

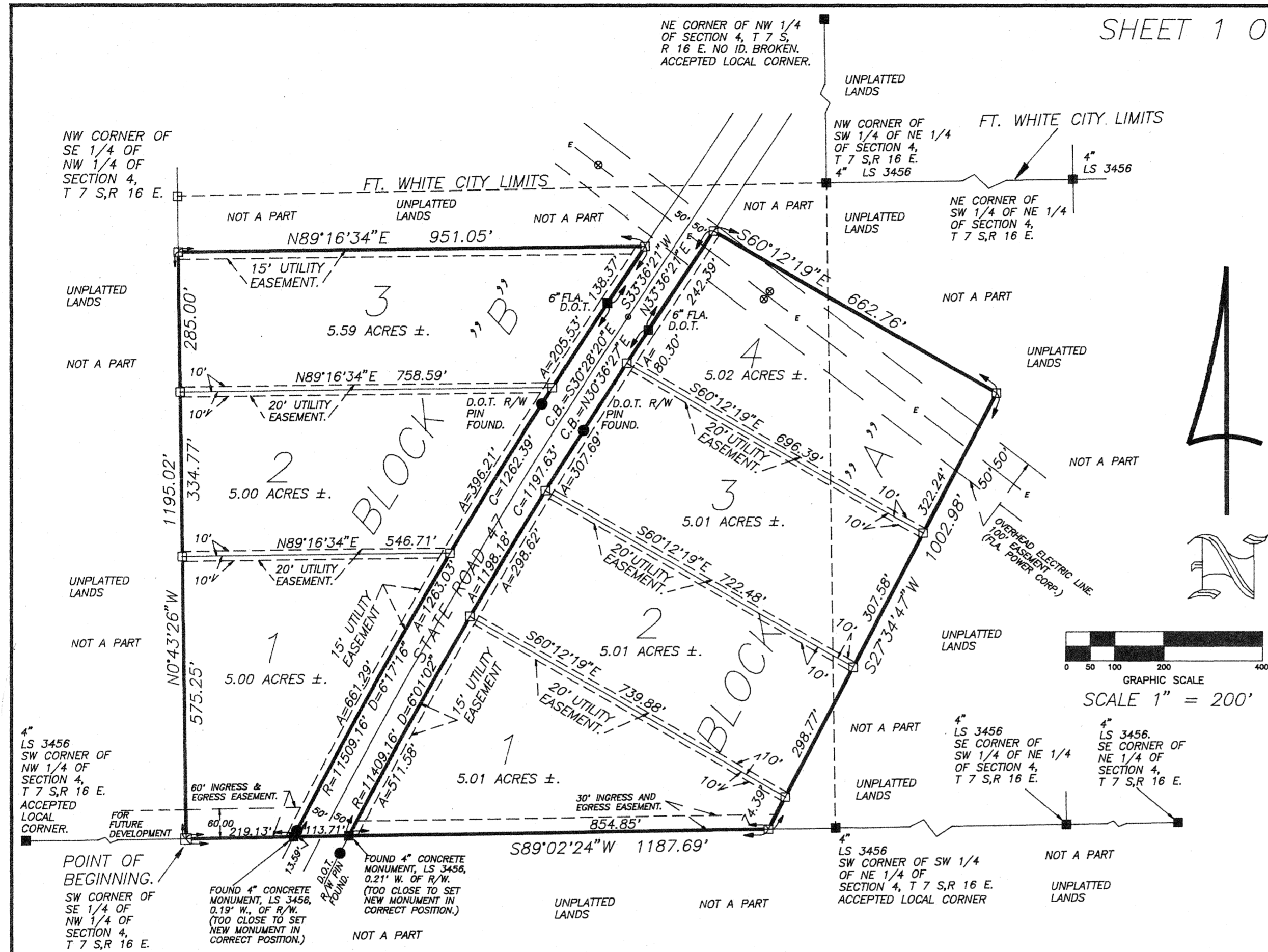
FILE NUMBER 95-12978
 FILED AND RECORDED IN THE OFFICIAL RECORDS
 OF COLUMBIA COUNTY, FLORIDA
 10-6, 1995 AT 2:54 O'CLOCK P.M.
 RECORDED VERIFIED
 P. DeWitt Carr
 CLERK OF COURTS
 COLUMBIA COUNTY, FLORIDA
 BY: M.R. B.C.

OFFICIAL RECORDS
 BLOCK 81 PAGE 172

SANDY ACRES

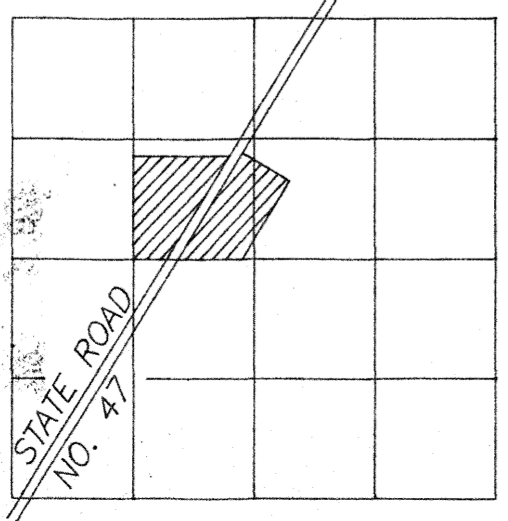
IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

DESCRIPTION:
 A PART OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE SOUTHWEST CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 4 AND RUN N.0°43'26"W., ALONG THE WEST LINE THEREOF, 1195.02 FEET; THENCE N.89°16'34"E., 951.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 47; THENCE S.33°36'21"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 138.37 FEET TO THE POINT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 11509.16 FEET AND A CENTRAL ANGLE OF 6°17'16"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1263.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 4; THENCE N.89°02'24"E., ALONG THE SOUTH LINE THEREOF, 113.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 47; SAID POINT BEING ON A CURVE WITH A RADIUS OF 11409.16 FEET AND A CENTRAL ANGLE OF 6°01'02"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.30°-36'27"E. AND A DISTANCE OF 1197.63) AN ARC DISTANCE OF 1198.18 FEET; THENCE N.33°36'21"E., 242.39 FEET; THENCE S.60°12'19"E., 662.76 FEET; THENCE S.27°34'47"W., 1002.98 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 4; THENCE S.89°02'24"W., ALONG THE SOUTH LINE THEREOF, 1187.69 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 35.64 ACRES, MORE OR LESS.



- SYMBOL LEGEND**
- PERMANENT REFERENCE MONUMENT, 4" X 4" CONCRETE MONUMENT, LS 4708.
 - LOT CORNER SET, CONCRETE MONUMENT, LS 4708.
 - CONCRETE MONUMENT FOUND.

LOCATION SKETCH NOT TO SCALE SECTION 4, T 7 S, R 16 E.



- NOTES:**
1. PRELIMINARY PLAN APPROVED ON 6 JULY 1995.
 2. CLOSURE IS 1/64,663.
 3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JANUARY 6, 1988 COMMUNITY PANEL NO. 120070 0260B.
 4. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE T.V., AND ANY OTHER PUBLIC UTILITY.
 5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 6. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.
 7. BEARINGS BASED ON FLORIDA D.O.T. R/W MAPS FOR STATE ROAD NO. 47 USING MONUMENTS FOUND AT STATIONS 1272+44.03 AND 1280+00.

- SYMBOL LEGEND**
- CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET, LS 4708
 - IRON PIN OR PIPE FOUND
 - 5/8" IRON ROD SET, LS 4708
 - x- WIRE FENCE
 - e- ELECTRIC UTILITY LINE (OVERHEAD)
 - u- UNDERGROUND ELECTRIC SERVICE
 - ctv- CABLE TV LINE (OVERHEAD)
 - o- CHAIN LINK FENCE
 - w- WOODEN FENCE
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - LS LAND SURVEYOR
 - LB LICENSED BUSINESS
 - ORB OFFICIAL RECORD BOOK
 - PRM PERMANENT REFERENCE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - UTILITY POLE
 - R/W RIGHT-OF-WAY
 - NO ID. NO IDENTIFICATION
 - FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION

ENGINEERS NOTE:
 THERE IS A LOW AREA ON LOT 4 BLOCK "A" AND ON LOT 3 BLOCK "B". DURING WET CONDITIONS AND/OR VERY HEAVY RAINS IT APPEARS POSSIBLE THAT WATER MAY STAND IN THESE AREAS EVEN IF FOR ONLY A SHORT PERIOD OF TIME. ALTHOUGH THEY ARE SHOWN AS BEING OUTSIDE THE 500 YEAR FLOOD ZONE ON THE FEMA MAP; IT APPEARS THAT IT WOULD BE WISE TO AVOID ANY IMPROVEMENTS IN THESE LOW AREAS THAT WOULD BE ADVERSELY AFFECTED BY STANDING WATER.

DATED: Aug 3 1995, A.D.
Arthur Bedenbaugh
 ARTHUR BEDENBAUGH, P.E. NO. 9162

COUNTY ATTORNEY CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.
 DATED: 9/16 1995, A.D. Paula Taylor
 COUNTY ATTORNEY

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 Sept, 1995, A.D., IN PLAT BOOK 6 PAGE 132.
P. DeWitt Carr
 CLERK OF COURT, COLUMBIA COUNTY, FLA.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA
 THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 21st DAY OF Sept, 1995, A.D.
Judie Slipp
 CHAIRMAN

SURVEYORS CERTIFICATION:
 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.
 DATED: 3 AUGUST 1995, A.D. SIGNED: Mark D. Duren
 MARK D. DUREN, P.S.M.
 FLORIDA CERT. NO. 4708

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT CENTRAL FLORIDA INVESTORS (A FLORIDA PARTNERSHIP), AS OWNERS, WITH ROBERT P. COSTIN AS MANAGING PARTNER, AND FIRST NATIONAL BANK OF ALACHUA, AS MORTGAGEE, WITH CALVIN JONES AS VICE PRESIDENT, HAVE CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "SANDY ACRES" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSE INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

OWNERS: ROBERT P. COSTIN (MANAGING PARTNER) CENTRAL FLORIDA INVESTORS. (A FLORIDA PARTNERSHIP).
WITNESS: Phyllis C. Thigpen
MORTGAGEE: CALVIN JONES (VICE PRESIDENT) FIRST NATIONAL BANK OF ALACHUA
WITNESS: Phyllis C. Thigpen

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF ALACHUA.
 I HEREBY CERTIFY THAT ON THIS 21st DAY OF August, 1995, A.D. BEFORE ME PERSONALLY APPEARED ROBERT P. COSTIN, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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.
Phyllis C. Thigpen
 MY COMMISSION EXPIRES: Dec 7, 1996
 NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF ALACHUA.
 I HEREBY CERTIFY THAT ON THIS 21st DAY OF August, 1995, A.D. BEFORE ME PERSONALLY APPEARED CALVIN JONES, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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.
Phyllis C. Thigpen
 MY COMMISSION EXPIRES: Dec 7, 1996
 NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

PHYLIS C. THIGPEN
 Notary Public, State of Florida
 My Commission Expires Dec. 7, 1996
 COMM # CC244792

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