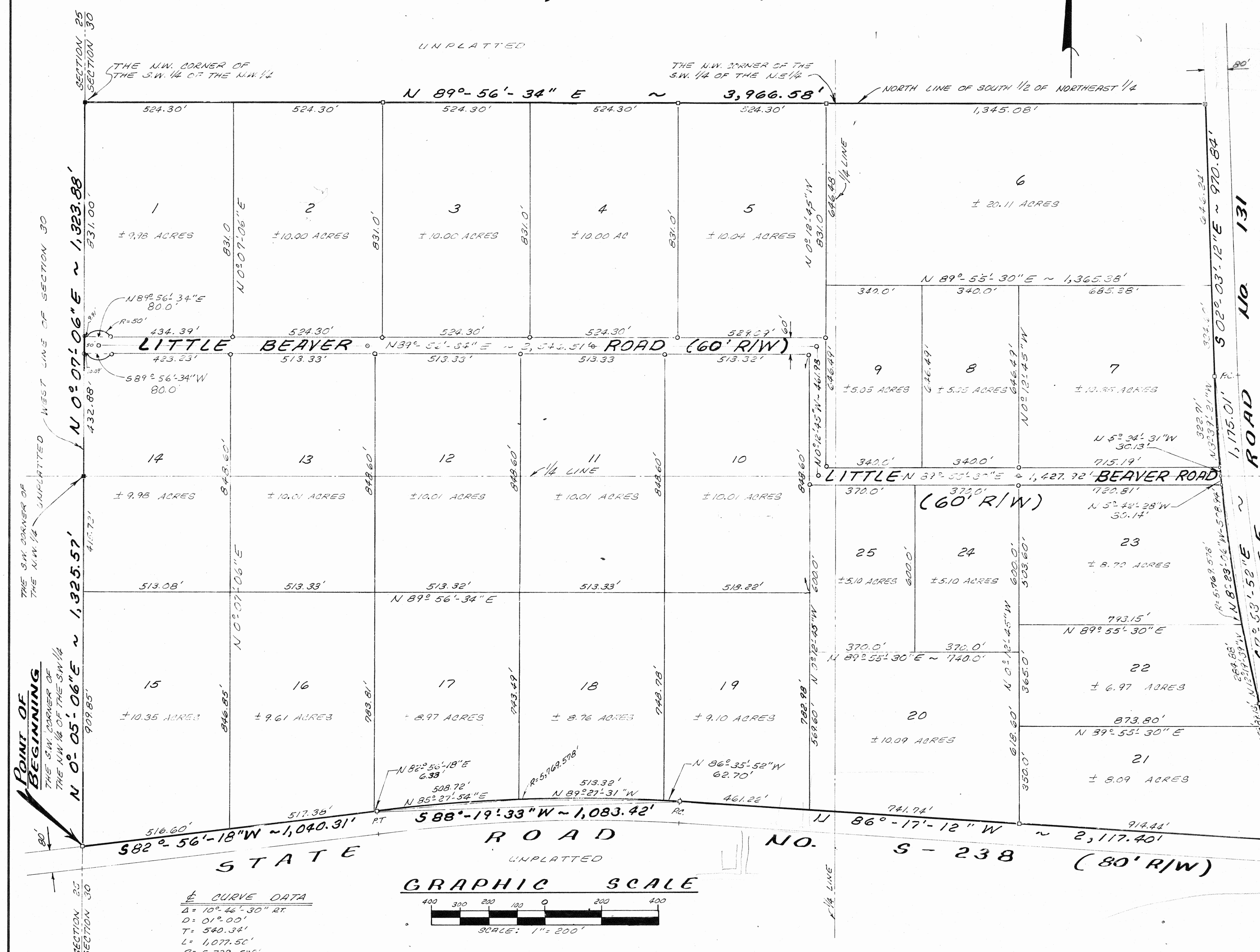


# TUSTENUGGEE ACRES ~ UNIT ONE

COLUMBIA COUNTY, FLORIDA

TOWNSHIP 6 SOUTH, RANGE 17 EAST,

FILE NO. 76 472  
 RECORDED  
 BOOK 4 PAGE 23-23A  
 1876 JAN 20 AM 9:46  
 W. E. Crews  
 CLERK OF CIRCUIT COURT  
 COLUMBIA COUNTY, FLORIDA



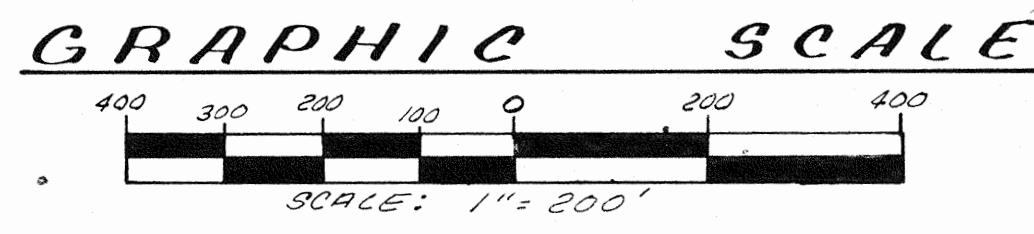
- NOTES:**
1. PERMANENT REFERENCE MONUMENT SHOWN THUS. □
  2. PERMANENT CONTROL POINTS SHOWN THUS. ○
  3. ALL SUBDIVISION RIGHTS OF WAY ARE 75 FEET, 60 FEET, 30 FEET EACH SIDE OF CENTERLINE.
  4. BEARINGS HEREON SHOWN, REFER TO THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD No. 131.
  5. PERMANENT REFERENCE MONUMENT BY LEE & ASSOC. NO. 1950 SHOWN THUS. ■

**CURVE DATA**

Δ = 112° 41' 20" RT
D = 01° 00'
T = 586.48'
L = 1,168.88'
R = 5,729.578'

**CURVE DATA**

Δ = 10° 46' 30" RT
D = 01° 00'
T = 540.34'
L = 1,077.50'
R = 5,729.578'



TUSTENUGGEE ACRES ~ UNIT ONE

COLUMBIA COUNTY, FLORIDA

CAPTION:

A PORTION OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, SAID MONUMENT BEING ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. S-238 (HAVING AN 80 FOOT RIGHT OF WAY) AND RUN NORTH 0°-05'-06" EAST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 1,325.57 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 30; RUN THENCE NORTH 0°-07'-06" EAST, CONTINUING ALONG SAID WEST LINE OF SECTION 30, A DISTANCE OF 1,323.35 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30; RUN THENCE NORTH 89°-56'-34" EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 3,766.58 FEET TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 131 (HAVING AN 80 FOOT RIGHT OF WAY AT THIS POINT); RUN THENCE SOUTH 2°-03'-12" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 131, A DISTANCE OF 970.84 FEET TO A CONCRETE MONUMENT AT A POINT OF CURVATURE IN SAID RIGHT OF WAY; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID RIGHT OF WAY CURVE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 5,769.578 FEET, A CHORD DISTANCE OF 1,175.31 FEET TO A CONCRETE MONUMENT AT THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF AFOREMENTIONED CHORD BEING SOUTH 7°-53'-52" EAST; RUN THENCE SOUTH 13°-44'-32" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 153.67 FEET TO A POINT WHERE SAID RIGHT OF WAY NARROWS; RUN THENCE NORTH 76°-14'-28" EAST, A DISTANCE OF 7.00 FEET TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 131 AT THE POINT WHERE SAID RIGHT OF WAY NARROWS TO A 66 FOOT WIDTH; RUN THENCE SOUTH 12°-44'-32" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 296.66 FEET TO A CONCRETE MONUMENT AT A POINT OF CURVATURE IN SAID RIGHT OF WAY; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50 FEET, A CHORD DISTANCE OF 20.62 FEET TO A CONCRETE MONUMENT AT THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. S-238; THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 39°-59'-28" WEST; RUN THENCE NORTH 86°-17'-12" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD NO. S-238, A DISTANCE OF 2,117.40 FEET TO A CONCRETE MONUMENT AT A POINT OF CURVATURE IN SAID RIGHT OF WAY; RUN THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF SAID RIGHT OF WAY CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 5,769.578 FEET, A CHORD DISTANCE OF 1,083.42 FEET TO A CONCRETE MONUMENT ON THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 88°-19'-33" WEST; RUN THENCE SOUTH 82°-56'-13" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD NO. S-238, A DISTANCE OF 1,040.31 FEET TO THE POINT OF BEGINNING.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT LEONARD A. DUREN AND RODNEY S. DICKS AS PRESIDENT AND SECRETARY OF THE SOUTH 41 CORPORATION AND LENNIL H. DICKS AND DALE C. FERGUSON, AS TRUSTEE, AS MORTGAGEES, HAVE CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, LAID OUT, SUBDIVIDED AND PLATTED, TO BE KNOWN AS TUSTENUGGEE ACRES-UNIT ONE AND THAT THE ROADS AS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED. IN WITNESS WHEREOF LEONARD A. DUREN, RODNEY S. DICKS AS PRESIDENT AND SECRETARY OF THE SOUTH 41 CORPORATION, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA AND LENNIL H. DICKS AND DALE C. FERGUSON AS TRUSTEE HAVE EXECUTED AND CHUSED THESE PRESENTS TO BE EXECUTED IN THEIR RESPECTIVE NAMES WITH THEIR SEALS AFFIXED HERETO.

WITNESS TO ALL PARTIES

SOUTH 41 CORPORATION

Lennil H. Dicks (SEAL)  
LENNIL H. DICKS

Dale C. Ferguson  
DALE C. FERGUSON, AS TRUSTEE

Helena A. Waters

Robert B. Wilson

Leonard A. Duren  
PRESIDENT

Rodney S. Dicks  
SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA:

COUNTY OF COLUMBIA:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LEONARD A. DUREN AND RODNEY S. DICKS AS PRESIDENT AND SECRETARY OF THE SOUTH 41 CORPORATION AND BY LENNIL H. DICKS AND DALE C. FERGUSON, AS TRUSTEE, AS MORTGAGEES.

SIGNED THIS 14<sup>th</sup> DAY OF January 1976 A.D.

Robert B. Wilson  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES 11.15.77

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM A DULY AUTHORIZED LAND SURVEYOR AND THAT A SURVEY OF THE LANDS HEREON DESCRIBED HAS BEEN MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND SUBDIVIDED AS SHOWN ON THIS PLAT, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED ACCORDING TO CHAPTER 177, FLORIDA STATUTES, PLAT BEING A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED.

SIGNED THIS 2<sup>nd</sup> DAY OF JANUARY 1976 A.D.

CLARSON AND BATTLE  
LAND SURVEYORS  
Richard P. Clarson  
REGISTERED SURVEYOR No. 753, FLORIDA

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS:

COLUMBIA COUNTY, FLORIDA:

SIGNED THIS 15<sup>th</sup> DAY OF January 1976 A.D.

Rodney S. Dicks, CHAIRMAN

ATTEST: W. E. Raw, CLERK

CERTIFICATE OF THE CLERK:

FILE NUMBER \_\_\_\_\_ I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH CHAPTER 177 FLORIDA STATUTES AND WAS FILED FOR RECORD THIS 15<sup>th</sup> DAY OF Jan A.D. 1976. IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

W. E. Raw  
CLERK OF THE CIRCUIT COURT IN  
AND FOR COLUMBIA COUNTY, FLORIDA.

