

# SCARBOROUGH SHOALS

A SUBDIVISION IN SECTIONS 8 AND 9, TOWNSHIP 2 SOUTH,  
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 5  
PAGE 44-A  
SHEET 2  
OF 2

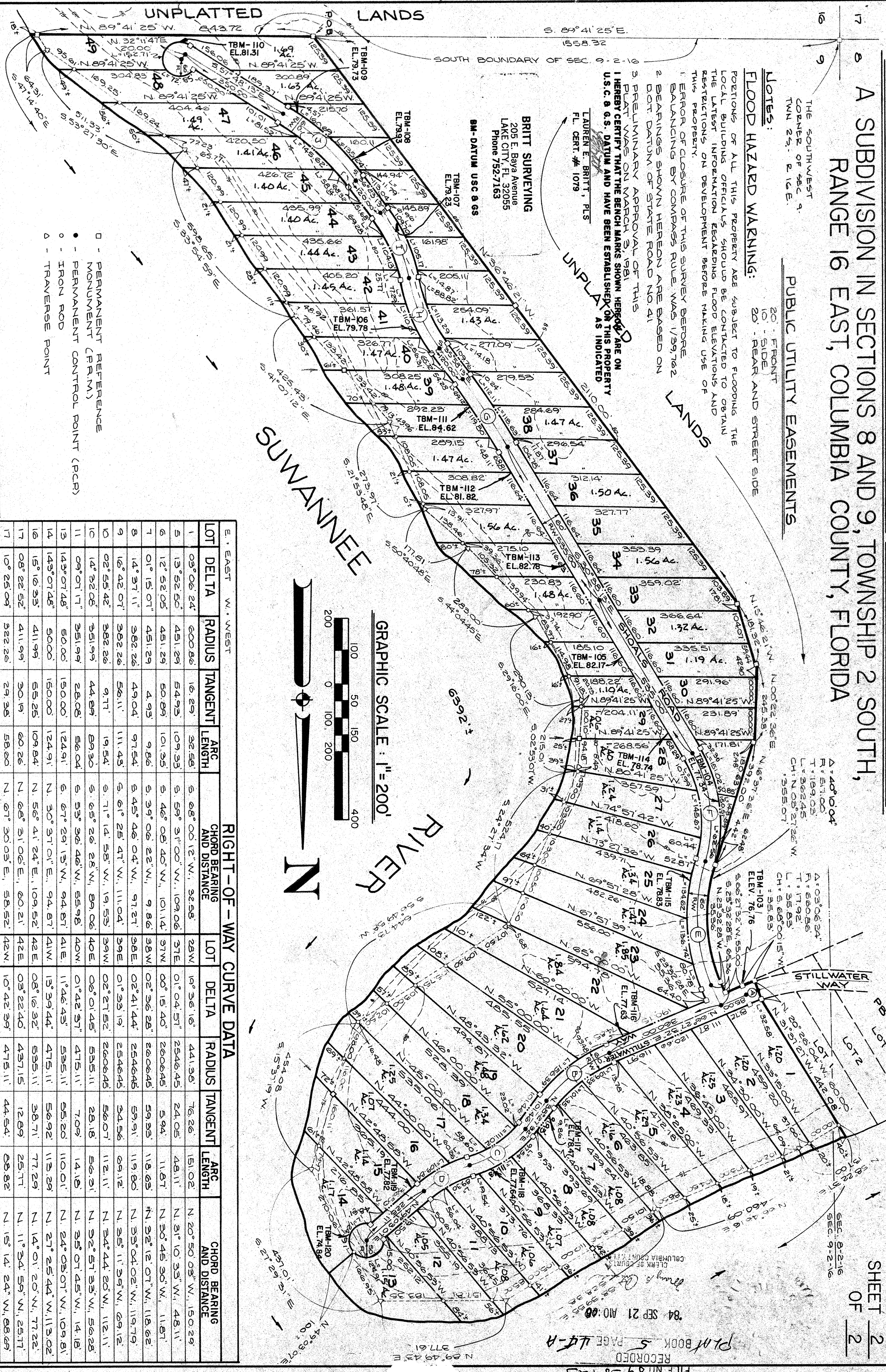
THE SOUTHWEST  
CORNER OF SEC. 9  
TWN 2S. R. 16E.

PUBLIC UTILITY EASEMENTS  
20' - FRONT  
20' - SIDE  
20' - REAR AND STREET SIDE

**NOTES:**  
FLOOD HAZARD WARNING:  
PORTIONS OF ALL THIS PROPERTY ARE SUBJECT TO FLOODING THE LOCAL BUILDING OFFICIALS SHOULD BE CONTACTED TO OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING USE OF THIS PROPERTY.  
1. ERROR OF CLOSURE OF THIS SURVEY BEFORE BALANCING BY COMPASS RULE WAS 1/39,762  
2. BEARINGS SHOWN HEREON ARE BASED ON DOT DATUM OF STATE ROAD NO. 41  
3. PRELIMINARY APPROVAL OF THIS PLAT WAS ON MARCH 3, 1981  
I HEREBY CERTIFY THAT THE BENCH MARKS SHOWN HEREON ARE ON U.S.C. & G.S. DATUM AND HAVE BEEN ESTABLISHED AS INDICATED

BRITT SURVEYING  
205 E. Baya Avenue  
LAKE CITY, FL 32055  
Phone 752-7163

LAUREN E. BRITT, PLS  
FL. CERT. # 1079



**CENTERLINE CURVE DATA**

CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING AND DISTANCE
A	03° 06' 24"	630.86	171.11'	5.63° 05' 14" W.	342.20'
B	28° 00' 00"	481.29	120.00	5.52° 27' 32" W.	232.87'
C	34° 15' 00"	352.26	108.54	5.55° 35' 02" W.	207.45'
D	23° 39' 25"	381.99	80.00	5.60° 52' 49" W.	156.60'
E	40° 10' 04"	541.00	200.00	5.03° 21' 26" E.	375.68'
F	07° 15' 49"	411.38	180.00	5.07° 00' 19" E.	329.81'
G	05° 20' 00"	2576.45	120.00	5.33° 18' 13" E.	239.74'
H	26° 05' 00"	505.11'	110.00	5.22° 55' 43" E.	227.96'
I	26° 30' 00"	467.15'	110.00	5.23° 08' 13" E.	214.14'
J	21° 25' 00"	793.22'	150.00	5.41° 05' 43" E.	294.78'

**RIGHT-OF-WAY CURVE DATA**

LOT	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING AND DISTANCE	LOT	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING AND DISTANCE
1	03° 06' 24"	600.86	16.29'	32.58'	5.68° 00' 12" W.	32.58'	28W	16° 36' 16"	441.36'	76.26'	151.02'
5	13° 52' 50"	451.29	54.93'	109.33'	5.59° 31' 00" W.	109.33'	37E	01° 04' 51"	2546.45'	24.05'	48.11'
7	12° 52' 05"	451.29	50.89'	101.35'	5.46° 08' 40" W.	101.14'	37W	00° 15' 40"	2606.45'	59.94'	118.81'
8	01° 15' 01"	451.29	4.93'	9.86'	5.39° 06' 22" W.	9.86'	38W	02° 36' 25"	2606.45'	59.91'	119.86'
9	14° 37' 11"	362.26	49.04'	97.54'	5.45° 46' 04" W.	97.21'	38E	02° 41' 44"	2546.45'	59.91'	119.86'
10	02° 55' 42"	362.26	56.11'	111.45'	5.61° 25' 47" W.	111.04'	39E	01° 33' 19"	2546.45'	54.56'	69.12'
11	09° 01' 11"	351.99	44.89'	89.30'	5.71° 14' 58" W.	19.53'	39W	02° 21' 52"	2606.45'	56.07'	112.11'
12	14° 32' 06"	351.99	28.08'	69.30'	5.65° 26' 28" W.	89.06'	40E	06° 01' 45"	475.11'	28.18'	56.31'
13	143° 07' 48"	50.00	150.00	124.91'	5.53° 36' 46" W.	55.98'	40W	01° 42' 57"	475.11'	14.18'	28.51'
14	143° 07' 48"	50.00	150.00	124.91'	5.67° 29' 15" W.	94.87'	41E	11° 46' 43"	535.11'	55.20'	110.01'
16	15° 16' 33"	411.99	55.25'	109.84'	5.60° 41' 24" E.	109.52'	42E	08° 16' 32"	535.11'	38.71'	77.22'
17	10° 25' 05"	322.26	29.38'	58.60'	5.68° 30' 05" E.	58.52'	42W	03° 22' 40'	475.11'	12.89'	25.77'
18	19° 44' 17"	322.26	56.06'	111.02'	5.67° 30' 05" E.	58.52'	42W	10° 42' 39"	475.11'	44.54'	69.82'
19	04° 05' 34"	322.26	11.52'	23.02'	5.52° 25' 14" E.	110.47'	42W	01° 42' 50"	497.15'	7.44'	14.87'
20	17° 31' 30"	322.26	78.81'	156.39'	5.40° 30' 05" E.	83.01'	43E	14° 02' 29"	437.15'	53.84'	104.13'
21	10° 28' 30"	311.29	46.87'	93.48'	5.47° 13' 22" E.	155.78'	43W	12° 08' 37"	497.15'	52.88'	105.17'
22	08° 08' 18"	311.29	46.87'	93.48'	5.61° 13' 09" E.	93.375'	44E	09° 04' 51"	437.15'	55.07'	109.70'
23	10° 28' 30"	311.29	46.87'	93.48'	5.61° 13' 09" E.	93.375'	44E	09° 04' 51"	437.15'	55.07'	109.70'
24	13° 34' 41"	577.00	68.69'	136.74'	5.08° 43' 49" W.	136.42'	45E	04° 21' 54"	763.22'	29.09'	58.14'
25	13° 22' 04"	577.00	67.62'	134.62'	5.04° 44' 33" E.	134.32'	45W	00° 49' 13"	823.22'	5.89'	11.79'
26	05° 14' 58"	571.00	26.45'	52.87'	5.12° 35' 54" E.	52.85'	46W	09° 24' 44"	823.22'	67.71'	135.24'
27	09° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
28	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
29	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
30	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
31	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
32	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
33	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
34	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
35	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
36	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
37	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
38	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
39	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
40	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
41	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
42	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
43	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
44	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
45	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
46	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
47	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
48	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'
49	08° 07' 41"	302.29	30.29'	60.44'	5.12° 00' 24" E.	60.38'	46E	10° 55' 54"	763.22'	73.03'	145.62'

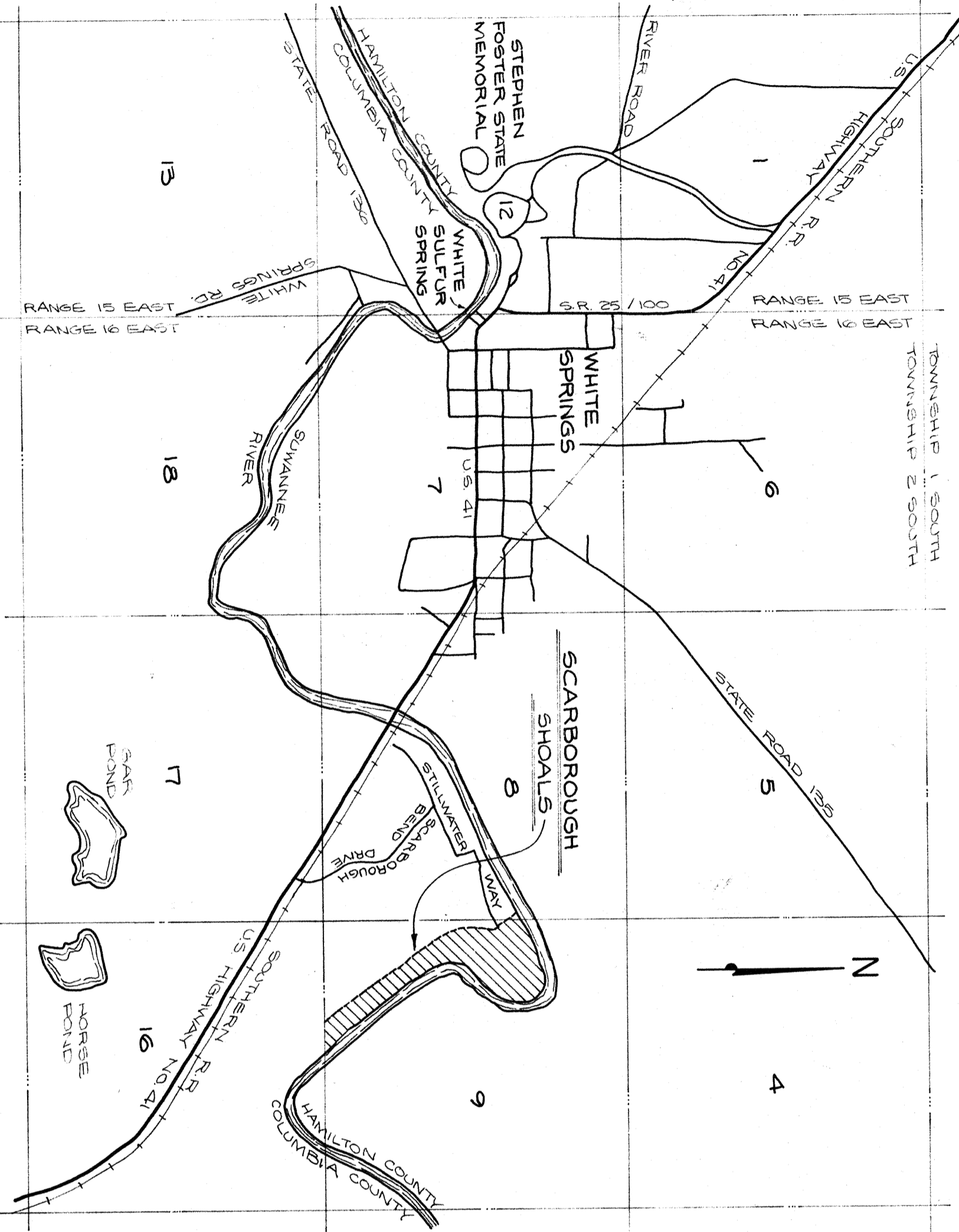


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RECORDED  
PLAT BOOK 5 PAGE 44-A  
84 SEP 21 AM:08

# SCARBOROUGH SHOALS

A SUBDIVISION IN SECTIONS 8 AND 9, TOWNSHIP 2 SOUTH,  
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

84 SEP 21 49:58  
RECORDED  
FILE NO 84-8423  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA



LOCATION MAP  
SCALE: 1" = 2000'

**LEGAL DESCRIPTION**

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9 AND RUN THENCE S 89°41'25"E. ALONG THE SOUTH BOUNDARY OF SAID SECTION 9, 1558.32 FEET TO THE POINT OF BEGINNING, THENCE N 15°42'11"W, 81.32 FEET, THENCE N 10°22'36"E, 245.38 FEET, THENCE N 16°31'36"E, 592.00 FEET TO THE BEGINNING OF A CURVE CONVEX WESTERLY AND HAVING A RADIUS OF 517.00 FEET, THE BEGINNING OF A CURVE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°10'04" AND AN ARC DISTANCE OF 362.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N 02°27'26"W, 355.07 FEET TO THE END OF SAID CURVE, THENCE N 23°32'28"W, 35.36 FEET, THENCE S 66°21'32"W, 55.00 FEET TO THE BEGINNING OF A CURVE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 660.86 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF 558.9 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF 58.15"W, 25.83 FEET TO A POINT ON THE CURVE, THENCE N 20°26'04"W, 1,000.00 FEET, THENCE N 51°37'27"W, 442.00 FEET TO A CHUTE MOUNTAIN, THENCE CONTINUE N 51°37'27"W, 10 FEET MORE OR LESS TO THE WATERS EDGE OF THE SWANNEE RIVER, THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHWESTERLY, SOUTHWESTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG SAID WATERS EDGE 639.2 FEET MORE OR LESS TO SAID SOUTH BOUNDARY OF SAID SECTION 9, THENCE N 89°41'25"W, ALONG SAID SOUTH BOUNDARY 18 FEET MORE OR LESS TO A CONCRETE MONUMENT, THENCE CONTINUE N 89°41'25"W, ALONG SAID SOUTH BOUNDARY 843.72 FEET TO THE POINT CONTAINING 73.4 ACRES MORE OR LESS

**ADOPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT J. MARSH & SONS, INC. A FLORIDA CORPORATION AS OWNER AND STATE EXCHANGE BANK, AS MORTGAGEE, HAVE CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED, AND SUBDIVIDED AND PLATTED TO BE KNOWN AS "SCARBOROUGH SHOALS", AND THAT ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AND ALL PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY BECAME TO THE PERPETUAL USE OF ALL PUBLIC UTILITY COMPANIES.

JAM OOSTERHOUDT, EXECUTIVE VICE-PRES.  
J.C. MARSH & SONS, INC.  
WITNESS  
STATE EXCHANGE BANK, PRES.  
WITNESS

**ACKNOWLEDGEMENT** STATE OF FLORIDA, COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO AND BEFORE ME THIS DAY OF July A.D. 1984 BY SAM OOSTERHOUDT, EXECUTIVE VICE-PRESIDENT OF J.C. MARSH & SONS, INC. AND BY [REDACTED] PRESIDENT OF STATE EXCHANGE BANK ON BEHALF OF THEIR RESPECTIVE CORPORATIONS. WITNESS MY HAND AND OFFICIAL SEAL.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT OF "SCARBOROUGH SHOALS" IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS (PRIM'S) AND PERMANENT CONTROL POINTS (R.C.P.'S) HAVE BEEN SET AS CALLED FOR UNDER CHAPTER 171, SECTION 091(7)(b), LAWS OF FLORIDA, AND THAT THE SURVEY DATA COMPLETES WITH ALL REQUIREMENTS OF CHAPTER 171 (FLORIDA STATUTES) 1982.  
WAYNE CHANCE  
REGISTERED FLA. LAND SURVEYOR NO. 1824  
DATE Mar. 25, 1982

**COLUMBIA COUNTY, FLORIDA  
COUNTY ATTORNEY'S CERTIFICATE**

IT HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLETES IN FORM WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 171 OF THE FLORIDA STATUTES.  
DATE March 2, 1984

**CLERK OF THE CIRCUIT COURT**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS DAY Sept 21 OF September A.D. 1984 IN PLAT BOOK 5, PAGE 44A

**COMMISSIONER'S APPROVAL**

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA THIS DAY OF March A.D. 1984  
CHAIRMAN  
DEPUTY CLERK: ATTEST

THE ROADS SHOWN HEREON ARE DEDICATED TO THE OWNERS OF THE LOTS SHOWN HEREON WHO ASSUME THE RESPONSIBILITY FOR THEIR MAINTENANCE. BY THROUGH A PROPERTY OWNERS ASSOCIATION. BY ACCEPTANCE OF THIS PLAT COLUMBIA COUNTY ASSUMES NO RESPONSIBILITY FOR MAINTENANCE OF THE ROADS SHOWN HEREON.

73-28 Acres out of 100  
09-25-16-01579-000  
08-25-16-01578-000  
73-20 Acres  
12 A out of 100  
09-25-16-01579-000  
08-25-16-01578-000  
73-28 Acres out of 100  
09-25-16-01579-000  
08-25-16-01578-000