

**“ MOORE HAVEN S/D “**

**PARENT PARCEL - 14-3S-16-02117-003 (DELETED - S/D takes up the entire parcel)  
(Owner: Subrandy Limited Partnership)  
(President: Lenvil H. Dicks)**

**HEADER PARCEL - 14-3S-16-02117-200**

**A S/D of a part of E1/2 of Sec. 14-3s-16E, as lies N. & E. of Moore Rd., consisting of 79.46 ac. & recorded in Plat Bk. 6, Pg. 198.**

<b><u>ACREAGE</u></b>	<b><u>LOT #</u></b>	<b><u>PARCEL #</u></b>
5.00 AC.	1	14-3s-16-02117-201
5.72 AC.	2	14-3s-16-02117-202
5.00 AC.	3	14-3s-16-02117-203
5.00 AC.	4	14-3s-16-02117-204
5.03 AC.	5	14-3s-16-02117-205
5.43 AC.	6	14-3s-16-02117-206
5.64 AC.	7	14-3s-16-02117-207
5.35 AC.	8	14-3s-16-02117-208
6.36 AC.	9	14-3s-16-02117-209
5.01 AC.	10	14-3s-16-02117-210
5.06 AC.	11	14-3s-16-02117-211
5.01 AC.	12	14-3s-16-02117-212
5.01 AC.	13	14-3s-16-02117-213
5.01 AC.	14	14-3s-16-02117-214

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**Tax Dist. 003**  
**Zoned 00**  
**Road 07**  
**Topo 02**  
**Utilities 03**  
**NBHD Code 014316.04**  
**ORB 819-553**  
**Map # 68**  
**Value \$ 20,000 / per lot**



"MOORE HAVEN" A SUBDIVISION IN:  
SECTION 14, TOWNSHIP 3 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA.



NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 16 EAST.



SCALE: 1" = 200'

SYMBOL LEGEND  
■ 4"x4" CONCRETE MONUMENT FOUND  
● PERMANENT CONTROL POINT SET

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	85°10'56"	37.17'	22.98'	33.84'	N.71°18'25"W
2	240.00'	64°18'55"	269.40'	150.89'	255.48'	S.30°15'20"W
3	25.00'	62°02'05"	27.07'	15.03'	25.78'	S.33°09'48"E
4	50.00'	76°14'10"	66.53'	39.23'	61.73'	N.25°58'38"W
5	50.00'	99°26'34"	86.78'	59.00'	76.29'	N.61°51'44"E
6	50.00'	66°30'52"	58.04'	32.79'	54.84'	S.35°09'33"E
7	25.00'	89°56'30"	39.24'	24.97'	35.34'	S.46°57'07"E
8	25.00'	89°56'10"	39.26'	24.89'	35.35'	N.43°09'07"E
9	300.00'	64°18'55"	336.75'	188.61'	319.39'	S.30°15'20"W
10	25.00'	80°08'53"	34.97'	21.03'	32.18'	N.10°04'28"E
11	270.00'	64°18'55"	303.08'	169.75'	287.41'	S.30°15'20"W
12	25.00'	62°10'55"	27.13'	15.08'	25.82'	S.32°35'39"E
13	50.00'	242°51'44"	211.94'	-81.81'	85.33'	N.57°44'45"E
14	414.02'	297°17'22"	211.65'	108.19'	209.35'	N.76°14'15"W
15	414.02'	01°23'02"	10.00'	5.00'	10.00'	N.60°54'03"W
16	693.49'	23°32'54"	285.02'	144.55'	283.02'	N.41°21'14"W
17	283.52'	56°44'36"	280.79'	153.12'	269.45'	S.60°51'13"E

NOTICE:

EASEMENTS OF (20') TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND (7.5') SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT. (SEE NOTE # 6)

100 YEAR FLOOD NOTICE:

THE 100 YEAR FLOOD PLAIN AS ESTABLISHED BY DALE C. JOHNS P.E. #45263 IS AS FOLLOWS FOR THE EFFECTED LOTS. THE ELEVATIONS ARE THE 100 YEAR FLOOD PLAIN PER EFFECTED LOT AND THE RECOMMENDED MINIMUM FINISHED FLOOR ELEVATION ON SAID LOT.

LOT #	100 YEAR FLOOD ELEVATION	FINISHED FLOOR ELEVATION
1	NONE	156.50'
2	156.52'	157.52'
3	NONE	NONE
4	NONE	NONE
5	159.50'	160.50'
6	159.50'	160.50'
7	159.50'	160.50'
8	156.52'	157.52'
9	159.30'	160.30'
10	159.30'	160.30'
11	NONE	NONE
12	NONE	NONE
13	159.30'	160.30'
14	159.30'	160.30'

**BRITT SURVEYING**  
LAND SURVEYORS AND MAPPERS  
1426 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055  
TELEPHONE: (904) 752-7163 FAX: (904) 752-5573 WORK ORDER # L-7388

OFFICIAL RECORDS  
BOOK 852 PAGE 654

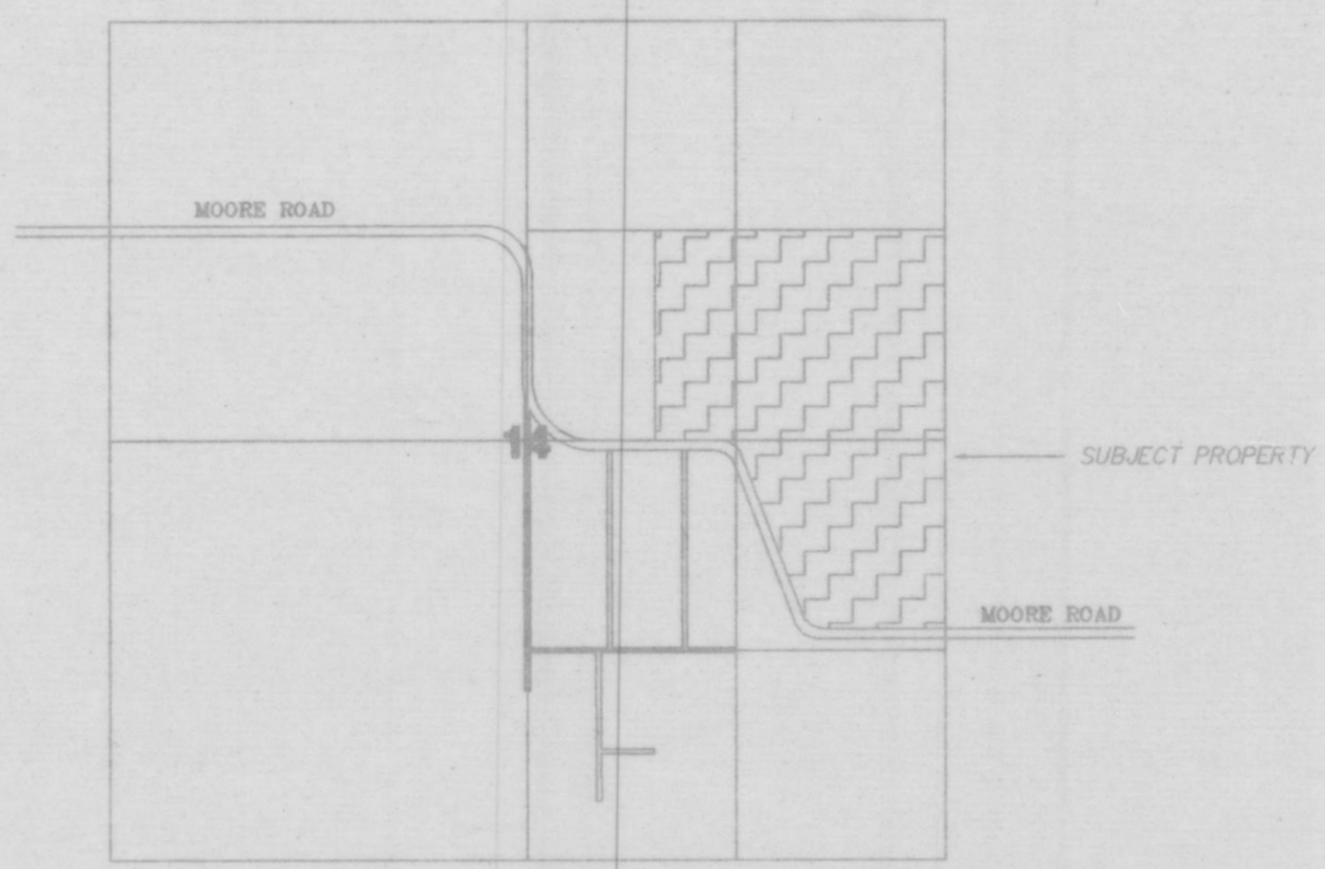
CHATWORTH SUBDIVISION  
UNRECORDED

NORTHSIDE ACRES  
PLAT BOOK 6 PAGE 149

MOORE ROAD SUBDIVISION  
PLAT BOOK 6 PAGES 38 - 39A

"MOORE HAVEN" A SUBDIVISION IN:  
SECTION 14, TOWNSHIP 3 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA.

SECTION 14, TOWNSHIP 3 SOUTH, RANGE 16 EAST.



DESCRIPTION:

A PART OF THE E 1/2 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 14 AND RUN S.01°30'08"E. ALONG THE EAST LINE OF SAID SECTION 14, 2486.48 FEET TO THE NORTH RIGHT-OF-WAY OF MOORE ROAD, THENCE S.89°06'32"W. ALONG SAID NORTH RIGHT-OF-WAY, 347.16 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 414.02 FEET AND A CENTRAL ANGLE OF 30°40'24". THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 221.65 FEET TO THE POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 693.49 FEET AND AN INCLUDED ANGLE OF 23°32'54". THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 285.02 FEET TO A POINT ON THE END OF SAID CURVE NOT TANGENT TO EXISTING RIGHT-OF-WAY AT SAID POINT, THENCE N.29°33'11"W. ALONG SAID RIGHT-OF-WAY, 983.71 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 283.52 FEET AND AN INCLUDED ANGLE OF 58°44'36". THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 280.79 FEET, THENCE S.87°50'03"W. STILL ALONG SAID RIGHT-OF-WAY, 375.56 FEET, THENCE N.01°54'15"W. 1233.16 FEET TO THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4, THENCE N.89°22'21"E. ALONG SAID NORTH LINE, 513.72 FEET TO THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 14, THENCE N.89°26'30"E. ALONG THE NORTH LINE OF SAID SE 1/4 OF NE 1/4, 1303.93 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA. CONTAINING 79.46 ACRES, MORE OR LESS.

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE PROPOSED DRAINAGE SYSTEM IS SUFFICIENT WITH RESPECT TO THE REQUIREMENTS OF THAT ORDINANCE.  
3-16-98  
DATE: Dale C. Jans  
DALE C. JANS  
PROFESSIONAL ENGINEER # 45283  
33 HIGHLANDS COURT  
LAKE CITY, FLORIDA 32055

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 476.017, FLORIDA STATUTES.  
1-5-98 1-5-98  
FIELD SURVEY DATE DRAWING DATE  
LAUREN B. BRITT, P.S.M.  
FLORIDA CERTIFICATION #1079  
NOTE: UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT SUBRANDY LIMITED PARTNERSHIP WITH BRADLEY N. DICKS, AS GENERAL PARTNER HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "MOORE HAVEN", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INDICATED THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTEST:

Bradley N. Dicks  
WITNESS AS TO OWNER, BRADLEY N. DICKS  
AS GENERAL PARTNER  
Shirley S. Johnson  
WITNESS AS TO OWNER

ACKNOWLEDGEMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA:

I HEREBY CERTIFY THAT ON THIS 25th DAY OF March, 1998 A.D., BEFORE ME PERSONALLY APPEARED SUBRANDY LIMITED PARTNERSHIP WITH BRADLEY N. DICKS AS GENERAL PARTNER TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING 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.

Eva F. Timmons  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: Aug. 2, 2001  
OFFICIAL NOTARY SEAL  
EVA F. TIMMONS  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC662983  
MY COMMISSION EXP. AUG. 2, 2001

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.  
4/6/98  
DATE: Mark L. Smith  
COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA:

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF 4/16/98, 1998, A.D.  
Charles J. ...  
CHAIRMAN

PUBLIC WORKS DIRECTOR, COLUMBIA COUNTY, FLORIDA:

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.  
4-20-98  
DATE: Jerry Troosh  
PUBLIC WORKS DIRECTOR

CERTIFICATE OF CLERK:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 22 PAGE 198-199 DAY OF April, 1998, A.D., IN PLAT BOOK             
P. Russell Carson  
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR THE DEED OF RECORD AS PROVIDED BY CLIENT.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.01°30'08"W. FOR THE EAST LINE THEREOF.
- SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JAN. 1988 COMMUNITY PANEL NO. 120070 0125 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- EASEMENTS OF (20') TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND (7.5') SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- PRELIMINARY APPROVAL DATE: OCTOBER 2, 1997.
- SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.

NOTICE:

THE EASEMENTS REFERRED TO HEREON IN NOTE # 6 SHALL CONSTITUTE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICITY, TELEPHONE, CABLE TELEVISION, AND PUBLIC UTILITIES WHICH MAY SERVICE THE LANDS ENCOMPASSED BY THIS PLAT.

FILE NUMBER 98-06303  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
4-22, 1998 AT 4:27 P.M.  
RECORD VERIFIED  
Edwitt Carson  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY: Shirley S. Johnson

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**BRITT SURVEYING**  
LAND SURVEYORS AND MAPPERS  
1426 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055  
TELEPHONE: (904) 752-7163 FAX: (904) 752-5573 WORK ORDER # L-7388