

# THE MEADOWS OF TUSKENOOGEE

SITUATED IN: PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

DESCRIPTION: PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE CORNER AT THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE RUN SOUTH 89°52'48" WEST ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 639.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 181 (TUSKENOOGEE ROAD), THENCE RUN NORTH 1°52'22" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 40.88 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 1°52'22" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1165.41 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 181, SAID SOUTH RIGHT-OF-WAY LINE BEING IN A CURVE CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 5768.85 FEET, THENCE RUN ALONG AND AROUND CURVE A CURVE BEARING AND DISTANCE OF NORTH 7°57'46" EAST, 1286.53 FEET TO THE POINT OF BEGINNING OF SAID CURVE, THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 82°17'16" EAST, A DISTANCE OF 865.02 FEET, THENCE RUN SOUTH 0°51'36" EAST, A DISTANCE OF 266.80 FEET, THENCE RUN SOUTH 82°51'16" WEST, A DISTANCE OF 1514.95 FEET, THENCE RUN SOUTH 82°51'16" WEST, A DISTANCE OF 407.03 FEET, THENCE RUN SOUTH 82°51'16" WEST, A DISTANCE OF 708.13 FEET TO THE POINT OF BEGINNING. CONTAINING 45.86 ACRES MORE OR LESS.

FILE NUMBER: 98-09105  
FILED AND RECORDED AT THE PUBLIC RECORDS OFFICE OF COLUMBIA COUNTY, FLORIDA  
DATE: 10/18/1998  
BY: [Signature]  
COUNTY CLERK

OFFICIAL RECORDS  
BOOK 27 PAGE 22

**ADOPTION AND DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS THAT A BAR S LAND AND CATTLE COMPANY, BY RON W. TURBEVILLE AS PRESIDENT HAS CAUSED THE LANDS HEREBY DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS THE MEADOWS OF TUSKENOOGEE AND THAT ALL ROADS, STREETS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HERON AND HERBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.  
RON W. TURBEVILLE, PRESIDENT  
A BAR S LAND AND CATTLE COMPANY  
P.O. BOX 800  
LAKELAND, FLORIDA 33806  
904-762-3008  
WITNESS: [Signature]  
WITNESS: [Signature]

**STATE OF FLORIDA, COUNTY OF COLUMBIA**  
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HERON THAT ALL PERMANENT CONTROL POINTS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA IS SUBMITTED WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS SURVEYED AND PLATTED FALLS WITHIN ZONE 1 AS PER THE PLANNING INSURANCE DATA MAP OF THE FEDERAL BUREAU OF SURVEYING, 1983 EDITION.  
WITNESS MY HAND AND SEAL AT LAKELAND, FLORIDA, THIS 28th DAY OF APRIL, A.D. 1998.  
[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: 6-13-99

**PUBLIC WORKS DIRECTOR, COLUMBIA COUNTY FLORIDA**  
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: 5/8/98  
[Signature]  
PUBLIC WORKS DIRECTOR

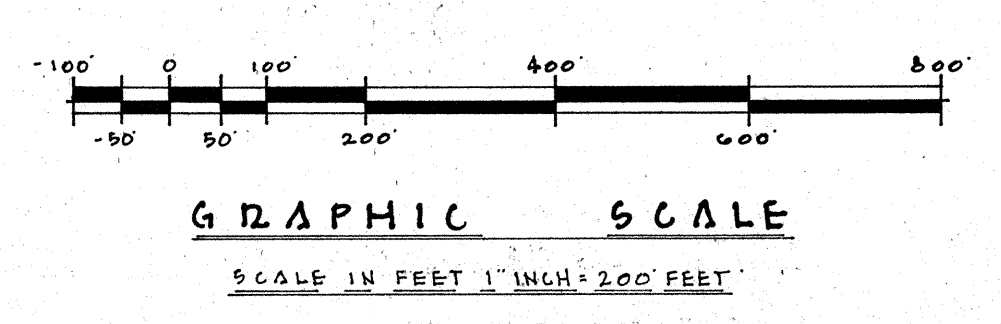
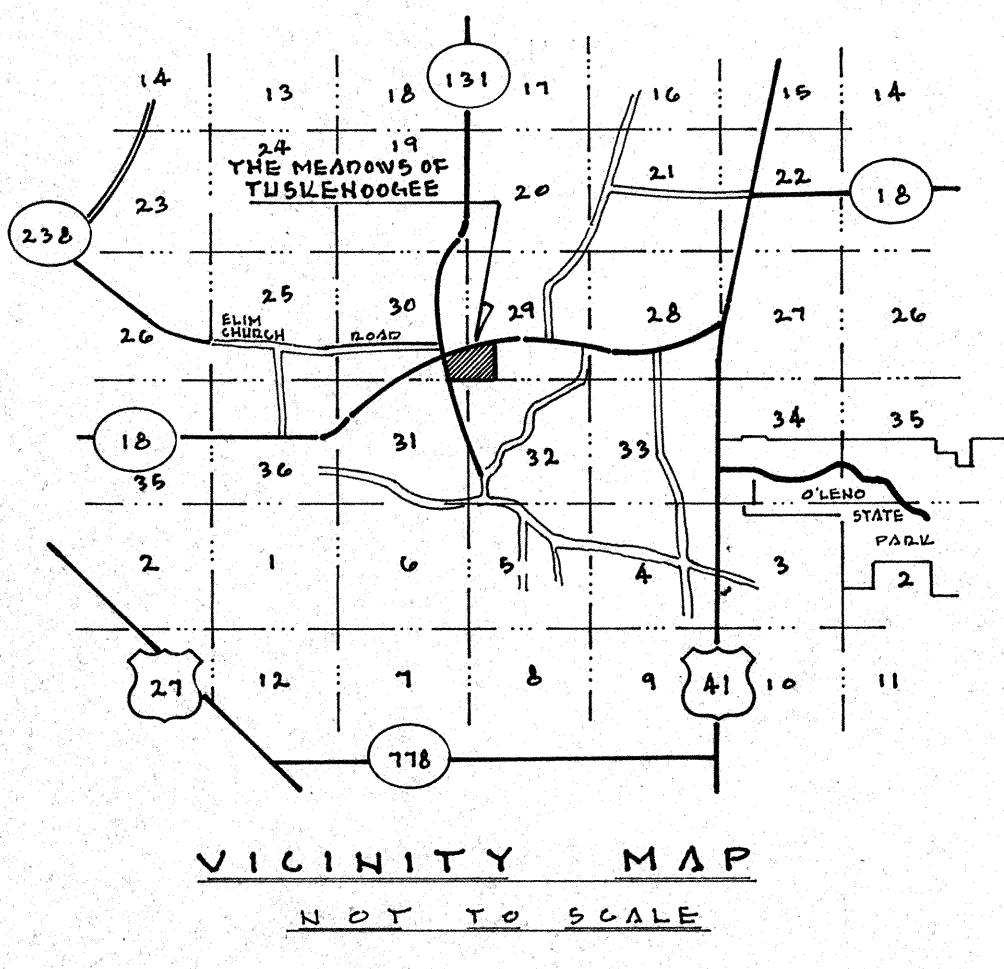
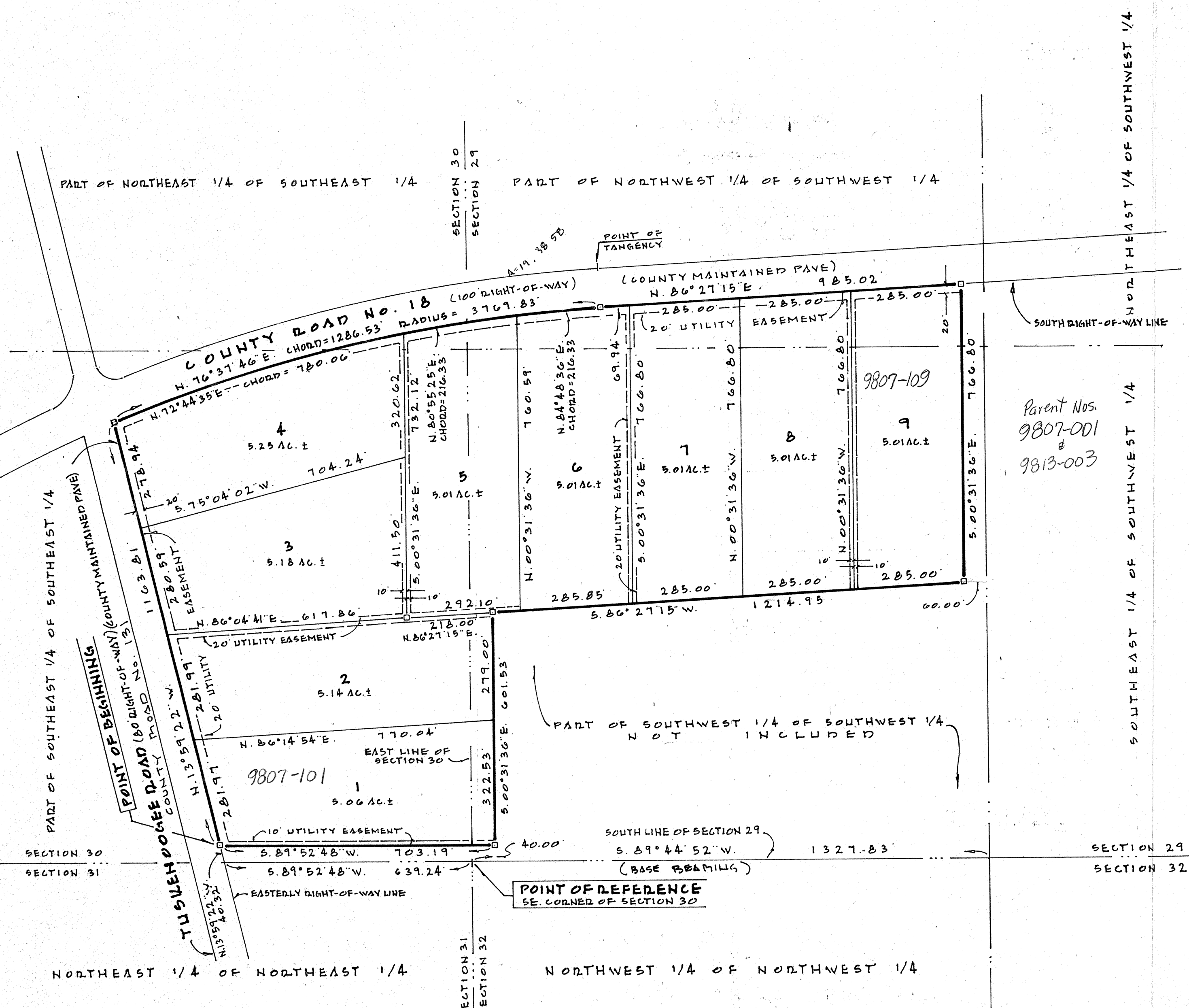
**APPROVED BY BOARD OF COUNTY COMMISSIONERS, COLUMBIA COUNTY, FLORIDA**  
THIS PLAT IS HERBY APPROVED BY THE COLUMBIA COUNTY COMMISSION, THIS DAY OF May 7, 1998, A.D.  
[Signature]  
CHAIRMAN

**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.  
DATE: May 7, 1998  
[Signature]  
COUNTY ATTORNEY

**CERTIFICATE OF CLERK:**  
I HEREBY CERTIFY THAT THE FOREGOING PLAT, HAVING BEEN DULY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILE AND RECORDING, THIS 29th DAY OF May, 1998, A.D. IN PLAT BOOK 6, PAGE 203.  
[Signature]  
CLERK OF COURT, COLUMBIA COUNTY FLORIDA

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HERON THAT ALL PERMANENT CONTROL POINTS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA IS SUBMITTED WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS SURVEYED AND PLATTED FALLS WITHIN ZONE 1 AS PER THE PLANNING INSURANCE DATA MAP OF THE FEDERAL BUREAU OF SURVEYING, 1983 EDITION.  
[Signature]  
REGISTERED LAND SURVEYOR  
PLA. CERT. NO. 2245  
DATE: APRIL 27, 1998  
JOB NO. 87-98

**J. SHERMAN FRIER & ASSOCIATES LAND SURVEYORS**  
180 WEST HOWARD STREET, P.O. BOX 680, LIVE OAK FLORIDA 32064  
PHONE: 904-862-4629 FAX: 904-862-5270 TA/ER  
Sht. No. 105



- LEGEND AND NOTES**
- 1) DENOTES PERMANENT CONTROL POINT (PCP)
  - 2) DENOTES PERMANENT REFERENCE MONUMENT (PRM)
  - 3) CLOSURE EXCEEDS 1:10,000.
  - 4) BEARINGS BASED ON THE SOUTH LINE OF SAID SECTION 29. S. 89°52'48" W.
  - 5) FOR SECTION BREAKDOWN SEE JOB FILE, THIS OFFICE.
  - 6) CONCRETE MONUMENTS SET ON ALL CORNERS.
  - 7) IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES LOCATED BY THIS SURVEY.
  - 8) PLANNING APPROVAL DATE: MARCH 5, 1998
- UTILITIES AS SHOWN HERON FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES.

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

**“ THE MEADOWS OF TUSKENOOGEE “**

**PARENT PARCEL - 29-6S-17-09807-001 ( 25.32 Ac. remaining )  
30-6s-17-09813-003 ( Deleted )**

**Owner: A Bar S Land & Cattle CO.**

**President: Ron W. Turbeville**

**HEADER PARCEL - 30-6S-17-09807-100**

**A S/D lying in part of the W1/2 of SW1/4 of Sec. 29-6s-17E & lying in part of the E1/2 of SE1/4 of Sec. 30-6s-17E, consisting of 45.68 Ac. & recorded in Plat Bk. 6, Pg. 203.**

<u>ACREAGE</u>	<u>LOT #</u>	<u>PARCEL #</u>
5.07 Ac.	1	30-6s-17-09807-101
5.14 Ac.	2	30-6s-17-09807-102
5.18 Ac.	3	30-6s-17-09807-103
5.25 Ac.	4	30-6s-17-09807-104
5.01 Ac.	5	30-6s-17-09807-105
5.01 Ac.	6	30-6s-17-09807-106
5.01 Ac.	7	30-6s-17-09807-107
5.01 Ac.	8	30-6s-17-09807-108
5.01 Ac.	9	30-6s-17-09807-109

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	<b>NBHD Code</b>	<b>029617.01</b>
	<b>Zoning</b>	<b>A-1</b>
	<b>Road</b>	<b>03</b>
	<b>Topo</b>	<b>02</b>
	<b>Utilities</b>	<b>03</b>
	<b>ORB</b>	<b>854-2412</b>
	<b>Map #</b>	<b>105</b>
	<b>Value</b>	<b>\$ 20,000</b>