9/37

GABLES

IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 15 EAST & IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

ABBREVIATION LEGEND
P.L.S. = PROFESSIONAL LAND SURVEYOR
LB = LICENSED BUSINESS
P.O.B. = POINT OF BEGINNING
R/W = RIGHT-OF-WAY
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
CONC. = CONCRETE
MON. = MONUMENT
Δ = DELTA (CENTRAL ANGLE)
R = RADIUS OF CURVE
L = ARC LENGTH OF CURVE
P.B. = PLAT BOOK
PG. = PAGE
TPD = TELEPHONE PEDESTAL
COR = CORNER
(F) = FIELD MEASUREMENT
(D) = DEED MEASUREMENT
BM = BENCHMARK
RR = RAILROAD
MHT = MANHOLE TELEPHONE
PP = POWER POLE
TP = TELEPHONE POLE
O.H. ELEC. = OVERHEAD ELECTRIC
O.H. TEL. = OVERHEAD TELEPHONE
C1 = CURVE NUMBER

1 INCH = 200 FEET
0 100 200

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	25.23'	30.00'	48°11'23"	24.49'	N 70°50'39" W
C2	118.96'	60.00'	113°35'53"	100.41'	N 76°27'06" W
C3	120.00'	60.00'	114°35'30"	100.98'	N 37°38'35" E
C4	50.46'	60.00'	48°11'23"	48.99'	S 60°57'58" E
C5	25.23'	30.00'	48°11'23"	24.49'	S 60°57'58" E
C6	277.10'	970.00'	16°22'04"	276.16'	S 76°52'38" E
C7	289.26'	970.00'	17°05'10"	288.19'	S 60°09'01" E
C8	156.53'	1030.00'	8°42'26"	156.38'	S 55°57'39" E
C9	444.87'	1030.00'	24°44'48"	441.42'	S 72°41'16" E
C10	438.55'	1000.00'	25°07'37"	435.04'	S 72°29'51" E
C11	145.33'	1000.00'	8°19'37"	145.20'	S 55°46'15" E
C12	298.21'	1000.00'	17°05'10"	297.10'	S 60°09'01" E
C13	285.61'	1031.97'	15°51'27"	284.70'	S 76°52'38" E

DETAIL A
N.T.S.
16.5' U.G. Tel. Easement
O.H. ELEC.
20' Underground Telephone Easement

DETAIL B
N.T.S.
CMF PLS 3628
PP
TPED
16.5' U.G. Easement
O.H. ELEC.
Fence Cor. at corner

TOTAL= 67.23 ACRES

FIELD DATA R=2814.79' L=362.00' Δ=7°22'07"
15" CMP N. INV. = 150.52 S. INV. = 150.81
SEE DETAIL B
CMF PLS 3628
DEED DATA R=2814.79' L=87.34' Δ=1°46'40"
DEED DATA R=2814.79' L=274.13' Δ=5°34'48"
JON VANDUSEN 5.7 ACRES
CMF LB 7042 0.5'S
UNPLATTED
HERBERT & LAWONDA THOMAS 20.00 ACRES
Center of former Lower Springs Road (Closed)
MEREDITH LAPRADD, TRUSTEE 77.7 ACRES
SEE DETAIL A
16.5' Underground Telephone Easement
Barbwire Fence
MHT Conc.
Fence Cor. 0.3'W, 1.0'S
O.H. ELEC.
NW LAKE JEFFERY ROAD (COUNTY ROAD NO. 250)
NW GABLES GLEN
NW OGDEN LOOP (COUNTY MAINTAINED GRADE)
SE R/W Line
West Line of Section 6 / East Line of Section 1
3.5' x 3.5' Conc. Slab around underground transformer
40' Drainage Easement
15' Utility Easement
20' Underground Telephone Easement
W. Maint. R/W Line
N. Maint. R/W Line
RETENTION POND
Fence Cor. 5'E, 6'N
Fence Cor. 4.1'E, 0.2'S
Fence Cor. 3.4'E
Fence Cor. 0.9'W, 0.1'N
LOT 1 5.00 ACRES
LOT 2 5.00 ACRES
LOT 3 5.00 ACRES
LOT 4 5.00 ACRES
LOT 5 5.00 ACRES
LOT 6 5.00 ACRES
LOT 7 5.00 ACRES
LOT 8 5.00 ACRES
LOT 9 5.00 ACRES
LOT 10 5.00 ACRES
LOT 11 5.00 ACRES
LOT 12 5.00 ACRES
LOT 13 5.00 ACRES
CMF LB 7042
CMF PLS 3628
CMF PLS 3628
CMF PLS 3628
CMF PLS 3628
P.O.B.
SE Cor. of NE 1/4 of SE 1/4 of Sec. 1, T-3-S, R-15-E
SW Cor of NW 1/4 of SW 1/4 of Sec. 6, T-3-S, R-16-E CMF – NO ID.
S. Line of NW 1/4 of SW 1/4 of Sec. 6, T-3-S, R-16-E
U.S.A. FARMERS HOME ADMIN. 120 ACRES±
SECTION 1 TOWNSHIP 3 SOUTH RANGE 15 EAST
SECTION 6 TOWNSHIP 3 SOUTH RANGE 16 EAST
S 38°23'34" W 1292.18' (F) (D)
N 38°23'50" E (D)
N 38°23'34" E (F) 583.04'
S 38°23'34" W 605.66'
N 21°18'24" E 728.77'
S 70°13'44" E (D)
S 70°13'25" E (F) 333.11'
188.12'
188.26'
332.70'
384.83'
473.80'
2790.68' (D)
2790.21' (F)
889.40'
535.9'
S 89°30'03" W 713.67'
S 89°29'48" W (F) 980.93' (F)
S 89°30'04" W (D) 980.97' (D)
598.41'
186.94'
195.58' (F)
534.92'
616.53'
747.07'
794.69'
351.4'
S 89°44'48" W (BEARING BASE) 2693.20' (F) 2693.13' (D)
S 0°27'00" E (F) 376.47' (F)
S 0°28'22" E (D) 376.41' (D)
281.25'
199.32'
296.93'
352.72'
446.05'
N 0°11'21" E (F) 60.08' (F)
N 0°05'59" E (D) 60.00' (D)
S 17°13'06" W
S 04°56'20" W
N 04°56'20" E 690.34'
N 04°56'20" E 605.03'
N 04°56'20" E 506.49'
N 04°56'20" E 385.16'
S 04°30'14" W 561.96'
N 70°20'51" E 60.00'
36.59'
103.67'
406.96'
328.07'
N 47°46'24" W
466.76'
138.71'
150' 150'

FILE NUMBER 2007R02155
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
9/21, 2007 AT 3:21 O'CLOCK PM
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
RECORD VERIFIED
D.C.
OFFICIAL RECORDS
BOOK 1131 PAGE 2023
CLERK CIRCUIT COURT FLORIDA COLUMBIA COUNTY

DESCRIPTION

BEGIN at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 3 South, Range 15 East, (being also the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 6, Township 3 South, Range 16 East), Columbia County, Florida and run N. 00°05'59" E. along the East line of said Section 1, (being also the West line of said Section 6) a distance of 60.00 feet; thence S.89°30'04" W. along the Northerly Maintained Right-of-Way line of a County Graded Road 980.97 feet to a point on the Southeasterly Right-of-Way line of County Road No. 250; thence N.38°23'50"E. along said Southeasterly Right-of-Way line 1292.18 feet to the Point of Curve of a curve concave to the Southeast having a radius of 2814.79 feet and a central angle of 07°21'28", said curve also having a Chord Bearing of N.42°04'34" E. and a Chord Distance of 361.22 feet; thence along the arc of said curve (being also said Southeasterly Right-of-Way line) 274.13 feet to a point where said curve intersects with the East line of said Section 1, Township 3 South, Range 15 East, being also the West line of said Section 6, Township 3 South, Range 16 East; thence continue along the arc of said curve (being also said Southeasterly Right-of-Way line) 87.34 feet; thence S.70°13'44" E. 2790.68 feet to a point on the Westerly Maintained Right-of-Way line of a County Graded Road; thence S.00°28'22"E. along said Westerly Maintained Right-of-Way line 376.41 feet; thence S.89°44'48"W. 2693.13 feet to the POINT OF BEGINNING. Said lands lying partly in Section 1, Township 3 South, Range 15 East and partly in Section 6, Township 3 South, Range 16 East, Columbia County, Florida. Containing 67.23 acres, more or less. SUBJECT to a 20 foot Easement for AT&T Underground Telephone Cable.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Daniel Crapps, as owner, and South Eastern Bank, as mortgagee, have caused the lands hereon described to be surveyed, subdivided, and platted to be known as GABLES, and that all roads, streets, and easements for utilities as shown and/or depicted hereon, are hereby dedicated to the perpetual use of the public. That retention areas, stormwater basins and drainage easements as shown and/or depicted hereon are not dedicated to the public but will be privately owned and maintained by a private owner's association.

Daniel Crapps
Owner

Witness

Witness

Todd Mullis
Commercial Lending Agent
South Eastern Bank

Witness

Witness

VERA LISA HICKS
Notary Public, State of Florida
My Comm. Expires Aug. 23, 2010
Comm. No. DD 568090

NOTARY SEAL
My Commission Expires: _____

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 8 day of AUG., 2007, by Daniel Crapps, as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

SIGNED: _____
Notary Public

NOTARY SEAL
My Commission Expires: 2008

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 6 day of August, 2007, by Todd Mullis, as mortgagee. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

SIGNED: _____
Notary Public

DEVELOPER

Daniel Crapps Agency
2806 West U.S. Hwy 90, Suite 101; Lake City, FL 32055
Contact: Daniel Crapps (386) 755-5110

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the lands 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.

SIGNED: _____
Timothy A. Delbene, P.L.S.
Florida Registered Cert. No. 5594
DATE: 8/8/2007

SHEET 1 OF 2 PLAT DATE: 04/02/2007

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
140 Northweset Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

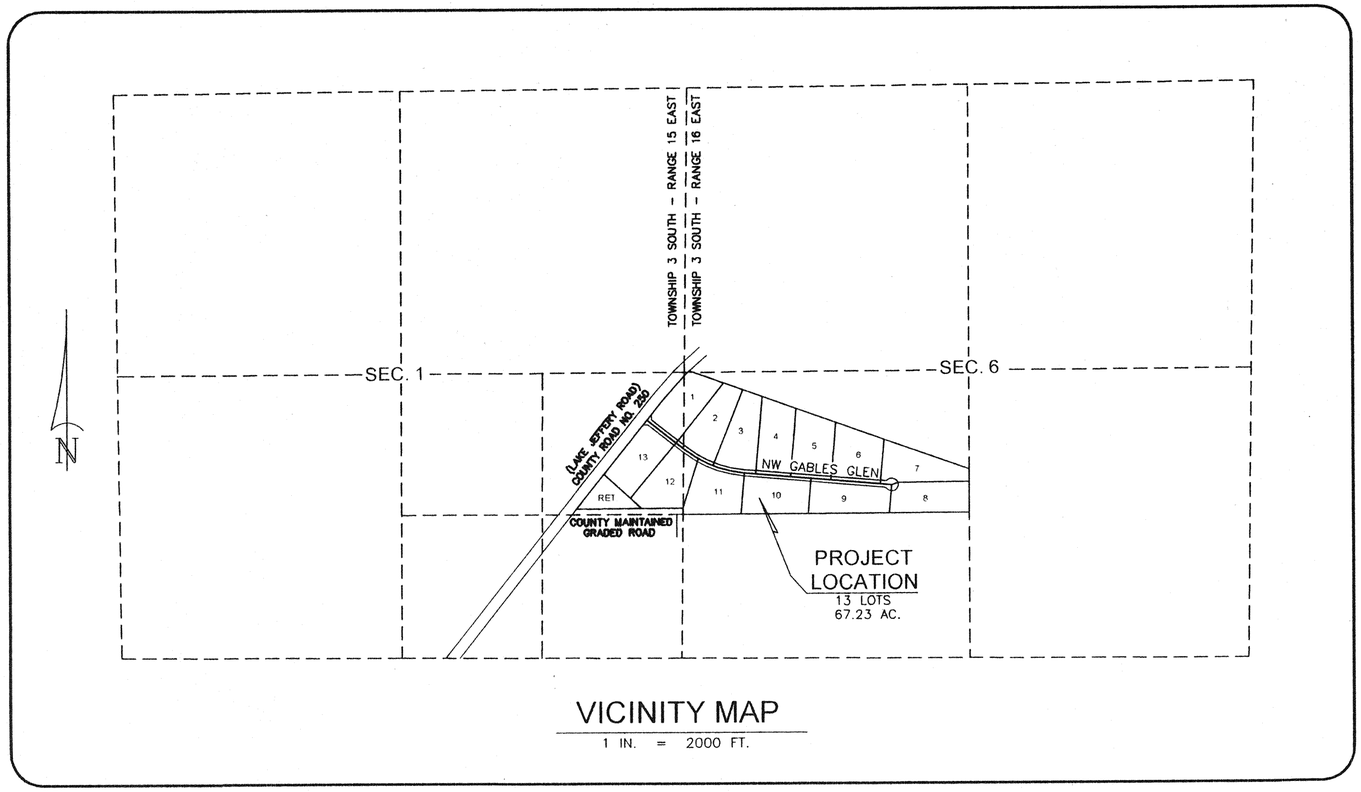
PLAT BOOK ____ PAGE ____

9/38

GABLES

IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 15 EAST & IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

DEVELOPER
Daniel Crapps Agency
2806 West U.S. Hwy 90, Suite 101; Lake City, FL 32055
Contact: Daniel Crapps (386) 755-5110



VICINITY MAP
1 IN. = 2000 FT.

OFFICIAL RECORDS
BOOK 1131 PAGE 2003

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.

COUNTY ATTORNEY'S CERTIFICATE

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

SIGNED: _____ DATE: 8/30/07
County Attorney, Columbia County

LEGEND & NOTES

1.) ⊠PRM = P.R.M. set with brass cap stamped LB 7042 and date – 4" x 4" Concrete Monument.
OPCP = P.C.P. set – Nail with cap stamped LB 7042.

2.) □ = 4"x4" Concrete Monument set, LB 7042.

3.) ■ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.

4.) Boundary based on description from client, monuments found and prior survey by this Company.

5.) Bearings projected from South line of Northwest 1/4 of Southwest 1/4 of Section 6.

6.) Interior improvements or underground encroachments, if present, were not located with this survey.

7.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.

8.) Examination of the flood hazard maps (F.I.R.M.) of the Federal Emergency Management Agency, the proposed development lies within Flood Zone "X" which, per said maps is defined as an area outside of the 500 year flood plain (ref: Community Panel No. 120070 0125 B).

9.) Preliminary approval: April 20, 2006

10.) Water supply by individual wells and sewage disposal by individual septic tank/drainfeilds per County and Health Dept. approval.

COMMISSION APPROVAL

SIGNED :

E W Porter
Chairman

DATE: 05/03/2007

ATTEST:

P. Ronnie 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 21 day of September 2007, in Plat Book 9, Page 37-38.

SIGNED :

P. Ronnie Cason
Clerk of Circuit Court

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY that the proposed drainage system is sufficient with respect to the Columbia County Subdivision Regulations.

SIGNED : _____
Chad Williams, P. E.
Florida Reg.# 63149

SEAL

DATE: 4/12/07

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 $22,296.88 has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED : _____ DATE: 9/13/2007
Director of Public Works

COUNTY SURVEYOR–CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licenced and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on 04/16/2007 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED : _____

NAME: L. SCOTT BREST

Florida Reg. Cert. No. LS #5757

SEAL

SHEET 2 OF 2 PLAT DATE: 04/02/2007

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

GABLES
FOR 2008

PARENT PARCEL – 01-3S-15-00130-002 – 13.90 AC. (DELETED ALL USED UP)

PARENT PARCEL – 06-3S-16-02017-001 – 53.33 AC. (DELETED ALL USED UP)

HEADER PARCEL – 06-3S-16-02017-100 – A S/D LYING IN THE N1/2 OF THE SW1/4 OF 06-3S-16 AND ALSO LYING IN THE NE1/4 OF THE SE1/4 OF SEC 01-3S-15 CONTAINING 67.23 AC'S RECORDED ON 09-21-2007 IN PLAT BOOK 9 PAGES 37 & 38.

LOT	**1**	**06-3S-16-02017-101**	**4.75 AC.**
LOT	**2**	**06-3S-16-02017-102**	**4.80 AC.**
LOT	**3**	**06-3S-16-02017-103**	**4.80 AC.**
LOT	**4**	**06-3S-16-02017-104**	**4.80 AC.**
LOT	**5**	**06-3S-16-02017-105**	**4.80 AC.**
LOT	**6**	**06-3S-16-02017-106**	**4.70 AC.**
LOT	**7**	**06-3S-16-02017-107**	**4.85 AC.**
LOT	**8**	**06-3S-16-02017-108**	**4.90 AC.**
LOT	**9**	**06-3S-16-02017-109**	**4.50 AC.**
LOT	**10**	**06-3S-16-02017-110**	**4.60 AC.**
LOT	**11**	**06-3S-16-02017-111**	**4.70 AC.**
LOT	**12**	**01-3S-15-02017-112**	**4.90 AC. ***
LOT	**13**	**01-3S-15-02017-113**	**4.75 AC. ***
RETENTION AREAS -		**01-3S-15-02017-099**	**2.18 AC.**

: NOTE : ABOVE LOTS ARE PLATTED TO CENTER LINE OF NW GABLES GLEN WICH IS DEDICATED TO THE PUBLIC AND THE ABOVE ACREAGE DOES NOT INCLUDE ROAD R/W.

**** ALSO LOTS 12 & 13 ARE LYING IN SEC 01-3S-15. ****