OFFICIAL RECORDS
BOOK 1049 PAGE 2057

FILE NUMBER 2004009992
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
2/4/, 19 2004 AT ____ O'CLOCK ____ M
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcel Spencer D.C.

Meadowlands Phase 2

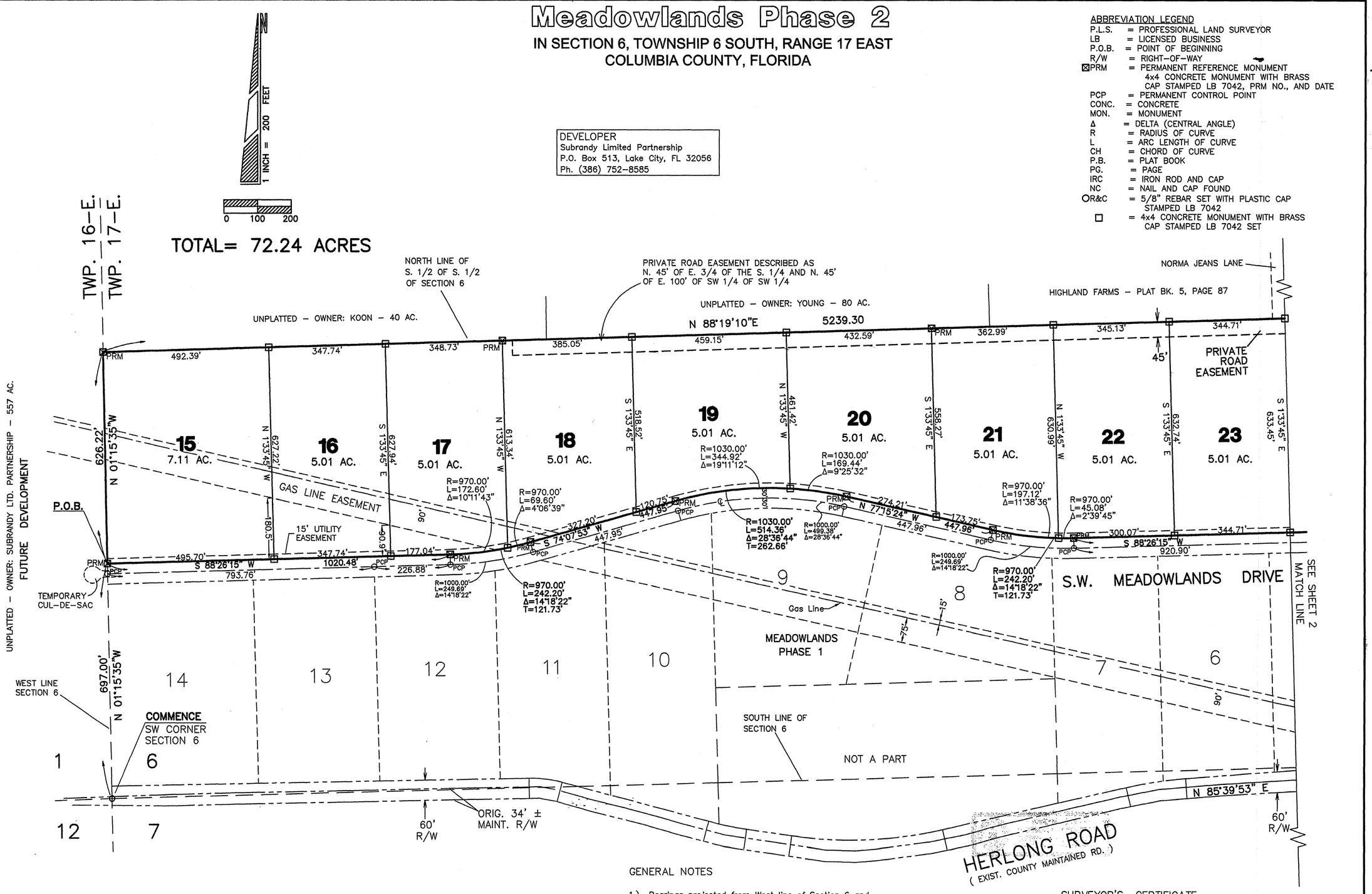
IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

1 INCH = 200 FEET
0 100 200

TOTAL= 72.24 ACRES

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

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
○R&C = 5/8" REBAR SET WITH PLASTIC CAP STAMPED LB 7042
□ = 4x4 CONCRETE MONUMENT WITH BRASS CAP STAMPED LB 7042 SET



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 697.00 feet to the POINT OF BEGINNING; thence continue N 01°15'35" W along said West line of Section 6 a distance of 626.22 feet; thence run N 88°19'10" E along said North line 5239.30 feet to 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 612.24 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 Southerly and Westerly along said arc of curve 39.05 feet to the Point of Tangency; thence run S 88°26'15" W a distance of 2335.19 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 Westerly along arc of said curve 242.20 feet to the Point of Tangency; thence run N 77°15'24" W a distance of 447.96 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 Westerly along arc of said curve 514.36 feet to the Point of Tangency; thence run S 74°07'53" W a distance of 447.95 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 Westerly along arc of said curve 242.20 feet to the Point of Tangency; thence run S 88°26'15" W a distance of 1020.48 feet to the POINT OF BEGINNING. Containing 72.24 acres, more or less.

SUBJECT TO: Easement for Gas Transmission Line.

ALSO SUBJECT TO: An Easement for a private road across the North 45 feet of the East 4060.58 feet of the South 1/2 of the South 1/2 of said Section 6.

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.

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

TIMOTHY A. DELBENE PSM 5594 STATE OF FLORIDA REGISTERED

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

CLERK CIRCUIT COURT FLORIDA COLUMBIA COUNTY

PLAT BOOK 7 PAGE 142

Meadowlands Phase 2

IN SECTION 6 , TOWNSHIP 6 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

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N
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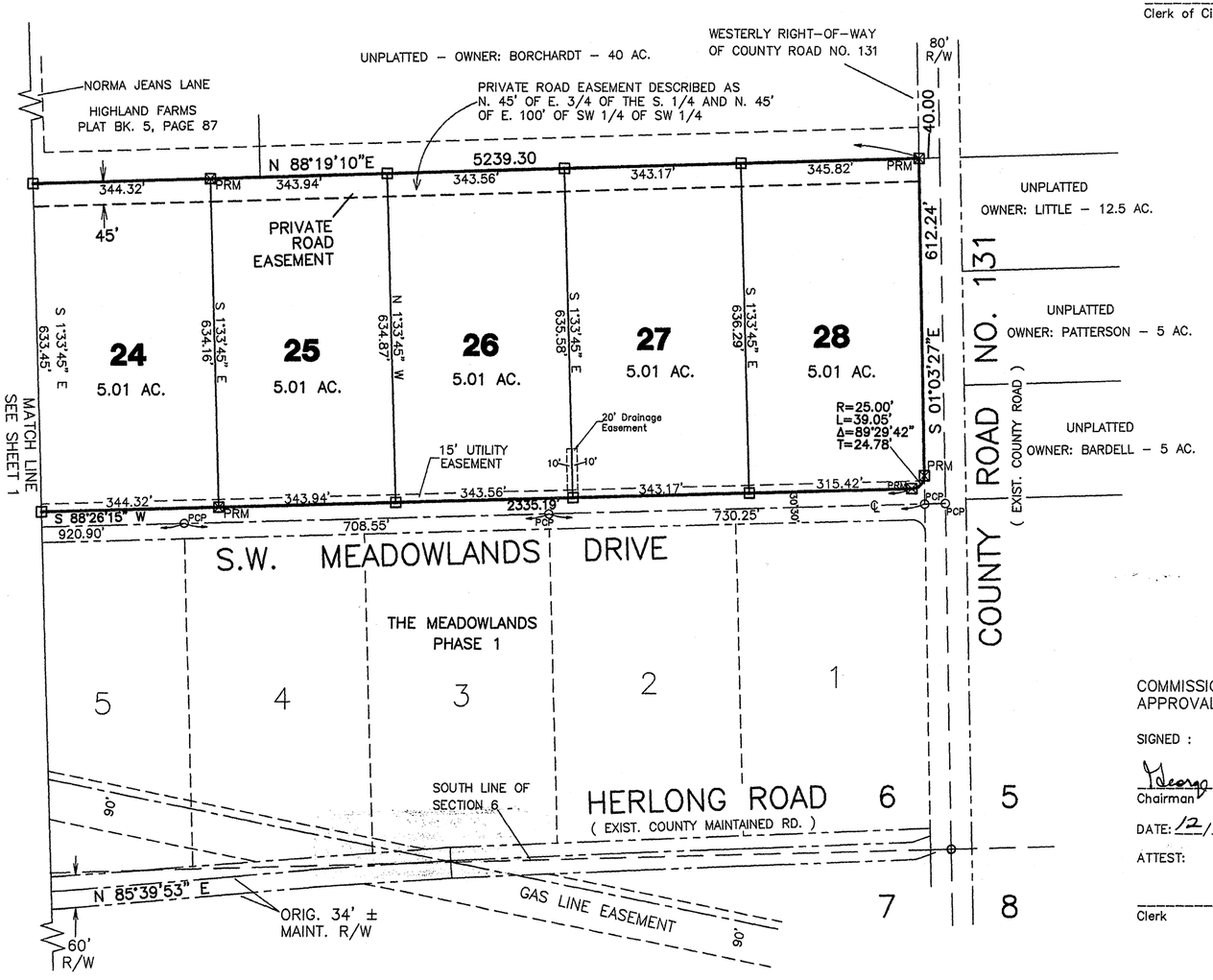

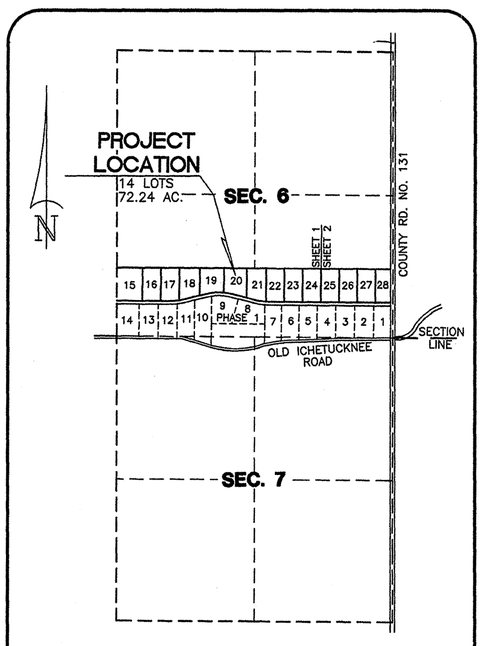

TOWNSHIP 6 SOUTH – RANGE 17 EAST

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

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 141142

SIGNED :
P. DeWitt Cason
Clerk of Circuit Court

OFFICIAL RECORDS BOOK 1057 PAGE 2257

FILE NUMBER 2004000922
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
on the 16th day at 1309 O'CLOCK P M
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcel Braun D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

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 2, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

Bradley Dicks
Witness: Nanci Nettles
Witness: Shirley Hixon

CORPORATE SEAL

COMMISSION APPROVAL

SIGNED :
George A. Skinner
Chairman
DATE: 12/30/2003

ATTEST:
Clerk

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia

NOTARY SEAL
My Commission Expires:

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

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

SIGNED: Nanci Nettles
Notary Public

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 : _____ 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: _____ 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 : _____ SEAL
NAME: L. SCOTT LEWIS
Florida Reg. Cert. No. 5757

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

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