BAILEY BISHOP & LANE, INC.
411 WEST BAYA AVENUE
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
FAX (904) 755-7771

DEER CREEK, PHASE 2
IN
THE NE 1/4 OF SECTION 3, T4-S, R16-E
COLUMBIA COUNTY, FLORIDA

FILE NUMBER 920517
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
5-11, 1999 AT 3:57 O'CLOCK P M
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: D.C.

OFFICIAL RECORDS BOOK 880 PAGE 264

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Musgrove Land Trust, as owner, has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as DEER CREEK, PHASE 2, and that all rights-of-way and easements are hereby dedicated to the perpetual use of the public for uses as shown hereon.

Clyde B. Musgrove, Trustee

Witness: Ann M. Newland

Witness: Amanda Brown

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 15 day of April 1998, by Clyde B. Musgrove, Trustee. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Rana Davich
Notary Public

RANA L. DAVICH
MY COMMISSION # CC 641499
EXPIRES: May 4, 2001
Bonded Thru Notary Public Underwriters

My Commission Expires: 5-4-01

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, Director of Public Works DATE: 5/11/99

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

Examined on May 11, 1999

AND

Approved as to legal form and sufficiency by

Marlin Feagle
Attorney

COMMISSION APPROVAL

SIGNED: Ronald K _____
Chairman

DATE: 5-11-99

ATTEST: _____
Clerk

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 11 day of May, 1999, in Plat Book 7, Pages 9 and 10.

SIGNED: _____
Clerk of Circuit Court

CERTIFICATE OF COUNTY SURVEYOR

Know all men by these presents, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 177, 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 _____

Date _____

Registration Number _____

CERTIFICATE OF SUBDIVIDER'S ENGINEER

This is TO CERTIFY that on _____, Gregory S. 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 4-15-99 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes, as amended; and that said is located in Section 3, Township 4 South, Range 16 East, Columbia County, Florida.

Name John M. Lane, Registration No. LS 4303
Bailey, Bishop & Lane, Inc. LB 6685

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PLAT BOOK 7 PAGE 11
SHEET 1 OF 2

DEER CREEK, PHASE 2

IN

THE NE 1/4 OF SECTION 3, T4-S, R16-E

COLUMBIA COUNTY, FLORIDA

DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4, SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 02°22'33" E, ALONG THE EAST LINE OF SAID NW 1/4 OF NE 1/4, 178.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-252-B AND A POINT ON A CURVE, THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 11,499.16 FEET AND A CENTRAL ANGLE OF 02°48'30", AN ARC DISTANCE OF 563.61 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 11,499.16 FEET AND A CENTRAL ANGLE OF 00°53'12", AN ARC DISTANCE OF 177.34 FEET TO THE END OF SAID CURVE, THENCE S 03°02'16" E ALONG SAID WEST RIGHT-OF-WAY LINE, 322.05 FEET, THENCE S 67°41'34" W, 613.34 FEET, THENCE S 69°19'06" W, 152.24 FEET TO A NON-TANGENTIAL POINT OF CURVE, THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 36°52'12", AN ARC DISTANCE OF 32.18 FEET, THENCE N 22°18'26" W, 88.80 FEET TO A POINT OF CURVE, THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET, THENCE N 22°18'26" W, 60.00 FEET, THENCE N 67°41'34" E, 25.89 FEET, THENCE N 08°40'44" E, 547.54 FEET, THENCE N 88°40'13" E, 401.07 FEET, THENCE N 70°37'24" E, 63.10 FEET, THENCE N 88°40'13" E, 181.01 FEET TO THE POINT OF BEGINNING.

NOTES:

1. BEARINGS PROJECTED FROM THE CENTERLINE OF COUNTY ROAD NO. C-252-B.
2. TOTAL ACRES IN SUBDIVISION IS 10.21 ACRES.
3. 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.
4. PRELIMINARY PLAN APPROVED ON DECEMBER 17, 1998.
5. CLOSURE MATHEMATICALLY ADJUSTED TO ZERO.
6. BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
   FRONT - 25 FEET
   SIDE - 10 FEET
   REAR - 15 FEET

SPECIAL NOTES

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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
O/S = OFFSET	CM = CONCRETE MONUMENT
IP = IRON PIPE	IR = IRON ROD
RB = REBAR	RB+C = REBAR & CAP
NL = NAIL	NL+D = NAIL & DISC
RP = RADIUS POINT	

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OFFICIAL RECORDS
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CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
21-1	11,499.16'	0° 26' 36" LT	89.00'	89.00'	S 1° 47' 52" E
22-1	11,499.16'	0° 26' 35" LT	88.93'	88.93'	S 2° 14' 28" E
24-1	260.00'	12° 42' 28" LT	57.67'	57.55'	N 5° 05' 21" E
25-1	50.00'	12° 55' 19" LT	11.28'	11.25'	N 38° 36' 48" W
25-2	30.00'	60° 25' 37" RT	31.64'	30.19'	N 14° 51' 39" W
25-3	260.00'	3° 54' 34" LT	17.74'	17.74'	N 13° 23' 52" E
26-1	50.00'	40° 38' 30" LT	35.47'	34.73'	N 31° 32' 54" E
26-2	50.00'	43° 22' 48" LT	37.86'	36.96'	N 10° 27' 45" W
27-1	260.00'	8° 22' 34" LT	38.01'	37.98'	N 50° 35' 04" E
27-2	30.00'	60° 25' 37" RT	31.64'	30.19'	N 76° 36' 35" E
27-3	50.00'	54° 57' 15" LT	47.96'	46.14'	N 79° 20' 46" E
28-1	260.00'	21° 09' 35" LT	96.02'	95.47'	N 65° 21' 09" E
29-1	670.00'	6° 27' 54" RT	75.60'	75.56'	N 79° 36' 59" E
29-2	260.00'	6° 54' 59" LT	31.39'	31.37'	N 79° 23' 26" E
30-1	670.00'	7° 30' 20" RT	87.77'	87.71'	N 72° 37' 52" E
31-1	670.00'	4° 03' 06" RT	47.38'	47.37'	N 66° 51' 09" E
32-1	50.00'	31° 29' 05" RT	27.48'	27.13'	N 38° 02' 58" W
32-2	30.00'	87° 08' 01" RT	45.62'	41.35'	N 21° 15' 35" E
33-1	730.00'	0° 48' 06" LT	10.21'	10.21'	S 65° 13' 38" W
34-1	730.00'	8° 11' 03" LT	104.27'	104.19'	S 69° 43' 13" W
35-1	730.00'	9° 02' 11" LT	115.13'	115.01'	S 78° 19' 50" W
36-1	200.00'	66° 48' 09" RT	233.18'	220.20'	S 49° 26' 51" W
37-1	30.00'	90° 00' 00" RT	47.12'	42.43'	S 46° 19' 47" E
37-2	200.00'	17° 22' 34" RT	60.65'	60.42'	S 7° 21' 30" W
38-1	50.00'	37° 49' 41" LT	33.01'	32.41'	N 70° 42' 52" E
38-2	50.00'	36° 52' 12" RT	32.18'	31.62'	N 70° 14' 07" E
39-1	50.00'	68° 45' 17" LT	60.00'	56.46'	S 55° 59' 39" E
40-1	50.00'	68° 45' 18" LT	60.00'	56.46'	S 12° 45' 38" W
41-1	50.00'	78° 24' 08" LT	68.42'	63.20'	S 86° 20' 21" W
42-1	50.00'	36° 52' 12" RT	32.18'	31.62'	N 72° 53' 41" W
43-1	30.00'	90° 00' 00" RT	47.12'	42.43'	S 43° 40' 13" W
B2-1	11,499.16'	0° 53' 12" LT	177.94'	177.93'	S 2° 01' 10" E
B2-2	50.00'	31° 29' 05" RT	27.48'	27.13'	N 38° 02' 58" W
B2-3	30.00'	87° 08' 01" RT	45.62'	41.35'	N 21° 15' 35" E
CL1-2	230.00'	84° 10' 43" LT	337.91'	308.33'	N 40° 45' 34" E
CL1-3	700.00'	18° 01' 20" RT	220.18'	219.28'	N 73° 50' 15" E