BLAINE ESTATES

PHASE 3
For 2007

PARENT PARCEL – 22-4S-16-03090-000 – 33.16 AC. (DELETED ALL USED UP)

HEADER PARCEL – 22-4S-16-03090-300 – A S/D LYING IN PART OF THE E1/2 OF THE SW1/4 OF SEC 22-4S-16, CONTAINING 32.90 AC. RECORDED IN PLAT BOOK 8 PAGES 132 THRU 134.

Lot	**1**	**22-4s-16-03090-301**	**1.13 ac.**
Lot	**2**	**22-4s-16-03090-302**	**1.09 ac.**
Lot	**3**	**22-4s-16-03090-303**	**1.02 ac.**
Lot	**4**	**22-4s-16-03090-304**	**1.01 ac.**
Lot	**5**	**22-4s-16-03090-305**	**1.00 ac.**
Lot	**6**	**22-4s-16-03090-306**	**1.01 ac.**
Lot	**7**	**22-4s-16-03090-307**	**1.01 ac.**
Lot	**8**	**22-4s-16-03090-308**	**1.01 ac.**
Lot	**9**	**22-4s-16-03090-309**	**1.01 ac.**
Lot	**10**	**22-4s-16-03090-310**	**1.00 ac.**
Lot	**11**	**22-4s-16-03090-311**	**1.00 ac.**
Lot	**12**	**22-4s-16-03090-312**	**1.01 ac.**
Lot	**13**	**22-4s-16-03090-313**	**1.01 ac.**
Lot	**14**	**22-4s-16-03090-314**	**1.00 ac.**
Lot	**15**	**22-4s-16-03090-315**	**1.00 ac.**
Lot	**16**	**22-4s-16-03090-316**	**1.00 ac.**
Lot	**17**	**22-4s-16-03090-317**	**1.04 ac.**
Lot	**18**	**22-4s-16-03090-318**	**1.03 ac.**
Lot	**19**	**22-4s-16-03090-319**	**1.00 ac.**
Lot	**20**	**22-4s-16-03090-320**	**1.00 ac.**
Lot	**21**	**22-4s-16-03090-321**	**1.00 ac.**
Lot	**22**	**22-4s-16-03090-322**	**1.08 ac.**
Lot	**23**	**22-4s-16-03090-323**	**1.04 ac.**
Lot	**24**	**22-4s-16-03090-324**	**1.04 ac.**
Lot	**25**	**22-4s-16-03090-325**	**1.00 ac.**

Retention area's lying within Blaine Estates phase 2 & 3
22-4s-16-03090-099 – 10.48 ac.

Bailey Bishop & Lane, Inc.
P.O. Box 3717
Lake City, FL 32056
Ph. 386-752-5640
Eng. Lic. 7362
BBL Job No. 030203CR2

OFFICIAL RECORDS
BOOK ___ PAGE ___
1105/2400

FILE NUMBER 2006030127
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
12/27 2006 AT 3:28 O'CLOCK P.M.
RECORD VERIFIED
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Brenda Dew D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

BLAINE ESTATES, PHASE III
IN
THE E 1/2 OF THE SW 1/4, SECTION 22, TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

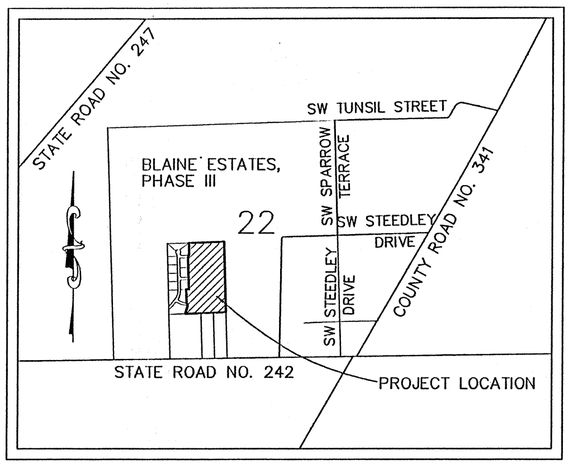
PART OF THE E 1/2 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 8, BLOCK 2, BLAINE ESTATES, PHASE II, A SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 147 & 148 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN N 88°14'38" E, ALONG THE NORTH LINE OF SAID SW 1/4, 820.02 FEET TO THE EAST LINE OF SAID SW 1/4; THENCE S 01°45'56" E, ALONG SAID EAST LINE, 1655.38 FEET; THENCE S 88°03'20" W, 942.92 FEET TO THE EAST LINE OF SAID BLAINE ESTATES, PHASE II; THENCE RUN NORTHERLY, ALONG THE EAST LINE OF SAID BLAINE ESTATES, PHASE II, THE FOLLOWING COURSES: N 16°07'07" E, 200.39 FEET; N 28°43'47" W, 68.85 FEET; N 01°45'56" W, 315.10 FEET; N 88°17'40" E, 62.44 FEET; N 01°42'20" W, 741.00 FEET; N 24°05'24" E, 66.64 FEET; N 01°42'20" W, 290.38 FEET TO THE END OF SAID COURSES AND THE POINT OF BEGINNING.

CONTAINING 32.90 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT CR 242 LAND TRUST, AS OWNER, HAS CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "BLAINE ESTATES, PHASE III", AND THAT ALL RIGHTS-OF-WAY, RETENTION AREAS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.



LOCATION SKETCH
NOT TO SCALE

OWNERS:

BY: Daniel D. Crapps
DANIEL D. CRAPPS, TRUSTEE
CR 242 LAND TRUST

Mary Lyons
WITNESS

Melissa Bryan
WITNESS

BY: _____
L. JAMES CHERRY, TRUSTEE
CR 242 LAND TRUST

Marie A Young
WITNESS

Megan M Carter
WITNESS

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUTNY OF COLUMBIA:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF DECEMBER, 2006 BY DANIEL D. CRAPPS, AS TRUSTEE OF CR 242 LAND TRUST, FOR AND ON BEHALF OF SAID TRUST. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: Candy Ann Maddalino
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CANDY ANN MADDALINO
MY COMMISSION # DD 600968
EXPIRES: November 24, 2010
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF December, 2006 BY L. JAMES CHERRY, AS TRUSTEE OF CR 242 LAND TRUST. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Notary Public State of Florida
Gladys R Harper
My Commission DD425138
Expires 05/13/2009

SPECIAL NOTES

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

NOTICE: WATER RUN OFF FROM EXISTING PUBLIC ROAD RIGHTS OF WAY MAY OCCUR DURING HEAVY RAINS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SW 1/4, SECTION 22, TOWNSHIP 4 SOUTH, RANGE 16 EAST, BEING S 01°45'56" E.
2. TOTAL ACRES IN SUBDIVISION IS 32.90 ACRES.
3. SUBDIVSION CONSISTS OF 25 LOTS RANGING IN SIZE FROM 1.00 ACRES TO 1.13 ACRES AND 1 RETENTION AREA.
4. PROPERTY IS ZONED RURAL RESIDENTIAL.
5. CLOSURE EXCEEDS 1:10000.
6. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B EFFECTIVE DATE JANUARY 6, 1986) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.
7. WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC SYSTEMS.
8. WATER SUPPLY IS TO BE INDIVIDUAL WELLS.
9. PRELIMINARY PLAT WAS APPROVED ON OCTOBER 20, 2005.
10. ALL LOT CORNERS ARE CONCRETE MONUMENTS, OTHERWISE NOTED.
11. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: FRONT – 25 FEET; SIDE – 10 FEET; REAR – 15 FEET.

DEVELOPER:
C.R. 242 LAND TRUST
DANIEL CRAPPS, TRUSTEE
L. JAMES CHERRY, TRUSTEE
4400 WEST U.S. HIGHWAY 90
LAKE CITY, FLORIDA 32055
(386) 755-5110

SURVEYOR:
BRIAN SCOTT DANIEL
P.O. BOX 3717
LAKE CITY, FL 32056
(386) 752-5640

ENGINEER:
JEROME J. LESZKIEWICZ
P.O. BOX 3717
LAKE CITY, FL 32056
(386) 752-5640

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA:

EXAMINED ON December 20, 2006 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Marlin Feagle, attorney
COUNTY ATTORNEY

ACCEPTANCE FOR MAINTENANCE:

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE BOND AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF $ #17,210.00 OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT $ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SIGNED: Hoyle Crawford DATE: 12/27/06
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 27 DAY OF December 2006 IN PLAT BOOK 8, PAGES 132-134.

SIGNED: P. DeWitt Cason
CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA:

THIS IS TO CERTIFY THAT ON 12-7-'06 THE AFOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

_____
CHAIRMAN

ATTEST: _____ FILE FOR RECORD ON
CLERK OF CIRCUIT COURT

CERTIFICATE OF COUNTY SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

NAME Timothy A. Delbene
TIMOTHY A. DELBENE, PLS
DATE 12/18/06
REGISTRATION NUMBER PLS # 5594
DONALD F. LEE & ASSOC., INC.

TIMOTHY A. DELBENE CERTIFICATE NO. 5594 STATE OF FLORIDA

CERTIFICATE OF SUBDIVIDER'S ENGINEER:

THIS IS TO CERTIFY THAT ON DECEMBER 14, 2006, JEROME J. LESZKIEWICZ, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUES, LICENSE NO. 53482, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IF APPLICABLE, ANY SUBMITTED "AS BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

_____
REGISTERED FLORIDA ENGINEER

CERTIFICATE OF SURVEYOR:

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 2nd DAY OF OCTOBER, THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 2nd DAY OF OCTOBER.

DATE 12-15-06

Scott Daniel
BRIAN SCOTT DANIEL
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6449
BAILEY, BISHOP & LANE, INC
P.O. BOX 3717
LAKE CITY, FLORIDA 32056-3717
LB 6685

Bailey Bishop & Lane, Inc.
P.O. Box 3717
Lake City, FL 32056
Ph. 386-752-5640
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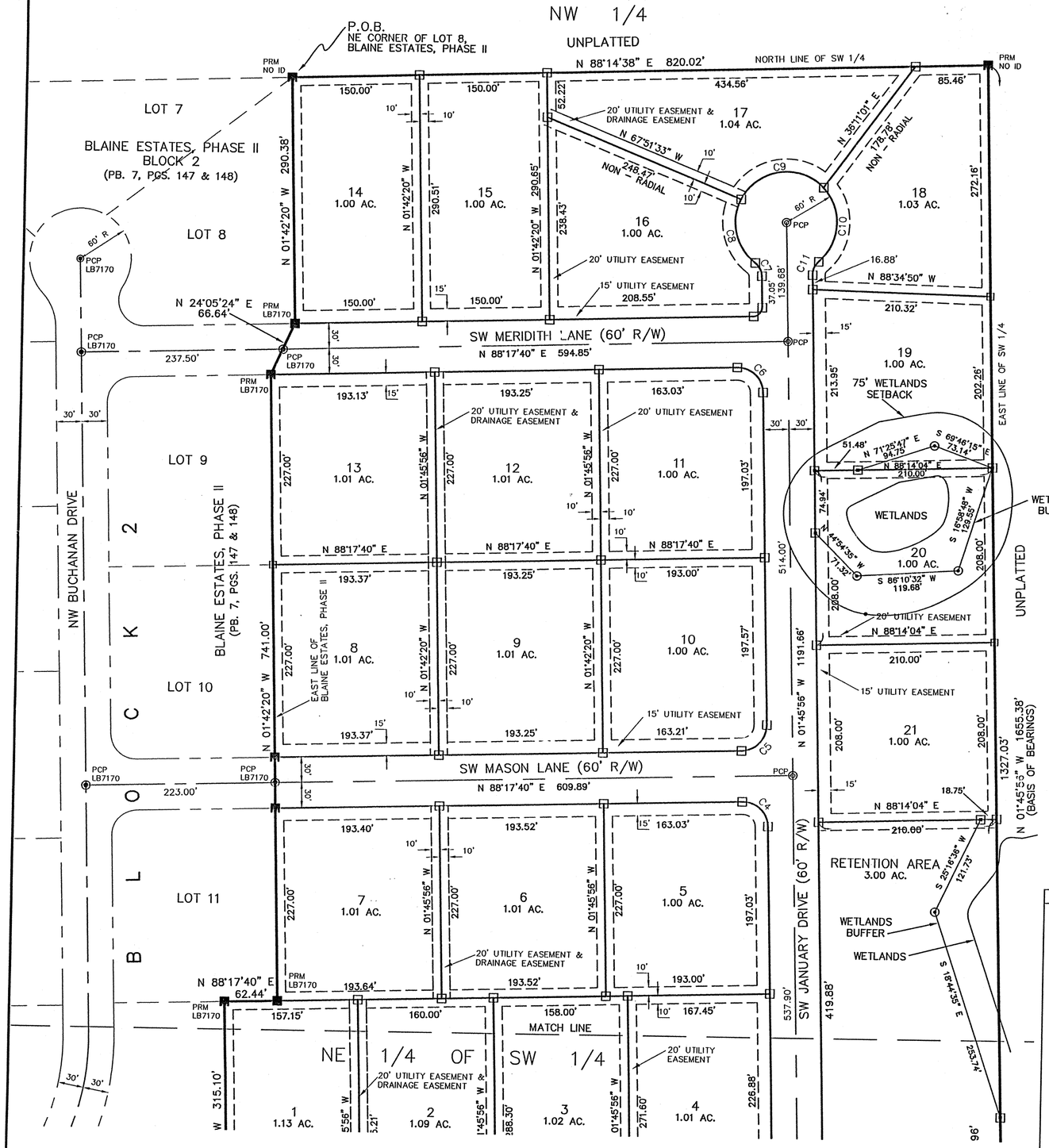
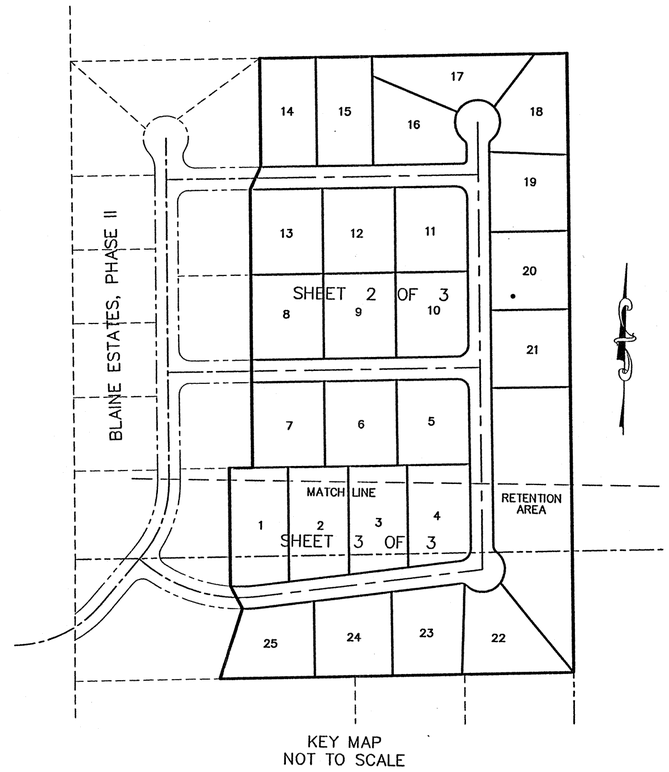
BLAINE ESTATES, PHASE III

IN

THE E 1/2 OF THE SW 1/4,
SECTION 22, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS
BOOK ____ PAGE ____
1105/2460





CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	400.00'	08°15'35"	S 86°23'31" W	57.61'	57.66'
C2	370.00'	10°53'47"	S 87°42'37" W	70.26'	70.37'
C3	30.00'	84°01'39"	S 40°14'53" W	40.16'	44.00'
C4	30.00'	89°56'24"	S 46°44'08" E	42.40'	47.09'
C5	30.00'	90°03'37"	S 43°15'52" W	42.45'	47.16'
C6	30.00'	89°56'23"	S 46°44'08" E	42.40'	47.09'
C7	20.00'	51°26'13"	S 27°29'03" E	17.36'	17.95'
C8	60.00'	79°39'51"	N 13°22'13" W	76.86'	83.42'
C9	60.00'	109°48'02"	N 81°21'43" E	98.18'	114.98'
C10	60.00'	93°13'06"	S 02°52'17" W	87.20'	97.62'
C11	20.00'	51°14'46"	N 23°51'27" E	17.30'	17.89'
C12	20.00'	51°19'04"	N 27°25'28" W	17.32'	17.91'
C13	60.00'	88°39'07"	S 08°45'27" E	83.85'	92.84'
C14	60.00'	98°00'41"	S 84°34'27" W	90.57'	102.64'
C15	20.00'	17°20'04"	S 55°05'15" E	6.03'	6.05'
C16	20.00'	33°59'00"	S 80°44'47" E	11.69'	11.86'
C17	430.00'	06°02'27"	S 85°16'56" W	45.31'	45.34'

LEGEND

- ○ DENOTES 5/8" IRON ROD & CAP SET (LB6685)
- ● DENOTES IRON PIPE OR REBAR FOUND
- □ DENOTES 4"x4" CONCRETE MONUMENT SET (LB6685)
- ■ DENOTES 4"x4" CONCRETE MONUMENT FOUND
- ◉ DENOTES NAIL & DISK FOUND (PCP)
- ⊠ DENOTES 4"x4" CONCRETE MONUMENT (PRM); (LB6685) UNLESS OTHERWISE NOTED

± – MORE OR LESS
PC – POINT OF CURVATURE
PT – POINT OF TANGENCY
PI – POINT OF INTERSECTION
PRC – POINT OF REVERSE CURVATURE
PCC – POINT OF COMPOUND CURVATURE
R – RADIUS
T – TANGENT
L – ARC LENGTH
Δ – CENTRAL ANGLE
CH – CHORD BEARING & DISTANCE
PCP – PERMANENT CONTROL POINT
PRM – PERMANENT REFERENCE MONUMENT
R/W – RIGHT OF WAY
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
TWP – TOWNSHIP
RNG – RANGE
LB – LICENSED BUSINESS
PLS – PROFESSIONAL LAND SURVEYOR
C1 – CURVE NUMBER
L1 – LINE NUMBER

N – NORTH
E – EAST
S – SOUTH
W – WEST
℄ – CENTERLINE
(P) – PLAT
(D) – DEED
(C) – CALCULATED
(M) – MEASURED
O/S – OFFSET
NO ID – NO IDENTIFICATION
FND – FOUND
CM – CONCRETE MONUMENT
IP – IRON PIPE
IPC – IRON PIPE & CAP
RB – REBAR
RBC – REBAR & CAP
IR – IRON ROD
IRC – IRON ROD & CAP
NL – NAIL
NL+D – NAIL & DISK
ORB – OFFICIAL RECORDS BOOK
PG – PAGE(S)
POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
SEC – SECTION
BM – BENCHMARK
ELEV – ELEVATION
AC – ACRE(S)

DEVELOPER:
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0' 100' 200' 300'
SCALE: 1" = 100'

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BOOK 1105 PAGE 2400

BLAINE ESTATES, PHASE III

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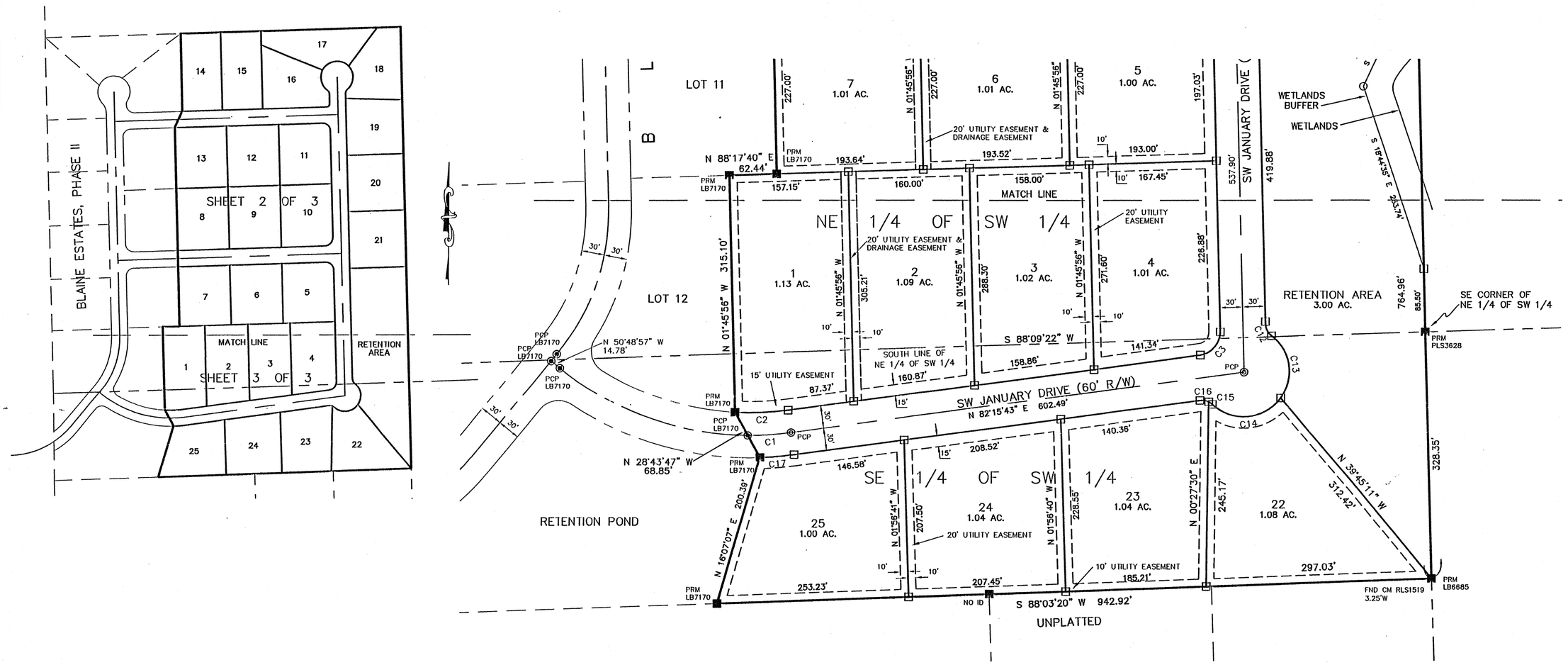

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