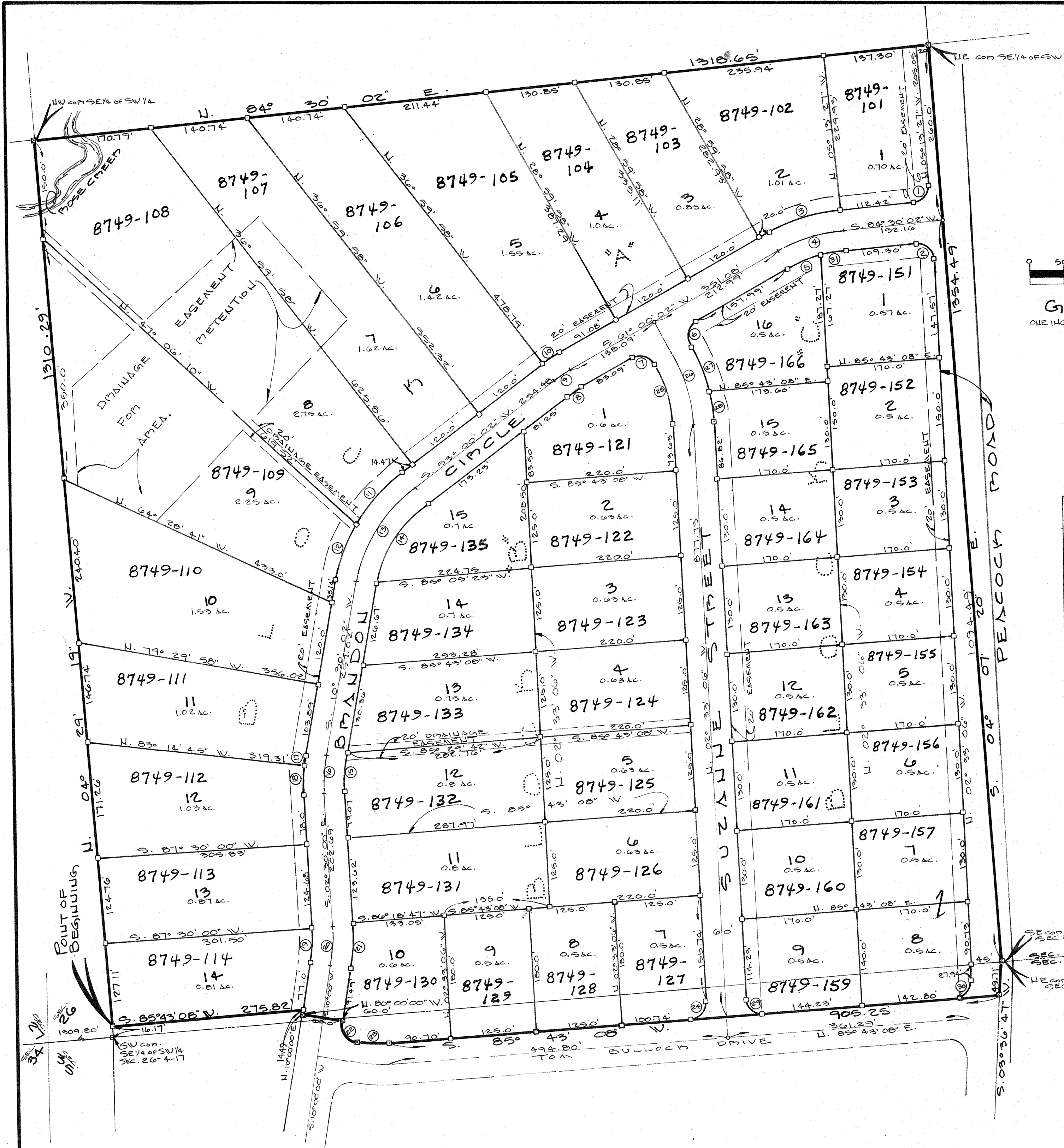


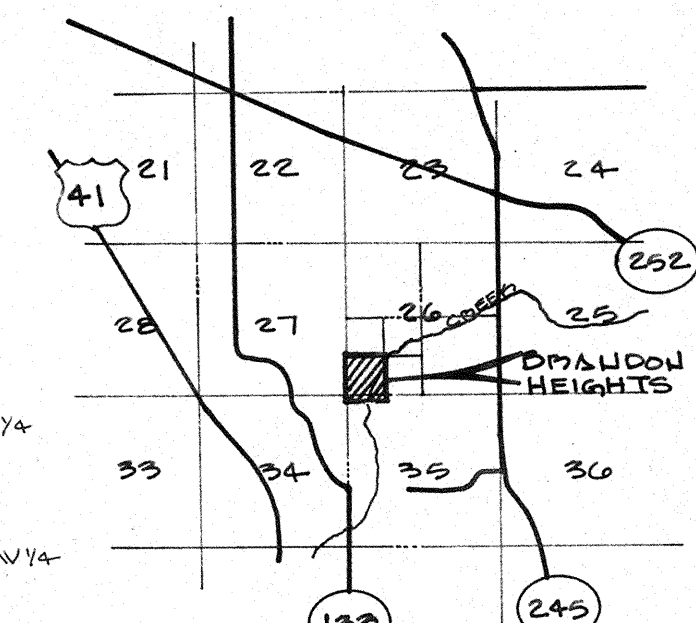
# BRANDON HEIGHTS

SITUATED IN SECTION 26 AND IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 17 EAST



GRAPHIC SCALE  
ONE INCH EQUALS ONE HUNDRED FEET

CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD DIST.
1	200.00	89.43	33.15	24.88	33.27
2	200.00	89.43	33.15	24.88	33.27
3	200.00	89.43	33.15	24.88	33.27
4	200.00	89.43	33.15	24.88	33.27
5	200.00	89.43	33.15	24.88	33.27
6	200.00	89.43	33.15	24.88	33.27
7	200.00	89.43	33.15	24.88	33.27
8	200.00	89.43	33.15	24.88	33.27
9	200.00	89.43	33.15	24.88	33.27
10	200.00	89.43	33.15	24.88	33.27
11	200.00	89.43	33.15	24.88	33.27
12	200.00	89.43	33.15	24.88	33.27
13	200.00	89.43	33.15	24.88	33.27
14	200.00	89.43	33.15	24.88	33.27
15	200.00	89.43	33.15	24.88	33.27
16	200.00	89.43	33.15	24.88	33.27
17	200.00	89.43	33.15	24.88	33.27
18	200.00	89.43	33.15	24.88	33.27
19	200.00	89.43	33.15	24.88	33.27
20	200.00	89.43	33.15	24.88	33.27
21	200.00	89.43	33.15	24.88	33.27
22	200.00	89.43	33.15	24.88	33.27
23	200.00	89.43	33.15	24.88	33.27
24	200.00	89.43	33.15	24.88	33.27
25	200.00	89.43	33.15	24.88	33.27
26	200.00	89.43	33.15	24.88	33.27
27	200.00	89.43	33.15	24.88	33.27
28	200.00	89.43	33.15	24.88	33.27
29	200.00	89.43	33.15	24.88	33.27
30	200.00	89.43	33.15	24.88	33.27



LOCATION SKETCH  
(NOT TO SCALE)

BRITT SURVEYING  
1426 WEST DUVAL ST.  
LAKE CITY, FLORIDA  
32055  
(904) 752-7163

FILE NUMBER 90 15107  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
Dec. 14, 1990 AT 8:58 O'CLOCK A.M.  
RECORD VERIFIED  
P. DeWitt Olson  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY: *[Signature]*

'90 DEC 14 8:58

'90 DEC 14 8:58

P. DeWitt Casan  
 CLERK OF CIRCUIT COURT  
 COLUMBIA COUNTY, FLORIDA

**DESCRIPTION:**

A PART OF THE SOUTHEAST 1/4 (SE 1/4) OF THE SOUTHWEST 1/4 (SW 1/4) OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 17 EAST AND A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 17 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 26 AND RUN N. 04° 29' 19" W. ALONG THE WEST LINE THEREOF, 16.17 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N. 04° 29' 19" W. ALONG SAID WEST LINE, 1310.29 FEET TO THE NW CORNER THEREOF; THENCE N. 84° 30' 02" E. ALONG THE NORTH LINE OF SAID SE 1/4 OF THE SW 1/4, 1318.65 FEET TO THE NE CORNER THEREOF; THENCE S. 04° 01' 20" E. ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4, 1354.49 FEET TO THE SE CORNER THEREOF; SAID POINT ALSO BEING THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 17 EAST; THENCE S. 03° 36' 41" W., 49.71 FEET; THENCE S. 85° 43' 08" W., 909.23 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 200 FEET AND AN INCLUDED ANGLE OF 14° 16' 52"; THENCE FOLLOWS THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 49.85 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.0 FEET AND AN INCLUDED ANGLE OF 90° 00' 00"; THENCE FOLLOWS THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 39.27 FEET; THENCE N. 80° 00' 00" W., 600 FEET; THENCE N. 10° 00' 00" E., 114.49 FEET; THENCE S. 85° 43' 08" W., 219.82 FEET TO THE POINT OF BEGINNING.

COLUMBIA COUNTY, FLORIDA, HAVING 45 LOTS CONTAINING 41.36 ACRES MORE OR LESS, SUBJECT TO EXISTING MAINTAINED RIGHT-OF-WAY FOR PEACOCK ROAD OFF THE EAST AND SOUTH SIDE THEREOF.

**COUNTY ATTORNEY CERTIFICATION:**

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, DATED December 10, 1990 COUNTY ATTORNEY Mark Judd

**CERTIFICATE OF CLERK:**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COMMISSIONERS IS ACCEPTED FOR FILE AND RECORDED THIS 14th DAY OF December 1990 A.D. IN PLAT BOOK 6 PAGE 50 & 50A

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA P. DeWitt Casan

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT LEUVIL H. DICERS, AS OWNER HAS CAUSED THE LANDS SHOWN HEREOF DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "BRANDON HEIGHTS" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEDICATED HEREOF ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

LEUVIL H. DICERS, Leuvil H. Dicers  
 WITNESS, Eric E. Brittt  
 WITNESS, Johnny M. Starnes

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA  
 THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 6th DAY OF December 1990 A.D.  
 CHAIRMAN Judith Sharp

**COUNTY 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.  
 DATE: 12-12-90 COUNTY ENGINEER Jerry Brock

PLAT BOOK 6 PAGE 50  
**BRANDON HEIGHTS**  
 A SUBDIVISION SITUATED IN SECTIONS 26 AND 35 OF TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

**Surveyor's Notes:**

- 1) ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICE AND ANY OTHER PUBLIC UTILITIES.
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) THIS PARCEL IS LOCATED IN ZONE "X" AND ZONE "A".
- 4) ZONE "X" - INSIDE THE 100 YEAR FLOOD PLAIN. FLOOD ELEVATION ESTABLISHED AT 110.5 FEET BY AUTHORITY BEDEVELOPMENT # 9162.
- 5) FLOOD ZONES AS PER FLOOD INSURANCE RATE MAP, DATED JAN. 6, 1988, COUNCILMAN'S PLAN NO. 120070-0200 B.
- 6) BEARINGS BASED ON SECTIONAL BREAKDOWN AND PREVIOUS SURVEY DATA.
- 7) CLOSURE IS 1:3641610
- 8) PRELIMINARY PLAN APPROVED JUNE 21, 1988

**Surveyor's Certification:**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE CORNER HAVE BEEN SET, AND THAT THE SURVEY DATA AND DOCUMENTATION COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.  
 DATED: 11-30-90

LUTHEM E. BRITT  
 REGISTERED LAND SURVEYOR  
 FLA. CERT. NO. \_\_\_\_\_

**Acknowledgment: STATE OF FLORIDA, COUNTY OF COLUMBIA**

I HEREBY CERTIFY THAT ON THIS 30th DAY OF November 1990 A.D. BEFORE ME PERSONALLY APPEARED LEUVIL H. DICERS 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 August 2, 1993  
 NOTARY PUBLIC, STATE OF FLORIDA Eric E. Brittt

BRITT SURVEYING  
 1426 WEST DUALIST  
 LAKE CITY, FLORIDA 32055  
 (904) 752-7163