UNPLATED LANDS PLAT BOOK 6 PAGE 159 NOT A PART Curve number 1 Curve number 2 UNPLATED LANDS NORTH LINE OF SW 1/4 OF NW 1/4 OF SECTION 22. T 3 S,R 16 E. NW CORNER OF SW 1/4 OF NW 1/4 OF SECTION 22, T 3 S,R 16 E. LS 1950 CONCRETE MONUMENT A PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 22, TOWNSHIP 3 Radius= 25.00 Radius= 25.00 Delta= 45*29 Arc= 19.85 40'31'14' 45'29'38" SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; SHEET 1 OF 1 COMMENCE AT THE SOUTHWEST CORNER OF THE S.W. 1/4 OF SAID N.W.
1/4, SAID POINT ALSO BEING ON THE EAST RIGHT—OF—WAY LINE OF
TURNER ROAD AND BEING THE POINT OF CURVE OF A CURVE CONCAVE TO
THE WEST, HAVING A RADIUS OF 1956.54 FEET AND A CENTRAL ANGLE OF
4*43'12"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE
(SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N.7'08'25"E., 17.68 N.88'09'22"E. 317.48' N.88'09'22"E. Tangent= 10.48 Chord= 19.33 "BRANDEN 125.00 243.37 Chord= 17.31 20° AT&T UTILIT EASEMENT. 74.11' Chord Brg. N.37"46'33"W. Chord Brg. S.04'46'06"W. A.T.&T. ESTATES" Curve number 4 O.R. BOOK UNPLATED 744 PAGE 334 Radius= 50.00 Delta= 68'45'47" Radius= 50.00 Delta= 30°22'44" AND A CHORD DISTANCE OF 161.13 FEET) AN ARC DISTANCE OF 161.18 LANDS 15 FEET FOR A POINT OF BEGINNING; SAID POINT OF BEGINNING BEING ALSO NOT A PART Z 0.50 NOT A PART Arc= 60.01 IN THE SW 1/4 OF THE NW 1/4 OF THE POINT OF CURVE OF A CURVE CONCAVE TO THE WEST, HAVING A Tangent= 13.57 Chord= 26.20 Tangent= 34.21 Chord= 56.47 N.88'09'22"E. Ac. ± SECTION 22, TOWNSHIP 3 SOUTH, RADIUS OF 1956.54 FEET AND A CENTRAL ANGLE OF 7°12'36"; THENCE P.R.M. 90.00' 0.50 Ac. ±. NORTHEASTERLY ALONG THE ARC OF SAID CURVE (SAID ARC BEING SUB-TENDED BY A CHORD BEARING OF N.1°10'31"E., AND A CHORD DISTANCE Chord Brg. N.42'50'48"W. Chord Brg. N.06'43'27"E. RANGE 16 EAST. P.R.M 16 COLUMBIA COUNTY, FLORIDA. Curve number 6 Curve number 5 OF 246.04 FEET) AN ARC DISTANCE OF 246.21 FEET; THENCE N.2°25'— 47"W., 354.69 FEET; THENCE N.67"05"10"E., 147.63 FEET; THENCE N.2"21"28"E., 19.10 FEET; THENCE N.31"36"10"W., 200.72 FEET; THENCE S.63"14"26"W., 46.15 FEET TO A POINT ON THE EAST RIGHT—OF—WAY LINE OF SAID TURNER ROAD; THENCE N.2"25"47"W., ALONG Radius= 50.00 Radius= 50.00 68'45'47" Delta= 97°38'48" Arc= 60.01 Arc= 85.21
Tangent= 34.21 Tangent= 57.16
Chord= 56.47 Chord= 75.27
Chord Brg. N.75*29*13*E. Chord Brg. S.21*18*29*E. LOCATION SKETCH NOT TO SCALE SAID EAST RIGHT-OF-WAY LINE, 265.75 FEET; THENCE N.88°09'22"E., 90.00 FEET; THENCE N.2°25'47"W., 100.01 FEET TO A POINT ON THE NORTH LINE OF THE S.W. 1/4 OF SAID N.W. 1/4; THENCE N.88°09'-SECTION 22, T 3 S,R 16 E. 22"E., ALONG THE NORTH LINE THEREOF, 317.48 FEET TO A POINT ON [13) THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO.75; SAID POINT 0.51 BEING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF ARC= 17.48' 5579.58 FEET AND A CENTRAL ANGLE OF 6°29'12"; THENCE SOUTHEAST-ERLY ALONG THE ARC OF SAID CURVE (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S.30°23'15"E., AND A CHORD DISTANCE OF 631.35 FEET) · UTILITY AN ARC DISTANCE OF 631.69 FEET; THENCE S.22°27'07" W., 393.03
FEET; THENCE S.46°57'59" W., 421.87 FEET; THENCE S.87'34'13" —
W., 233.27 FEET TO THE POINT OF BEGINNING. GRAPHIC SCALE SCALE 1" = 100' COLUMBIA COUNTY, FLORIDA. "NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT THAT MAY
BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY." CONTAINING 14.00 ACRES, MORE OR LESS. SURVEYOR'S NOTES: 1. PRELIMINARY PLAN APPROVED 21 MARCH 1996. "NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE T.V., AND ANY OTHER PUBLIC UTILITY". 2. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS OF THE N.W. 1/4 OF SECTION 22.
3. BEARINGS BASED ON FLORIDA D.O.T. RIGHT OF WAY SURVEY OF 1-75 19) BETWEEN FLA. D.O.T. R/W STATION 1200+00 AND 1207+66.44. 4. SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE UNPLATED SUBJECT TO FLOODING; SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER UNPLATED LANDS LANDS FLOOD INSURANCE RATE MAP, DATED JANUARY 6, 1988 COMMUNITY PANEL DEDICATION: STATE OF FLORIDA, COUNTY OF COLUMBIA.
KNOW ALL MEN BY THESE PRESENTS THAT VICKI L.
HARRELL, AS OWNER, HAVE CAUSED THE LAND SHOWN
HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND
PLATTED TO BE KNOWN AS "BRANDEN ESTATES" AND
THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT—
OF—WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE
AND OTHER RIGHTS INCIDENT THERETO AS SHOWN NOT A PART S.87'58'07"W. 5. CONTOUR LINES TAKEN FROM FIELD ELEVATIONS BASED ON NGVD 29 DATUM AND FROM QUADRANGLE MAPS.
6. CLOSURE OF FIELD SURVEY IS 1/82,117.
7. "UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF NOT A PART P.R.M. 19.10 FLOOD AREA. SEE NOTE NO. 8. 5' UTILITY P.R.M. A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID." 0.70 9 AND OTHER PURPOSE INCIDENT THERETO AS SHOWN 8. A BASE FLOOD ELEVATION OF 108.5 FEET HAS BEEN SET FOR LOTS 5, AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. 7 AND 8. THE MINIMUM FINISH FLOOR ELEVATION SHOULD BE 109.5 FEET FOR LOTS 5, 6, 7 AND 8. ABASE FLOOD ELEVATION OF 106.0 FEET HAS BEEN SET FOR LOTS 1, 2 AND 22. THE MINIMUM FINISH FLOOR ELEVATION SHOULD BE 107.0 FEET FOR LOTS 1, 2 AND 22. 22 BASE FLOOD ELEVATIONS ARE SET BY DALE C. JOHNS, FLORIDA REGISTERED ENGINEER NO. 45263. ELEVATIONS BASED ON NGVD 29 DATUM. 0.50 FLA. D.O.T. STA. 1207+66.44. COUNTY ATTORNEY CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT
AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.
I HEREBY CERTIFY THAT ON THIS APPROXIMATE N.8734'13"E. P.C. FLOOD AREA. SEE NOTE NO. 8. SUBDIMSION ORDINANCE AND CHAPTER 177 OF THE FLORIDA 1996, A.D., BEFORE ME PERSONALLY APPEARED VICKÍ L. HARRELL, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION WETLAND TENEOF TO BE HER FREE ACT AND DEED FOR THE % 116.10° / S. P. VEGETATION LINE DATED: 10' UTILITY 1/4 - EASEMEN COUNTY ATTORNEY S,R Ac. ±. ACCEPTANCE FOR MAINTENANCE: COUNTY OF COLUMBIA. N.8734'13"E. 217.80' I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN FLOOD AREA. SEE NOTE NO. 8. CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN 5' UTILITY EASEMENT. P.R.M. ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF HAS BEEN POSTED TO ASSURE COMPLETION NOTARY PUBLIC, STATE 0.50 OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN OF FLORIDA, AT LARGE. CASE OF DEFAULT. 1.05 N.8734'13"E. 218.33' UNPLATED LANDS NOT A PART UNPLATED LANDS CERTIFICATE OF CLERK. CERTIFICATE OF CLERK.
THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA
COUNTY BOARD OF COUNTY COMMISSIONERS IS NOT A PART ACCEPTED FOR FILES AND RECORDED THIS DAY OF 1996, A.D., IN PLAT BOOK PAGE 159 N.87'34'13"E. 223.22 Klew et Cason APPROXIMATE FLOOD AREA. SEE NOTE NO. 8. DRAINAGE EASEMENT. \ 5º 10' DRAINAGE CLERK OF COURT, COLUMBIA COUNTY, FLORIDA. EASEMENT. Ac. ±. 5' UTILITY EASEMENT. SYMBOL LEGEND UNPLATED LANDS P.R.M. NOT A PART CONCRETE MONUMENT FOUND S.873413"W. POINT OF BEGINNING. CONCRETE P.R.M. MONUMENT FOUND. MARK D. DUREN, P.S.M. - UGE - UNDERGROUND ELECTRIC SERVICE -- CTV - CABLE TY LINE (OVERHEAD) NO ID. NE CORNER SOUTH LINE OF THE --- O--- CHAIN LINK FENCE LS 4708 LOT 21 OF "PINE RIDGE" SW 1/4 OF THE NW 1/4
OF SECTION 22,
T 3 S,R 16 E. ----- WOODEN FENCE CMP CORRUGATED METAL PIPE RCP REINFORCED CONCRETE PIPE LS LAND SURVEYOR RT. 18 BOX 555 PLAT BOOK 4 474198 PAGE 102 AND 102A. NOT A PART LB LICENSED BUSINESS SISTERS WELCOME ROAD UNPLATED LANDS ORB OFFICIAL RECORD BOOK PRM PERMANENT REFERENCE MONUMENT PCP PERMANENT CONTROL POINT SURVEYOR CERTIFICATION: LAKE CITY, FLA. 32025 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE UNPLATED LANDS DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE ⊗ UTILITY POLE (904) 758-9831 OFFICE SW CORNER OF NW 1/4 OF SECTION 22, T 3 S,R 16 E. LS 3048. LAND SURVEYED AND THAT THE PERMANENT REFERENCE POINTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH COLUMBIA R/W RIGHT-OF-WAY NOT A PART NO ID. NO IDENTIFICATION
FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION (904) 758-8010 FAX COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES. P.C. POINT OF CURVE 250-08-95 P.R.C. POINT OF REVERSE CURVE POINT OF DATED: AUGUST 1996, A.D. MARK D. DUREN, P.S.M. FLORIDA CERT. NO. 4708 ♦ 3" ALUM. PLATE WITH NAIL COMMENCEMENT.