

"MAGNOLIA PLACE"

A SUBDIVISION OF PART OF
SECTION 27,
TOWNSHIP 5 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA.

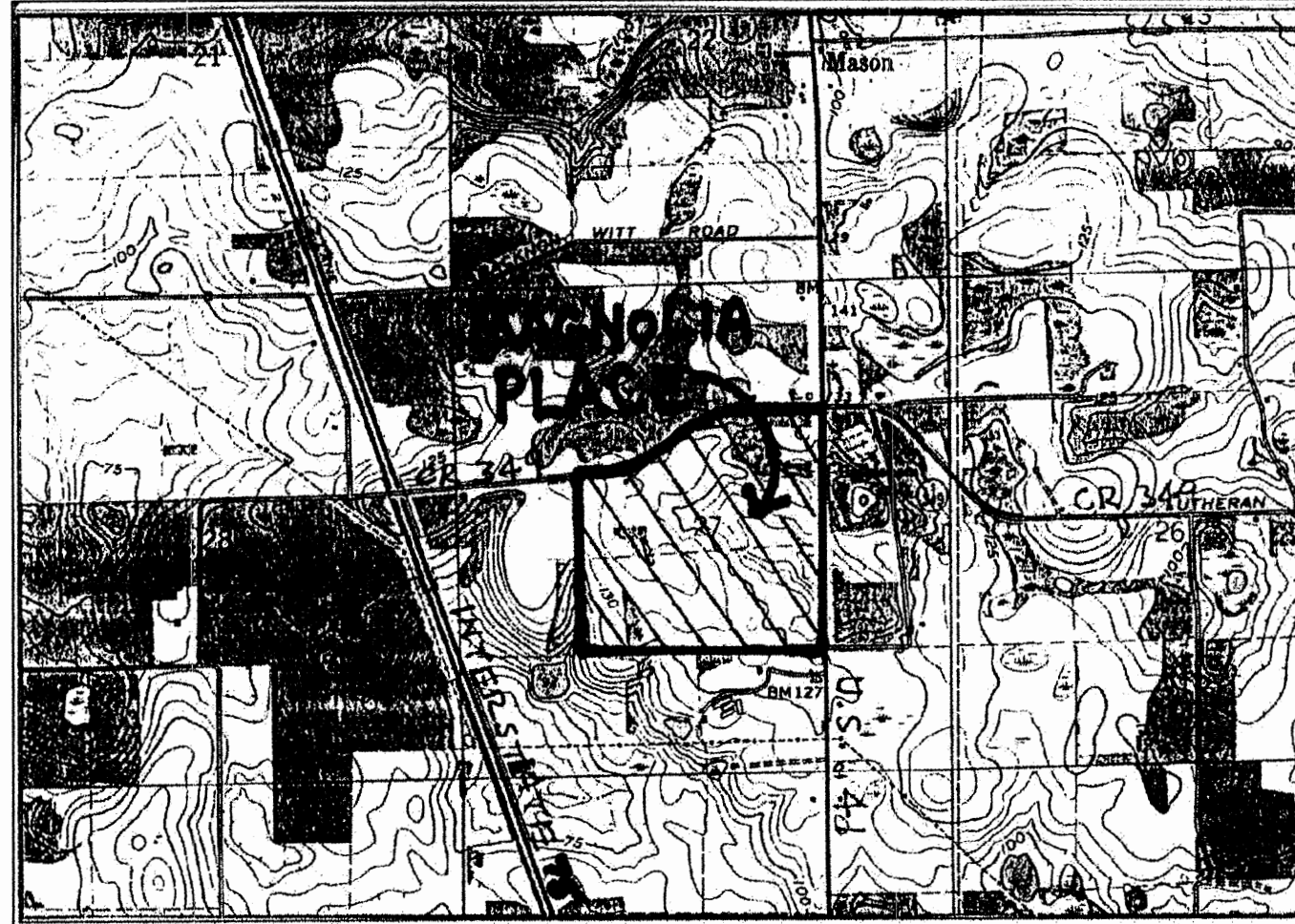
"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

"NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

MINIMUM FLOOR ELEVATIONS:
LOTS 1 - 4 MINIMUM FINISHED FLOOR ELEVATION SHALL BE THE HIGHER OF ELEVATION 120.0 FEET NGVD 29 DATUM OR 1 FOOT ABOVE THE ROADWAY OR 8" ABOVE THE HIGHEST ADJACENT GRADE.

LOTS 5 - 25 MINIMUM FINISHED FLOOR ELEVATION SHALL BE THE HIGHER OF: ELEVATION 116.0 FEET NGVD 29 DATUM OR 1 FOOT ABOVE THE ROADWAY OR 8" ABOVE THE HIGHEST ADJACENT GRADE.



LOCATION MAP
FROM 7.5 MINUTE SERIES QUADRANGLE MAP.
SCALE 1" = 2000'

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT DEWEY V. GLENN, PRESIDENT OF GLENN FARMS, INC., AS OWNER, AND PATRICIA YATES, AS VICE-PRESIDENT OF CAPITAL CITY BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HERON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "MAGNOLIA PLACE", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTESTS:
Carie L. Padot
Bonnie Jenkins
Lewanda Gore
Dewey V. Glenn, President
Patricia Yates, Vice-President

ACCEPTANCE FOR MAINTENANCE, COUNTY OF COLUMBIA.

"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 5/21 2004, AD. Wesley Crowder
PUBLIC WORKS DIRECTOR

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.

DATED 5/21 2004, AD. Mark D. Duren
COUNTY ATTORNEY

PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708

1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-8010 OFFICE
(386) 758-8010 FAX
WO# 03-201FP

- SYMBOL LEGEND
- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- WIRE FENCE
- ELECTRIC UTILITY LINE (OVERHEAD)
- UNDERGROUND ELECTRIC SERVICE
- CABLE TV LINE (OVERHEAD)
- CHAIN LINK FENCE
- WOODEN FENCE
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- LAND SURVEYOR
- LICENSED BUSINESS
- ORIG. OFFICIAL RECORD BOOK
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- UTILITY POLE
- RIGHT-OF-WAY
- NO IDENTIFICATION
- FLA. DEPT. OF TRANSPORTATION CENTERLINE
- 4"x4" CONCRETE MONUMENT, PPM, LS 4708
- CONCRETE MONUMENT
- ACRES
- ELEVATION
- NATIONAL GEODETIC VERTICAL DATUM OF 1929
- CONCRETE MONUMENT
- IRON ROD
- IRON PIPE
- NAIL AND DISC, LS 4708, CL POP

DITCH MAINTENANCE EASEMENT:
THE 15' UTILITY AND DRAINAGE EASEMENTS ALONG SW CHERRIWOOD WAY, SW CYPRESSWOOD GLEN AND SW CEDARWOOD GLEN ARE ALSO FOR THE MAINTENANCE OF THE ROAD DITCHES ALONG THESE ROADWAYS. EASEMENTS AND OTHER IMPROVEMENTS WHICH WOULD IMPAIR OR OBSTRUCT SUCH MAINTENANCE MUST BE SET ON THE LOT SIDE OF SAID ROAD FRONT EASEMENT.

SEE SHEET 1 OF 6
FOR LEGAL DESCRIPTION.

DEVELOPER / OWNER:
GLENN FARMS, INC.
P. O. BOX 66
FT. WHITE, FL. 32038

ENGINEER'S CERTIFICATION:
I, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE PROPOSED DRAINAGE SYSTEM IS SUFFICIENT WITH RESPECT TO THE REQUIREMENTS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS ADOPTED MARCH 14, 1998 BY ORDINANCE NO. 98-11.
DALE C. JOHNS, P.E. #2263
RT. 15 BOX 3834
LAKE CITY, FLA. 32054
(386) 961-8903
4/21/04

- SURVEYOR'S NOTES:
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH PREVIOUS SURVEYS DONE BY THIS OFFICE WITHIN THIS SECTION.
 - BEARINGS BASED ON FLA. D.O.T. R/W MAP OF CR 349 USING THE CENTERLINE BEARING OF N84°37'05"E AS SHOWN BETWEEN STATIONS 230+00 AND 241+78.17, SECTION 2801-2802, SHEET 3 OF 8, DATED 1/25/62.
 - SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING AND SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD AS PER FLOOD INSURANCE RATE MAP, DATED JANUARY 6, 1998, COMMUNITY PANEL NO. 120070 0250 B.
 - THIS CONSTITUTES A MAJOR-SUBDIVISION AS PER COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.
 - MINIMUM ACREAGE OF PLATTED LOTS IS 5.00 ACRES.
 - WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC TANKS.
 - WATER SOURCE TO BE INDIVIDUAL WELLS.
 - "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
 - CLOSURE OF FIELD SURVEY IS BETTER THAN 1/20,000.
 - ZONING IS A-3.
 - PRELIMINARY PLAT APPROVED BY COUNTY COMMISSION JULY 1, 2003.
 - ELEVATIONS ORIGINATED FROM BENCHMARK 1-75-2, EL. 147.68 FEET, NGVD 29 DATUM, NATIONAL GEODETIC SURVEY PID BD 1155.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE
COLUMBIA COUNTY COMMISSION
THIS 6 DAY OF MAY, 2004, A.D.

Henry A. Skinner
CHAIRMAN

SURVEYORS 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 5/13/2004 A.D.

Mark D. Duren
MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLORIDA 32025

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 24 DAY OF May, 2004, A.D., BEFORE ME PERSONALLY APPEARED DEWEY V. GLENN, AS PRESIDENT OF GLENN FARMS, INC., OWNER, 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:

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 21 DAY OF May, A.D. 2004, BEFORE ME PERSONALLY APPEARED PATRICIA YATES, SIGNING AS VICE-PRESIDENT, FOR AND BEHALF OF CAPITAL CITY BANK, AS MORTGAGEE, 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:

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 25 DAY OF May, 2004, A.D., IN PLAT BOOK 7, PAGE 174-179

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

CERTIFICATE OF COUNTY SURVEYOR:

THIS IS TO CERTIFY THAT ON THIS 24 DAY OF May, 2004 A.D., DONALD F. LEE, A FLORIDA LICENSED SURVEYOR AND MAPPER, REGISTRATION NUMBER, LS 3628, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, AS AMENDED, FOR THE COUNTY OF COLUMBIA COUNTY, FLORIDA, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

SIGNED: Donald F. Lee
Donald F. Lee

OFFICIAL RECORDS
BOOK PAGE 175
FILE NUMBER 2004-02-66
FILED IN PLAT BOOK 7
OF COLUMBIA COUNTY, FLORIDA
5/25/04
P. DEWITT GASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Mark D. Duren, D.C.



"MAGNOLIA PLACE"

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OFFICIAL RECORDS BOOK PAGE 2274

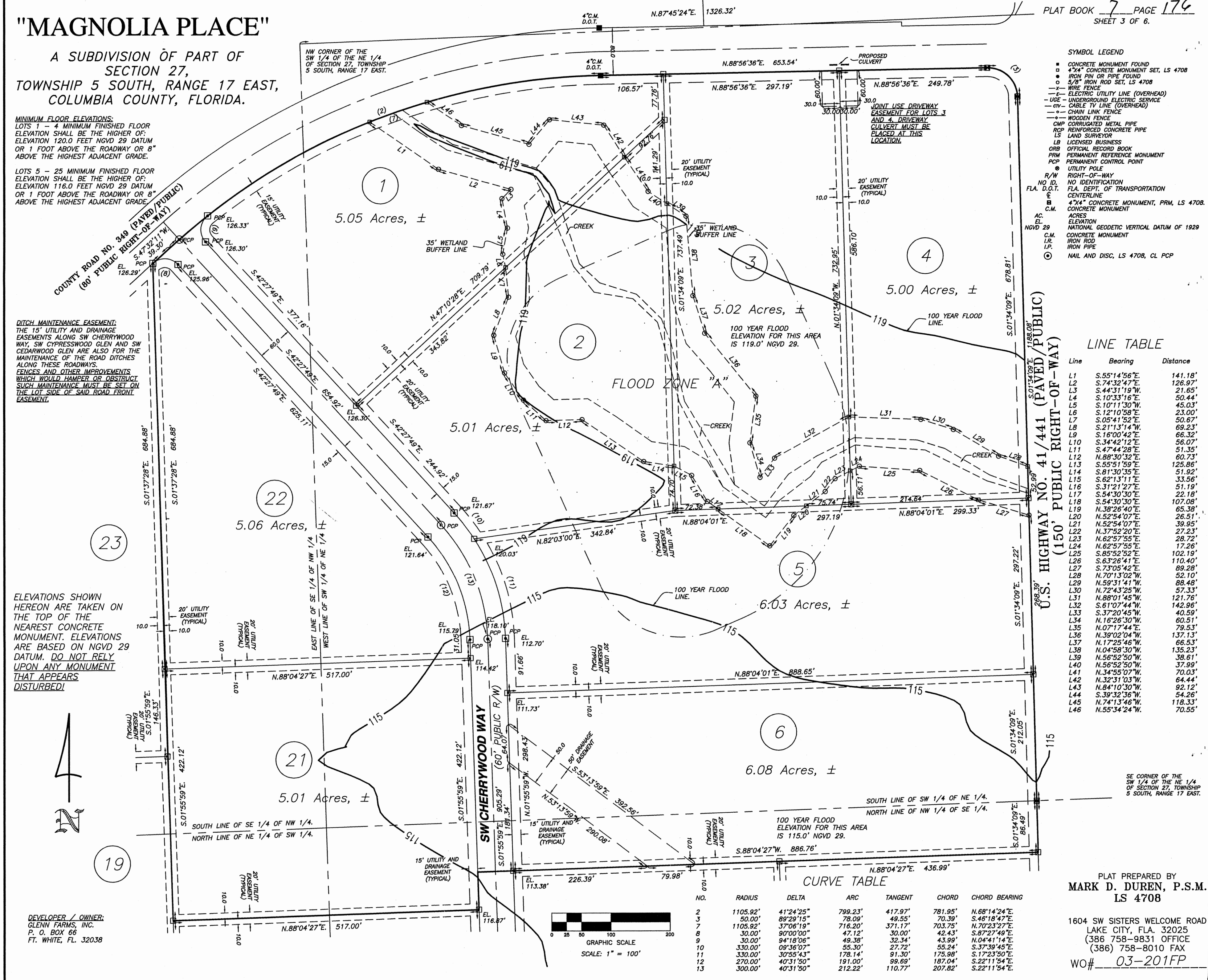
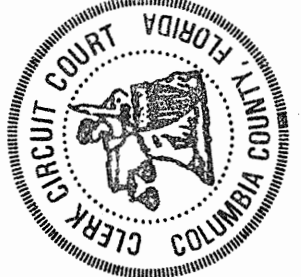
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 FENCES AND OTHER IMPROVEMENTS WHICH WOULD HINDER OR OBSTRUCT SUCH MAINTENANCE MUST BE SET ON THE LOT SIDE OF SAID ROAD FRONT EASEMENT.

ELEVATIONS SHOWN HEREON ARE TAKEN ON THE TOP OF THE NEAREST CONCRETE MONUMENT. ELEVATIONS ARE BASED ON NGVD 29 DATUM. DO NOT RELY UPON ANY MONUMENT THAT APPEARS DISTURBED!

DEVELOPER / OWNER:
 GLENN FARMS, INC.
 P. O. BOX 66
 FT. WHITE, FL. 32038

FILE NUMBER 20111885
 FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
 5/25 2011 AT 10:45 O'CLOCK A.M.
 RECORDED BY
P. DEWITT CASON
 CLERK OF COURTS
 COLUMBIA COUNTY, FLORIDA
 BY: *Marcel P. ...* D.C.



SYMBOL LEGEND

- CONCRETE MONUMENT FOUND
- 4" x 4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- WIRE FENCE
- ELECTRIC UTILITY LINE (OVERHEAD)
- CABLE TV LINE (OVERHEAD)
- UNDERGROUND ELECTRIC SERVICE
- CHAIN LINE FENCE
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- CORRUGATED METAL PIPE
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- LAND SURVEYOR
- LICENSED BUSINESS
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- UTILITY POLE
- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
- F.L.A. D.O.T. FLA. DEPT. OF TRANSPORTATION
- CENTERLINE
- 4" x 4" CONCRETE MONUMENT, PRM, LS 4708
- CONCRETE MONUMENT
- ACRES
- ELEVATION
- NATIONAL GEODETIC VERTICAL DATUM OF 1929
- CONCRETE MONUMENT
- IRON ROD
- IRON PIPE
- NAIL AND DISC, LS 4708, CL PCP

LINE TABLE

Line	Bearing	Distance
L1	S.55°14'56"E	141.18'
L2	S.74°32'47"E	126.37'
L3	S.44°31'19"W	21.65'
L4	S.10°33'16"E	50.44'
L5	S.10°11'30"W	45.03'
L6	S.12°10'58"E	23.00'
L7	S.05°41'52"E	50.67'
L8	S.21°13'14"W	68.23'
L9	S.16°00'42"E	66.32'
L10	S.34°42'12"E	58.07'
L11	S.42°44'28"E	51.35'
L12	N.88°30'32"E	60.73'
L13	S.55°51'59"E	125.86'
L14	S.62°57'55"E	61.92'
L15	S.62°13'11"E	33.56'
L16	S.31°21'27"E	51.19'
L17	S.54°30'30"E	22.18'
L18	S.54°30'30"E	107.08'
L19	N.35°28'40"E	65.39'
L20	N.52°54'07"E	36.51'
L21	N.52°54'07"E	39.95'
L22	N.37°52'20"E	27.23'
L23	S.10°11'30"W	58.72'
L24	N.62°57'55"E	17.26'
L25	S.85°26'52"E	102.19'
L26	S.85°26'52"E	110.40'
L27	S.73°05'42"E	89.28'
L28	N.70°13'02"W	52.10'
L29	N.59°31'41"W	88.48'
L30	N.72°43'25"W	57.33'
L31	N.68°01'45"W	121.76'
L32	S.61°07'44"W	142.96'
L33	S.37°20'45"W	40.59'
L34	N.16°28'30"W	60.51'
L35	N.07°17'44"E	79.53'
L36	N.39°02'04"W	137.13'
L37	N.17°25'48"W	66.53'
L38	N.04°58'30"W	135.23'
L39	N.56°52'50"W	38.61'
L40	N.56°52'50"W	37.90'
L41	N.34°55'07"W	70.03'
L42	N.32°31'03"W	64.44'
L43	N.84°10'30"W	92.12'
L44	S.39°32'36"W	54.26'
L45	N.74°13'46"W	118.33'
L46	N.59°34'24"W	70.55'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
2	1105.82'	41°24'25"	799.23'	417.97'	781.95'	N.68°14'24"E
3	50.00'	89°29'15"	78.09'	49.55'	70.39'	S.46°18'47"E
7	1105.92'	37°06'19"	716.20'	371.17'	703.79'	N.70°23'27"E
8	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.87°27'49"E
9	30.00'	94°18'06"	49.38'	32.34'	43.99'	N.04°41'14"E
10	330.00'	09°36'07"	55.30'	27.72'	55.24'	S.37°39'45"E
11	330.00'	30°55'43"	178.14'	91.30'	175.96'	S.17°23'50"E
12	270.00'	40°31'50"	191.00'	99.69'	187.04'	S.22°11'54"E
13	300.00'	40°31'50"	212.22'	110.77'	207.82'	S.22°11'54"E

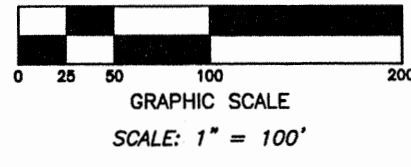
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 LAKE CITY, FLA. 32025
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A SUBDIVISION OF PART OF
SECTION 27,
TOWNSHIP 5 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	1185.92'	37°04'54"	767.52'	397.74'	754.20'	N.66°04'38"E.
4	1185.92'	08°25'59"	174.49'	87.40'	174.33'	S.80°24'11"W.
5	1185.92'	18°59'41"	393.15'	198.40'	391.36'	S.66°41'26"W.
6	1185.92'	09°39'24"	199.88'	100.18'	199.84'	S.52°21'53"W.
8	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.87°27'46"E.



ELEVATIONS SHOWN
HEREON ARE TAKEN ON
THE TOP OF THE
NEAREST CONCRETE
MONUMENT. ELEVATIONS
ARE BASED ON NGVD 29
DATUM. DO NOT RELY
UPON ANY MONUMENT
THAT APPEARS
DISTURBED!

SYMBOL LEGEND

- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- WIRE FENCE
- ELECTRIC UTILITY LINE (OVERHEAD)
- UG— UNDERGROUND ELECTRIC SERVICE
- CABLE TV LINE (OVERHEAD)
- CHAIN LINK FENCE
- WOODEN FENCE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- UTILITY POLE
- R/W RIGHT-OF-WAY
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MINIMUM FLOOR ELEVATIONS:
LOTS 1 - 4 MINIMUM FINISHED FLOOR
ELEVATION SHALL BE THE HIGHER OF:
ELEVATION 120.0 FEET NGVD 29 DATUM
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ELEVATION SHALL BE THE HIGHER OF:
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SW CORNER OF THE
SE 1/4 OF THE NW 1/4
OF SECTION 27, TOWNSHIP
5 SOUTH, RANGE 17 EAST.

4" CM, NO. 10,
1.27" N, 5.08" W,
OF CM SET,
(FENCE LINE 0.5
E. OF CM SET.)

NW CORNER OF THE
NE 1/4 OF THE SW 1/4
OF SECTION 27, TOWNSHIP
5 SOUTH, RANGE 17 EAST.

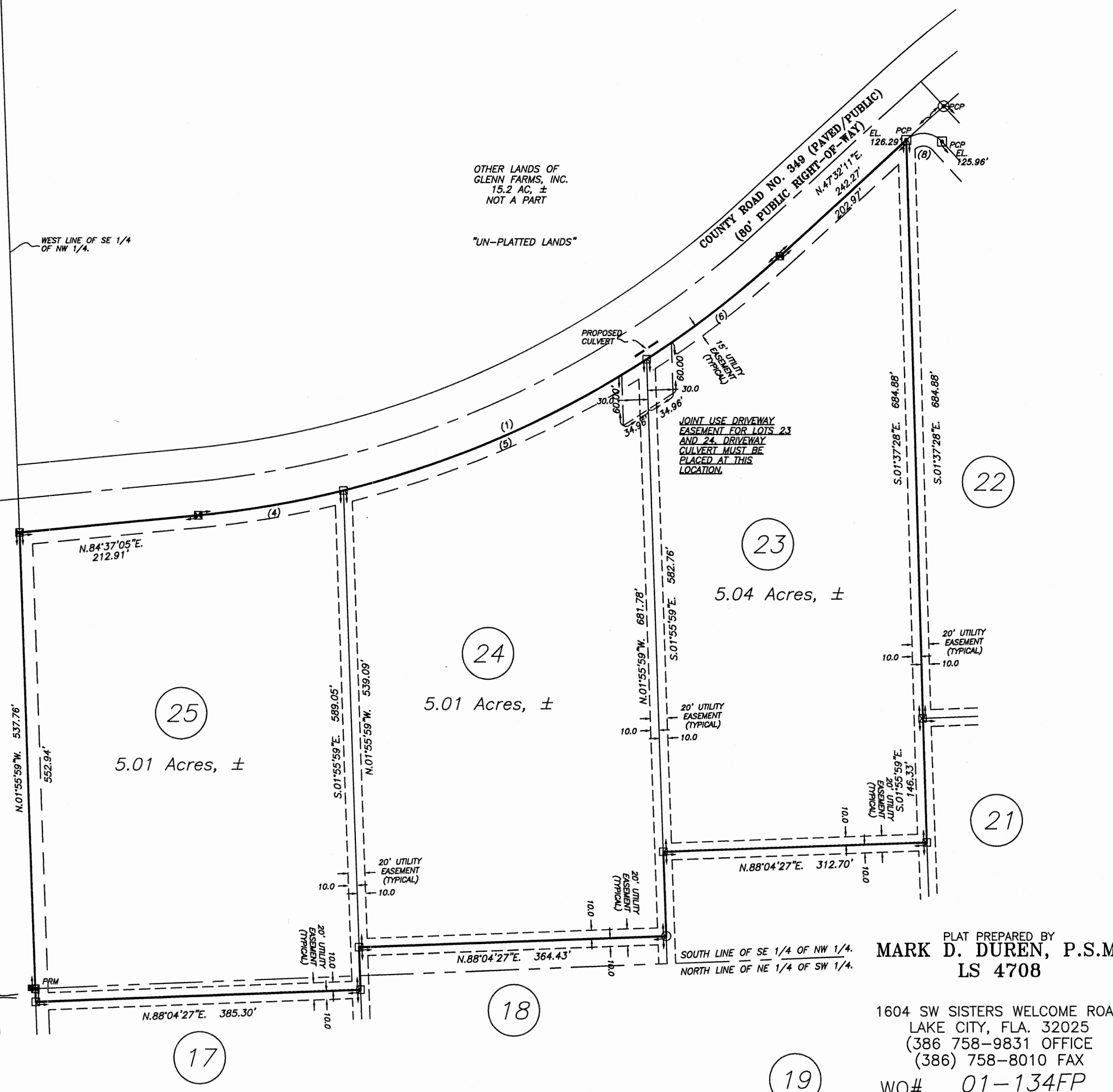
DEVELOPER / OWNER:
GLENN FARMS, INC.
P. O. BOX 66
FT. WHITE, FL. 32038

FOUND 4" CM, LS
1078, 0.84' N,
0.14' E.
FOUND 4" CM, LS
1078, 38.82' W.

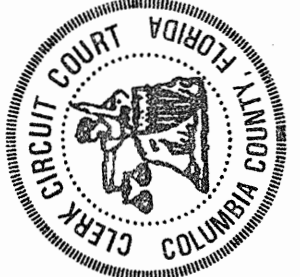
NW CORNER OF THE
SE 1/4 OF THE NW 1/4
OF SECTION 27, TOWNSHIP
5 SOUTH, RANGE 17 EAST.

N.87°42'15"E. 1326.75'

NE CORNER OF THE
SE 1/4 OF THE NW 1/4
OF SECTION 27, TOWNSHIP
5 SOUTH, RANGE 17 EAST.



FILE NUMBER 20040205-E
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
5/25/05 10:45 AM AT 11:45 O'CLOCK A.M.
RECORDED BY
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: [Signature] D.C.

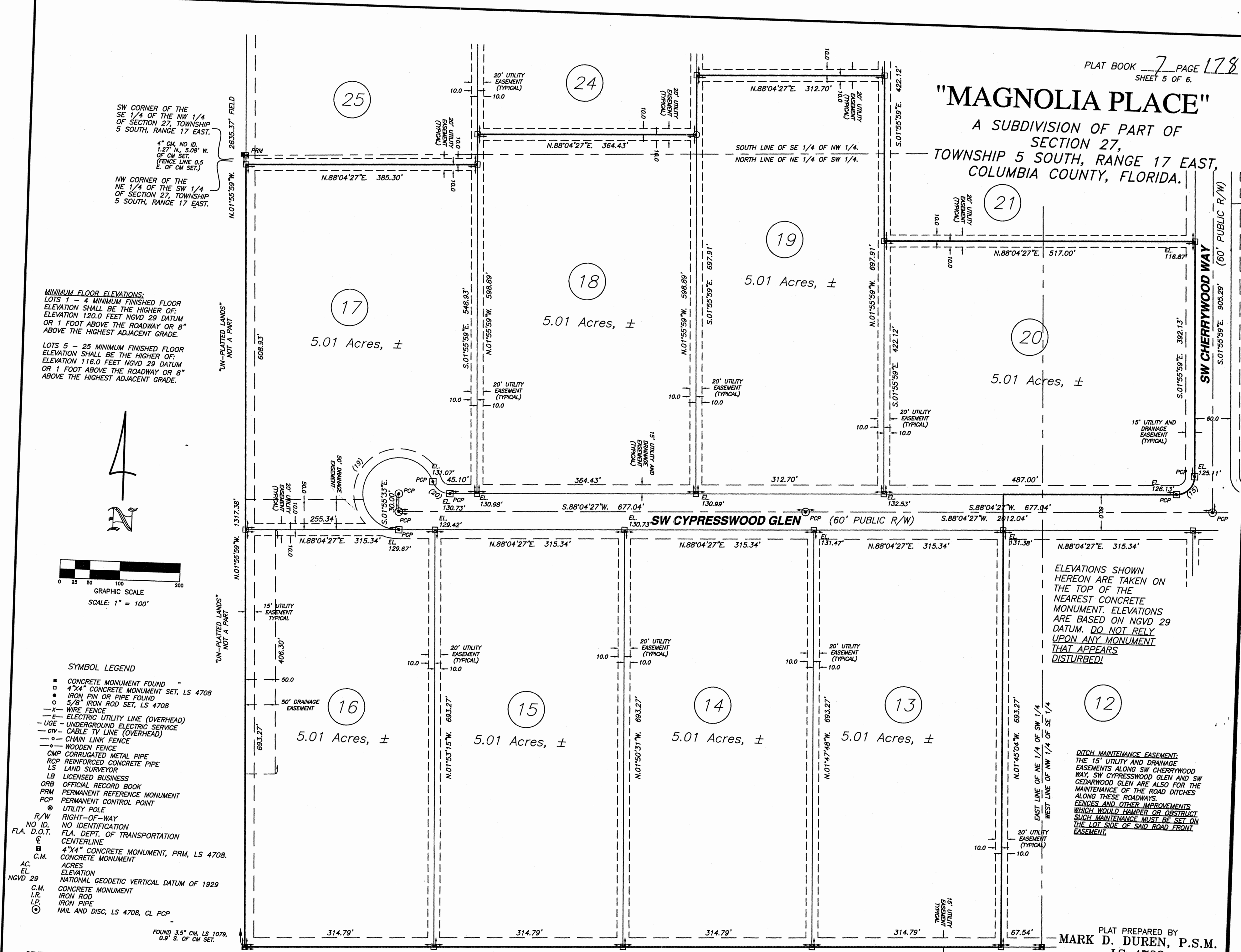


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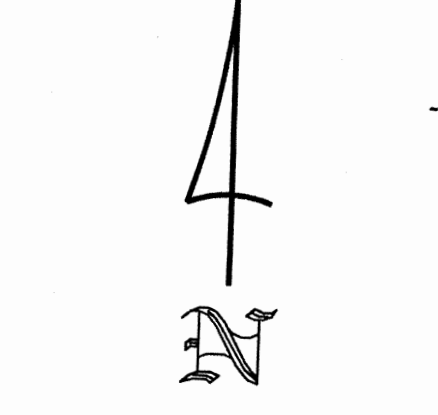


SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 17 EAST.
1" CM, NO. ID. 127" N, 3.08" W. OF CM SET.
FENCE LINE 0.3' E. OF CM SET.

NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 17 EAST.

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GRAPHIC SCALE
SCALE: 1" = 100'

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 - WOODEN FENCE
 - CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - LS LAND SURVEYOR
 - LICENSED BUSINESS
 - ORB OFFICIAL RECORD BOOK
 - PRM PERMANENT REFERENCE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - UTILITY POLE
 - R/W RIGHT-OF-WAY
 - NO. ID. NO IDENTIFICATION
 - FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION CENTERLINE
 - 4"x4" CONCRETE MONUMENT, PRM, LS 4708
 - CONCRETE MONUMENT
 - AC. ACRES
 - EL. ELEVATION
 - NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - W.A.L. AND DISC, LS 4708, CL PCP

POINT OF BEGINNING
SW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 17 EAST.

"UN-PLATTED LANDS" NOT A PART

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
15	30.00'	90°00'26"	47.13'	30.00'	42.43'	S-43°04'14"W.
19	60.00'	250°31'44"	262.35'	-84.85'	97.99'	S-33°20'19"E.
20	30.00'	70°31'44"	36.93'	21.21'	34.64'	N-56°39'41"W.

SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 17 EAST.
FOUND 3.5" CM, LS 1079, 0.9" S. OF CM SET.

ELEVATIONS SHOWN HEREON ARE TAKEN ON THE TOP OF THE NEAREST CONCRETE MONUMENT. ELEVATIONS ARE BASED ON NGVD 29 DATUM. DO NOT RELY UPON ANY MONUMENT THAT APPEARS DISTURBED!

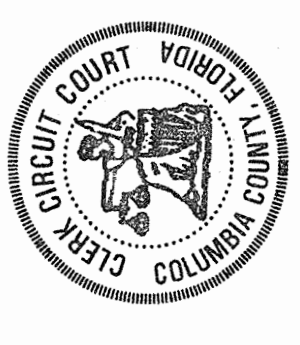
DITCH MAINTENANCE EASEMENT: THE 15' UTILITY AND DRAINAGE EASEMENTS ALONG SW CHERRYWOOD WAY, SW CYPRESSWOOD GLEN AND SW CEDARWOOD GLEN ARE ALSO FOR THE MAINTENANCE OF THE ROAD DITCHES ALONG THESE ROADWAYS. FENCES AND OTHER IMPROVEMENTS WHICH WOULD HINDER OR OBSTRUCT SUCH MAINTENANCE MUST BE SET ON THE LOT SIDE OF SAID ROAD FRONT EASEMENT.

PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708

1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX
WO# 03-201FP

OFFICIAL RECORDS
BOOK/PAGE 2822

FILE NUMBER 20240003
FILED AND RECORDED IN THE OFFICE OF RECORDS OF COLUMBIA COUNTY, FLORIDA
BY: **P. DEWITT CASON**
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA



"MAGNOLIA PLACE"

A SUBDIVISION OF PART OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

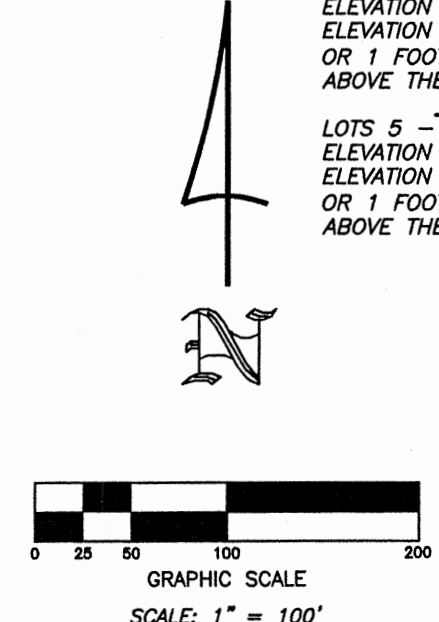
CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
14	30.00'	89°59'34"	47.13'	30.00'	42.42'	N.49°55'46"W
15	30.00'	90°00'26"	47.13'	30.00'	42.43'	S.43°04'14"W
16	60.00'	61°56'39"	64.87'	36.01'	61.75'	S.60°57'14"E
17	60.00'	108°35'05"	197.49'	-796.40'	119.66'	S.84°18'38"W
18	30.00'	70°31'44"	36.93'	21.21'	34.64'	S.56°39'41"E
19	60.00'	250°31'44"	262.35'	-84.85'	97.98'	N.33°20'19"E
20	30.00'	70°31'44"	36.93'	21.21'	34.64'	N.56°39'41"W

DITCH MAINTENANCE EASEMENT: THE 15' UTILITY AND DRAINAGE EASEMENTS ALONG SW CHERRYWOOD WAY, SW CYPRESSWOOD GLEN AND SW CEDARWOOD GLEN ARE ALSO FOR THE MAINTENANCE OF THE ROAD DITCHES ALONG THESE ROADWAYS. FENCES AND OTHER IMPROVEMENTS WHICH WOULD HINDER OR OBSTRUCT SUCH MAINTENANCE MUST BE SET ON THE LOT SIDE OF SAID ROAD FRONT EASEMENT.

ELEVATIONS SHOWN HEREON ARE TAKEN ON THE TOP OF THE NEAREST CONCRETE MONUMENT. ELEVATIONS ARE BASED ON NGVD 29 DATUM. DO NOT RELY UPON ANY MONUMENT THAT APPEARS DISTURBED!

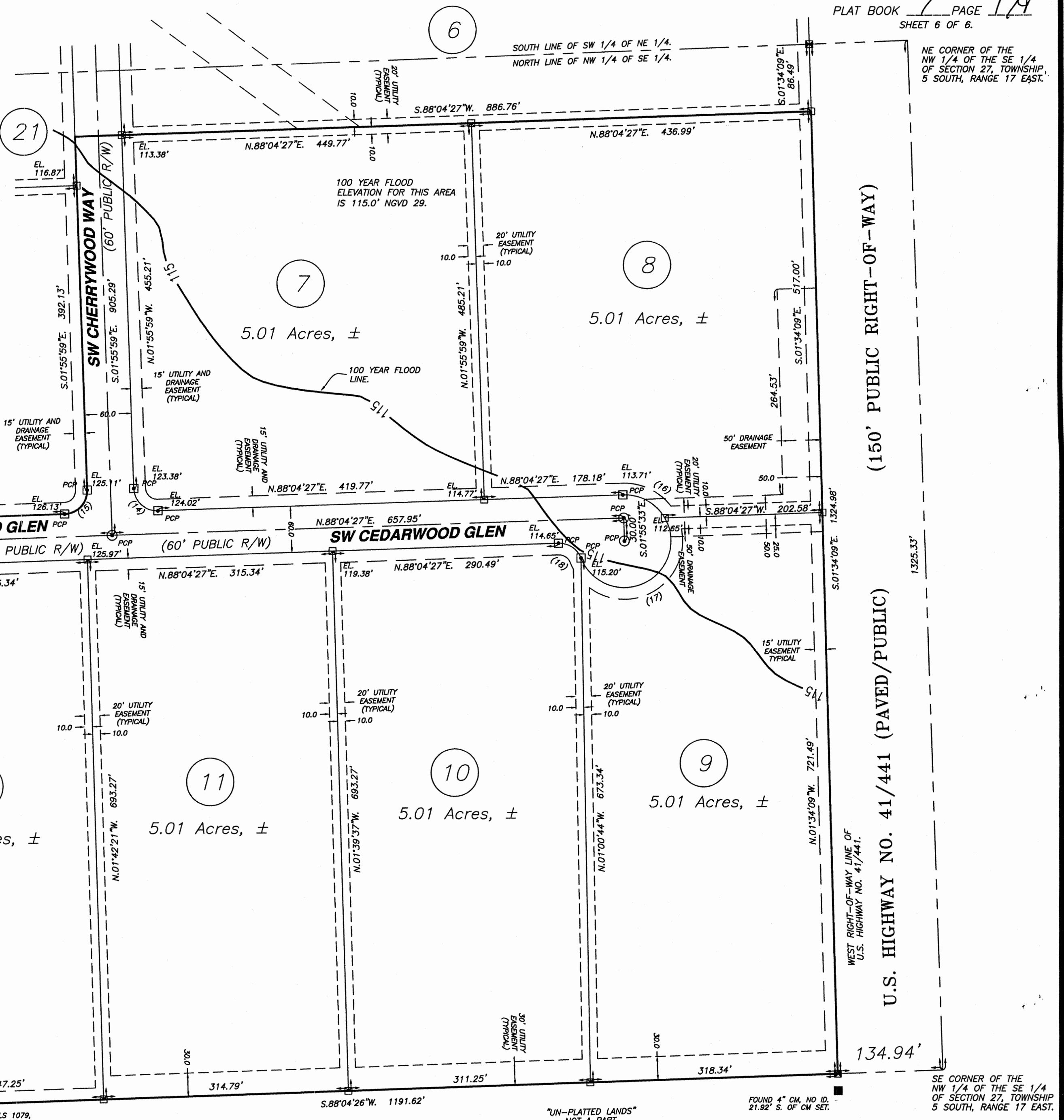
MINIMUM FLOOR ELEVATIONS: LOTS 1 - 4 MINIMUM FINISHED FLOOR ELEVATION SHALL BE THE HIGHER OF: ELEVATION 120.0 FEET NGVD 29 DATUM OR 1 FOOT ABOVE THE ROADWAY OR 8" ABOVE THE HIGHEST ADJACENT GRADE. LOTS 5 - 25 MINIMUM FINISHED FLOOR ELEVATION SHALL BE THE HIGHER OF: ELEVATION 116.0 FEET NGVD 29 DATUM OR 1 FOOT ABOVE THE ROADWAY OR 8" ABOVE THE HIGHEST ADJACENT GRADE.



SYMBOL LEGEND

- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- WIRE FENCE
- E— ELECTRIC UTILITY LINE (OVERHEAD)
- U— UNDERGROUND ELECTRIC SERVICE
- CTV— CABLE TV LINE (OVERHEAD)
- CHAIN LINK FENCE
- WOODEN FENCE
- OMP CORRUGATED METAL PIPE
- ROP REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
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- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
- FLA. DEPT. OF TRANSPORTATION CENTERLINE
- 4"x4" CONCRETE MONUMENT, PRM, LS 4708.
- C.M. CONCRETE MONUMENT
- EI. ELEVATION
- NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- C.M. CONCRETE MONUMENT
- I.R. IRON ROD
- I.P. IRON PIPE
- NAIL AND DISC, LS 4708, CL PCP

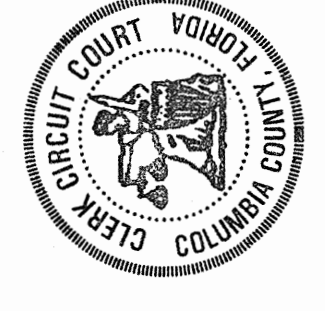
DEVELOPER / OWNER:
GLENN FARMS, INC.
P. O. BOX 66
FT. WHITE, FL. 32038



PLAT PREPARED BY
MARK D. DUREN, P.S.M.
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WO# 03-201FP

OFFICIAL RECORDS BOOK PAGE 229A

FILE NUMBER: 2019-0066
FILED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
DATE: 08/27/19 11:46 AM
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: *[Signature]*



For 2005

“MAGNOLIA PLACE”

Parent parcel – 27-5s-17-09415-000 152.00 ac.
(After taking subd out, there are 15.50 ac. Remaining in parent)

27-5s-17-09415-100 - Header Parcel

A S/D of a part of the SW1/4 of NE1/4 & SE1/4 of NW1/4 & NW1/4 of SE1/4 & NE1/4 of SW1/4 in Sec 27-5s-17E, as lies W of US-441 & S of SW CR-349, containing _____Ac & Rec in Plat Bk 7, Pg 174.

- Lot 1 - 09415-101 – 5.05 Ac
- Lot 2 - 09415-102 – 5.01 Ac
- Lot 3 - 09415-103 – 5.02 Ac
- Lot 4 - 09415-104 – 5.00 Ac
- Lot 5 - 09415-105 – 6.03 Ac
- Lot 6 - 09415-106 – 6.08 Ac
- Lot 7 - 09415-107 – 5.01 Ac
- Lot 8 - 09415-108 – 5.01 Ac
- Lot 9 - 09415-109 – 5.01 Ac
- Lot 10 - 09415-110 – 5.01 Ac
- Lot 11 - 09415-111 – 5.01 Ac
- Lot 12 - 09415-112 – 5.01 Ac
- Lot 13 - 09415-113 – 5.01 Ac
- Lot 14 - 09415-114 – 5.01 Ac
- Lot 15 - 09415-115 – 5.01 Ac
- Lot 16 - 09415-116 – 5.01 Ac
- Lot 17 - 09415-117 – 5.01 Ac
- Lot 18 - 09415-118 – 5.01 Ac
- Lot 19 - 09415-119 – 5.01 Ac
- Lot 20 - 09415-120 – 5.01 Ac
- Lot 21 - 09415-121 – 5.01 Ac
- Lot 22 - 09415-122 – 5.06 Ac
- Lot 23 - 09415-123 – 5.04 Ac
- Lot 24 - 09415-124 – 5.01 Ac
- Lot 25 - 09415-125 – 5.01 Ac

