

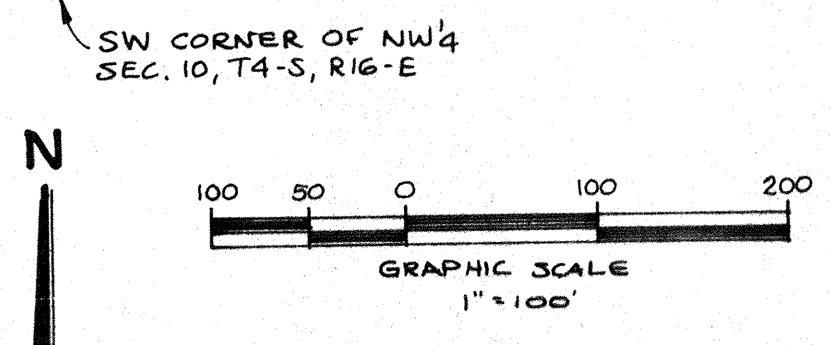
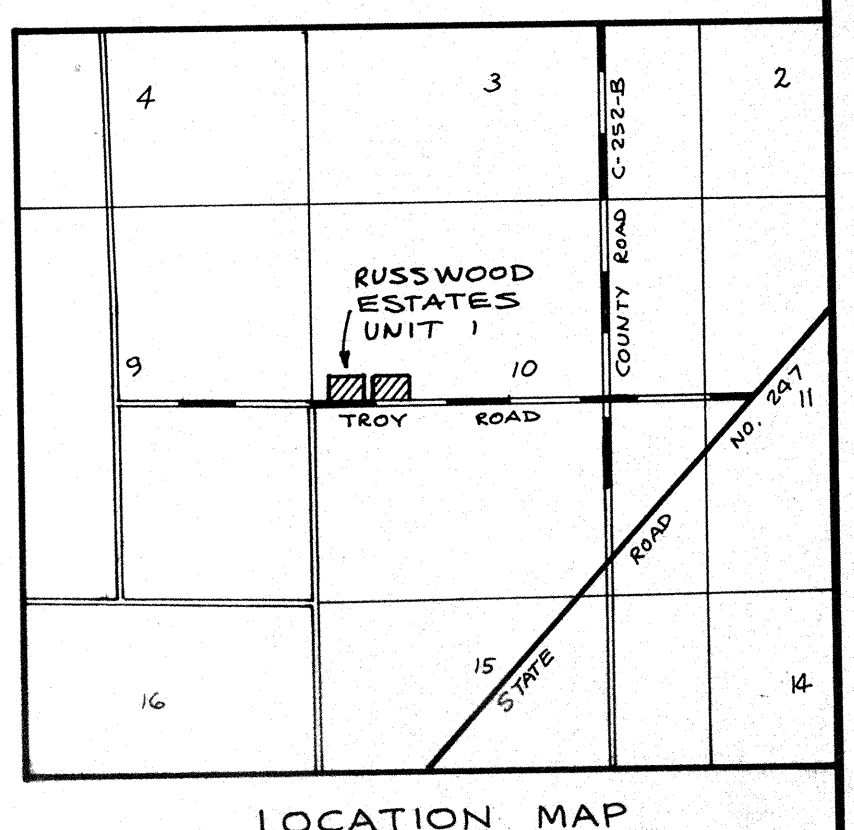
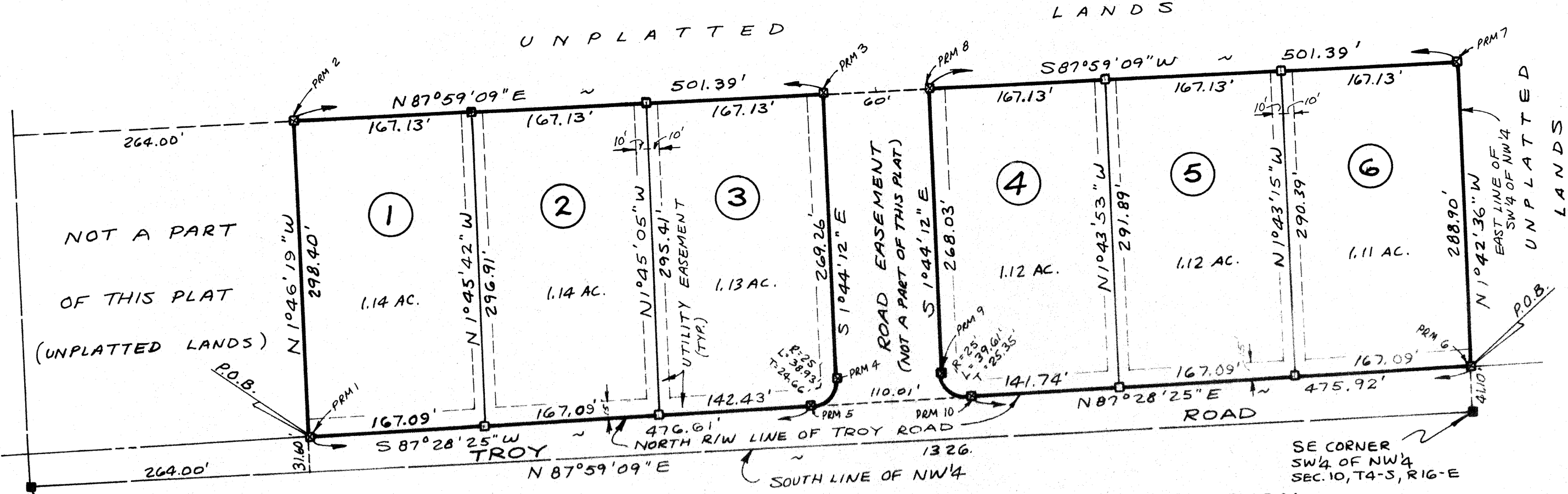
PREPARED BY
W. C. HALE & ASSOC., INC.
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LAKE CITY, FLORIDA
PHONE: (904) 752-5640

RUSSWOOD ESTATES, UNIT 1

PLAT BOOK 6
PAGE 70

IN
THE SW1/4 OF NW1/4, SECTION 10, T4-S, R16-E
COLUMBIA COUNTY, FLORIDA

FILE NUMBER 91-17330
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
ON 12-27 1991 AT 8:56 O'CLOCK A.M.
RECORD VERIFIED
P. M. Witt Carson
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY Maed R. ... D.C.



- LEGEND**
- 4" x 4" CONC. MON. FOUND
 - 4" x 4" CONC. MON. SET
 - ⊠ PERMANENT REFERENCE MONUMENT (PRM). 4" x 4" CONC. MON. SET

- NOTES**
1. PRELIMINARY PLAT APPROVED MARCH 20, 1986.
 2. 1-YEAR EXTENSIONS GRANTED FEBRUARY 5, 1987 AND FEBRUARY 11, 1988.
 3. BOUNDARY CALCULATED FOR PERFECT CLOSURE PRECISION.
 4. BEARINGS PROJECTED FROM SURVEY OF SECTION 10 BY B.R. WATTLES (RLS 14-45).
 5. NO PORTION OF THE SUBDIVISION LIES IN A FLOOD PRONE AREA.
 6. TOTAL ACREAGE IS 6.76 ACRES.

DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE NW1/4, SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 87° 59' 09" E ALONG THE SOUTH LINE OF SAID NW1/4, 264.00 FEET, THENCE N 1° 46' 19" W, 31.60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TROY ROAD AND TO THE POINT OF BEGINNING, THENCE CONTINUE N 1° 46' 19" W, 298.40 FEET, THENCE N 87° 59' 09" E, 501.39 FEET, THENCE S 1° 44' 12" E, 269.26 FEET TO A POINT OF CURVE, THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 89° 12' 36", AN ARC DISTANCE OF 38.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TROY ROAD, THENCE S 87° 28' 25" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 476.61 FEET TO THE POINT OF BEGINNING.

ALSO, COMMENCE AT THE SOUTHEAST CORNER OF THE SW1/4 OF NW1/4, SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 1° 42' 36" W ALONG THE EAST LINE OF SAID SW1/4 OF NW1/4, 41.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TROY ROAD AND TO THE POINT OF BEGINNING, THENCE CONTINUE N 1° 42' 36" W ALONG SAID EAST LINE, 288.90 FEET, THENCE S 87° 59' 09" W, 501.39 FEET, THENCE S 1° 44' 12" E, 268.03 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90° 47' 24", AN ARC DISTANCE OF 39.61 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TROY ROAD, THENCE N 87° 28' 25" E ALONG SAID NORTH RIGHT-OF-WAY LINE, 475.92 FEET TO THE POINT OF BEGINNING.

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LOID R. BAILEY AND DOROTHY H. BAILEY, HIS WIFE, AS OWNERS, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "RUSSWOOD ESTATES, UNIT 1" AND THAT ALL ROADS, STREETS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

OWNERS: Loid R. Bailey Dorothy H. Bailey
LOID R. BAILEY DOROTHY H. BAILEY

WITNESSES: RODNEY ... BONITA C. ...
WITNESS WITNESS

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 10TH DAY OF MARCH, A.D. 1989, BEFORE ME PERSONALLY APPEARED LOID R. BAILEY AND HIS WIFE, DOROTHY H. BAILEY, AS OWNERS, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE THE EXECUTION THEREOF FOR THE PURPOSES THEREIN EXPRESSED TO BE THEIR FREE ACT AND DEED WHEREOF I HAVE HEREBY SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES _____
Louisa M. Minkley
NOTARY PUBLIC, STATE OF FLORIDA

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL OF THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE MARCH 8, 1989 SIGNED W. C. Hale
W.C. HALE, LAND SURVEYOR (RLS 1519)

COUNTY ATTORNEYS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE FEBRUARY 28, 1991 SIGNED Mark ...
COUNTY ATTORNEY

APPROVAL OF COLUMBIA COUNTY COMMISSIONERS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA THIS 16TH DAY OF MARCH, A.D. 1989.

...
CHAIRMAN

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILE AND RECORDED THIS 27 DAY OF December, A.D. 1989 IN PLAT BOOK 754, PAGE 1482.

P. M. Witt Carson
CLERK OF CIRCUIT COURT

OFFICIAL RECORDS
BOOK PAGE 1482