CANNON CREEK PLACE
UNIT 2
FOR 2007

PARENT PARCELS – 24-4S-16-03113-000 – 58.50 AC. – .34 AC. = 58.16 AC.
23-4S-16-03095-004 – 22.95 AC. – 10.20 AC = 12.75 AC.
23-4S-16-03095-005 – 9.95 AC. – .18 AC. = 9.77 AC.
23-4S-16-03095-006 – 9.85 AC. – 7.95 AC = 1.90 AC.

HEADER PARCEL – 23-4S-16 03095-100 – A S/D LYING IN PART OF THE NE ¼ OF THE SE ¼ OF SEC 23-4S-16 AND A PART OF THE NW ¼ OF THE SW ¼ OF SEC 24-4S-16. CONTAINING 18.53 AC. RECORDED IN PLAT BOOK 8 PAGE 130 & 131.

LOT 1	**23-4S-16-03095-101**	**.51 AC.**
LOT 2	**23-4S-16-03095-102**	**.51 AC.**
LOT 3	**23-4S-16-03095-103**	**.51 AC.**
LOT 4	**23-4S-16-03095-104**	**.51 AC.**
LOT 5	**23-4S-16-03095-105**	**.51 AC.**
LOT 6	**23-4S-16-03095-106**	**.51 AC.**
LOT 7	**23-4S-16-03095-107**	**.51 AC.**
LOT 8	**23-4S-16-03095-108**	**.77 AC.**
LOT 9	**23-4S-16-03095-109**	**.54 AC.**
LOT 10	**23-4S-16-03095-110**	**.51 AC.**
LOT 11	**23-4S-16-03095-111**	**.51 AC.**
LOT 12	**23-4S-16-03095-112**	**.50 AC.**
LOT 13	**23-4S-16-03095-113**	**.50 AC.**
LOT 14	**23-4S-16-03095-114**	**.51 AC.**
LOT 15	**23-4S-16-03095-115**	**.51 AC.**
LOT 16	**23-4S-16-03095-116**	**.51 AC.**
LOT 17	**23-4S-16-03095-117**	**.51 AC.**
LOT 18	**23-4S-16-03095-118**	**.51 AC.**
LOT 19	**23-4S-16-03095-119**	**.50 AC.**
LOT 20	**23-4S-16-03095-120**	**.51 AC.**
LOT 21	**23-4S-16-03095-121**	**.52 AC.**
LOT 22	**23-4S-16-03095-122**	**.53 AC.**
LOT 23	**23-4S-16-03095-123**	**.58 AC.**
LOT 24	**23-4S-16-03095-124**	**.70 AC.**
LOT 25	**23-4S-16-03095-125**	**.51 AC.**
LOT 26	**23-4S-16-03095-126**	**.50 AC.**

RENTENTION AREA : 23-4S-16-03095-099 2.22 AC.

"CANNON CREEK PLACE UNIT 2"

IN SECTION 23 & 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

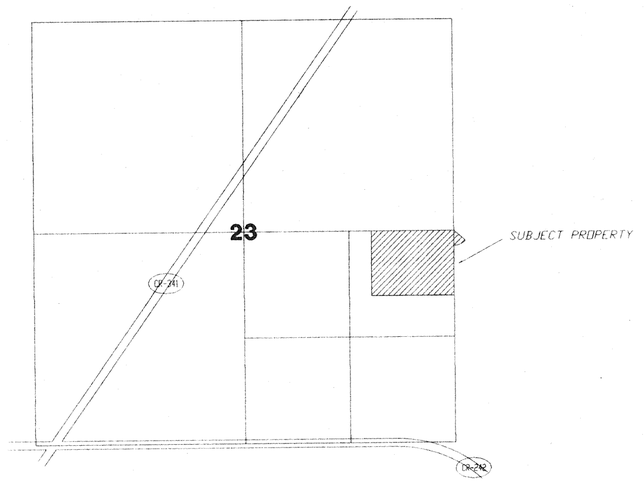
PLAT BOOK 8
PAGES 130
SHEET 1 OF 2

OFFICIAL RECORDS
BOOK ___ PAGE ___
804/1588

FILE NUMBER 2006029160
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
12/12, 2006 AT 11:07 O'CLOCK A.M.
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Sharon Legge D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

SECTION 23, TOWNSHIP 4 SOUTH, RANGE 16 EAST



LOCATION SKETCH
NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT PETER W. GIEBEIG, AS OWNER, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "CANNON CREEK PLACE UNIT 2", AND THAT ALL ROADS, STREETS, RETENTION AREAS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO, EXCEPT DRAINAGE EASEMENTS, AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC

ATTESTS
WITNESS AS TO OWNER

Sarah K. Britt
WITNESS AS TO OWNER

Peter W. Giebeig
PETER W. GIEBEIG

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 13th DAY OF October, 2006 A.D. BEFORE ME PERSONALLY APPEARED PETER W. GIEBEIG, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

Elaine K. Tolar
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

ELAINE K. TOLAR
MY COMMISSION # DD 436381
EXPIRES: October 2, 2009
Bonded Thru Notary Public Underwriters

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 16th DAY OF November, 2006, A.D.

CHAIRMAN

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.00°48'28"W. FOR THE EAST LINE OF SECTION 23.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NUMBER 120070 0175 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE
4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
6. EASEMENTS ARE AS SHOWN HEREON.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
8. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
9. PRELIMINARY PLAN APPROVED ON OCTOBER 20, 2005.

NOTICE:

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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.

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE November 27, 2006
Marlin Feagle
COUNTY ATTORNEY

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 12 DAY OF December, 2006, A.D. IN PLAT BOOK 8 PAGE 130-131

P. DeWitt Cason
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF $ 8500.00 OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $ N/A HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Hoyle Crowder
DIRECTOR OF PUBLIC WORKS

12/7/06
DATE

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL 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.

DEVELOPER:
PETER W. GIEBEIG
386-752-7968
P.O. BOX 1384
LAKE CITY, FL 32056

DESCRIPTION:
A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 16 EAST, AND A PART OF THE NW OF THE SW OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SE 1/4 OF SAID SECTION 23, AND RUN THENCE N.89°31'58"W., 1010.39 FEET; THENCE S.00°35'47"E., 754.69 FEET; THENCE N.89°24'13"E., 474.78 FEET; THENCE S.00°35'47"E., 144.00 FEET; THENCE N.89°24'13"E., 287.30 FEET; THENCE N.00°35'47"W., 144.00 FEET; THENCE N.89°24'13"E., 250.86 FEET TO THE EAST LINE OF SAID SECTION 23 SAID POINT ALSO BEING THE NW CORNER OF WISE ESTATES AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 164-167; THENCE N.00°48'28"W., ALONG SAID EAST LINE, 566.91 FEET TO A POINT ON A CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, AN INCLUDED ANGLE OF 34°40'14", A CHORD BEARING OF N.50°14'03"E., AND A CHORD DISTANCE OF 160.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 163.38 FEET TO THE SOUTHEASTERLY MOST CORNER OF LOT 40 IN CANNON CREEK PLACE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8 PAGES 31-34; THENCE N.62°19'58"W., ALONG THE SOUTHERLY LINE OF SAID LOT 40, 142.34 FEET TO THE POINT OF BEGINNING. CONTAINING 18.53 ACRES MORE OR LESS.

CERTIFICATE OF COUNTY SURVEYOR:
KNOWN ALL MEN BY THESE PRESENT, 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 ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE 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. DeLaune DATE: 10/19/06 REGISTRATION #: LS 5594
PRINT: TIMOTHY A. DELAUNE, DONALD F. LEE & ASSOC.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION, DIRECTION AND CONTROL, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLIES WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

L. SCOTT BRITT, PSM #5757

10/13/06
DATE:

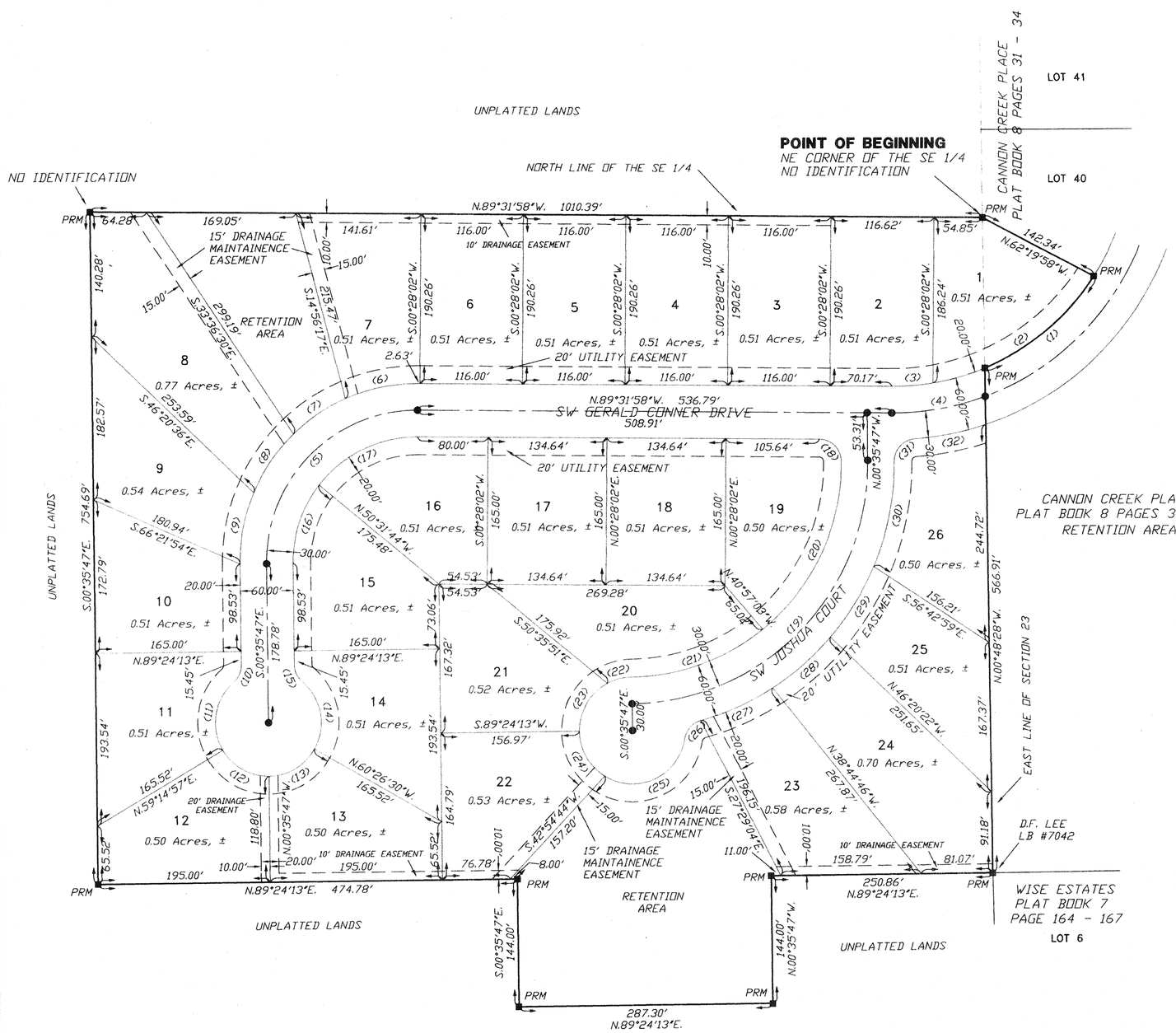
BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-16562

C:\TEMP\L16562FIN.dwg Fri Oct 13 10:18:36 2006

"CANNON CREEK PLACE UNIT 2"

IN SECTION 23 & 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 8
PAGES 131
SHEET 2 OF 2



SCALE: 1" = 100'

GRAPHIC SCALE 0 25 50 100 200

SYMBOL LEGEND

P.R.M.	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
℄	CENTERLINE
■	4"X4" CONCRETE MONUMENT
MFE	MINIMUM FLOOR ELEVATION
TYP	TYPICAL
●	PERMANENT CONTROL POINT

UNLESS OTHERWISE SHOWN HEREON ALL CORNERS SHOWN HEREON ARE L.S. BRITT PLS #5757

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	270.00'	34°40'14"	163.38'	84.28'	160.90'	N.50°14'03"E.
2	270.00'	47°39'48"	224.61'	119.26'	218.19'	S.56°43'50"W.
3	270.00'	09°54'18"	46.68'	23.40'	46.62'	S.85°30'53"W.
4	300.00'	20°38'37"	108.09'	54.64'	107.51'	S.80°08'43"W.
5	170.00'	91°03'49"	270.19'	173.19'	242.64'	N.44°56'08"E.
6	200.00'	24°07'22"	84.20'	42.74'	83.58'	S.78°24'21"W.
7	200.00'	20°27'43"	71.43'	36.10'	71.05'	S.56°06'49"W.
8	200.00'	22°56'32"	80.08'	40.59'	79.55'	S.34°24'41"W.
9	200.00'	23°32'12"	82.16'	41.67'	81.58'	S.11°10'19"W.
10	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.24°14'37"W.
11	60.00'	79°50'04"	83.60'	50.20'	77.00'	S.09°09'59"W.
12	60.00'	59°50'43"	62.67'	34.53'	59.86'	S.60°40'25"E.
13	60.00'	59°50'43"	62.67'	34.53'	59.86'	N.59°28'52"E.
14	60.00'	79°50'04"	83.60'	50.20'	77.00'	N.10°21'32"W.
15	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.25°26'10"W.
16	140.00'	38°40'36"	94.50'	49.13'	92.72'	N.18°44'31"E.
17	140.00'	52°23'13"	128.01'	68.87'	123.59'	N.64°16'25"E.
18	25.00'	89°06'58"	38.88'	24.62'	35.08'	S.44°58'29"E.
19	270.00'	90°00'00"	424.12'	270.00'	381.84'	S.44°24'13"W.
20	240.00'	51°28'45"	215.63'	115.71'	208.45'	S.25°19'22"W.
21	240.00'	38°20'29"	160.60'	83.44'	157.62'	S.70°13'59"W.
22	60.00'	27°28'47"	28.78'	14.67'	28.50'	S.75°39'50"W.
23	60.00'	62°31'13"	65.47'	36.42'	62.27'	S.30°39'50"W.
24	60.00'	57°48'24"	60.54'	33.13'	58.00'	S.29°29'59"E.
25	60.00'	112°42'47"	118.03'	90.16'	99.90'	N.65°14'26"E.
26	25.00'	65°34'13"	28.61'	16.10'	27.07'	N.41°40'09"E.
27	300.00'	17°08'59"	89.80'	45.24'	89.46'	N.65°52'46"E.
28	300.00'	16°36'11"	86.93'	43.77'	86.63'	N.49°00'11"E.
29	300.00'	17°53'37"	93.69'	47.23'	93.31'	N.31°45'16"E.
30	300.00'	23°07'19"	121.07'	61.37'	120.25'	N.11°14'48"E.
31	25.00'	86°14'17"	37.63'	23.41'	34.18'	N.42°48'18"E.
32	330.00'	14°16'45"	82.24'	41.34'	82.03'	N.78°47'04"E.

DEVELOPER:
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OFFICIAL RECORDS
BOOK 1164 PAGE 1548

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