

COVEY COURT

A SUBDIVISION IN SECTION 1
TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

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.

SIGNED: M. Jangle DATE: 1-16-97
County Attorney, Columbia 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.

SIGNED: Joy Brook DATE: 12-23-96
Director of Public Works

COMMISSION APPROVAL

SIGNED: _____
Chairman
DATE: 12/19/1996

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 16 day of January, 1997, in Plat Book 6, Page 168-169

ATTEST: P. Dewitt Carson SIGNED: P. Dewitt Carson
Clerk Clerk of Circuit Court

DEDICATION

KNOW ALL MEN BY THESE PRESENT that Claude Ste Marie and Nicole Ste Marie, as owners, and CNB National Bank, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided, and platted, to be known as COVEY COURT, and that all Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNERS:

Claude Ste Marie Witness
Claude Ste Marie

Nicole Ste Marie Witness
Nicole Ste Marie

MORTGAGEES: CNB National Bank

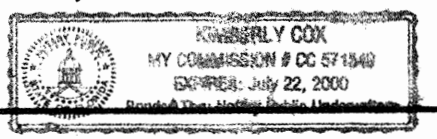
Robert Woodard, Sr. Vice-Pres. Witness
Robert Woodard, Sr. Vice-Pres.

Witness
Witness

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this _____ day of _____, 19____, by Claude Ste Marie, Owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

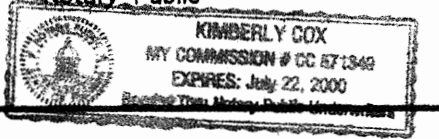
My Commission Expires: _____ SIGNED: _____
Notary Public



ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this _____ day of _____, 19____, by Nicole Ste Marie, Owner. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.

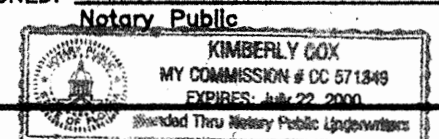
My Commission Expires: _____ SIGNED: _____
Notary Public



ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this _____ day of _____, 19____, by Robert Woodard, Sr. Vice-President of CNB National Bank, Mortgagee. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: _____ SIGNED: _____
Notary Public



OFFICIAL RECORDS
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GOVEY COURT

A SUBDIVISION IN SECTION 1
TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

DESCRIPTION

BEGIN at the Southeast corner of the North 3/4 of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run S.86°51'31"W. along the South line of said North 3/4 of the Southeast 1/4 of the Southwest 1/4 a distance of 728.00 feet; thence N.17°00'15"E. 254.91 feet to a point on the arc of a curve concave to the East having a radius of 260.00 feet and a central angle of 09°42'28"; thence Northerly along the arc of said curve 44.05 feet to the Point of Tangency of said curve; thence N.00°12'39"W. 108.68 feet; thence S.81°48'50"W. 58.61 feet; thence N.56°17'12"W. 342.97 feet; thence N.02°41'33"W. 325.67 feet; thence N.89°07'19"E. 373.74 feet; thence N.79°26'40"E. 296.52 feet; thence S.02°40'13"W. 178.35 feet; thence S.27°29'28"W. 421.98 feet; thence S.81°48'50"W. 43.97 feet; thence S.00°12'39"E. 117.08 feet to the Point of Curve of a curve concave to the East having a radius of 200.00 feet and a central angle of 31°19'04"; thence Southerly along the arc of said curve 109.32 feet; thence N.42°03'19"E. 413.52 feet; thence N.36°52'15"E. 435.48 feet to a point on the East line of the Southwest 1/4 of said Section 1; thence S.02°02'12"E. along said East line 800.00 feet to the POINT OF BEGINNING. Containing 13.27 acres, more or less.

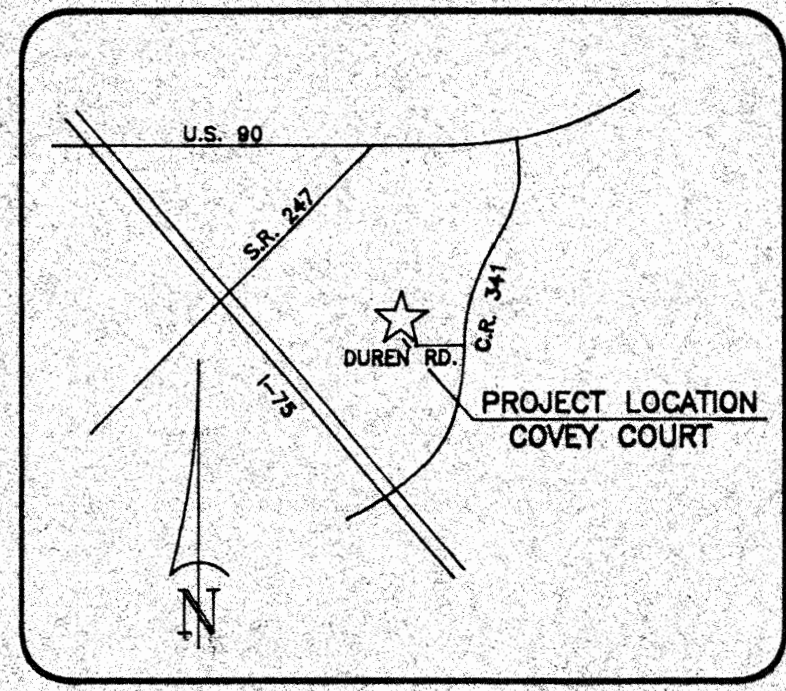
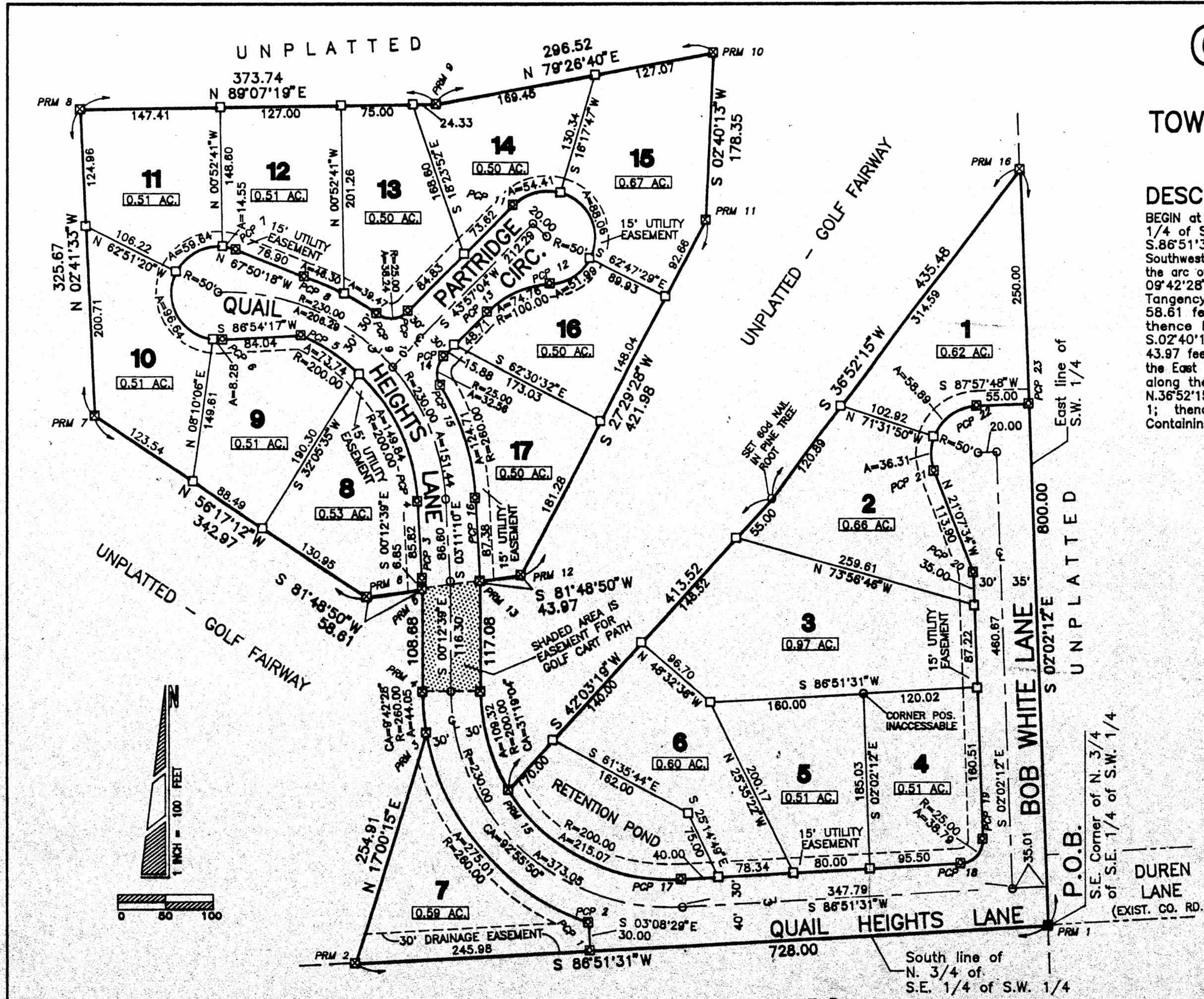
LEGEND / NOTES

- 1.) = Permanent Reference Monument (PRM) set, stamped PLS 3628 and date.
- 2.) = Permanent Reference Point (PCP) set, stamped PLS 3628 and date.
- 3.) = Concrete Monument found at time of survey.
- 4.) Boundary based on instruction from client, monumentation found in place, a prior survey by L.L. Lee and Associates.
- 5.) Bearings projected from the above referenced prior survey by L.L. and Associates.
- 6.) Field data closure precision complies with the Minimum Technical Standards, pursuant to Section 472.027, Florida Statutes.
- 7.) Interior Improvements and underground encroachments, if present, were not located.
- 8.) Lots to be used for residential purposes only.
- 9.) Zoning classification: RSF 1
- 10.) Water supply is by individual wells and sewerage collection is by private septic tank systems, subject to approval.
- 11.) According to the flood hazard maps (FIRM) of Columbia County, Florida, the described development does not lie within a Flood Zone "A" area. It is within Flood Zone "X", which has been determined to be outside of the 500 year flood plain (ref: Comm. Panel No. 120070 0175 B).
- 12.) All Easements requirements have been graphically shown on the face of the plat.
- 13.) Building setback requirements: Front= 25 ft., Rear= 15 ft., Sides= 10 ft. See deed restrictions for additional setback requirements.

NOTES

NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All utility easements shown on this Plat shall constitute easements for the construction, installation, maintenance, and operation of electricity, telephone, CATV, and other public utilities which may serve the lands encompassed by this Plat.



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.

SIGNED:
Donald F. Lee, P.L.S.
Florida Registered Cert. No. 3628
DATE: 12/9/19 16



SHEET 1 OF 2

Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (904) 755-6166 FAX: (904) 755-6167
Certificate of Authorization # LB 4016

FILE NUMBER 92-00620
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
1-16, 1917 AT 9:24 O'CLOCK A.M.
RECORD VERIFIED

CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY:
D.C.

OFFICIAL RECORDS
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