

PREPARED BY  
 W. C. HALE & ASSOCIATES, INC.  
 2125 SOUTH FIRST STREET  
 P.O. BOX 1141  
 LAKE CITY, FLA. 32055  
 TEL. (904) 752-5640

**RUSSWOOD ESTATES, UNIT 2**  
 A SUBDIVISION IN  
 THE W1/2 OF NW1/4, SECTION 10, T4-S, R16-E  
 COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6  
 PAGE 103

SHEET 2 OF 2

**DESCRIPTION**

COMMENCE AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 1°46'19"E ALONG THE WEST LINE OF SAID SECTION 10, 1287.64 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 1°46'19"E ALONG SAID WEST LINE OF SECTION 10, 1041.34 FEET, THENCE N 87°59'09"E, 765.39 FEET, THENCE S 1°44'28"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°12'53", AN ARC DISTANCE OF 38.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TROY ROAD, THENCE N 87°28'25"E ALONG SAID NORTH RIGHT-OF-WAY LINE, 110.01 FEET TO A POINT OF CURVE, THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°47'07", AN ARC DISTANCE OF 39.61 FEET TO THE END OF SAID CURVE, THENCE N 1°44'28"W, 268.03 FEET, THENCE N 87°59'09"E, 501.39 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SAID SECTION 10, THENCE N 1°42'36"W ALONG SAID EAST LINE, 1035.02 FEET, THENCE S 88°15'32"W, 633.94 FEET, THENCE S 1°44'28"E, 208.17 FEET, THENCE S 88°15'32"W, 60.00 FEET, THENCE N 1°44'28"W, 208.17 FEET, THENCE S 88°15'32"W, 633.94 FEET TO THE POINT OF BEGINNING.

**DEDICATION**

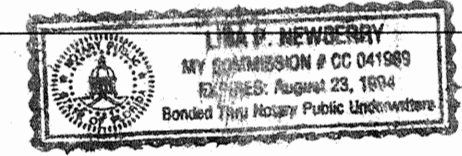
KNOW ALL MEN BY THESE PRESENTS THAT LOID RUSSELL BAILEY AND DOROTHY H. BAILEY, HIS WIFE, AS OWNERS AND FIRST FEDERAL SAVINGS BANK OF FLORIDA, JOHN P. FLANAGAN AS ASSISTANT VICE PRESIDENT, AS MORTGAGEE, HAVE CAUSED THE LANDS SHOWN HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "RUSSWOOD ESTATES, UNIT 2" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHTS-OF-WAY AND ALL 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 RUSSELL BAILEY \_\_\_\_\_ WITNESS \_\_\_\_\_  
 DOROTHY H. BAILEY \_\_\_\_\_ WITNESS \_\_\_\_\_  
**MORTGAGEE: FIRST FEDERAL SAVINGS BANK OF FLORIDA**  
 JOHN P. FLANAGAN, ASS'T. VICE PRES. \_\_\_\_\_ WITNESS \_\_\_\_\_

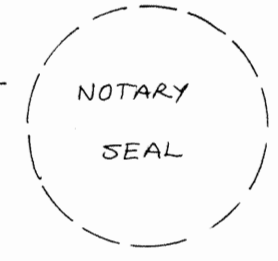
**ACKNOWLEDGEMENT - STATE OF FLORIDA, COUNTY OF COLUMBIA**

I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1994, BEFORE ME PERSONALLY APPEARED LOID RUSSELL BAILEY AND DOROTHY H. BAILEY, HIS WIFE, AS OWNERS AND JOHN P. FLANAGAN, ASS'T. VICE PRESIDENT OF FIRST FEDERAL SAVINGS BANK OF FLORIDA, AS MORTGAGEE, TO ME KNOWN TO BE THE PERSONS 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 HERUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES \_\_\_\_\_



NOTARY PUBLIC, STATE OF FLORIDA



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY DATA 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 2-2-94 SIGNED John M. Lane  
 JOHN M. LANE, PLS  
 FLORIDA CERT. NO. 4303



**COUNTY ATTORNEY'S 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 Feb. 16, 1994 SIGNED Marlin Seagle  
 COUNTY ATTORNEY

**APPROVAL OF COLUMBIA COUNTY COMMISSIONERS**

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1994.

SIGNED Donald L. [Signature]  
 CHAIRMAN

**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 \_\_\_\_\_ SIGNED \_\_\_\_\_  
 COUNTY ENGINEER

**CERTIFICATE OF CLERK**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1994 IN PLAT BOOK \_\_\_\_\_ PAGES 102 AND 103.

SIGNED P. DeWitt Carson  
 CLERK OF CIRCUIT COURT

OFFICIAL RECORDS  
 BOOK 2683 PAGE 2683

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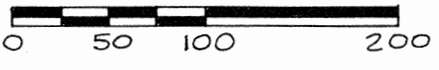
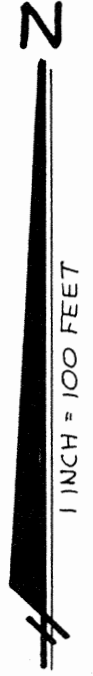
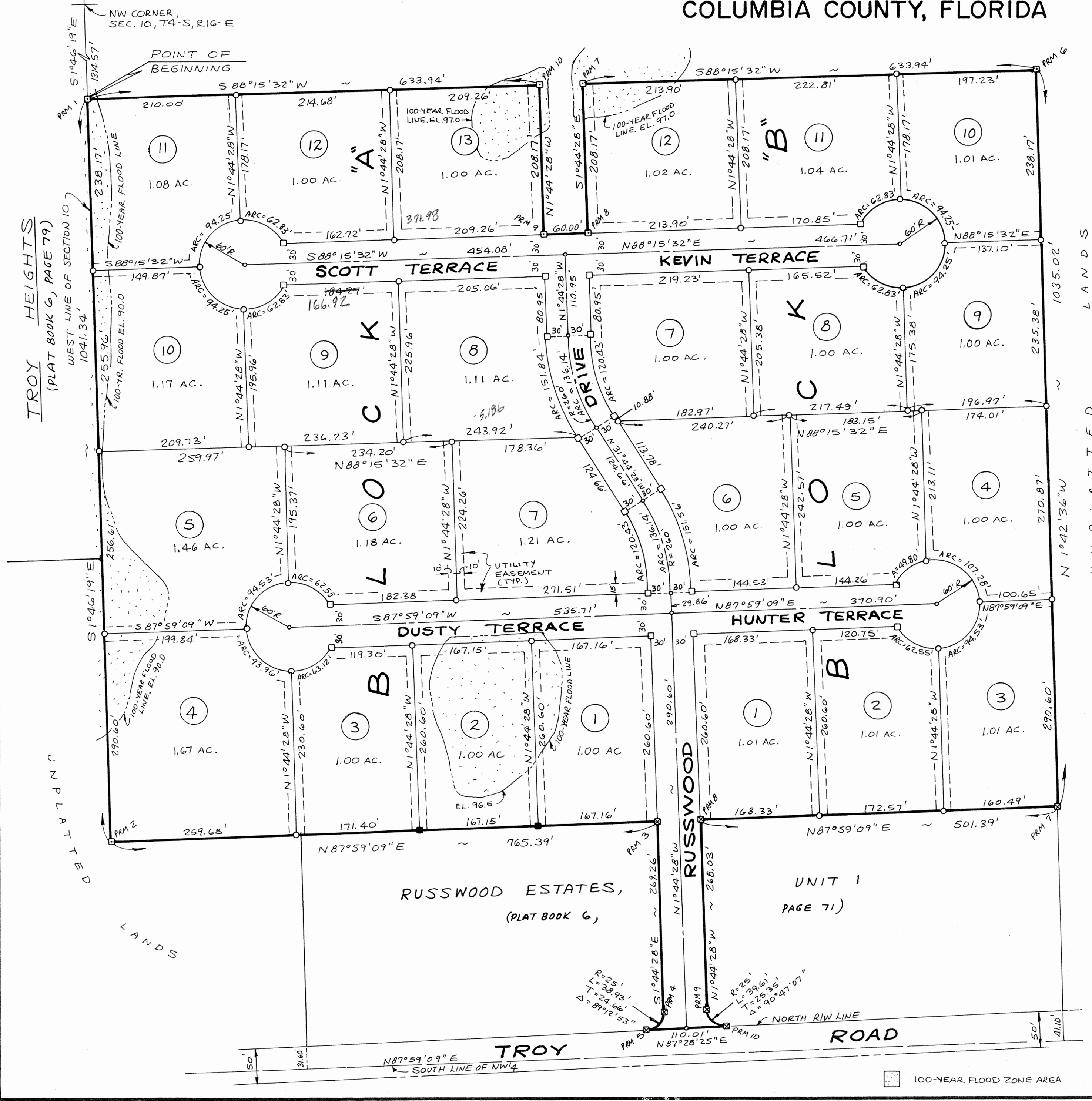
# RUSSWOOD ESTATES, UNIT 2

PLAT BOOK 6  
 PAGE 102

A SUBDIVISION IN  
 THE W1/2 OF NW1/4, SECTION 10, T4-S, R16-E  
 COLUMBIA COUNTY, FLORIDA

SHEET 1 OF 2

FILE NUMBER 94-02538  
 FILED AND RECORDED IN THE OFFICIAL RECORDS  
 OF COLUMBIA COUNTY, FLORIDA  
31, 1994 AT 11:20 CLOCK A  
 RECORD VERIFIED  
*G. M. ...*  
 CLERK OF COURTS  
 COLUMBIA COUNTY, FLORIDA  
 BY: *M. ...* D.C.



### LEGEND

- 4"x4" CONCRETE MONUMENT FOUND
- ⊠ PERMANENT REFERENCE MONUMENT FOUND (RUSSWOOD ESTATES, UNIT 1)-4"x4" CONC. MON.
- PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (PLS 4303)
- 4"x4" CONCRETE MONUMENT SET (PLS 4303)
- 3/4" IRON PIPE W/CAP SET (PLS 4303)
- PERMANENT CONTROL POINT SET (P-K NAIL IN PAVEMENT)

### NOTES

1. PRELIMINARY PLAN APPROVED ON FEBRUARY 20, 1992.
2. A ONE-YEAR EXTENSION WAS GRANTED ON FEBRUARY 18, 1993 TO EXPIRE ON FEBRUARY 20, 1994.
3. BEARINGS PROJECTED FROM SURVEY OF SECTION 10, T4-S, R16-E BY B. R. WATTLES.
4. ERROR OF CLOSURE MATHEMATICALLY ADJUSTED TO ZERO.
5. UTILITY EASEMENTS ARE AS FOLLOWS:  
 15' ALONG ROADS  
 10' EACH SIDE ALONG SIDE LOT LINES.
6. 100-YEAR FLOOD ZONE AREA AS INDICATED.

### SPECIAL NOTES

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

OFFICIAL RECORDS  
 BOOK 286 PAGE 2063

