of 33.23 feet; thence S.89°47'40"E., 641.84 feet to the Point of Curvature of a curve concave to the South having a radius of 750.00 feet and a central angle of 4°11'59"; thence Southeasterly along the arc of said curve a distance of 54.97 feet to the Point of Tangency of said curve; thence S.85°35'41"E., 192.01 feet; thence N.00°37'13"W., 266.88 feet; thence N. 88°32'34" E., 111.37 feet; thence S. 07°08'49" E., 90.55 feet; thence S. 82°10'06" E., 121.14 feet; thence S. 49°31'21" E., 61.25 feet; thence S. 07°47'02" W., 57.56 feet; thence S. 67°16'23" W., 156.18 feet; thence S. 02°32'05" W., 16.53 feet; thence S. 85°35'41" E., 74.29 feet to the Point of Curvature of a curve concave to the South having a radius of 260.00 feet and a central angle of 18°57'57"; thence Easterly along arc of said curve 86.06 feet to the Point of Tangency of said curve; thence S.66°37'44"E., 112.11 feet to the Point of Curvature of a curve concave to the North having a radius of 200.00 feet and a central angle of 15°40'22"; thence Easterly along arc of said curve 54.71 feet to the Point of Tangency of said curve; thence S.82°18'07"E., 31.74 feet to a point on the arc of a curve concave to the West having a radius of 5628.52 feet and a central angle of 0°36'44", also being on the Westerly Right-of-Way line of State Road No. 47; thence Southerly along arc of said curve and said Westerly Right-of-Way line 60.15 feet; thence N.82°18'07"W., 36.00 feet to the Point of Curvature of a curve concave to the North having a radius of 260.00 feet and a central angle of 15°40'22"; thence Westerly along arc of said curve 71.12 feet to the Point of Tangency of said curve; thence N.66°37'44"W., 112.11 feet to the Point of Curvature of a curve concave to the South having a radius of 200.00 feet and a central angle of 18°57'57"; thence Westerly along arc of said curve 66.20 feet to the Point of Tangency of said curve; thence N.85°35'41"W., 229.55 feet; thence S.00°37'13"E. 199.25 feet to a point on the North line of a parcel of land described in Schedule "A" in O.R. Book 696, Page 502 of the Public Records of Columbia County, Florida; thence S.89°22'47"W. along said North line 1128.02 feet to a point on the West line of the Northeast 1/4 of the Southwest 1/4; thence N.00°01'30"E. along said West line, being also the East line of SADDLE OF THE SOUTH, a subdivision recorded in Plat Book 6, Page 64 of the Public Records of Columbia County, Florida 507.30 feet to the POINT OF BEGINNING.

Containing 10.38 acres, more or less.

ABBREVIATION LEGEND = PROFESSIONAL LAND SURVEYOR = LICENSED BUSINESS = POINT OF BEGINNING

= FUINT OF BEGINNING
= RIGHT-OF-WAY
= PERMANENT REFERENCE MONUMENT
4x4 CONCRETE MONUMENT WITH BRASS
CAP STAMPED LB 7042, PRM NO., AND DATE
= PERMANENT CONTROL POINT = CONCRETE = MONUMENT

= DELTA (CENTRAL ANGLE)
= RADIUS OF CURVE
= ARC LENGTH OF CURVE
= CHORD OF CURVE = PLAT BOOK = PAGE = IRON ROD AND CAP = NAIL AND CAP FOUND NC

= 5/8" REBAR SET WITH PLASTIC CAP STAMPED LB 7042 = CONCRETE MONUMENT SET

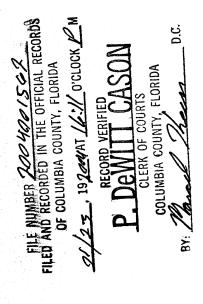
## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the lands 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

Timothy A. Delbene, P.S.M.
Florida Registered Cert. No. 5594 DATE: 10 / 31 /20 03

PLAT DATE: 10 /23 /20 03 SHEET 1 OF 2

Donald F. Lee and Associates, Inc. SURVEYORS 140 Northwest Ridgewood Avenue, Lake City, Florida 32055 FAX: (386) 755-6167 Phone: (386) 755-6166 LB# 7042





# HERITAGE HILLS PHASE 1 IN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 17 EAST COLUMBIA COUNTY, FLORIDA

GENERAL NOTES

- 1.) Bearings projected from parcel's West line and based on above referenced prior survey by this Company.
- 2.) Interior improvements or underground encroachments, if present, were not located with this survey.
- 3.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 4.) Examination of the flood hazard maps (F.I.R.M.) of the Federal Emergency Management Agency, shows the proposed development lies within Flood Zone "X" which, per said maps is defined as an area outside of the 500 year flood plain (ref: Community Panel No. 120070 0175 B).
- 5.) Preliminary approval: August 15, 2002.
- 6.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.
- 7.) Date of Plat: 10/23/2003.
- 8.) Proposed road will be a private road maintained by and dedicated to a Homeowner's Association.

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

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

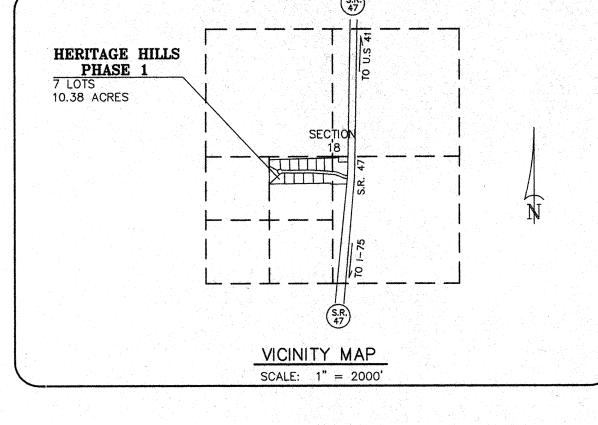
construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of electric, telephone, gas, or other

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.

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.



# (S.R.) 47)

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this day of 400. 7, Page 143 + 144 pook 7,

Clerk of Circuit Court

COMMISSION APPROVAL

SIGNED deong A. DATE: 12/30/2003

Clerk

ATTEST:

NOTARY SEAL DE ETTE F. BRIMA Sommis MY COMMISSION & DO 149049 EXPIRES: Outplot 22, 2006 Bonded Thru Notary Public Underwriters

DEDICATION

Goldie K. Hudson

Terry McDavid

Mortgagee

NOTARY SEAL

DE ETTE F. BROWN
MY COMMISSE 25 2006
EXPIRES: October 22, 2006

DE ETTE E GROWN

Owner

ACKNOWLEDGMENT STATE OF FLORIDA.
COUNTY OF COUNTRIA The foregoing dedication was acknowledged before me this 5 day of 2,20,23, by Wayne T. Hudson, as owner. He is personally known to me or has produced as identification and (did / did not ) take an oath.

SIGNED: A Brauch Notary Public

KNOW ALL MEN BY THESE PRESENT that Wayne T. Hudson and his wife, Goldie K. Hudson, as owners, and Terry McDavid, as mortgagee, have caused the lands hereon described to be

surveyed, subdivided and platted, to be known as "HERITAGE HILLS PHASE 1", and that all roads, streets and easements for utilities, drainage and other purposes incident thereto as shown

It is hereby noted that the road known as SW LEGACY GLENN is soley a private road for the benefit of the owners of the property in "HERITAGE HILLS PHASE 1" subdivision. SW LEGACY GLENN is a private road to be maintained by a homeowner's association and will not be deeded to Columbia County.

Wayne T. Hudson Witness Witness

and/or depicted hereon are hereby not dedicated to the

ACKNOWLEDGMENT STATE OF FORIDA COUNTY OF COLUMBIA

he foregoing dedication was acknowledged before this 5 day of DEC,2003, by Goldie K. udson, as owner. She is personally known to or has produced identification and (did / did not ) take an oath. MiEstle F. Brown Notary Public

ACKNOWLEDGMENT STATE OF ELORIDA COUNTY OF COLUMBIA NOTARY

The foregoing dedication was acknowledged before me this 5 day of DEC 2003, by Terry McDavid, as mortgagee. He is personally known to me or has produced as identification and (did / did not ) take an oath. Notary Public

DEVELOPER WAYNE HUDSON P.O. BOX 2273, LAKE CITY, FLORIDA 32056 Ph. (386) 752-6774

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.

ACCEPTANCE FOR MAINTENANCE

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.

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licenced and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on 10/2003 reviewed this Plat for conformity to Chapter 177. Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

Florida Reg. Cert. No. <u>5757</u>

SHEET 2 OF 2 PLAT DATE: 10 /23 /20 03

Donald F. Lee and Associates, Inc. SURVEYORS ENGINEERS 140 Northwest Ridgewood Avenue, Lake City, Florida 32055 Phone: (386) 755-6166 FAX: (386) 755-6167

LB# 7042

# HERITAGE HILLS PHASE 1

18-4s-17-08466-003 - Parent parcel 18.17 Ac (7.48 Ac remain)

18-4s-17-08466-010 - Header parcel – A S/D of a part of the NE1/4 of the SW1/4 of Sec 18-4s-17E containing 10.38 Ac more or less and recorded in Plat Bk 7, Pg 143.

18-4s-17-08466-098 - Retention Area = 1.24 Ac Retention Pond Area within Heritage Hills, Phase 1.

18-4s-17-08466-099 - Homeowner's Association - 2.12 Ac Private road within Heritage Hills, Phase 1, being SW LEGACY GLENN.

Lot 1	08466-011	1.01 Ac
Lot 2	08466-012	1.01 Ac
Lot 3	08466-013	1.01 Ac
Lot 4	08466-014	1.01 Ac
Lot 5	08466-015	1.01 Ac
Lot 6	08466-016	1.01 Ac
Lot 7	08466-017	1.01 Ac