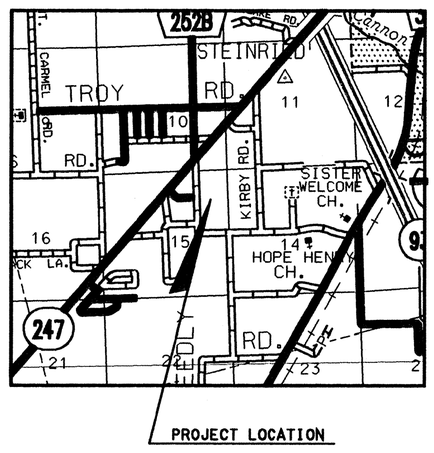
BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640 FAX (904) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

CALLAWAY, PHASE TWO

A SUBDIVISION IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

NOTES:

1. BEARINGS PROJECTED FROM THE EAST LINE OF SECTION 15, T4-S, R16-E, COLUMBIA COUNTY, FLORIDA.
2. TOTAL ACRES IN SUBDIVISION IS 20.37 ACRES.
3. ERROR OF CLOSURE BALANCED TO ZERO.
4. SUBDIVISION CONSISTS OF 24 LOTS RANGING IN SIZE FROM 0.5000 TO 0.7780 ACRES.
5. PRELIMINARY PLAT APPROVED ON JUNE 1, 2000.
6. PROPERTY IS ZONED RSF-2.
7. 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.
8. FINISH FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY OR AS NOTED FOR THE INDIVIDUAL LOT. DURING THE DEVELOPMENT OF EACH LOT, THE LOT SHALL BE GRADED TO DRAIN TO THE ROADSIDE DITCH OF THE ADJACENT ROADWAY.
9. BUILDING SETBACK LINES ARE TO BE AS FOLLOWS:
   FRONT- 25'
   REAR - 15'
   SIDE - 10'



PROJECT LOCATION

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Callaway Land Trust, as owner, and Mary Frances Devane Living Trust, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as CALLAWAY, PHASE TWO, and that all rights-of-way and easements are hereby dedicated to the perpetual use of the public for uses as shown hereon, and that Retention Areas A and B are dedicated to the Callaway Phase Two Homeowners Association, Inc. for the use as shown hereon.

OWNER:
Callaway Land Trust
BY: Daniel D. Crapps
Daniel D. Crapps, Trustee

Signed, sealed and delivered in the presence of:
Lisa Hicks
Witness
Mary Lyons
Witness

MORTAGE HOLDER:
Mary Frances Devane Living Trust
BY: Harvey D. Devane
Harvey D. Devane, Trustee

Lisa Hicks
Witness
Mary Lyons
Witness

BY: Mary Frances DeVane
Mary Frances Devane, Trustee

Lisa Hicks
Witness
Mary Lyons
Witness

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

Examined on May 21, 2001

AND

Approved as to legal form and sufficiency by

Marlin Feagle, as County atty.
Attorney

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

THIS IS TO CERTIFY that on May 3, 2001 the foregoing plat was approved by the Board of County Commissioners for Columbia County, Florida.

Chairman

Attest: _____

CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
32-1	340.00'	33° 12' 28" RT	197.06'	194.31'	S 49° 25' 08" W
33-1	467.70'	24° 13' 54" RT	197.80'	196.33'	S 20° 41' 57" W
34-1	467.70'	4° 17' 50" RT	35.08'	35.07'	S 6° 26' 05" W
35-1	30.00'	90° 00' 00" RT	47.12'	42.43'	S 40° 42' 50" E
37-1	60.00'	48° 46' 04" LT	51.07'	49.54'	N 77° 15' 38" E
37-2	60.00'	41° 24' 35" RT	43.36'	42.43'	N 73° 34' 53" E
38-1	60.00'	59° 59' 27" LT	62.82'	59.99'	S 48° 21' 36" E
39-1	60.00'	66° 13' 56" LT	69.36'	65.56'	S 14° 45' 05" W
40-1	60.00'	87° 49' 41" LT	91.97'	83.23'	N 88° 13' 06" W
41-1	60.00'	41° 24' 35" RT	43.36'	42.43'	N 65° 00' 32" W
42-1	60.00'	55° 23' 04" LT	58.00'	55.77'	S 9° 25' 52" E
42-2	60.00'	41° 24' 35" RT	43.36'	42.43'	S 16° 25' 07" E
42-3	30.00'	90° 00' 00" RT	47.12'	42.43'	S 49° 17' 10" W
43-1	60.00'	60° 02' 01" LT	62.87'	60.03'	S 48° 16' 40" W
44-1	60.00'	65° 04' 30" LT	68.15'	64.54'	N 69° 10' 04" W
45-1	60.00'	82° 19' 34" LT	86.21'	78.98'	N 4° 31' 58" E
46-1	60.00'	16° 14' 15" RT	17.00'	16.95'	N 12° 24' 18" E
46-2	60.00'	25° 10' 19" RT	26.36'	26.15'	N 33° 06' 35" E
49-1	527.70'	1° 40' 14" LT	15.39'	15.39'	N 5° 07' 17" E
50-1	527.70'	8° 43' 59" LT	80.43'	80.35'	N 10° 19' 24" E
51-1	527.70'	9° 15' 45" LT	85.31'	85.21'	N 19° 19' 15" E
52-1	527.70'	8° 51' 46" LT	81.63'	81.54'	N 28° 23' 00" E
53-1	400.00'	16° 18' 04" LT	113.80'	113.42'	N 40° 57' 55" E
54-1	400.00'	14° 56' 44" LT	104.34'	104.04'	N 56° 35' 19" E
55-1	480.00'	9° 07' 08" LT	76.39'	76.31'	N 70° 34' 56" E
55-2	400.00'	1° 57' 41" LT	13.69'	13.69'	N 65° 02' 31" E
CL1-2	370.00'	33° 12' 28" LT	214.45'	211.46'	N 49° 25' 08" E
CL1-3	497.70'	28° 31' 43" LT	247.81'	245.26'	N 18° 33' 02" E

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 24th day of May, 2001, in Plat Book 7, Pages 70 and 71.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 4th day of APRIL, 2001 by Daniel D. Crapps, as trustee of Callaway Land Trust, for and on behalf of said trust. He is personally known to me or has produced _____ as identification.

SIGNED: Vera Lisa Hicks
Notary Public

My Commission Expires: 8.23.02

VERA LISA HICKS
MY COMMISSION # CC 754739
EXPIRES: August 23, 2002
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 4th day of APRIL, 2001 by Harvey D. Devane, as trustee of Mary Frances Devane Living Trust, for and on behalf of said trust. He is personally known to me or has produced _____ as identification.

SIGNED: Vera Lisa Hicks
Notary Public

My Commission Expires: 8.23.02

VERA LISA HICKS
MY COMMISSION # CC 754739
EXPIRES: August 23, 2002
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 4th day of APRIL, 2001 by Mary Frances Devane, as trustee of Mary Frances Devane Living Trust, for and on behalf of said trust. She is personally known to me or has produced _____ as identification.

SIGNED: Vera Lisa Hicks
Notary Public

My Commission Expires: 8.23.02

VERA LISA HICKS
MY COMMISSION # CC 754739
EXPIRES: August 23, 2002
Bonded Thru Notary Public Underwriters

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: Hoyle Crowder DATE: 5/22/01
Director of Public Works

CERTIFICATE OF COUNTY SURVEYOR

Know all men by these presents, that the undersigned, being a licensed and registered land surveyor, 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 on _____ 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
Date 4/5/2001
Registration Number LS 5594

CERTIFICATE OF SUBDIVIDER'S ENGINEER

This is TO CERTIFY that on 4/9/01, Gregory G. Bailey, Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 43858, 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

SURVEYOR'S CERTIFICATE

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 Surveyors and Mappers, does hereby certify that on 3/8/01 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands therein described and platted and subdivided; that the survey was made under my responsible direction and supervision, permanent reference monuments and permanent control points have been placed as shown and that the survey data shown hereon complies with all of the requirements of the Columbia County Subdivision Ordinance and Chapter 177, Florida Statutes, as amended; and that said lands are located in Section , Township South, Range East, Columbia County, Florida.

Date: 3/15/01
Date of Drawing: 3/14/01

Signed: John M. Lane
John M. Lane Registration No. LS 4303
Bailey, Bishop & Lane, Inc. LB 6685
3107 SW Barnett Way, Lake City, FL 32056

OFFICIAL RECORDS
BOOK 827 PAGE 596

BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640 FAX (904) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

CALLAWAY, PHASE TWO

A SUBDIVISION IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

DEVELOPER:
DANIEL D. CRAPPS
CALLAWAY LAND TRUST
4400 WEST U.S. HIGHWAY 90
LAKE CITY, FL 32055
(904) 755-5110

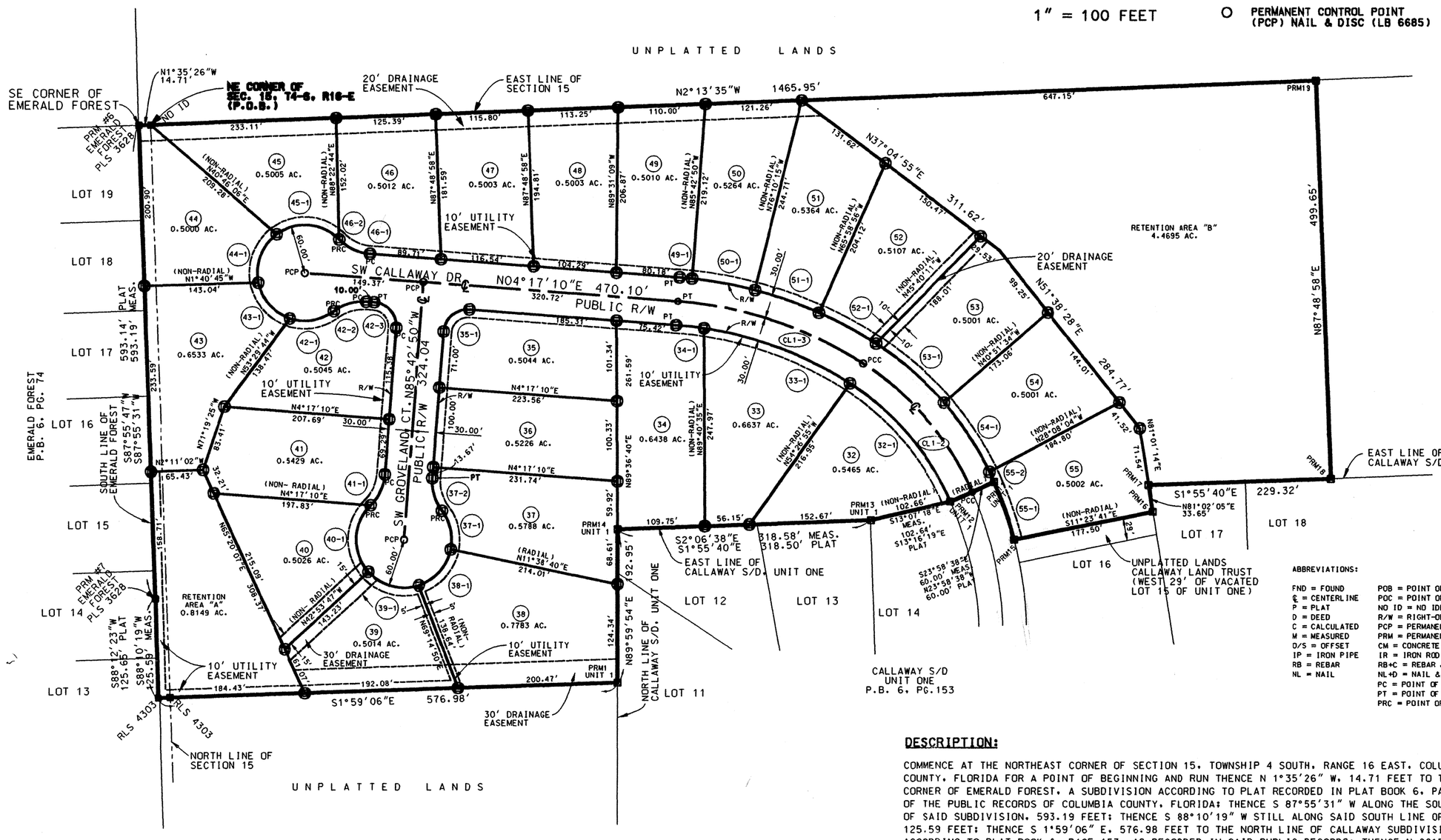
SURVEYOR:
JOHN W. LANE
3107 SW BARNETT WAY
LAKE CITY, FLORIDA 32056
(904) 752-5640
REG. NO. 4303

ENGINEER:
GREGORY G. BAILEY
3107 SW BARNETT WAY
LAKE CITY, FLORIDA 32056
(904) 752-5640
REG. NO. 43858

0 50 100 200
1" = 100 FEET

LEGEND

- ⊠ PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONC. MON. (LB 6685)
- ◎ 5/8" IRON ROD & CAP SET AT EACH LOT CORNER (LB 6685)
- ■ CONC. MON. FOUND AS NOTED
- ○ PERMANENT CONTROL POINT (PCP) NAIL & DISC (LB 6685)



ABBREVIATIONS:

FND = FOUND	POB = POINT OF BEGINNING
℄ = CENTERLINE	POC = POINT OF COMMENCEMENT
P = PLAT	NO ID = NO IDENTIFICATION
D = DEED	R/W = RIGHT-OF-WAY
C = CALCULATED	PCP = PERMANENT CONTROL POINT
M = MEASURED	PRM = PERMANENT REFERENCE MONUMENT
D/S = OFFSET	CM = CONCRETE MONUMENT
IP = IRON PIPE	IR = IRON ROD
RB = REBAR	RB+C = REBAR & CAP
NL = NAIL	NL+D = NAIL & DISC
	PC = POINT OF CURVE
	PT = POINT OF TANGENCY
	PRC = POINT OF REVERSE CURVE

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.

DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA FOR A POINT OF BEGINNING AND RUN THENCE N 1°35'26" W, 14.71 FEET TO THE SOUTHEAST CORNER OF EMERALD FOREST, A SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 74, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 87°55'31" W ALONG THE SOUTH LINE OF SAID SUBDIVISION, 593.19 FEET; THENCE S 88°10'19" W STILL ALONG SAID SOUTH LINE OF SUBDIVISION, 125.59 FEET; THENCE S 1°59'06" E, 576.98 FEET TO THE NORTH LINE OF CALLAWAY SUBDIVISION, UNIT ONE, ACCORDING TO PLAT BOOK 6, PAGE 153, AS RECORDED IN SAID PUBLIC RECORDS; THENCE N 89°59'54" E ALONG SAID NORTH LINE OF SUBDIVISION, 192.95 FEET TO THE EAST LINE OF SAID CALLAWAY SUBDIVISION, UNIT ONE; THENCE S 2°06'38" E ALONG SAID EAST LINE, 318.58 FEET; THENCE S 13°07'18" E STILL ALONG SAID EAST LINE, 102.66 FEET; THENCE S 23°58'38" E, STILL ALONG SAID EAST LINE, 60.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW CALLAWAY DRIVE AND A POINT ON A CURVE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG SAID CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 480.00 FEET, AND A CENTRAL ANGLE OF 9°07'08", AN ARC DISTANCE OF 76.39 FEET; THENCE S 11°23'41" E, 177.50 FEET TO THE NORTH LINE OF LOT 17 OF SAID SUBDIVISION; THENCE N 81°02'05" E ALONG SAID NORTH LINE OF LOT 17, 33.65 FEET TO THE EAST LINE OF SAID CALLAWAY SUBDIVISION; THENCE S 1°55'40" E ALONG SAID EAST LINE, 229.32 FEET; THENCE N 87°48'58" E, 499.65 FEET TO THE EAST LINE OF SAID SECTION 15; THENCE N 2°13'35" W, ALONG SAID EAST LINE, 1465.95 FEET TO THE POINT OF BEGINNING.

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

FILE NUMBER 01-09288
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
05/24/01 AT 3:24 O'CLOCK P.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Bonnie Lou D.C.

OFFICIAL RECORDS
BOOK 887 PAGE 536