FILE NUMBER 96-1342
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
ON 9-18, 19 96 AT 2:15 O'CLOCK P M
RECORD VERIFIED
DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: [illegible] D.C.

OFFICIAL RECORDS
BOOK 888 PAGE 523


**BAILEY BISHOP & LANE, INC.**
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LAKE CITY, FL 32056-3717
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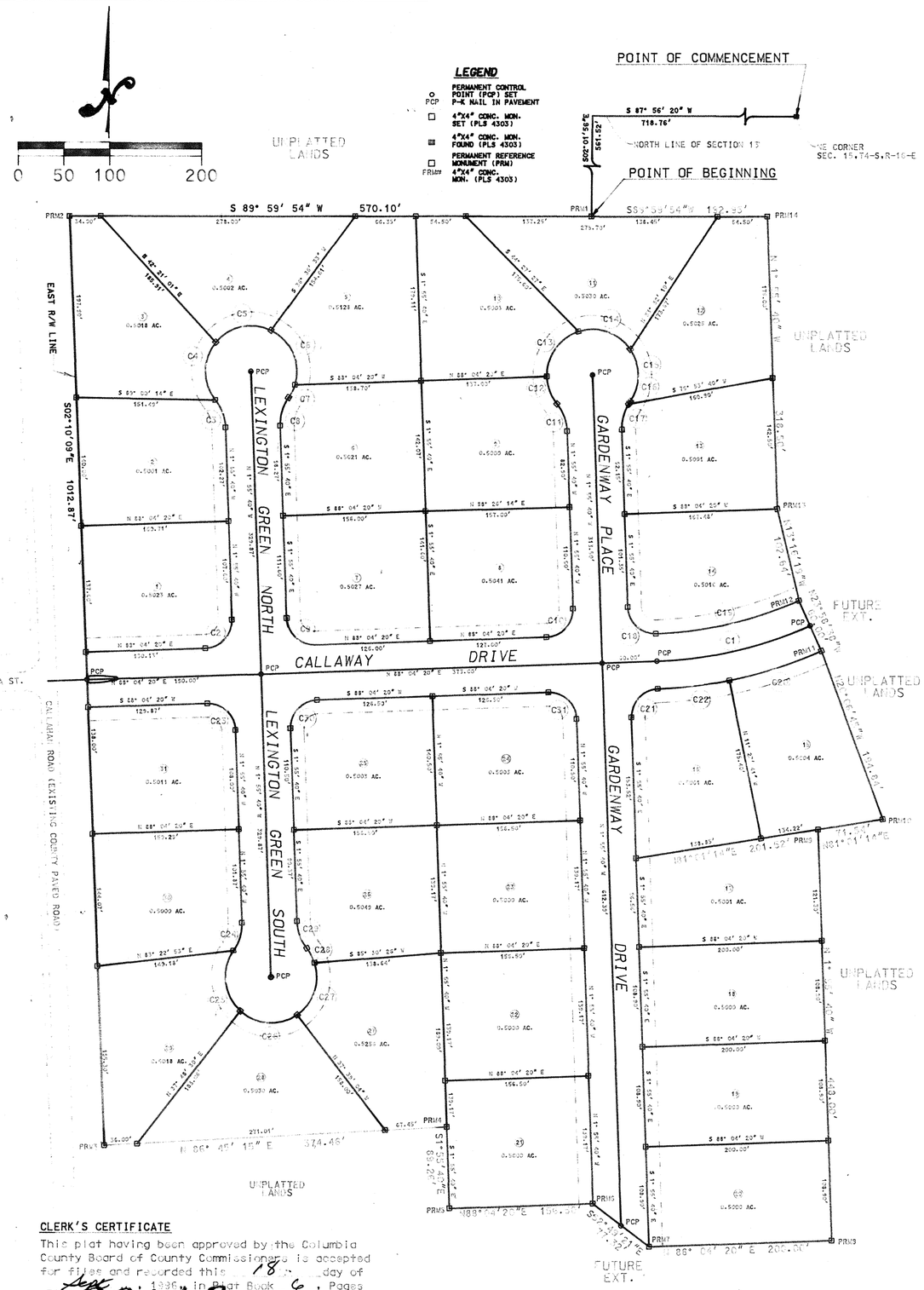
# CALLAWAY SUBDIVISION, UNIT ONE
# COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 153
SHEET 1 OF 1




## CURVE DATA

| CURVE NO. | RADIUS | DELTA | ARC LENGTH | CHORD DIST. | CHORD BEARING |
|---|---|---|---|---|---|
| C1 | 450.00' | 22° 02' 58" LT | 173.18' | 172.11' | N 77° 02' 51" E |
| C2 | 30.00' | 90° 00' 00" LT | 47.12' | 42.43' | N 43° 04' 20" E |
| C3 | 50.00' | 36° 52' 12" LT | 32.18' | 31.62' | N 20° 21' 46" W |
| C4 | 50.00' | 78° 06' 01" RT | 68.16' | 63.00' | N 0° 15' 09" E |
| C5 | 50.00' | 76° 37' 56" RT | 66.87' | 62.00' | N 77° 37' 07" E |
| C6 | 50.00' | 81° 02' 17" RT | 70.72' | 64.97' | S 23° 32' 46" E |
| C7 | 50.00' | 17° 58' 10" RT | 15.68' | 15.62' | S 25° 57' 27" W |
| C8 | 50.00' | 36° 52' 12" LT | 32.18' | 31.62' | S 16° 30' 26" W |
| C9 | 30.00' | 90° 00' 00" LT | 47.12' | 42.43' | S 46° 55' 40" E |
| C10 | 30.00' | 90° 00' 00" RT | 47.12' | 42.43' | N 43° 04' 20" E |
| C11 | 50.00' | 36° 52' 12" LT | 32.18' | 31.62' | N 20° 21' 46" W |
| C12 | 50.00' | 36° 09' 08" RT | 31.55' | 31.03' | N 20° 43' 18" W |
| C13 | 50.00' | 73° 44' 23" RT | 64.35' | 60.00' | N 34° 13' 28" E |
| C14 | 50.00' | 73° 44' 23" RT | 64.35' | 60.00' | S 72° 02' 09" E |
| C15 | 50.00' | 70° 06' 29" RT | 61.18' | 57.43' | S 0° 06' 43" E |
| C16 | 50.00' | 3° 33' 10" LT | 3.10' | 3.10' | S 33° 09' 56" W |
| C17 | 50.00' | 33° 19' 01" LT | 29.07' | 28.67' | S 14° 43' 51" W |
| C18 | 30.00' | 90° 00' 00" LT | 47.12' | 42.43' | S 46° 55' 40" E |
| C19 | 420.00' | 22° 02' 58" LT | 161.63' | 160.64' | N 77° 02' 51" E |
| C20 | 480.00' | 12° 34' 57" RT | 105.41' | 105.20' | S 72° 18' 50" W |
| C21 | 30.00' | 90° 00' 00" LT | 47.12' | 42.43' | S 43° 04' 20" W |
| C22 | 480.00' | 9° 28' 01" RT | 79.31' | 79.22' | S 83° 20' 20" W |
| C23 | 30.00' | 90° 00' 00" LT | 47.12' | 42.43' | N 46° 55' 40" W |
| C24 | 50.00' | 36° 52' 12" LT | 32.18' | 31.62' | N 16° 30' 26" E |
| C25 | 50.00' | 82° 45' 09" RT | 72.22' | 66.10' | N 6° 26' 03" W |
| C26 | 50.00' | 76° 37' 56" RT | 66.87' | 62.00' | N 86° 07' 35" W |
| C27 | 50.00' | 73° 44' 23" RT | 64.35' | 60.00' | S 18° 41' 15" W |
| C28 | 50.00' | 20° 36' 55" RT | 17.99' | 17.89' | S 28° 29' 24" E |
| C29 | 50.00' | 36° 52' 12" LT | 32.18' | 31.62' | S 20° 21' 46" E |
| C30 | 30.00' | 90° 00' 00" LT | 47.12' | 42.43' | S 43° 04' 20" W |
| C31 | 30.00' | 90° 00' 00" LT | 47.12' | 42.43' | N 46° 55' 40" W |

## DESCRIPTION:

A part of the E 1/2 of the NE 1/4, Section 15, Township 4 South, Range 16 East, Columbia County, Florida described as follows: Commence at the NE corner of Section 15, Township 4 South, Range 16 East and run thence South 87° 56' 20" W along the North line of said section a distance of 718.76 feet; thence South 2° 01' 54" East a distance of 561.52 feet to the Point of Beginning; thence South 89° 59' 54" West a distance of 570.10 feet to the East Right-of-Way line of Callahan Road; thence South 02°10'09" East along said East Right-of-Way line of Callahan Road a distance of 1012.87 feet; thence North 88° 45'15"East a distance of 374.46 feet; thence South 1° 55' 40" East a distance of 89.26 feet; thence North 88° 04' 20" East a distance of 156.50 feet; thence South 52° 49' 21" East a distance of 77.32 feet; thence North 88° 04' 20" East a distance of 200.00 feet; thence North 1° 55' 40" West a distance of 448.00 feet; thence North 81° 01' 14" East a distance of 71.54 feet; thence North 20° 06' 45" West a distance of 134.84 feet; thence North 23° 58' 38" West a distance of 60.00 feet; thence North 13° 19' 19" West a distance of 102.64 feet; thence North 1° 55' 40" West a distance of 318.50 feet; thence South 89° 59' 54" West a distance of 132.95 feet to the P.O.B.

Containing 15.07 acres, more or less.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Callaway Land Trust, as owner; and Charles A. DeVane and his wife, Alice Claire DeVane as mortgagee; and Juanita Callahan as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as CALLAWAY SUBDIVISION, UNIT ONE, and that all Rights-of-way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER:
Daniel Crapps — Witness
DANIEL CRAPPS
CALLAWAY LAND TRUST

MORTGAGEE:
Charles A. DeVane — Witness
CHARLES A. DEVANE

Alice Claire DeVane — Witness
ALICE CLAIRE DEVANE

Juanita H Callahan — Witness
JUANITA CALLAHAN

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA SHOWN HEREON COMPILES WITH ALL OF THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE 8-26-96 SIGNED John M. Lane
JOHN M. LANE, LAND SURVEYOR 4307

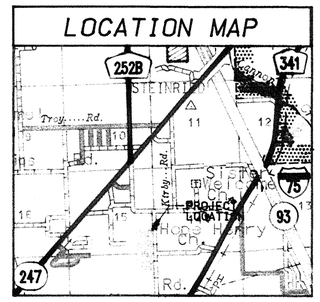
SURVEYOR'S SEAL

## CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for filing and recorded this 18th day of Sept. 1996 in Plat Book 6, Pages 153 & 154.

SIGNED: DeWitt Cason
Clerk of Circuit Court

## LOCATION MAP




## NOTES:

1. BEARINGS PROJECTED FROM THE EAST LINE OF SECTION 15.
2. TOTAL ACRES IN SUBDIVISION IS 15.07 ACRES.
3. SUBDIVISION CONSISTS OF 31 LOTS RANGING IN SIZE FROM 0.50 TO 0.53 ACRES.
4. PROPERTY IS ZONED RSF-1.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE-DESCRIBED LANDS LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
6. DATE OF PRELIMINARY PLAT APPROVAL MARCH 16, 1996.

## ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 21st day of AUGUST 1996, by Daniel Crapps, a trustee of Callaway Land Trust. He is (personally known) to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Vera Lisa Hicks
Notary Public
My Commission Expires: 8-23-98

## ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 27th day of AUGUST 1996, by Juanita Callahan as Mortgagee. She is (personally known) to me or have produced _____ as identification and (did/did not) take an oath.

SIGNED: Vera Lisa Hicks
Notary Public
My Commission Expires: 8-23-98

## ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 27th day of AUGUST 1996, by Charles A. DeVane and his wife, Alice Claire DeVane as Mortgagees. They are (personally known) to me or have produced _____ as identification and (did/did not) take an oath.

SIGNED: Vera Lisa Hicks
Notary Public
My Commission Expires: 8-23-98

## ACCEPTANCE FOR MAINTENANCE

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.

SIGNED: Jerry Bowden DATE: Sept. 11, 1996
Director of Public Works

## COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the forgoing Plat and that it compiles with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Marlin Feagle DATE: Sept. 12 1996
County Attorney, Columbia Co.

## COMMISSION APPROVAL

SIGNED: [signature]
Chairman
DATE: 9/18/96
ATTEST: DeWitt Cason
Clerk