COVE AT ROSE CREEK

FOR 2007

PARENT PAECEL – 01-5S-16-03397-018 – 48.76 AC. (DELETED ALL USED UP)

HEADER PARCEL – 01-5S-16-03397-100 – A S/D LYING IN PART OF THE NW1/4 OF THE SW1/4 & THE SW ¼ OF THE NW1/4 OF SEC. CONTAINING 48.76 AC. RECOEDED IN PLAT BOOK 8 PAGES 107 THRU 109.

LOT	**1**	**01-5S-16-03397-101**	**5.37 AC.**
LOT	**2**	**01-5S-16-03397-102**	**5.00 AC.**
LOT	**3**	**01-5S-16-03397-103**	**5.00 AC.**
LOT	**4**	**01-5S-16-03397-104**	**5.01 AC.**
LOT	**5**	**01-5S-16-03397-105**	**5.01 AC.**
LOT	**6**	**01-5S-16-03397-106**	**5.00 AC.**
LOT	**7**	**01-5S-16-03397-107**	**5.00 AC.**
LOT	**8**	**01-5S-16-03397-108**	**5.00 AC.**
LOT	**9**	**01-5S-16-03397-109**	**5.26 AC.**

Bailey Bishop & Lane, Inc.
P.O. Box 3717
Lake City, FL 32056
Ph. 386-752-5640
Eng. Lic. 7362
BBL Job No. 050421SPA

COVE AT ROSE CREEK

IN

SECTIONS 1 & 2, TOWNSHIP 5 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

FILE NUMBER 2006018331
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
8/3, 2006, AT 8:42 O'CLOCK AM
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Sharon Boyle, D.C.

OFFICIAL RECORDS
BOOK PAGE
1091/1517

DESCRIPTION:

PART OF THE NW 1/4 OF THE SW 1/4, THE SW 1/4 OF THE NW 1/4, SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST AND THE E 1/2 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF SW 1/4 AND RUN THENCE N 00°14'08" W, ALONG THE EAST LINE OF SAID NW 1/4 OF SW 1/4, 1326.81 FEET TO THE SOUTHEAST CORNER OF SAID SW 1/4 OF NW 1/4; THENCE N 00°02'17" W, ALONG THE EAST LINE OF SAID SW 1/4 OF NW 1/4, 575.12 FEET; THENCE S 89°22'22" W, 1354.90 FEET TO THE EAST RIGHT OF WAY OF SW WALTER AVENUE; THENCE S 00°59'15" W, ALONG SAID EAST RIGHT OF WAY, 1089.85 FEET; THENCE N 89°29'12" E, 592.27 FEET; THENCE S 00°10'22" E, 809.84 FEET TO THE SOUTH LINE OF SAID NW 1/4 OF SW 1/4; THENCE N 89°28'46" E, ALONG SAID SOUTH LINE, 784.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.76 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT CHARLES S. SPARKS & SCOTT D. STEWART, GENERAL PARTNERS OF WESTFIELD INVESTMENT GROUP, LLLP, AS OWNERS, HAS CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "COVE AT ROSE CREEK", AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

OWNER:

BY: _____ Sherri Espersen WITNESS
CHARLES S. SPARKS, GENERAL PARTNER
WESTFIELD INVESTMENT GROUP, LLLP
Jean McRae WITNESS

BY: _____ Sherri Espersen WITNESS
SCOTT D. STEWART, GENERAL PARTNER
WESTFIELD INVESTMENT GROUP, LLLP
Jean McRae WITNESS

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF 2006 BY Charles Sparks BY CHARLES S. SPARKS, AS GENERAL PARTNER OF WESTFIELD INVESTMENT GROUP, LLLP, FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Notary Public State of Florida
Gladys P Harper
My Commission DD425138
Expires 05/13/2009

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF 2006 BY Scott Stewart BY SCOTT D. STEWART, AS GENERAL PARTNER OF WESTFIELD INVESTMENT GROUP, LLLP, FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

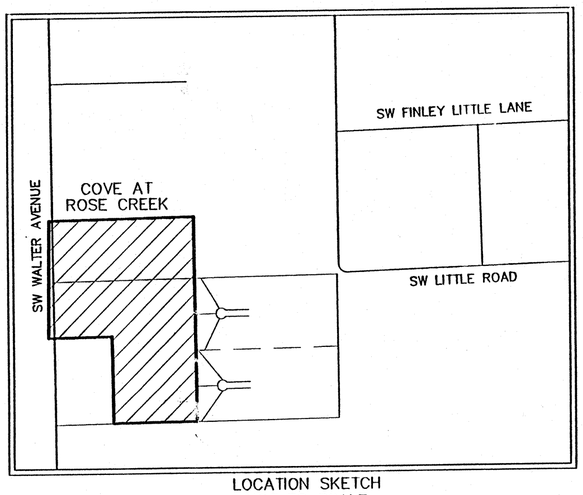
Notary Public State of Florida
Gladys P Harper
My Commission DD425138
Expires 05/13/2009

CERTIFICATE OF COUNTY SURVEYOR:

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 LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA HAS 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, PSM
DATE 7/18/06 DONALD F. LEE & ASSOCIATES
REGISTRATION NUMBER 5504

TIMOTHY A. DELBENE CERTIFICATE 5504 STATE OF FLORIDA



LOCATION SKETCH
NOT TO SCALE

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

THIS IS TO CERTIFY THAT ON July 6, 2006 THE AFOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

_____
CHAIRMAN

ATTEST: _____ FILE FOR RECORD ON _____
CLERK OF CIRCUIT COURT

SPECIAL NOTES

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.

NOTICE: WATER RUN OFF FROM EXISTING PUBLIC ROAD RIGHTS OF WAY MAY OCCUR DURING HEAVY RAINS.

CERTIFICATE OF SUBDIVIDER'S ENGINEER:

THIS IS TO CERTIFY THAT ON 7/11/06, JEROME J. LESZKIEWICZ, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUES, LICENSE NO. 53482, 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

J. LESZKIEWICZ LICENSE NO. 53482 STATE OF FLORIDA

NOTES:

1. BEARINGS ARE BASED ON THE EAST RIGHT OF WAY OF SW WALTER AVENUE, BEING S 00°59'15" W.
2. TOTAL ACRES IN SUBDIVISION IS 48.76 ACRES.
3. SUBDIVISION CONSISTS OF 9 LOTS RANGING IN SIZE FROM 5.00 ACRES TO 5.37 ACRES.
4. ELEVATION DATUM IS NGVD 1929.
5. PROPERTY IS ZONED AGRICULTURAL (A-3).
6. CLOSURE EXCEEDS 1:10000.
7. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B EFFECTIVE DATE JANUARY 6, 1986) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.
8. NO FILL OR CONSTRUCTION TO TAKE PLACE WITHIN THE THESE AREAS UNLESS APPROVED BY COLUMBIA COUNTY AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT. SAID AREAS ARE SUBJECT TO LOCALIZED FLOODING UNDER EXTREME RAINFALL EVENTS.

   MINIMUM FLOOR ELEVATIONS: THE MINIMUM FINISH FLOOR ELEVATIONS ARE AS SHOWN AND SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE HIGHEST ADJACENT GRADE AT THE STRUCTURE.
9. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
10. BUILDING SETBACK ARE AS FOLLOWS:
    FRONT - 30 FEET; SIDE - 25 FEET; REAR - 25 FEET
11. PRELIMINARY PLAT APPROVED DATE: MARCH 2, 2006.
12. WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC SYSTEMS.
13. WATER SUPPLY IS TO BE INDIVIDUAL WELLS.

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA:

EXAMINED ON July 21, 2006 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Marlin Feagle
COUNTY ATTORNEY

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 $ 14,500.00 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED: Doyle Crowder DATE: 8/1/06
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 3 DAY OF August 2006 IN PLAT BOOK 8, PAGES 107-109

SIGNED: _____
CLERK OF CIRCUIT COURT

CERTIFICATE OF SURVEYOR:

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 3RD DAY OF JULY 2006 THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 3RD DAY OF JULY 2006.

DATE 7-11-06

Scott Daniel
BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6449

BAILEY, BISHOP & LANE, INC
P.O. BOX 3717
LAKE CITY, FLORIDA 32056-3717
LB 6685

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

STATE OF FLORIDA, COUNTY OF COLUMBIA
I HEREBY CERTIFY, that the above and foregoing is a true copy of the original filed in this office.
P. DeWITT CASON, CLERK OF COURTS
By: _____ Deputy Clerk
Date: _____

Bailey Bishop & Lane, Inc.
P.O. Box 3717
Lake City, FL 32056
Ph. 386-752-5640
Eng. Llc. 7362
BBL Job No. 050421SPA

COVE AT ROSE CREEK

IN

SECTIONS 1 & 2, TOWNSHIP 5 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS
BOOK 1091 PAGE 1517

LINE TABLE

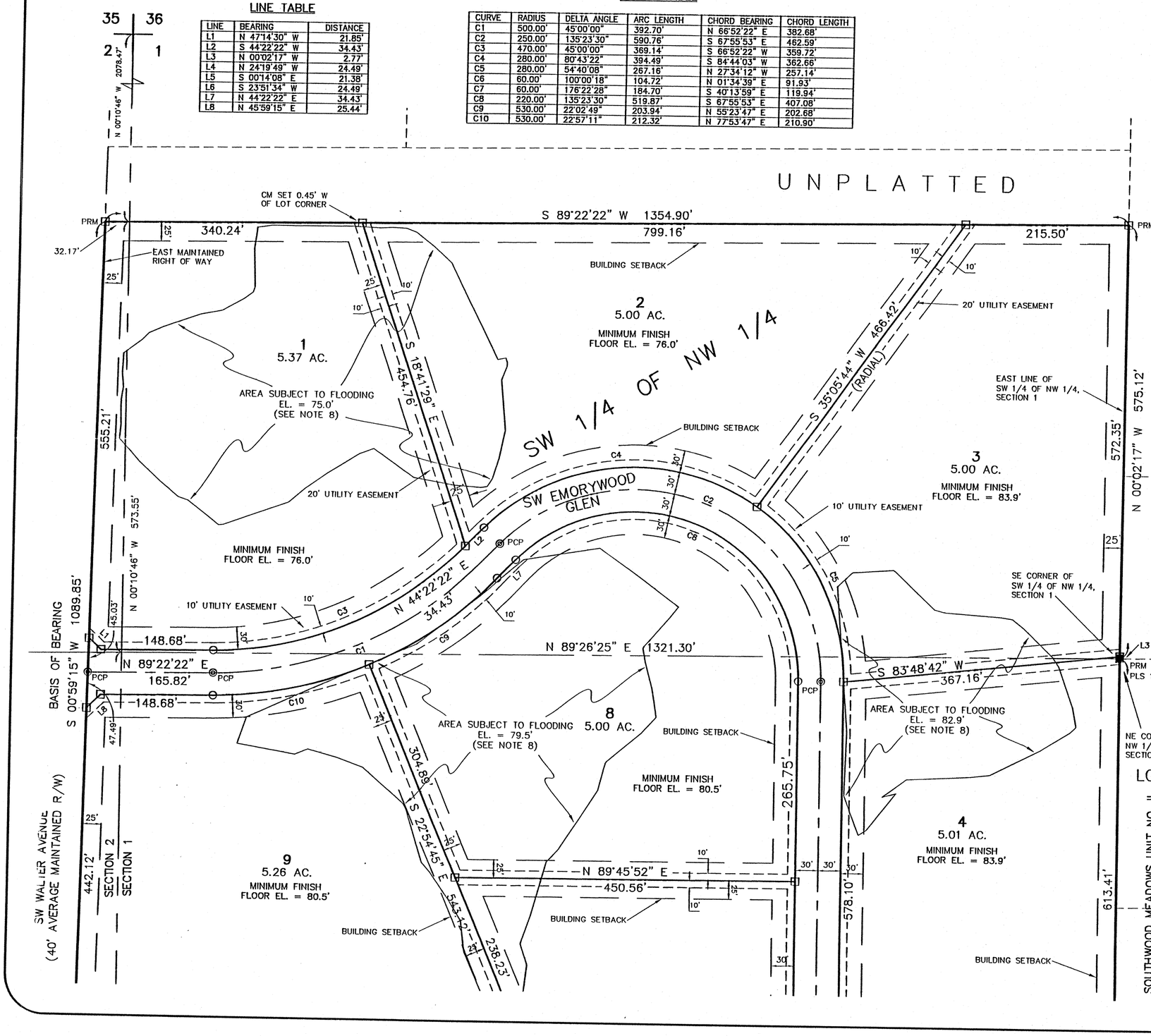
LINE	BEARING	DISTANCE
L1	N 47°14'30" W	21.85'
L2	S 44°22'22" W	34.43'
L3	N 00°02'17" W	2.77'
L4	N 24°19'49" W	24.49'
L5	S 00°14'08" E	21.38'
L6	S 23°51'34" W	24.49'
L7	N 44°22'22" E	34.43'
L8	N 45°59'15" E	25.44'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	45°00'00"	392.70'	N 66°52'22" E	382.68'
C2	250.00'	135°23'30"	590.76'	S 67°55'53" E	462.59'
C3	470.00'	45°00'00"	369.14'	S 66°52'22" W	359.72'
C4	280.00'	80°43'22"	394.49'	S 84°44'03" W	362.66'
C5	280.00'	54°40'08"	267.16'	N 27°34'12" W	257.14'
C6	60.00'	100°00'18"	104.72'	N 01°34'39" E	91.93'
C7	60.00'	176°22'28"	184.70'	S 40°13'59" E	119.94'
C8	220.00'	135°23'30"	519.87'	S 67°55'53" E	407.08'
C9	530.00'	22°02'49"	203.94'	N 55°23'47" E	202.68'
C10	530.00'	22°57'11"	212.32'	N 77°53'47" E	210.90'

LEGEND

- ◉ DENOTES NAIL & DISK SET (PCP) (LB6685)
- ○ DENOTES 5/8" IRON ROD & CAP SET (LB6685)
- ● DENOTES IRON PIPE OR REBAR FOUND
- □ DENOTES 4"x4" CONCRETE MONUMENT SET (LB6685)
- ■ DENOTES 4"x4" CONCRETE MONUMENT FOUND
- ⊗ DENOTES NAIL & DISK FOUND (PCP)
- ⊠ DENOTES 4"x4" CONCRETE MONUMENT (PRM); (LB6685) UNLESS OTHERWISE NOTED
- ± – MORE OR LESS
- PC – POINT OF CURVATURE
- PT – POINT OF TANGENCY
- PI – POINT OF INTERSECTION
- PRC – POINT OF REVERSE CURVATURE
- PCC – POINT OF COMPOUND CURVATURE
- R – RADIUS
- T – TANGENT
- L – ARC LENGTH
- Δ – CENTRAL ANGLE
- CH – CHORD BEARING & DISTANCE
- PCP – PERMANENT CONTROL POINT
- PRM – PERMANENT REFERENCE MONUMENT
- R/W – RIGHT OF WAY
- FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
- TWP – TOWNSHIP
- RNG – RANGE
- LB – LICENSED BUSINESS
- PLS – PROFESSIONAL LAND SURVEYOR
- C1 – CURVE NUMBER
- L1 – LINE NUMBER
- N – NORTH
- E – EAST
- S – SOUTH
- W – WEST
- ℄ – CENTERLINE
- (P) – PLAT
- (D) – DEED
- (C) – CALCULATED
- (M) – MEASURED
- O/S – OFFSET
- NO ID – NO IDENTIFICATION
- FND – FOUND
- CM – CONCRETE MONUMENT
- IP – IRON PIPE
- IPC – IRON PIPE & CAP
- RB – REBAR
- RBC – REBAR & CAP
- IR – IRON ROD
- IRC – IRON ROD & CAP
- NL – NAIL
- NL+D – NAIL & DISK
- ORB – OFFICIAL RECORDS BOOK
- PG – PAGE(S)
- POC – POINT OF COMMENCEMENT
- POB – POINT OF BEGINNING
- SEC – SECTION
- BM – BENCHMARK
- EL. – ELEVATION
- AC. – ACRE(S)



DEVELOPER:
WESTFIELD GROUP, LLLP.
P.O. BOX 3566
LAKE CITY, FLORIDA 32055
(386) 755–3117

SURVEYOR:
BRIAN SCOTT DANIEL
P.O. BOX 3717
LAKE CITY, FL 32056
(386) 752–5640

ENGINEER:
JEROME J. LESZKIEWICZ
P.O. BOX 3717
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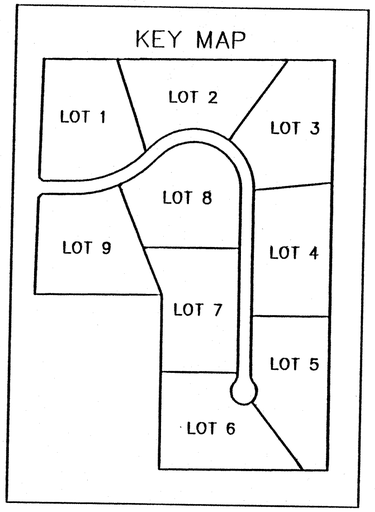
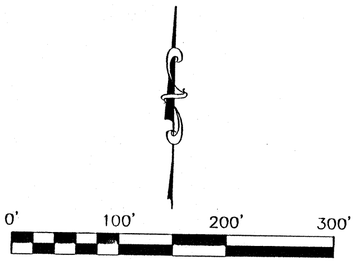
KEY MAP





SCALE: 1" = 100'

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COVE AT ROSE CREEK

IN

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COLUMBIA COUNTY, FLORIDA

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BOOK ____ PAGE ____
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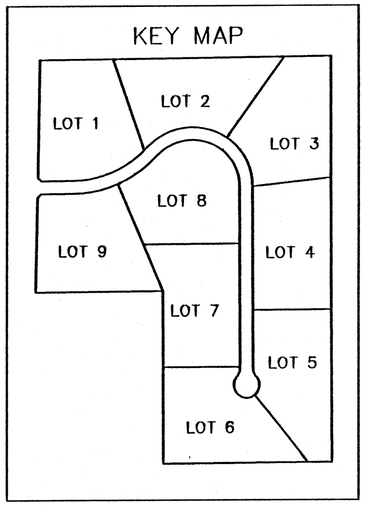
KEY MAP



8
5.00 AC.
MINIMUM FINISH FLOOR EL. = 80.5'

AREA SUBJECT TO FLOODING EL. = 79.5' (SEE NOTE 8)

BUILDING SETBACK

304.89'
S 22°54'45" E
543.12'
238.25'

N 89°45'52" E
450.56'

265.75'

7
5.00 AC.
MINIMUM FINISH FLOOR EL. = 80.5'

4
5.01 AC.
MINIMUM FINISH FLOOR EL. = 83.9'

LOT 9

SOUTHWOOD MEADOWS UNIT NO. II
BLOCK "A"
PLAT BOOK 6, PAGES 84

578.10'
613.41'

LOT 10

20' UTILITY EASEMENT

S 89°45'52" W
365.17'

S 00°14'08" E
933.47'
579.25'

S 00°14'08" W
1326.81'

EAST LINE OF NW 1/4 OF SW 1/4, SECTION 1

288.28'

5
5.01 AC.

AREA SUBJECT TO FLOODING EL. = 83.1' (SEE NOTE 8)

LOT 9

PRM
PLS 3628
ELEVATION = 79.95'

PRM
PLS 3628
ELEVATION = 88.86'

54.37'
PLS 3628
N 89°29'12" E 592.27'

EAST MAINTAINED RIGHT OF WAY

N 00°10'46" W 1325.91'

NW 1/4 OF SW 1/4

359.44'

10' UTILITY EASEMENT

N 89°45'52" E
359.18'

20' UTILITY EASEMENT

S 00°10'22" E 809.84'

UNPLATTED

PCP
60'R
L=23.14'
L=47.22'
N 63°04'37" E 6.08'

S 63°04'37" W
62.64'

DRAINAGE EASEMENT

N 40°42'22" W 199.63'

N 37°04'01" W 170.42'

156.87'

95.93'

S 50°32'50" W
120.44'

N 38°25'13" W
(RADIAL)
396.22'

MINIMUM FINISH FLOOR EL. = 84.1'

6
5.00 AC.

450.40'

SOUTH LINE OF NW 1/4 OF SW 1/4, SECTION 1

671.64'
N 89°28'46" E

784.78'

113.14'

713.40'

SOUTHWOOD MEADOWS UNIT NO. II
BLOCK "B"
PLAT BOOK 6, PAGES 84

LOT 10

PRM
LB 6685
ELEVATION = 86.75'

SW WALTER AVENUE
(40' AVERAGE MAINTAINED R/W)

SECTION 2
SECTION 1

SW CORNER OF NW 1/4 OF SW 1/4, SECTION 1

43.06'
PLS 3628
PLS 3628

NW CORNER OF LOT 1, ROSE CREEK PLANTATION PHASE 1

NORTH LINE OF ROSE CREEK PLANTATION PHASE 1

537.81'

PRM
PLS 3628

LOT 1

LOT 2

LOT 3

LOT 4

SW COVEWOOD COURT
(60' R/W)

P.O.B.
SE CORNER OF NW 1/4 OF SW 1/4, SECTION 1

ROSE CREEK PLANTATION PHASE 1
PLAT BOOK 7, PAGES 19 & 20

DEVELOPER:
WESTFIELD GROUP, LLLP.
P.O. BOX 3566
LAKE CITY, FLORIDA 32055
(386) 755-3117

SURVEYOR:
BRIAN SCOTT DANIEL
P.O. BOX 3717
LAKE CITY, FL 32056
(386) 752-5640

ENGINEER:
JEROME J. LESZKIEWICZ
P.O. BOX 3717
LAKE CITY, FL 32056
(386) 752-5640

0' 100' 200' 300'

SCALE: 1" = 100'