

SOUTHPOINTE ESTATES

COLUMBIA COUNTY, FLORIDA

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY. RUN S 88 41' 09" W FOR 308.00 FEET TO THE WESTERN R/W OF CR 341 (SISTERS WELCOME ROAD), THENCE RUN S 28 32' 58" W FOR 207.77 FEET TO THE POINT OF BEGINNING. THE SURVEYED PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING, RUN S 28 32' 58" W FOR 465.47 FEET, THENCE S 89 03' 00" W FOR 467.77 FEET, THENCE N 8 51' 20" W FOR 409.08 FEET, THENCE N 89 03' 19" E FOR 753.15 FEET TO THE POINT OF BEGINNING, CONTAINING 5.6782 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WALTER L. ROGERS JR, AS OWNER, HAS CAUSED THE LAND HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SOUTHPOINTE ESTATES" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS 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.

OWNER: Walter L. Rogers, Jr. WITNESS: James P. Peterson
WALTER L. ROGERS, JR.

NOTES

1. PRELIMINARY PLAN APPROVED ON MAY 14, 1997.
2. BEARINGS BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 23.
3. THIS PARCEL IS IN FLOODZONE X AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JANUARY 6, 1988, COMMUNITY PANEL NUMBER I20070-0175 B.
4. THIS OFFICE ACCEPTS NO RESPONSIBILITY FOR ANY SURVEY DRAWING UNLESS IT IS SIGNED AND A SEAL EMBOSSED.
5. TOTAL ACRES IN THE SUBDIVISION IS 5.6782
6. PROPERTY IS ZONED RSF/MH 3.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ACCEPTANCE FOR MAINTENANCE, COLUMBIA COUNTY

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT AN ACCEPTABLE PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$_____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL CONSTRUCTED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED: Jerry Brubaker DATE: March 9, 1998
DIRECTOR OF PUBLIC WORKS

COUNTY ATTORNEY CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

SIGNED: Marlin Seale DATE: February 20, 1998
COUNTY ATTORNEY, COLUMBIA CO

APPROVAL OF COUNTY COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION.

SIGNED: Phillip DATE: March 11, 1998
CHAIRMAN OF COMMISSION

COUNTY CLERK CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY COMMISSIONERS, IS ACCEPTED FOR FILES AND RECORDED THIS 10 DAY OF April, 1998, IN PLAT BOOK 6, PAGES 196-197.

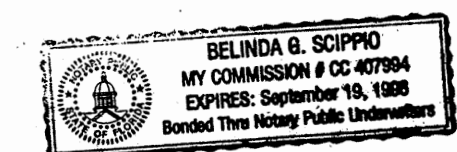
SIGNED: P. Dewitt Caem DATE: 4-10-98
CLERK OF COURT COLUMBIA CO

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF April, 1998 BY WALTER L. ROGERS JR. HE IS PERSONALLY KNOWN TO ME AND HAS PRODUCED FDL# R-262-912-59-303-0 AS IDENTIFICATION AND (DID / DID NOT) TAKE AN OATH.

SIGNED: Belinda G. Scipio NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



FILE NUMBER 98-05635
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
4-10-1998 AT 11:28 O'CLOCK A.M.
RECORD VERIFIED
BY: Marlin Seale
COUNTY ATTORNEY, COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS
BOOK STATE 1381

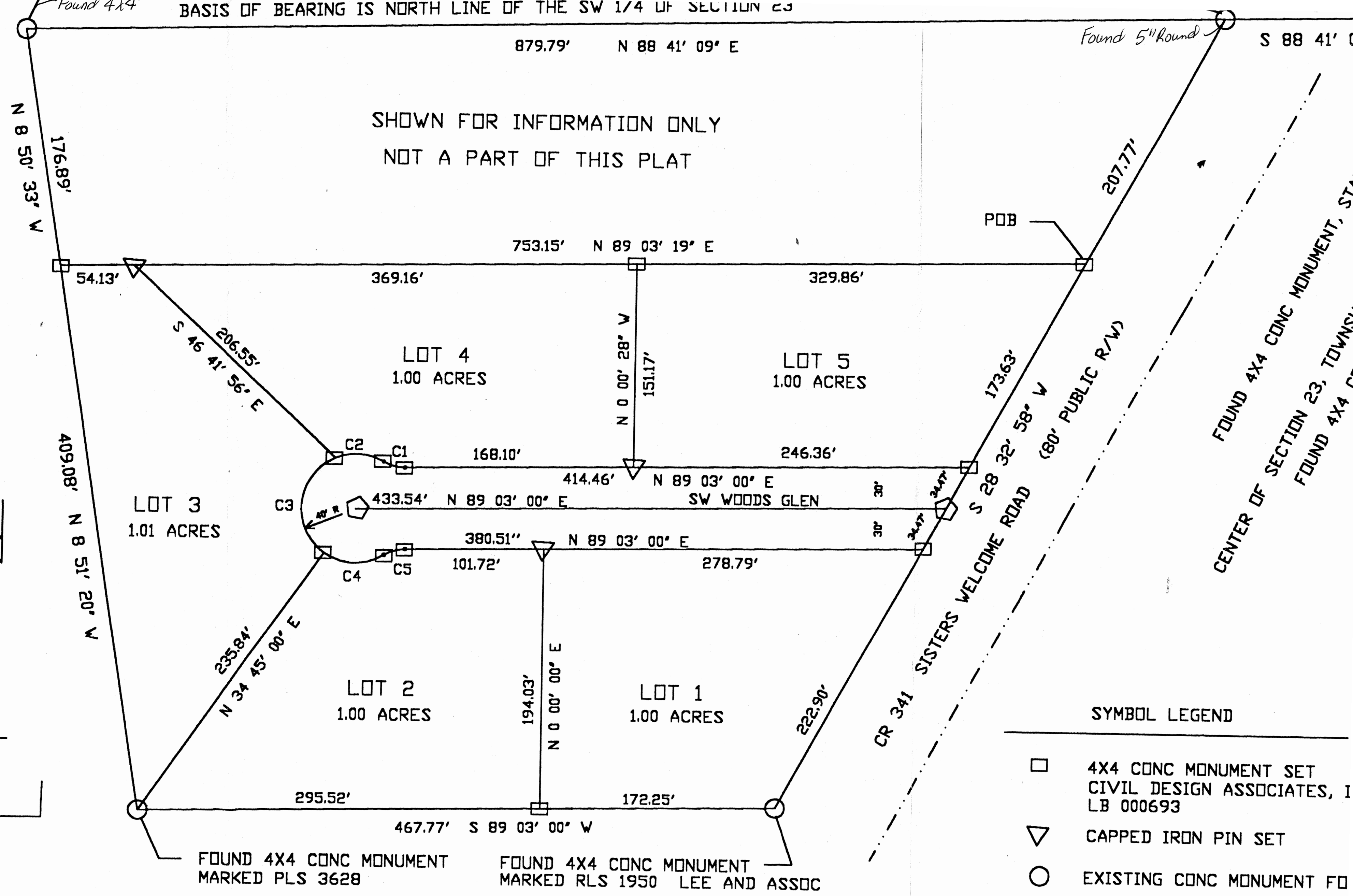
James P. Peterson
January 2, 1998



CIVIL DESIGN ASSOCIATES, INC
RT 12 BOX 312 LAKE CITY, FLORIDA
(904) 961 - 8744

FINAL PLAT OF SOUTHPOINTE ESTATES SUBDIVISION
COLUMBIA COUNTY, FLORIDA

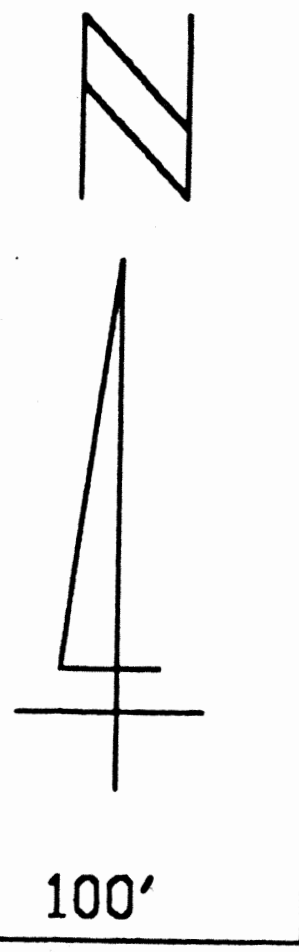
OFFICIAL RECORDS
BOOK 56 PAGE 1381



SHOWN FOR INFORMATION ONLY
NOT A PART OF THIS PLAT

Found 5" Round

Found 4x4



SYMBOL LEGEND

- 4X4 CONC MONUMENT SET CIVIL DESIGN ASSOCIATES, I LB 000693
- ▽ CAPPED IRON PIN SET
- EXISTING CONC MONUMENT FO
- ◇ SET PERMANENT CONTROL POI

LEGAL DESCRIPTION OF PROPERTY

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FROM POB, RUN S 28 32' 58" W FOR 465.47 FEET, THENCE S 89 03' 00" W FOR 467.77 FEET, THENCE N 8 51' 20" W FOR 409.08 FEET, THENCE N 89 03' 19" E FOR 753.15 FEET TO THE POB, CONTAINING 5.6782 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATE

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.

SIGNED: *Gerry G. Smith* FLORIDA CERT NO 4804
GERRY G SMITH, PSM

COMPLETED DATE: 12-17-97