

"LOTTIE FARMS"

A SUBDIVISION IN THE W/2 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

DESCRIPTION:

A PART OF THE W/2 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SAID W/2 OF NE 1/4 AND RUN S0°41'53"E, ALONG THE EAST LINE THEREOF, 25.00 FEET TO THE SOUTH MAINTAINED RIGHT-OF-WAY OF THOMPSONS ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE S0°41'53"E, 2433.89 FEET; THENCE S89°53'02"W, 208.75 FEET; THENCE S0°41'53"E, 208.75 FEET TO THE SOUTH LINE OF THE SAID W/2 OF NE 1/4; THENCE S89°53'02"W, ALONG SAID SOUTH LINE, 1192.46 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N0°18'07"W, ALONG THE WEST LINE OF THE SAID W/2 OF NE 1/4, A DISTANCE OF 2640.34 FEET TO THE SAID SOUTH MAINTAINED RIGHT-OF-WAY OF THOMPSONS ROAD; THENCE N89°47'38"E, ALONG SAID MAINTAINED RIGHT-OF-WAY, 1382.96 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 83.41 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DALLAS ASSOCIATES INC. AS OWNER, WITH SURESH CHAINANI AS PRESIDENT, AND TYLER INVESTMENT INC. AS OWNER, WITH SURESH CHAINANI AS PRESIDENT, AND DONALD L. BRADDOCK, RICHARD R. BRADDOCK, ROBERT O. JOHNSON, BUTLER D. LILES, AND JOSEPH R. MILTON AS MORTGAGEES, AND J.L. DICKS AND LOTTIE M. DICKS, HIS WIFE, AS MORTGAGEE, HAVE CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "LOTTIE FARMS" AND THAT THE ADDITIONAL RIGHT-OF-WAY FOR THOMPSONS ROAD (TOTAL OF 60.00 FEET AS SHOWN) DEPICTED AND SHOWN HEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. HOWEVER, ALL INTERIOR ROADS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO, AS SHOWN HEREON ARE RESERVED BY THE OWNER FOR THE BENEFIT OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS AND ARE NOT DEDICATED TO PUBLIC USE.

OWNERS:

TYLER INVESTMENT INC. AND DALLAS ASSOCIATES INC. WITH SURESH CHAINANI, AS PRESIDENT. WITNESS

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF DADE.

I HEREBY CERTIFY THAT ON THIS 22 DAY OF FEBRUARY, 1989, A.D. BEFORE ME PERSONALLY APPEARED SURESH CHAINANI AS PRESIDENT OF DALLAS ASSOCIATES INC. AND AS PRESIDENT OF TYLER INVESTMENT INC. 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. MY COMMISSION EXPIRES 1-22-91

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

SURVEYOR'S 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 COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED: 3-24-89

LAUREN E. BRITT, P.L.S. FLA. CERT. NO. 1079

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.

COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

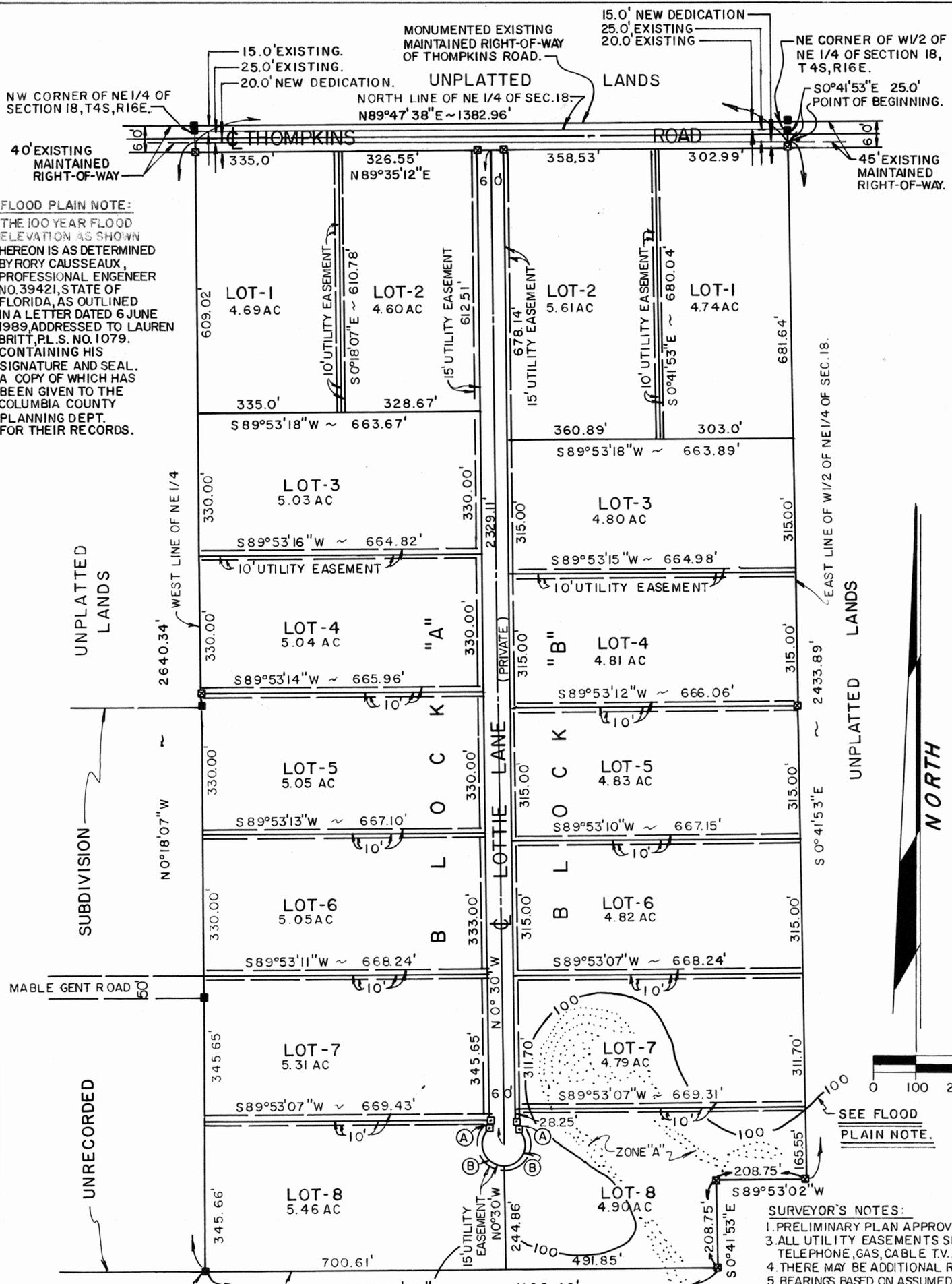
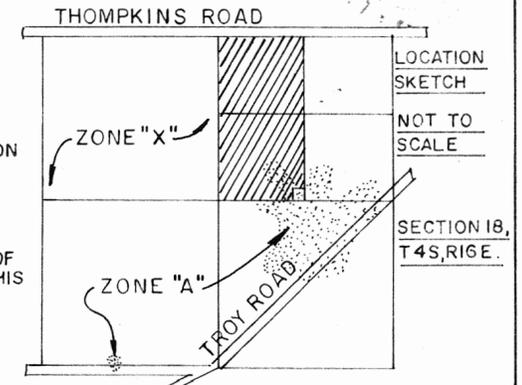
THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 2 DAY OF FEB, 1989.

CHAIRMAN

CERTIFICATE OF CLERK:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 2nd DAY OF FEB, 1989, A.D. IN PLAT BOOK 6, PAGE 20.

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.



FLOOD PLAIN NOTE:
THE 100 YEAR FLOOD ELEVATION AS SHOWN HEREON IS AS DETERMINED BY RORY CAUSSEUX, PROFESSIONAL ENGINEER NO. 39421, STATE OF FLORIDA, AS OUTLINED IN A LETTER DATED 6 JUNE 1989, ADDRESSED TO LAUREN BRITT, P.L.S. NO. 1079, CONTAINING HIS SIGNATURE AND SEAL. A COPY OF WHICH HAS BEEN GIVEN TO THE COLUMBIA COUNTY PLANNING DEPT. FOR THEIR RECORDS.

SEE FLOOD PLAIN NOTE.

SURVEYOR'S NOTES:

1. PRELIMINARY PLAN APPROVED ON 2 FEBRUARY 1989. 2. CLOSURE IS 1:314,718.00.
3. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TV, AND ANY OTHER PUBLIC UTILITIES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. BEARINGS BASED ON ASSUMED BEARINGS FROM PREVIOUS SURVEY DATA.
6. SOME PORTION OF LOT-7 AND LOT-8 OF BLOCK "B" IS IN ZONE "A" AND MAY BE SUBJECT TO FLOODING, HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTION OF THIS PARCEL IS IN ZONE "X" AND HAS BEEN DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JAN. 1988, COMMUNITY PANEL NO. 120070 0175 B.
7. 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.

COUNTY ENGINEER CERTIFICATE:

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: 1-31-90, 1989, A.D. J.L. Brooke
COUNTY ENGINEER

UNPLATTED LANDS

- LEGEND:
1. □ = PERMANENT CONTROL POINT.
 2. ⊠ = PERMANENT REFERENCE POINT.
 3. ■ = CONCRETE MONUMENT FOUND.

- CURVE DATA
- | | |
|-----------------|------------------|
| (A) R = 25.00' | (B) R = 50.00' |
| Δ = 42° 50' 00" | Δ = 132° 50' 00" |
| L = 18.69' | L = 115.92' |

BRITT SURVEYING
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