“ DEER CREEK S/D “

PARENT PARCEL - 03-4S-16-02732-000 (363.88 - 9.14 = 354.74 Ac.)
(Owner: Clyde B. Musgrove, Trustee)

HEADER PARCEL - 03-4S-16-02732-500
A S/D lying in the NW1/4 of NE1/4 of Sec. 03, Twp. 4 South, Rge. 16 East, consisting of 9.14 ac. & recorded in Plat Bk. 6, Pg. 213.

Developer: Musgrove Trust c/o Linda Wood
Owner: Clyde Musgrove, Trustee

ACRES	LOT #	PARCEL #
0.33 AC.	LOT 1	03-4S-16-02732-501
0.33 AC.	LOT 2	03-4S-16-02732-502
0.33 AC.	LOT 3	03-4S-16-02732-503
0.33 AC.	LOT 4	03-4S-16-02732-504
0.33 AC.	LOT 5	03-4S-16-02732-505
0.41 AC.	LOT 6	03-4S-16-02732-506
0.46 AC.	LOT 7	03-4S-16-02732-507
0.40 AC.	LOT 8	03-4S-16-02732-508
0.40 AC.	LOT 9	03-4S-16-02732-509
0.44 AC.	LOT 10	03-4S-16-02732-510
0.33 AC.	LOT 11	03-4S-16-02732-511
0.33 AC.	LOT 12	03-4S-16-02732-512
0.33 AC.	LOT 13	03-4S-16-02732-513
0.33 AC.	LOT 14	03-4S-16-02732-514
0.33 AC.	LOT 15	03-4S-16-02732-515
0.33 AC.	LOT 16	03-4S-16-02732-516
0.33 AC.	LOT 17	03-4S-16-02732-517
0.33 AC.	LOT 18	03-4S-16-02732-518

0.33 AC. LOT 19 03-4S-16-02732-519
0.33 AC. LOT 20 03-4S-16-02732-520

Tax Dist 002 **NB Code 003416.02**

Zone	**RSF-MH2**	**Utilities 03**
Road	**07**	**ORB 626-272**
Topo	**02**	**Map # 45-A**
		Value - $ 11,600 / per lot

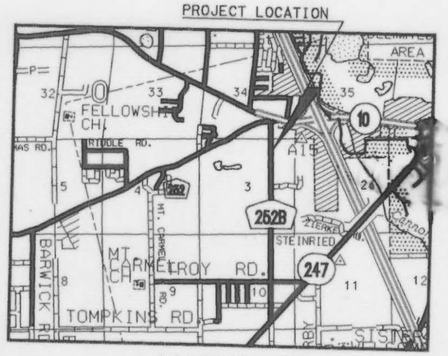
BAILEY BISHOP & LANE, INC.
411 WEST BAYA AVENUE
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
FAX (904) 755-7771

DEER CREEK SUBDIVISION
IN
THE NW 1/4 OF SECTION 3, T4-S, R16-E
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 213
SHEET 1 OF 2

FILE NUMBER 98-15928
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
10-2, 1998 AT 2:33 O'CLOCK P.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Mary L. Tyre
OFFICIAL RECORDS
BOOK 866 PAGE 2328

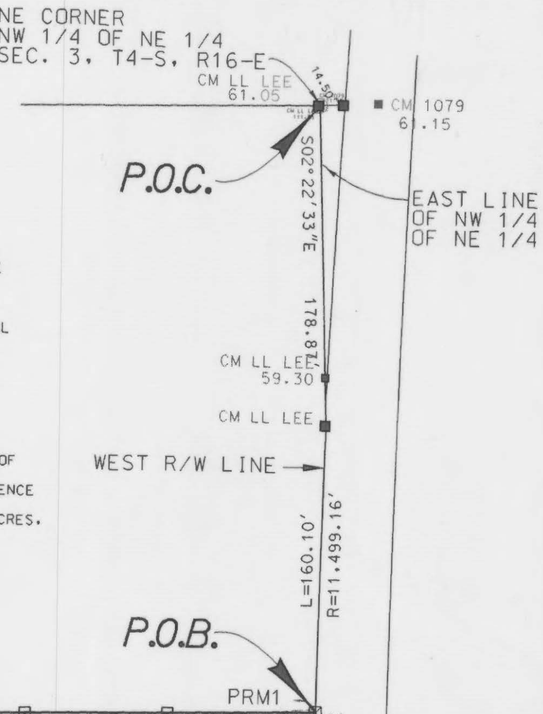
PROJECT LOCATION

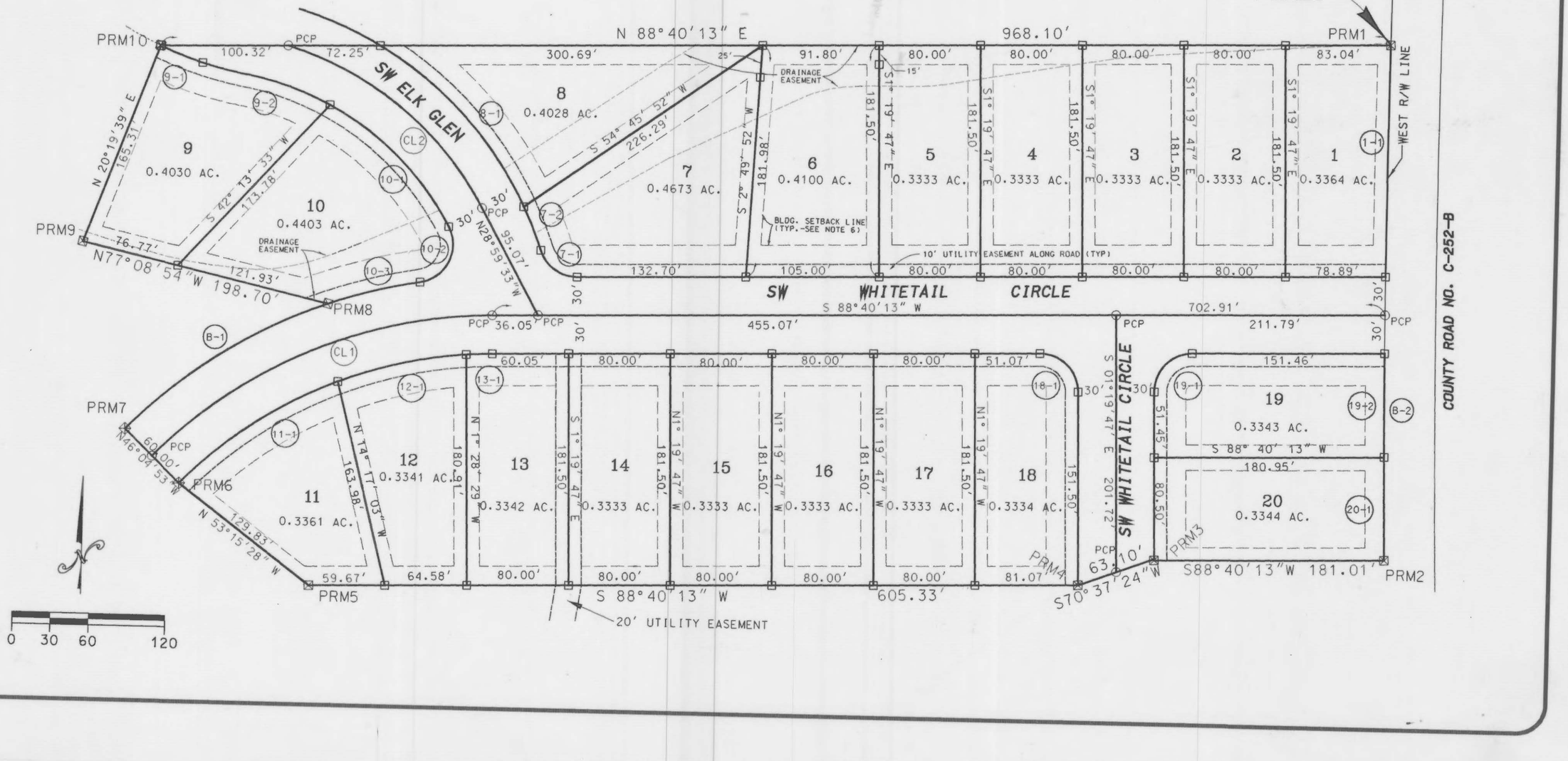


LOCATION MAP
N.T.S.

LEGEND
- ○ PERMANENT CONTROL POINT (PCP) SET P-K NAIL IN PAVEMENT
- □ 4"X4" CONC. MON. SET (LB 6685)
- ■ 4"X4" CONC. MON. FOUND AS NOTED
- ⊠ PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONC. MON. (LB 6685)

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 2°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. 252-B AND A POINT ON A CURVE, THENCE 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°47'52", AN ARC DISTANCE OF 160.10 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE 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 2°00'38", AN ARC DISTANCE OF 403.51 FEET, (CHORD BEARING S 00°34'15" E AND CHORD DISTANCE OF 403.49 FEET, THENCE S 88°40'13" W, 181.01 FEET, THENCE S 70°37'24" W, 63.10 FEET, THENCE S 88°40'13" W, 605.33 FEET, THENCE N 53°15'28" W, 129.83 FEET, THENCE N 46°04'53" W, 60.00 FEET TO A NON-TANGENTIAL POINT ON A CURVE, THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 410.00 FEET AND A CENTRAL ANGLE OF 26°24'52", AN ARC DISTANCE OF 189.02 FEET (CHORD BEARING N 57°07'32" E AND CHORD DISTANCE OF 187.35 FEET), THENCE N 77°08'54" W, 198.70 FEET, THENCE N 20°19'39" E, 165.31 FEET, THENCE N 88°40'13" E, 968.10 FEET TO THE POINT OF BEGINNING. CONTAINING 9.14 ACRES, MORE OR LESS.





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 SUBDIVISION
IN
THE NW 1/4 OF SECTION 3, T4-S, R16-E
COLUMBIA COUNTY, FLORIDA

CURVE DATA					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
1-1	11,499.16'	0° 54' 17" LT	181.55'	181.55'	S 0° 01' 04" E
7-1	30.00'	72° 26' 52" RT	37.93'	35.46'	N 55° 06' 21" W
7-2	290.00'	7° 16' 35" LT	36.83'	36.81'	N 22° 31' 13" W
8-1	290.00'	33° 57' 06" LT	171.84'	169.34'	N 43° 08' 03" W
9-1	290.00'	14° 06' 41" LT	71.42'	71.24'	S 72° 54' 21" E
9-2	230.00'	17° 27' 39" RT	70.09'	69.82'	S 71° 13' 52" E
10-1	230.00'	33° 41' 53" RT	135.27'	133.33'	S 45° 39' 06" E
10-2	30.00'	109° 30' 52" RT	57.34'	49.00'	S 25° 57' 16" W
10-3	410.00'	10° 22' 44" LT	74.27'	74.17'	S 75° 31' 20" W
11-1	350.00'	24° 28' 29" RT	149.51'	148.37'	N 56° 09' 21" E
12-1	350.00'	16° 56' 03" RT	103.45'	103.07'	N 76° 51' 37" E
13-1	350.00'	3° 20' 34" RT	20.42'	20.42'	N 86° 59' 55" E
18-1	30.00'	90° 00' 00" RT	47.12'	42.43'	S 46° 19' 47" E
19-1	30.00'	90° 00' 00" RT	47.12'	42.43'	N 43° 40' 13" E
19-2	11,499.16'	0° 24' 21" LT	81.45'	81.45'	S 0° 58' 19" E
20-1	11,499.16'	0° 24' 04" LT	80.50'	80.50'	S 1° 22' 32" E
CL1	380.00'	44° 45' 07" RT	296.81'	289.32'	N 66° 17' 40" E
CL2	260.00'	44° 51' 53" RT	203.59'	198.43'	S 51° 25' 30" E
B1	410.00'	26° 24' 52" RT	189.02'	187.35'	N 57° 07' 32" E
B2	11,499.16'	2° 00' 38" LT	403.51'	403.49'	S 0° 34' 15" E

OFFICIAL RECORDS
BOOK 846 PAGE 2328

NOTES:

1. BEARINGS PROJECTED FROM THE CENTERLINE OF COUNTY ROAD NO. C-252-B.
2. TOTAL ACRES IN SUBDIVISION IS 9.1377 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 SEPTEMBER 4, 1997.
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.

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 SUBDIVISION, 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: Linda Musgrave Wood

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 24 day of AUGUST 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 L. Davich
Notary Public
RANA L. DAVICH
MY COMMISSION # CC 641489
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 DATE: 9/25/98
Director of Public Works

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the forgoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Marlin Feagle DATE: Sept 22, 1998
County Attorney, Columbia Co.

COMMISSION APPROVAL

SIGNED: Ronnie A
Chairman
DATE: 9-30-98
ATTEST: P. DeWitt Cason
Clerk

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 2 day of Oct. 1998, in Plat Book 6, Pages 213 and 214

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL OF THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177, FLORIDA STATUES.

DATE 8/4/98 SIGNED John M. Lane

JOHN M. LANE, SURVEYOR & MAPPER, LS 4303
BAILEY, BISHOP & LANE, INC. LB 6685

SEAL