June 21, 2005

For 2006

"COMMANDER ROW"

(A Replat of a Part of Lot 1, Cannon Creek Estates)

Parent Parcel - 12-4s-16-02935-101 (small portion left)

12-4s-16-02935-125 (change to 02935-153)

Header Parcel - 12-4s-16-02935-150 A replat of a part of lot 1 Cannon Creek Est. Recorded in Plat book 8 page 20.

Private Roads - 12-4s-16-02935-156 1.06 ac.

Lot 1	**12-4s-16-02935-151**	**.96 ac.**
Lot 2	**12-4s-16-02935-152**	**.97 ac.**
Lot 3	**12-4s-16-02935-153**	**.97 ac.**
Lot 4	**12-4s-16-02935-154**	**.93 ac.**
Lot 5	**12-4s-16-02935-155**	**.93 ac**

"COMMANDER ROW"

A REPLAT OF A PART OF LOT 1 CANNON CREEK ESTATES

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

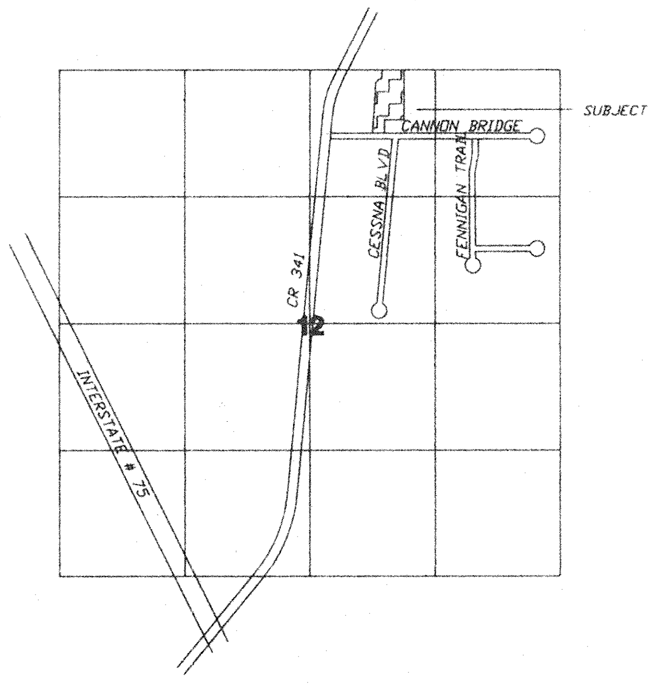
PLAT BOOK 8
PAGES 20
SHEET 1 OF 1

OFFICIAL RECORDS BOOK ___ PAGE ___ 1042/324

FILE NUMBER 2005007461
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
4/1, 2005 AT 10:17 O'CLOCK A M
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: [signature] D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

SECTION 12, TOWNSHIP 4 SOUTH, RANGE 16 EAST.



LOCATION SKETCH
NOT TO SCALE

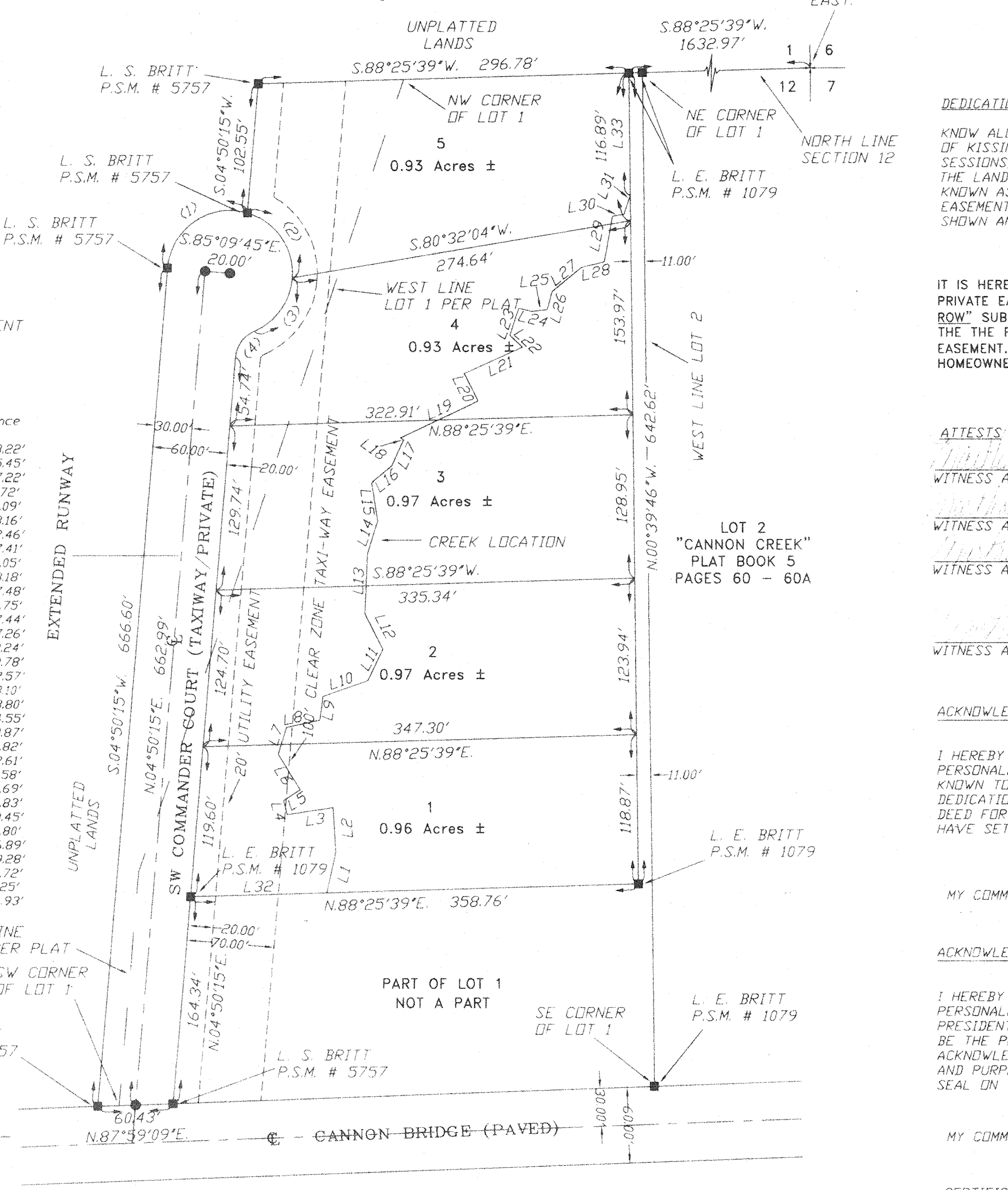
SCALE: 1" = 100'

0 25 50 100 200
GRAPHIC SCALE

SYMBOL LEGEND:
■ PERMANENT REFERENCE MONUMENT
● PERMANENT CONTROL POINT

LINE TABLE

Line	Bearing	Distance
L1	S.12°29'24"W.	33.22'
L2	S.03°32'42"E.	35.45'
L3	N.81°12'11"E.	37.22'
L4	S.15°14'19"E.	11.72'
L5	S.57°22'41"W.	16.09'
L6	S.32°15'34"E.	33.16'
L7	S.17°10'59"W.	22.46'
L8	S.77°45'49"W.	27.41'
L9	S.07°23'26"W.	19.05'
L10	S.70°54'04"W.	38.18'
L11	S.26°13'30"W.	27.48'
L12	S.27°18'29"E.	31.75'
L13	S.02°30'52"W.	47.44'
L14	S.17°29'46"W.	27.26'
L15	S.09°05'22"E.	30.24'
L16	S.50°55'59"W.	20.78'
L17	S.24°44'12"W.	22.57'
L18	N.55°28'44"W.	3.10'
L19	N.64°55'48"E.	68.80'
L20	N.27°04'50"W.	24.55'
L21	N.65°55'39"E.	50.87'
L22	N.46°18'26"W.	13.82'
L23	N.18°30'56"E.	22.61'
L24	S.76°43'50"E.	10.58'
L25	N.83°56'29"E.	12.69'
L26	N.14°37'19"E.	14.83'
L27	N.50°29'46"E.	30.45'
L28	N.76°47'44"E.	18.80'
L29	N.10°15'58"E.	36.89'
L30	N.81°28'40"E.	9.28'
L31	N.18°51'08"E.	15.72'
L32	N.88°25'39"E.	109.25'
L33	N.00°39'46"W.	96.93'



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	50.00'	101°32'11"	88.61'	61.24'	77.46'	S.55°36'23"W.
2	50.00'	77°55'30"	68.00'	40.44'	62.88'	S.34°39'47"E.
3	50.00'	62°43'12"	54.73'	30.47'	52.04'	S.35°39'33"W.
4	25.00'	62°10'53"	27.13'	15.08'	25.82'	N.35°55'46"E.

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: March 31, 2005 ______ COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF MARCH 18, 2004 A.D.

Jennifer F. Linn
CHAIRMAN

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 1st DAY OF April, 2005 A.D., IN PLAT BOOK 8, PAGE 20

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

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

Hoyle Crowder 2/28/05
DIRECTOR

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY OF CANNON CREEK ESTATES AS FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 OF SAID PLAT OF CANNON CREEK.
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 OF (20') TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE.
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. THE PRELIMINARY PLAN FOR COMMANDER ROW WAS APPROVED ON MARCH 20, 1998.

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.

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.

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE PROPOSED DRAINAGE SYSTEM IS SUFFICIENT WITH RESPECT TO THE REQUIREMENTS OF THAT ORDINANCE.

Dale C Johns — 6-18-02
DALE C. JOHNS — DATE:
PROFESSIONAL ENGINEER # 45263
33 HIGHLANDS COURT
LAKE CITY, FLORIDA 32055

DESCRIPTION:
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 16 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID SECTION 12 AND RUN THENCE S.88°25'39"W., ALONG THE NORTH LINE THEREOF, 1632.97 FEET TO THE POINT OF BEGINNING, SAID POINT LIES 11.00 FEET WEST OF THE NE CORNER OF LOT 1 OF CANNON CREEK ESTATES AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5 PAGES 60 AND 60A, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.88°25'39"W., STILL ALONG SAID NORTH LINE A DISTANCE OF 296.78 FEET; THENCE S.04°50'15"W., A DISTANCE OF 102.55 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 101°32'11", A TANGENT LENGTH OF 61.24 FEET, A CHORD BEARING OF S.55°36'23"W. AND A CHORD LENGTH OF 77.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 88.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.04°50'15"W., A DISTANCE OF 666.60 FEET TO THE NORTH RIGHT-OF-WAY OF CANNON BRIDGE ROAD; THENCE N.87°59'09"E., ALONG SAID RIGHT-OF-WAY A DISTANCE OF 60.43 FEET; THENCE N.04°50'15"E., A DISTANCE OF 164.34 FEET; THENCE N.88°25'39"E., A DISTANCE OF 358.76 FEET; THENCE N.00°39'46"W., A DISTANCE OF 642.62 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 6.03 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT CLAYTON R. HUNT, ANTOINETTE I. HUNT, A&R OF KISSIMMEE, INC. WITH RAYMOND R. SESSIONS, JR. AS PRESIDENT AND RAYMOND R. SESSIONS, JR. AS OWNERS, AND RAYMOND R. SESSIONS, JR. AS MORTGAGEE HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "COMMANDER ROW", AND THAT ALL ROADS, STREETS, TAXI-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY NOT DEDICATED TO THE PUBLIC.

IT IS HEREBY NOTED THAT THE TAXIWAY KNOWN AS COMMANDER COURT IS SOLELY A PRIVATE EASEMENT FOR THE BENEFIT OF THE OWNERS OF THE PROPERTY IN "COMMANDER ROW" SUBDIVISION AND THAT RAYMOND R. SESSIONS, JR., AS DEVELOPER AND MAKER OF THE THE PLAT DOES NOT OWN FEE SIMPLE TITLE TO THE LANDS UNDERLYING THE EASEMENT. THIS EASEMENT IS A PRIVATE ROAD/TAXIWAY TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND WILL NOT BE DEEDED TO COLUMBIA COUNTY.

ATTESTS:

WITNESS AS TO OWNER	WITNESS AS TO OWNER	CLAYTON R. HUNT
WITNESS AS TO OWNER	WITNESS AS TO OWNER	ANTOINETTE I. HUNT
WITNESS AS TO OWNER	WITNESS AS TO OWNER	RAYMOND R. SESSIONS, JR. A&R OF KISSIMMEE, INC. AS PRESIDENT
WITNESS AS TO MORTGAGEE	WITNESS AS TO MORTGAGEE	RAYMOND R. SESSIONS, JR.

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 18th DAY OF June, 2002 A.D., BEFORE ME PERSONALLY APPEARED CLAYTON R. HUNT AND ANTOINETTE I. HUNT, AS OWNERS, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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.

Shirley Roos
My Commission CC905045
Expires January 25, 2004
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: ______

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF ______

I HEREBY CERTIFY THAT ON THIS 18th DAY OF June, 2002 A.D., BEFORE ME PERSONALLY APPEARED RAYMOND R. SESSIONS, JR., SIGNING FOR HIMSELF AND AS PRESIDENT OF A&R OF KISSIMMEE, INC. AS OWNER AND AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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.

Shirley Roos
My Commission CC905045
Expires January 25, 2004
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: ______

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 MARCH 19, 2002, REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: ______ DATE: ______ REGISTRATION #: ______

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 — DATE: 6/18/02

DEVELOPER:
RAYMOND R. SESSIONS, JR.
RT. 18 BOX 589
LAKE CITY, FLORIDA 32025
904-752-8789

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (904) 752-7163 FAX: (904) 752-5573 WORK ORDER # L-8714