"CANNON CREEK ESTATES"

IN

SECTION 12, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

FILE NO. 85-05503
RECORDED
BOOK 5 PAGE 60A
'85 JUN 26 P3:05

LEGEND:

1. ⊠ = PERMANENT REFERENCE MONUMENT
2. □ = LOT CORNER MONUMENT
3. ⊡ = PERMANENT CONTROL POINT
4. ■ = CONCRETE MONUMENT FOUND

SURVEYORS NOTES:

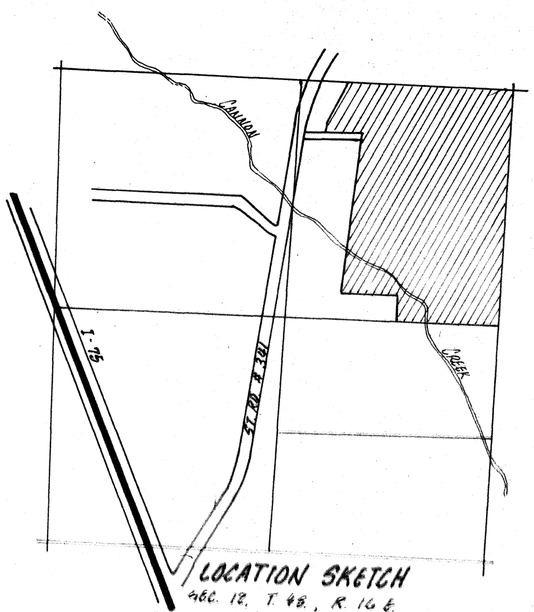
1. PRELIMINARY PLAN APPROVED 2-21-88
2. CLOSURE IS 1:525,717
3. BEARINGS BASED ON CENTERLINE BEARING OF N.4°50'15"E., ALONG ST. RD. NO. 341.
4. NO ZONE "A" AS PER 100 YEAR FLOOD HAZARD BOUNDARY MAP DATED 1-20-78. COMMUNITY PANEL NO. 120070 0007 A.

NORTH

0 100 200 400

CURVE DATA

NO.	RADIUS	DELTA	TAN.	NO.	RADIUS	DELTA	TAN.
A	25.00'	42°50'15"	9.81'	L	50.00'	132°50'15"	114.55'
B	50.00'	132°50'15"	114.55'	M	25.00'	42°50'15"	9.81'
C	50.00'	132°50'15"	114.55'	O	25.00'	127°16'28"	50.44'
D	25.00'	42°50'15"	9.81'	P	50.00'	218°39'11"	142.57'
E	25.00'	88°38'55"	24.42'	Q	289.00'	21°48'05"	55.77'
F	349.60'	21°48'05"	67.33'	R	280.00'	43°36'10"	112.00'
G	220.00'	43°36'10"	88.00'	S	289.60'	21°48'05"	55.77'
H	349.60'	21°48'05"	67.33'	T	25.00'	91°21'05"	25.60'
I	25.00'	91°21'05"	25.60'	U	319.60'	21°48'05"	61.55'
J	25.00'	48°50'51"	9.81'	V	250.00'	43°36'10"	100.00'
K	50.00	132°50'15"	114.55'	W	319.60'	21°48'05"	61.55'



PROPOSED "CANNON CREEK ESTATES UNIT II"
PROPOSED "CANNON CREEK ESTATES UNIT III"
North line of Section 12-4-16
N. 88°25'39" E. ~ 1813.41'
PRM
191.44' 319.95' 319.95' 319.95' 319.95' 342.17'
N.18°40'05"E. ~ 668.72'
N.1°40'05"E. 185.63'
1 5.01 Ac, ± | 2 5.89 Ac, ± | 3 5.87 Ac, ± | 4 5.85 Ac, ± | 5 5.84 Ac, ± | 6 6.37 Ac, ±
S.0°39'46"E. ~ 802.99' | 800.53' | 798.06' | 795.59' | 793.13'
UTILITY EASEMENT
NORTHEAST COR. SECTION 12
N.0°39'46"W. ~ 2651.06'
CANNON BRIDGE ROAD
428.89' N.87°39'09"W. ~ 322.24'
222.12' 320.00' 320.00' 320.00'
1252.24' 695.00' 415.57' 114.72'
N.87°39'09"E. 225.00'
60.44' 564.53'
Arc = 39.84' Arc = 38.68' Arc = 18.69'
390.00'
7 5.18 Ac, ± | 15 5.27 Ac, ± | 16 5.20 Ac, ±
N.86°36'53"E. ~ 607.32'
UTILITY EASEMENT
8 5.18 Ac, ±
N.87°32'38"E. 440.08' | N.87°32'38"E. 440.09'
N.87°32'28"E. ~ 661.22'
14 5.02 Ac, ± | 13 5.14 Ac, ±
N.0°39'46"W. ~ 496.60'
530.00'
Centerline of Section 12-4-16
UNPLATTED LANDS
N.1°40'50"E. 875.84'
9 13.78 Ac, ±
N.87°32'38"E. 414.39' | 163.30' | N.87°39'09"E. 175.00'
CONFEDERATE COURT
N.87°39'09"E. 485.00'
242.13' 294.94'
Arc = 55.53'
15' UTILITY EASEMENT
24' UTILITY EASEMENT
20' DRAINAGE EASEMENT
N.1°57'33"E. ~ 473.44'
10 6.22 Ac, ± | 11 5.04 Ac, ± | 12 5.15 Ac, ±
745.11' | 742.83'
770.56'
SOUTHEAST COR. OF THE NE¼, SEC. 12
S.0°39'46"E.
N.0°39'46"W. ~ 503.38'
N.0°39'46"W. 208.82'
S.87°32'38"W. 396.82' | 295.00' | 295.00' ~ 986.82'
Southeast Corner of the NE¼ of Section 12-4-16
UNPLATTED LANDS
S.87°32'38"W. ~ 698.81'
BROTHERS WELCOME AIR STRIP
BROTHERS WELCOME BLVD.
PLAT BOOK 5, PAGE 56
CESSNA
AIRPARK
FENNIGAN TRAIL
U.S. HIGHWAY NO. 441 & STATE ROAD NO. 341

96.01 Ac. Lots
4.28 Ac. Rd
100.29 Ac

BRITT SURVEYING
205 EAST BAYA AVE.
LAKE CITY, FL. 32055
904-752-7163

"CANNON CREEK ESTATES"
IN
SECTION 12, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

DESCRIPTION

BEGIN AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA RUN THENCE S.0°39'46"E., ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 2651.06 FEET TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 12; THENCE S.87°32'38"W., ALONG THE SOUTH LINE OF SAID NE 1/4, A DISTANCE OF 986.82 FEET; THENCE N.0°36'20"W., 208.82 FEET; THENCE S.87°32'38"W., PARALLEL TO THE SOUTH LINE OF SAID NE 1/4, A DISTANCE OF 698.81 FEET TO THE EAST LINE OF "BROTHERS WELCOME AIRPARK" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 56 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY, FLORIDA; THENCE N.4°50'15"E., ALONG THE EAST LINE OF SAID SUBDIVISION 1676.28 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CANNON BRIDGE ROAD; THENCE S.87°59'09"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CANNON BRIDGE ROAD 526.77 FEET; THENCE N.4°50'15"E., ALONG THE EAST LINE OF PROPOSED CANNON CREEK ESTATES UNIT II, A DISTANCE OF 185.63 FEET; THENCE N.18°41'05"E., ALONG THE EAST LINE OF SAID PROPOSED CANNON CREEK ESTATES UNIT II, A DISTANCE OF 662.72 FEET TO THE NORTH LINE OF SAID SECTION 12; THENCE N.88°25'39"E., ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1813.41 FEET TO THE NORTHEAST CORNER OF SAID SECTION 12 AND THE POINT OF BEGINNING.

BRITT SURVEYING
205 EAST BAYA AVENUE
LAKE CITY, FLORIDA 32055
904-752-7163

NOTE: Cannon Creek is only located at the property line and shown approximately elsewhere.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STEPHEN A. SMITH, MARSHALL DOUGLAS AND MARLIN M. FEAGLE AS OWNERS AND MIRIAM T. COLLIER, AS MORTGAGEE HAVE CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "CANNON CREEK ESTATES" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAY AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF PUBLIC.

Stephen A. Smith — STEPHEN A. SMITH — WITNESS — WITNESS
Miriam T. Collier — MIRIAM T. COLLIER — WITNESS — WITNESS
Marshall Douglas — MARSHALL DOUGLAS — WITNESS — WITNESS
Marlin M. Feagle — MARLIN M. FEAGLE — WITNESS — WITNESS

FILE NO. 850559
RECORDED
BOOK 5 PAGE 60
'85 JUN 26 PM
Mary A. Crosby
CLERK OF COURT
COLUMBIA COUNTY, FLORIDA

ACKNOWLEDGEMENT
STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 10th DAY OF June 1985, A.D., BEFORE ME PERSONALLY APPEARED STEPHEN A. SMITH, MARSHALL DOUGLAS AND MARLIN M. FEAGLE TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHERE OF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

Notary Public, State of Florida
My Commission Expires Oct. 27 1988
Bonded By Aetna Fire & Casualty Company

ACKNOWLEDGEMENT
STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 10th DAY OF June 1985, A.D. BEFORE ME PERSONALLY APPEARED MIRIAM T. COLLIER TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES _____ Dorothy E. Snyder NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT 17 1988
BONDED THRU GENERAL INS. UNDERWRITERS

APPROVAL
STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS ____ DAY OF _____, 1985 A.D.

_____ 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 June 20, 1985 A.D. _____, 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 20th DAY OF June, 1985, A.D. IN PLAT BOOK 5 PAGE 60-60A

Mary A. Crosby CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE 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 6/20, 1985, A.D. Mike Roberts COUNTY ENGINEER

SURVEYOR'S 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 CONTROL POINTS HAVE BEEN SET AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED 5/30 1985, A.D.

LAUREN E. BRITT, P.L.S.
FLA. CERT. NO. 1079

STATE OF FLORIDA
LAUREN E. BRITT
No. 1079
REGISTERED LAND SURVEYOR