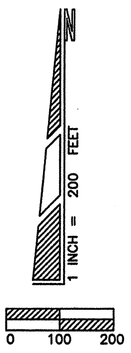
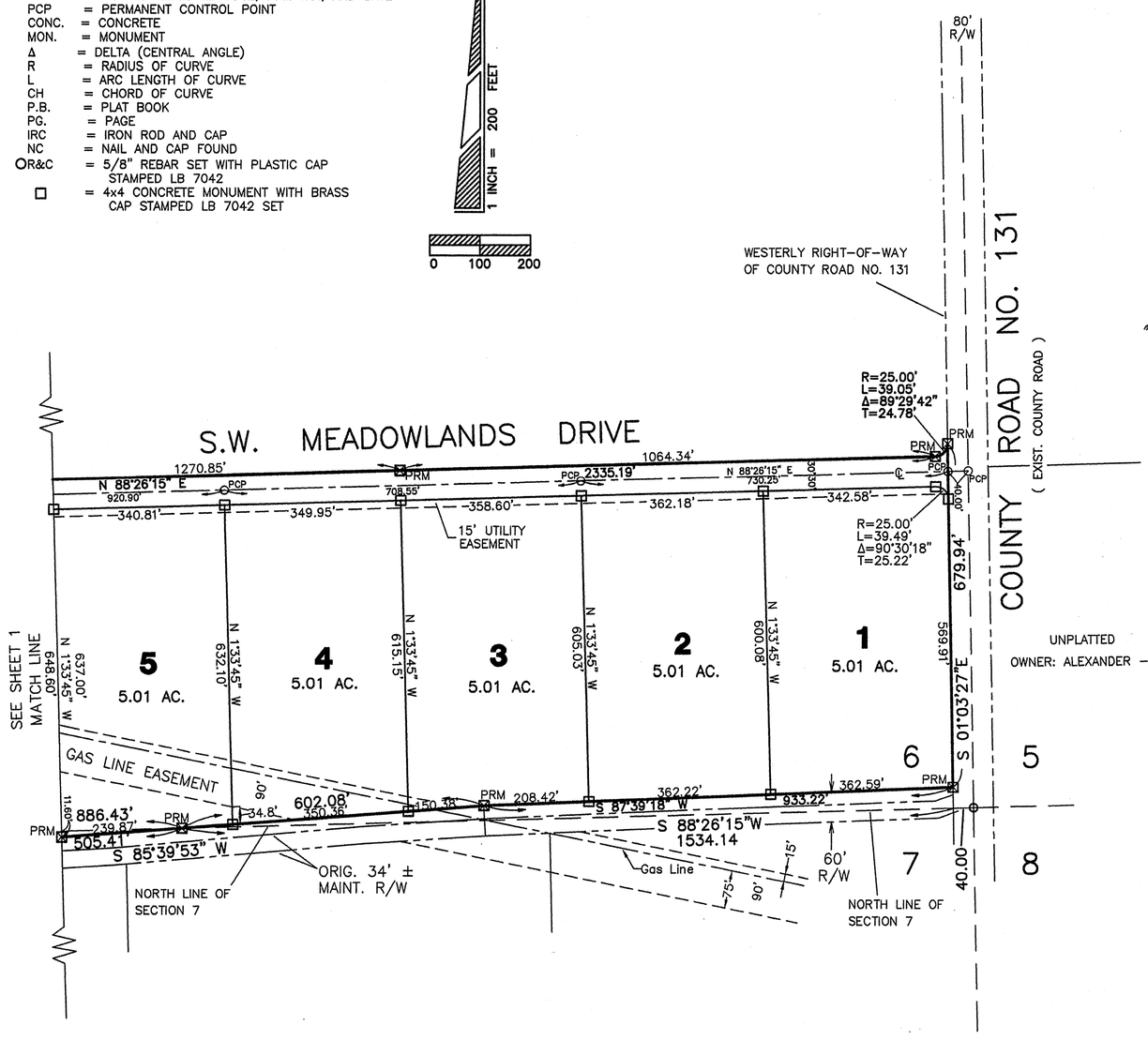
OFFICIAL RECORDS
BOOK 825 PAGE 1254

# Meadowlands Phase 1

## IN SECTIONS 6 & 7, TOWNSHIP 6 SOUTH, RANGE 17 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 4x4 CONCRETE MONUMENT WITH BRASS CAP STAMPED LB 7042, PRM NO., AND DATE
PCP = PERMANENT CONTROL POINT
CONC. = CONCRETE
MON. = MONUMENT
Δ = DELTA (CENTRAL ANGLE)
R = RADIUS OF CURVE
L = ARC LENGTH OF CURVE
CH = CHORD OF CURVE
P.B. = PLAT BOOK
PG. = PAGE
IRC = IRON ROD AND CAP
NC = NAIL AND CAP FOUND
OR&C = 5/8" REBAR SET WITH PLASTIC CAP STAMPED LB 7042
□ = 4x4 CONCRETE MONUMENT WITH BRASS CAP STAMPED LB 7042 SET



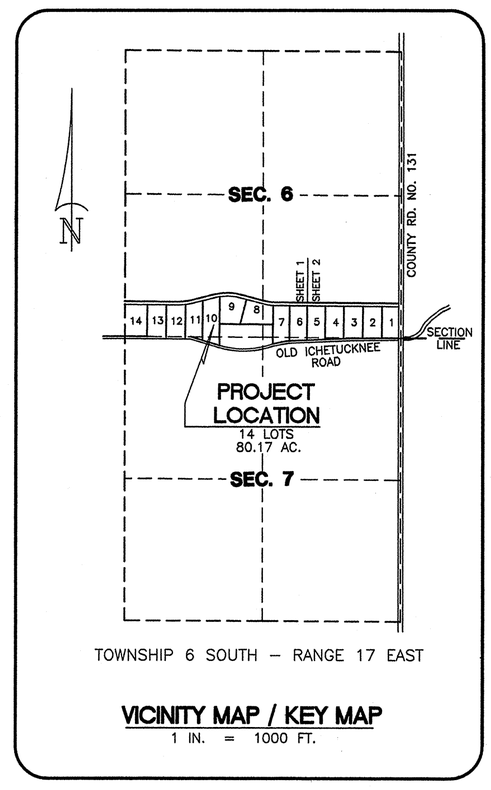




CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 16 day of Jan., 2004 in Plat Book 7, Page 137-140

SIGNED :

P. DeWitt Cason
Clerk of Circuit Court




TOWNSHIP 6 SOUTH - RANGE 17 EAST

**VICINITY MAP / KEY MAP**
1 IN. = 1000 FT.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Subrandy Limited Partnership, as owner has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as MEADOWLANDS PHASE 1, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

Witness: Bradley Dicks — Witness: Nanci Nettles
Witness: Shirley Hinton
Bradley Dicks

CORPORATE SEAL

COMMISSION APPROVAL

SIGNED :
Chairman
DATE: 12/30/2003
ATTEST:
Clerk

NOTARY SEAL
My Commission Expires:

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 16 day of JAN, 2004, by Bradley Dick, for Subrandy Limited Partnership as owner. He is personally known to me or has produced _____ as identification and (did / did not ) take an oath.

SIGNED: Nanci Nettles
Notary Public

NANCI NETTLES
MY COMMISSION # DD 237895
EXPIRES: December 26, 2005
Bonded Thru Notary Public Underwriters

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.

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: 1/12/04
Director of Public Works

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: Marlin Feagle DATE: January 13, 2004
County Attorney, Columbia County

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 12/12/2003 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 BREIT SEAL
Florida Reg. Cert. No. 5757

 PLAT DATE: 11/17/2003

Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
LB# 7042

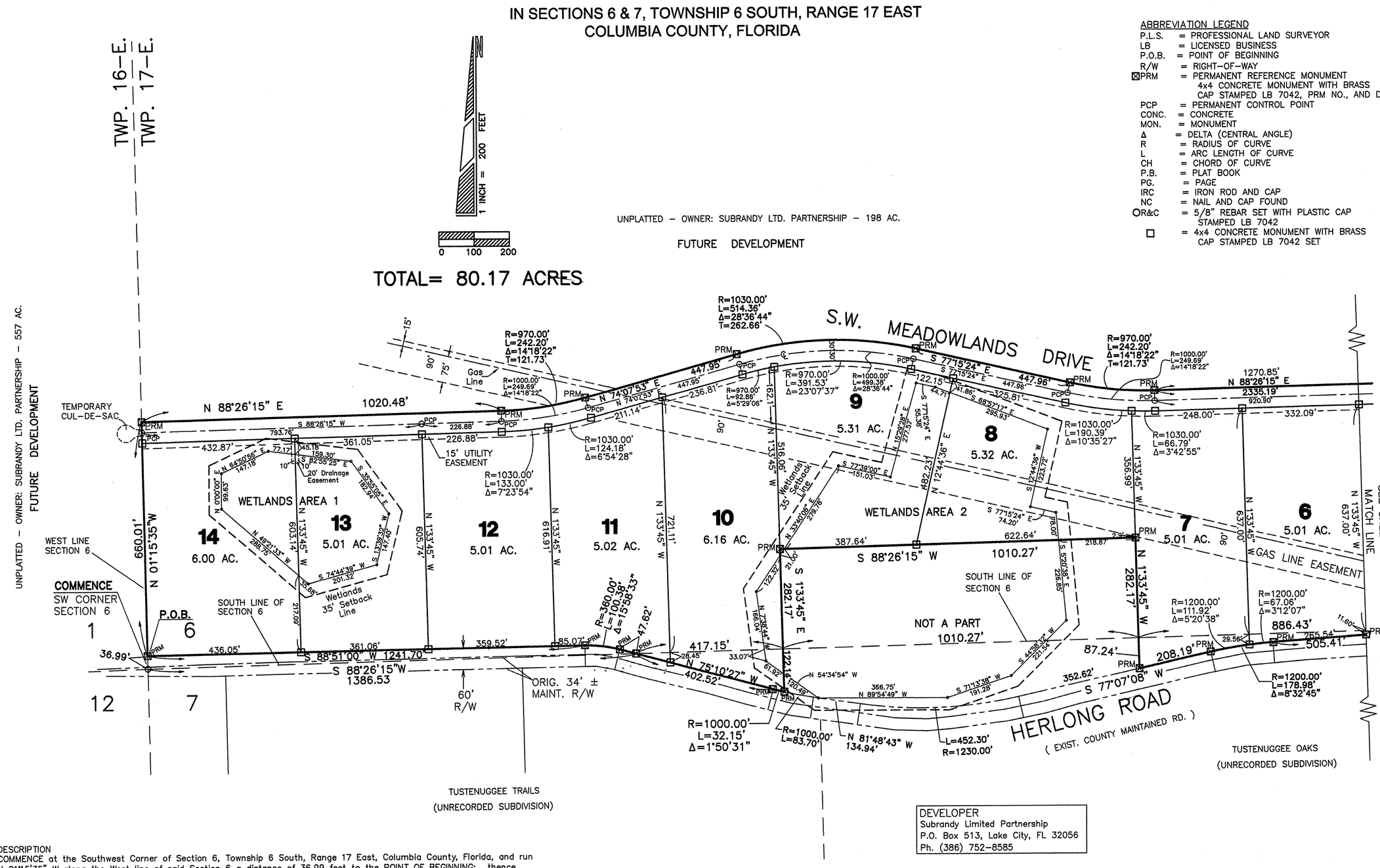
FILE NUMBER 2004002961
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
01/16, 19 2004 AT 1:24 O'CLOCK P M
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcia L. Peters D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

PLAT BOOK 7 PAGE 170

# Meadowlands Phase 1

## IN SECTIONS 6 & 7, TOWNSHIP 6 SOUTH, RANGE 17 EAST
## COLUMBIA COUNTY, FLORIDA




### ABBREVIATION LEGEND

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| LB | = LICENSED BUSINESS |
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FILE NUMBER 2004009911
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
11/16, 19 2004 AT 3:40 O'CLOCK P M
P. DeWITT CASON RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcel Brown D.C.
OFFICIAL RECORDS BOOK 1044 PAGE 2076


CIRCUIT COURT CLERK COLUMBIA COUNTY FLORIDA

DESCRIPTION

COMMENCE at the Southwest Corner of Section 6, Township 6 South, Range 17 East, Columbia County, Florida, and run N 01°15'35" W along the West line of said Section 6 a distance of 36.99 feet to the POINT OF BEGINNING; thence continue N 01°15'35" W still along West line of said Section 6 a distance of 660.01 feet; thence run N 88°26'15" E a distance of 1020.48 feet to the Point of Curvature of a curve concave to the North having a radius of 970.00 feet and a central angle of 14°18'22"; thence run Easterly along arc of said curve 242.20 feet to the Point of Tangency; thence run N 74°07'53" E a distance of 447.95 feet to the Point of Curvature of a curve concave to the South having a radius of 1030.00 feet and a central angle of 28°36'44"; thence run Easterly along arc of said curve 514.36 feet to the Point of Tangency; thence run S 77°15'24" E a distance of 447.96 feet to the Point of Curvature of a curve concave to the North having a radius of 970.00 feet and a central angle of 14°18'22"; thence run Easterly along arc of said curve 242.20 feet to the Point of Tangency; thence run N 88°26'15" E a distance of 2335.19 feet to the Point of Curvature of a curve concave to the Northwest having a radius of 25.00 feet and a central angle of 89°29'42"; thence run Easterly and Northerly along arc of said curve 39.05 feet to the Point of Tangency, also being a point on the Westerly Right–of–Way line of County Road No. 131; thence run S 01°03'27" E along said Westerly Right–of–Way line 679.94 feet; thence run S 87°39'18" W a distance of 933.22 feet; thence run S 85°39'53" W a distance of 602.08 feet to the North line of Section 7, Township 6 South, Range 17 East, Columbia County, Florida; thence continue S 85°39'53" W a distance of 505.41 feet to the Point of Curvature of a curve concave to the South having a radius of 1200.00 feet and a central angle of 8°32'45"; thence run Westerly along arc of said curve 178.98 feet to the Point of Tangency; thence run S 77°07'08" W a distance of 208.19 feet; thence run N 01°33'45" W a distance of 87.24 feet to the South line of said Section 6; thence continue N 1°33'45" W a distance of 282.17 feet; thence run S 88°26'15" W a distance of 1010.27 feet; thence run S 01°33'45" E a distance of 282.17 feet to the North line of said Section 7; thence continue S 01°33'45" E a distance of 122.14 feet to a point on the arc of a curve concave to the North having a radius of 1000.00 feet and a central angle of 1°50'31"; thence run Westerly along arc of said curve 32.15 feet to the Point of Tangency; thence run N 75°10'27" W a distance of 402.52 feet to the South line of said Section 6; thence continue N 75°10'27" W a distance of 47.62 feet to the Point of Curvature of a curve concave to the South having a radius of 360.00 feet and a central angle of 15°58'33"; thence run Westerly along arc of said curve 100.38 feet to the Point of Tangency; thence run S 88°51'00" W a distance of 1241.70 feet to the POINT OF BEGINNING. Containing 80.17 acres, more or less.

SUBJECT TO: Easement for Gas Transmission Line.

GENERAL NOTES

1.) Bearings projected from West line of Section 6 and based on a prior survey by this Company.

2.) Boundary based on prior survey by this Company and instruction by client.

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

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

5.) 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 0225 B).

6.) Preliminary approval: April 19, 2001

7.) Water Supply and Sewerage disposal to be provided by individual lot owners, subject to County approval.

8.) Date of Plat: 11/17/2003.

DEVELOPER
Subrandy Limited Partnership
P.O. Box 513, Lake City, FL 32056
Ph. (386) 752–8585

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
Timothy A. Delbene, P.S.M.
Florida Registered Cert. No. 5594
DATE: 12/15/2003.

SHEET 1 OF 2 PLAT DATE: 11/17/2003


Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755–6166 FAX: (386) 755–6167
LB# 7042


Larry @ 10 35'27
3 42 55
9617-111
1 23 28 1182
6 54 54
14 17 12
14 28 12
18 12

**For 2005**

# MEADOWLANDS
# PHASES 1 & 2

**06-6S-17-09617-000 - Parent parcel 160.00 – 80.17 – 72.24 = 7.59 Ac**
**(re-calc ac = 6.54 Ac)**

**06-6s-17-09617-100 - Header parcel**
**A S/D of a part of the S1/4 of Sec 6-6s-17E, Phase 1 containing 80.17 Ac & Recorded in Plat Bk 7, Pg 139 & Phase 2 containing 72.24 Ac & Recorded in Plat Bk 7, Pg 141.**

**PHASE 1:**

| | | |
|---|---|---|
| **Lot 1** | **06-6s-17-09617-101** | **5.01 Ac** |
| **Lot 2** | **06-6s-17-09617-102** | **5.01 Ac** |
| **Lot 3** | **-09617-103** | **5.01 Ac** |
| **Lot 4** | **-09617-104** | **5.01 Ac** |
| **Lot 5** | **-09617-105** | **5.01 Ac** |
| **Lot 6** | **-09617-106** | **5.01 Ac** |
| **Lot 7** | **-09617-107** | **5.01 Ac** |
| **Lot 8** | **-09617-108** | **5.32 Ac** |
| **Lot 9** | **-09617-109** | **5.31 Ac** |
| **Lot 10** | **-09617-110** | **6.16 Ac** |
| **Lot 11** | **-09617-111** | **5.02 Ac** |
| **Lot 12** | **-09617-112** | **5.01 Ac** |
| **Lot 13** | **-09617-113** | **5.01 Ac** |
| **Lot 14** | **-09617-114** | **6.00 Ac** |

**PHASE 2:**

| | | |
|---|---|---|
| **Lot 15** | **06-6s-17-09617-215** | **7.11 Ac** |
| **Lot 16** | **-09617-216** | **5.01 Ac** |
| **Lot 17** | **-09617-217** | **5.01 Ac** |
| **Lot 18** | **-09617-218** | **5.01 Ac** |
| **Lot 19** | **-09617-219** | **5.01 Ac** |
| **Lot 20** | **-09617-220** | **5.01 Ac** |
| **Lot 21** | **-09617-221** | **5.01 Ac** |
| **Lot 22** | **-09617-222** | **5.01 Ac** |
| **Lot 23** | **-09617-223** | **5.01 Ac** |
| **Lot 24** | **-09617-224** | **5.01 Ac** |
| **Lot 25** | **-09617-225** | **5.01 Ac** |
| **Lot 26** | **-09617-226** | **5.01 Ac** |
| **Lot 27** | **-09617-227** | **5.01 Ac** |
| **Lot 28** | **-09617-228** | **5.01 Ac** |