BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640 FAX (904) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

OAK MEADOW PLANTATION, UNIT 2

IN
SECTION 34, T3-S, R16-E
CITY OF LAKE CITY
COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA

THIS IS TO CERTIFY that on 6-19-00 the foregoing plat was approved by the City Council of the City of Lake City, Florida.

W R Kirkland
Mayor

Attest: Ann R Mumbleau City Clerk Filed for Record on 6-23-00

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF LAKE CITY, FLORIDA

Examined on 6-19-2000

AND

Approved as to legal form and sufficiency by

Kirkland Darby
City Attorney

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications or that a performance bond or instrument in the amount of $ N/A has been posted to assure completion of all required improvements and maintenance in case of default. Developer is in agreement that he will maintain roads for 1 year beginning on date of recording.

SIGNED: B Allen Howe DATE: 6-19-00
Director of Public Works

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Plantations Land Trust as owner, and First Federal Saving Bank of Florida, as Mortgagee have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as OAK MEADOW PLANTATION, UNIT TWO, and that all rights-of-way and easements are hereby dedicated to the perpetual use of the public for uses as shown hereon.

OWNER:

Daniel Crapps
Daniel Crapps, Trustee
Plantations Land Trust

Witness: Sara M Newland
Witness: Allen L Vann
Witness: Debra Chappell
Witness: Sara M Newland

Richard Cole
Richard Cole, Trustee
Plantations Land Trust

Witness: Debra Chappell
Witness: Tonya F. Long
Witness: Tonya F. Long
Witness: Debra Chappell

MORTGAGEE:

James G. Moses
James G. Moses, Senior Vice President
First Federal Savings Bank of Florida

Byron D. Cawthon
Byron D. Cawthon, Vice President
First Federal Savings Bank of Florida

NOTES:

1. BASIS OF BEARINGS IS THE NORTH LINE OF THE NW 1/4 OF SECTION 34, T3-S, R16-E, AS PER DEED FOR CENTER STREET AS RECORDED IN O.R. BOOK 794, PAGE 1454 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
2. 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.
3. TOTAL ACRES IN SUBDIVISION IS 18.2416 ACRES, MORE OR LESS.
4. SUBDIVISION CONSISTS OF OF 26 LOTS RANGING IN SIZE FROM 0.5001 ACRES TO 0.6089 ACRES.
5. PROPERTY IS ZONED RSF-1.
6. BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT- 25 FT
   SIDE - 10 FT
   REAR - 15 FT
7. ERROR OF CLOSURE IS MATHEMATICALLY ADJUSTED TO ZERO.
8. PRELIMINARY PLAT APPROVED ON JUNE 18, 1999.
9. BM DATUM IS NGVD 1929.
10. DATE OF PLAT DRAWING IS MARCH 28, 2000

CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DISTANCE	CHORD BEARING
4-1	530.00'	8° 54' 35" LT	82.47'	82.39'	S 59° 28' 57" E
5-1	30.00'	83° 50' 58" RT	43.90'	40.09'	S 88° 57' 38" E
5-2	530.00'	1° 57' 20" LT	75.59'	75.53'	S 51° 00' 49" E
5-3	60.00'	60° 00' 00" RT	62.83'	60.00'	N 19° 06' 53" E
6-1	60.00'	126° 58' 47" LT	132.97'	107.38'	N 52° 36' 15" E
7-1	60.00'	113° 01' 13" LT	118.36'	100.08'	S 37° 23' 46" E
9-1	530.00'	11° 18' 25" LT	104.59'	104.42'	S 29° 04' 52" E
9-2	30.00'	83° 50' 58" RT	43.90'	40.09'	S 7° 11' 24" W
10-1	530.00'	9° 09' 48" LT	84.76'	84.67'	S 16° 50' 45" E
11-1	530.00'	11° 15' 32" LT	104.15'	103.98'	S 3° 38' 05" E
12-1	530.00'	9° 08' 28" LT	84.71'	84.62'	S 7° 34' 25" W
14-1	60.00'	41° 24' 33" RT	43.36'	42.43'	S 14° 33' 08" E
15-1	60.00'	88° 50' 05" LT	93.03'	83.99'	S 33° 09' 37" W
16-1	60.00'	72° 08' 33" LT	75.57'	70.59'	S 89° 36' 40" W
17-1	60.00'	60° 00' 00" LT	62.83'	60.00'	N 24° 21' 21" W
18-1	60.00'	41° 24' 33" RT	43.36'	42.43'	N 26° 51' 26" E
18-2	60.00'	41° 55' 04" LT	43.90'	42.92'	N 26° 38' 12" E
20-1	470.00'	6° 34' 07" RT	53.88'	53.85'	N 2° 52' 06" E
21-1	470.00'	17° 17' 55" RT	141.90'	141.37'	N 9° 03' 36" W
22-1	470.00'	17° 32' 47" RT	143.93'	143.37'	N 26° 29' 17" W
23-1	470.00'	18° 11' 15" RT	149.19'	148.57'	N 44° 21' 18" W
24-1	470.00'	10° 27' 29" RT	85.79'	85.67'	N 58° 40' 40" W
CL1-1	500.00'	70° 08' 33" LT	611.38'	574.00'	S 28° 52' 38" E

CLERK'S CERTIFICATE

This plat having been approved by the City Council of the City of Lake City is accepted for files and recorded this 23 day of June, 2000, in Plat Book 7, Pages 44 and 45

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

OFFICIAL RECORDS BOOK 924 PAGE 2166

ACKNOWLEDGEMENT: STATE OF FLORIDA, CITY OF LAKE CITY

The forgoing dedication was acknowledged before me this 6 day of June 2000, by Daniel Crapps, Trustee. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Sheila Newcomb
Notary Public

My Commission Expires:
Sheila Newcomb
My Commission CC888670
Expires November 16, 2003

ACKNOWLEDGEMENT: STATE OF FLORIDA, CITY OF LAKE CITY

The forgoing dedication was acknowledged before me this 5 day of June 2000 by Richard Cole, Trustee. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Sheila Newcomb
Notary Public

My Commission Expires:
Sheila Newcomb
My Commission CC888670
Expires November 16, 2003

ACKNOWLEDGEMENT: STATE OF FLORIDA, CITY OF LAKE CITY

The forgoing dedication was acknowledged before me this 5 day of June 2000, by James G. Moses, Sr. Vice President of First Federal Savings Bank of Florida. He is personally known to me or has produced _____ as identification and (did/did not) take oath.

SIGNED: D. Willette Sistrunk
Notary Public

My Commission Expires:
D. WILLETTE SISTRUNK
MY COMMISSION # CC 816681
EXPIRES: May 31, 2003
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT: STATE OF FLORIDA, CITY OF LAKE CITY

The forgoing dedication was acknowledged before me this 5 day of June 2000, by Byron D. Cawthon, Vice President of First Federal Savings Bank of Florida. He is personally known to me or has produced _____ as identification and (did/did not) take oath.

SIGNED: D. Willette Sistrunk
Notary Public

My Commission Expires:
D. WILLETTE SISTRUNK
MY COMMISSION # CC 816681
EXPIRES: May 31, 2003
Bonded Thru Notary Public Underwriters

CERTIFICATE OF CITY 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 the City of Lake City, Florida on 6/6/2000 reviewed this plat for conformity to Chapter 177, Florida Statutes; and said plat meets all the requirements of Chapter 177, as amended.

Name [signature]

Date 6/6/2000

Registration Number 3622

CERTIFICATE OF SUBDIVIDER'S ENGINEER

This is TO CERTIFY that on 6/8/00, Gregory G. 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 City Council of the City of Lake City, 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 5-4-2000 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands therein described and platted and subdivided; that the survey was made under my responsible direction and supervision, 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 City of Lake City Subdivision Ordinance and Chapter 177, Florida Statutes, as amended; and that said lands are located in Section 34, Township 3 South, Range 16 East, Columbia County, Florida.

Date: June 5, 2000

Signed: John M. Lane
John M. Lane Registration No. LS 4303
Bailey, Bishop & Lane, Inc. LB 6685
3107 SW Barnett Way, Lake City, FL 32025

BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640 FAX (904) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

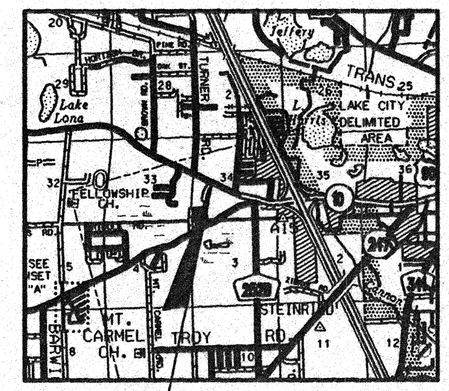
OAK MEADOW PLANTATION, UNIT 2

IN
SECTION 34, T3-S, R16-E
CITY OF LAKE CITY
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 44
SHEET 1 OF 2

DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 6°09'09" E ALONG THE WEST LINE OF SAID NW 1/4, 612.68 FEET; THENCE S 89°27'26" E, 19.55 FEET TO THE EAST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE N 6°27'28" E ALONG SAID EAST RIGHT-OF-WAY LINE, 337.28 FEET; THENCE S 63°54'24" E, 892.33 FEET; THENCE N 26°05'36" E, 30.00 FEET TO THE POINT OF BEGINNING; THENCE N 1°49'50" W, 141.47 FEET; THENCE N 26°05'36" E, 227.00 FEET; THENCE N 18°54'24" W, 84.85 FEET; THENCE N 26°05'36" E, 210.00 FEET; THENCE N 86°43'37" W, 197.03 FEET; THENCE N 60°11'34" W, 137.99 FEET; THENCE N 40°03'00" W, 130.91 FEET; THENCE N 26°07'33" W, 130.91 FEET; THENCE N 12°18'12" W, 195.12 FEET; THENCE N 6°09'09" E, 482.47 FEET; THENCE N 83°50'51" W, 370.00 FEET; THENCE S 6°09'09" W, 1242.43 FEET; THENCE S 63°54'24" E, 878.57 FEET TO THE POINT OF BEGINNING. CONTAINING 18.24 ACRES, MORE OR LESS.



PROJECT LOCATION

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

SPECIAL NOTE

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.

SPECIAL NOTE

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.

0 50 100 200

SCALE: 1" = 100'

LEGEND

- ⊠ PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONC. MON. (LB 6685)
- □ 4"X4" CONC. MON. SET AT EACH LOT CORNER (LB 6685)
- ■ CONC. MON. FOUND AS NOTED
- ○ PERMANENT CONTROL POINT (PCP) NAIL & DISC (LB 6685)

SUBDIVIDER
PLANTATION LAND TRUST COMPANY
C/O DANIEL CRAPPS
4100 WEST US HWY 90
LAKE CITY, FLORIDA 32056
(904) 755-5110

SURVEYOR
JOHN M. LANE
3107 SW BARNETT WAY
LAKE CITY, FLORIDA 32056
(904) 752-5640
REG. NO. 4303

ENGINEER
GREGORY G. BAILEY
3107 SW BARNETT WAY
LAKE CITY, FLORIDA 32056
(904) 752-5640
REG. NO. 43858

FILE NUMBER 00-10719
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
6-23-2000 AT 11:52 O'CLOCK A M
RECORD VERIFIED
Brenda Wells
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Mary Frank D.C.

OFFICIAL RECORDS
BOOK 904 PAGE 2166