PARADISE ESTATES

SECTION 7, TOWNSHIP 2 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9
PAGES 4
SHEET 1 OF 2

OFFICIAL RECORDS
BOOK___PAGE___
1107/1353

FILE NUMBER 2007000716
FILED AND RECORDED IN THE OFFICIAL RECORDS
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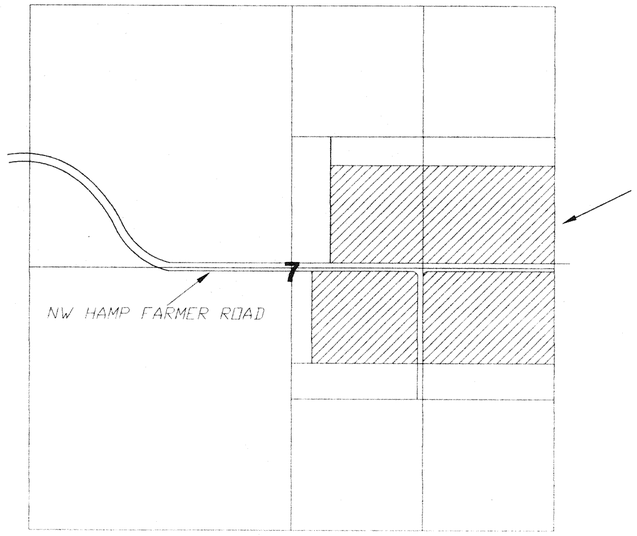
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Shawna Legle D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

SECTION 7, TOWNSHIP 2 SOUTH, RANGE 17 EAST.



LOCATION SKETCH
NOT TO SCALE

DESCRIPTION:
A PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 17 EAST, AND RUN S.01°27'57"E., ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 7, A DISTANCE OF 9.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.W. HAMP FARMER ROAD, (60.00 FOOT RIGHT-OF-WAY); THENCE S.88°29'34"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1485.88 FEET; THENCE CONTINUE S.89°09'50"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 833.99 FEET; THENCE N.01°15'59"W., A DISTANCE OF 966.00 FEET; THENCE N.88°44'03"E., A DISTANCE OF 2316.45 FEET TO THE EAST LINE OF SAID SECTION 7; THENCE S.01°27'57"E., ALONG SAID EAST LINE, A DISTANCE OF 956.50 FEET TO THE POINT OF BEGINNING.
ALSO:
A PART OF THE SE 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 17 EAST AND RUN S.01°27'57"E., ALONG THE EAST LINE OF THE SAID SE 1/4 A DISTANCE OF 69.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF N.W. HAMP FARMER ROAD, (60.00 FOOT RIGHT-OF-WAY) FOR A POINT OF BEGINNING; THENCE CONTINUE S.01°27'57"E., A DISTANCE OF 933.00 FEET; THENCE S.88°47'15"W., A DISTANCE OF 2419.66 FEET; THENCE N.01°14'14"W., A DISTANCE OF 931.45 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF N.W. HAMP FARMER ROAD; THENCE N.89°09'25"E., ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 929.44 FEET; THENCE N.88°29'34"E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1486.35 FEET TO THE EAST LINE OF SAID SE 1/4 AND THE POINT OF BEGINNING.
LESS AND EXCEPT:
A PART OF THE SE 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 17 EAST AND RUN S.01°27'57"E., ALONG THE EAST LINE OF THE SAID SE 1/4 A DISTANCE OF 69.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF N.W. HAMP FARMER ROAD, (60.00 FOOT RIGHT-OF-WAY); THENCE CONTINUE S.01°27'57"E., A DISTANCE OF 933.00 FEET; THENCE S.88°47'15"W., A DISTANCE OF 141.66 FEET; THENCE N.01°14'14"W., 900.84 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 89°43'48", AND A CHORD BEARING AND DISTANCE OF N.43°37'40"E., 35.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 39.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NW HAMP FARMER ROAD; THENCE S.88°29'34"W., ALONG SAID SOUTH RIGHT-OF-WAY 97.46 FEET; THENCE S.89°09'25"W., ALONG SAID RIGHT-OF-WAY, 1.23 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 89°35'56", AND A CHORD BEARING AND DISTANCE OF S.46°02'12"E., 35.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 39.09 FEET; THENCE S.01°14'14"E., 900.44 FEET, THENCE N.88°47'15"E., 60.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 101.84 ACRES MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT AUDREY S. BULLARD, AS TRUSTEE OF D&B TIMBER AND LAND TRUST, AS OWNER, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "PARADISE ESTATES", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO, EXCEPT DRAINAGE EASEMENTS, AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTEST: Holly Hanover — WITNESS AS TO OWNER
Martha L. Nadeau — WITNESS AS TO OWNER
Audrey S. Bullard — AUDREY S. BULLARD

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 20 DAY OF October, 2006 A.D., BEFORE ME PERSONALLY APPEARED AUDREY S. BULLARD, AS TRUSTEE OF D&B TIMBER AND LAND TRUST, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

Holly C Hanover
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 5/18/10

Holly C. Hanover
Commission # DD553935
Expires May 18, 2010
Bonded Troy Fain - Insurance, Inc 800-385-7019

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 19th DAY OF October, 2006, A.D.

CHAIRMAN

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.87°49'04"E. FOR THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 7.
3. SOME PORTIONS OF THIS PROPERTY ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING; SOME PORTIONS OF THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY 1988, COMMUNITY PANEL NUMBER 120070 0110B.
4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
6. EASEMENTS ARE AS SHOWN HEREON.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
8. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
9. PRELIMINARY PLAN APPROVED ON OCTOBER 20, 2005.

NOTICE:

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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 CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: November 7, 2006 — Marlin Feagle, COUNTY ATTORNEY

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 9 DAY OF January, 2007 A.D. IN PLAT BOOK 9, PAGE 4-5

P. DeWitt Cason
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF $ N/A OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $ N/A HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Hoyle Crowder — DIRECTOR OF PUBLIC WORKS
11/14/06 — DATE

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL 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.

DEVELOPER:
D & B TIMBER & LAND TRUST
AUDREY S. BULLARD, TRUSTEE
P.O. BOX 1733
LAKE CITY, FLORIDA 32056
386-755-4050

CERTIFICATE OF COUNTY SURVEYOR:
KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: Timothy A. DeBoskie DATE: 10/20/06 REGISTRATION #: 5594
PRINT: Timothy A. DeBoskie, Donald F. Lee & Assoc.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND 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.

L. SCOTT BRITT, PSM #5757 — 10/19/06 DATE

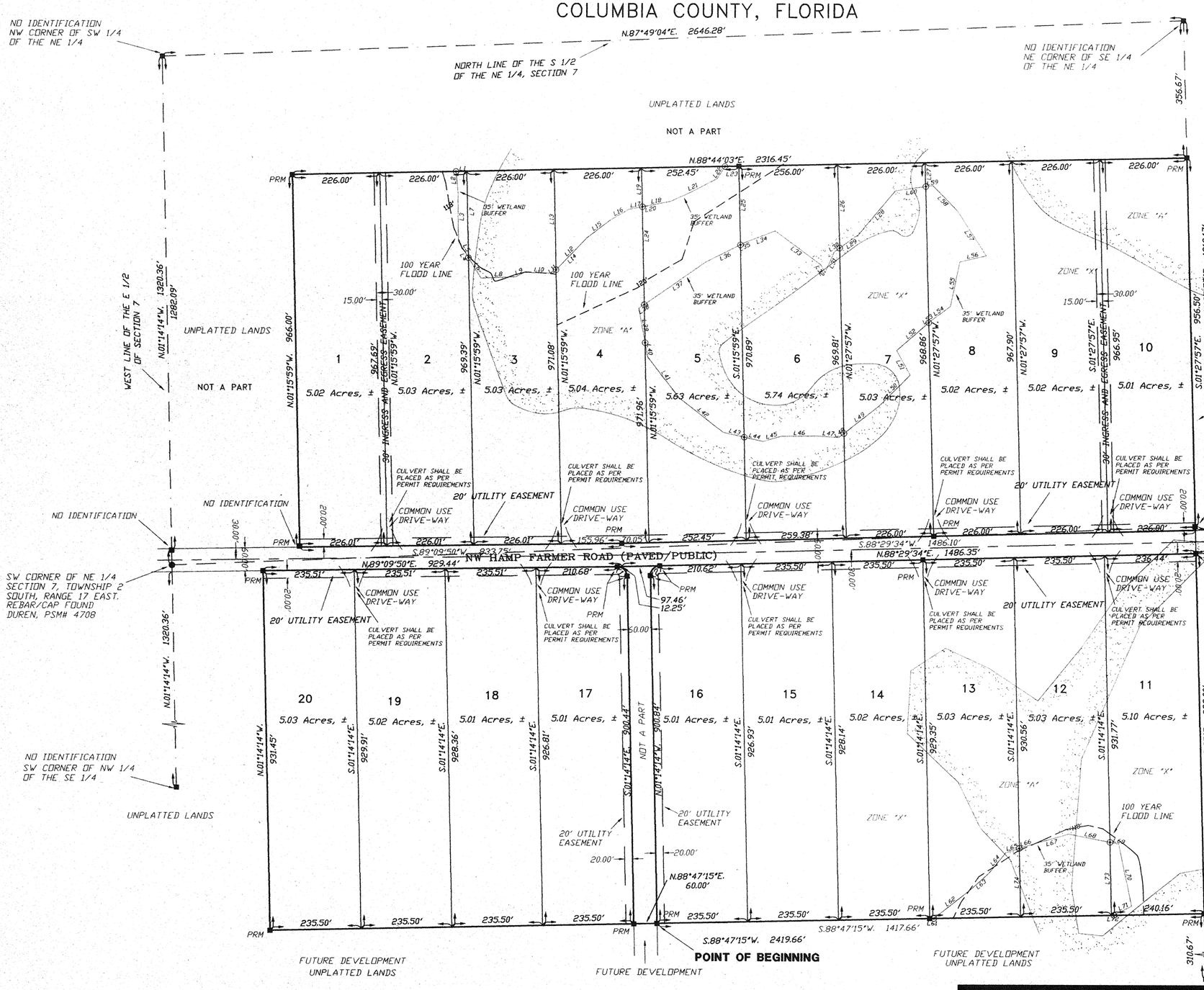
BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-15810

PARADISE ESTATES

SECTION 7, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9
PAGES 5
SHEET 2 OF 2

OFFICIAL RECORDS BOOK 1107 PAGE 1353



SCALE: 1" = 200'

GRAPHIC SCALE 0 50 100 200 400

SYMBOL LEGEND:

P.R.M.	PERMANENT REFERENCE MONUMENT
P.L.S.	PROFESSIONAL LAND SURVEYOR
℄	CENTERLINE
■	4"X4" CONCRETE MONUMENT
MFE	MINIMUM FLOOR ELEVATION
TYP	TYPICAL
●	PERMANENT CONTROL POINT
●	IRON PIN AND CAP AT WETLAND LINE

UNLESS OTHERWISE SHOWN HEREON ALL CORNERS SHOWN HEREON ARE L.S. BRITT PLS #5757

WETLAND BUFFER LINE TABLE

Line	Bearing	Distance
L1	S.88°44'03"W.	27.90'
L2	S.05°09'44"E.	36.91'
L3	S.09°57'32"E.	123.94'
L4	S.31°46'17"E.	112.59'
L5	S.31°46'17"E.	59.52'
L6	S.31°46'17"E.	61.98'
L7	N.01°15'59"W.	284.24'
L8	N.87°39'01"E.	98.48'
L9	N.86°44'03"E.	25.07'
L10	S.88°55'51"E.	72.95'
L11	N.43°31'49"E.	18.46'
L12	N.43°31'49"E.	113.88'
L13	N.01°15'59"W.	259.86'
L14	N.43°31'49"E.	126.68'
L15	N.56°53'34"E.	76.90'
L16	N.59°37'00"E.	56.04'
L17	N.79°01'05"E.	34.95'
L18	N.79°01'05"E.	73.97'
L19	N.01°15'59"W.	108.85'
L20	N.79°01'05"E.	108.92'
L21	N.67°46'26"E.	125.42'
L22	N.32°10'36"E.	37.29'
L23	N.88°44'03"E.	36.23'
L24	S.01°15'59"E.	354.40'
L25	S.01°15'59"E.	204.30'
L26	S.01°27'57"E.	217.32'
L27	S.01°27'57"E.	61.79'
L28	S.39°40'24"W.	148.49'
L29	S.54°39'56"W.	59.50'
L30	S.54°39'56"W.	17.48'
L31	N.29°19'09"W.	58.03'
L32	N.29°19'41"W.	25.97'
L33	N.53°41'40"W.	147.17'
L34	S.68°37'39"E.	63.21'
L35	S.63°41'39"E.	13.38'
L36	S.63°41'39"E.	386.67'
L37	S.55°08'05"W.	195.86'
L38	S.55°08'05"W.	16.79'
L39	S.10°10'48"E.	90.28'
L40	S.10°10'48"E.	37.34'
L41	S.32°39'46"E.	136.35'
L42	S.52°04'17"E.	142.91'
L43	S.77°53'55"E.	55.93'
L44	S.77°53'55"E.	50.24'
L45	N.73°32'08"E.	48.57'
L46	N.89°09'51"E.	52.03'
L47	S.86°15'53"E.	56.01'
L48	N.51°50'46"E.	17.19'
L49	N.51°50'46"E.	113.17'
L50	N.44°45'19"E.	115.89'
L51	N.28°44'09"W.	78.27'
L52	N.48°45'17"E.	110.24'
L53	N.48°45'17"E.	5.38'
L54	N.53°38'38"E.	63.74'
L55	N.11°54'43"E.	116.95'
L56	N.76°26'35"E.	79.55'
L57	N.39°55'41"W.	137.31'
L58	N.44°17'40"W.	53.09'
L59	S.81°34'37"W.	17.85'
L60	S.81°34'37"W.	79.53'
L61	N.88°47'15"E.	10.35'
L62	N.51°45'10"E.	119.97'
L63	N.47°55'32"E.	66.24'
L64	N.39°15'52"E.	67.63'
L65	N.72°57'13"E.	36.76'
L66	N.72°57'13"E.	27.69'
L67	N.74°05'09"E.	105.68'
L68	S.79°08'43"E.	108.75'
L69	S.79°08'43"E.	32.94'
L70	S.11°52'08"E.	164.58'
L71	S.66°30'43"W.	51.39'
L72	S.88°47'15"W.	6.58'
L73	N.01°14'14"W.	185.25'
L74	N.01°14'14"W.	177.37'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	89°35'56"	39.09'	24.83'	35.23'	S.46°02'12"E.
2	25.00'	89°43'48"	39.15'	24.88'	35.27'	N.43°37'40"E.

100 YEAR FLOOD ELEVATION:

LOTS 2 - 3 = 118.00 FEET N.G.V.D.
LOTS 4 - 6 = 120.00 FEET N.G.V.D.
LOTS 11 - 13 = 118.00 FEET N.G.V.D.

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PARADISE ESTATES

FOR 2008

PARENT PARCEL – 07-2S-17-04677-000 – 141.96 AC. – 101.84 AC. = 40.12 AC.

HEADER PARCEL – 07-2S-17-04677-100 – A S/D LYING IN THE S1/2 OF THE NE1/4 & ALSO LYING IN THE N1/2 OF THE SE1/4 OF SEC. CONTAINING 101.84 AC. RECORDED ON 01/09/07 IN PLAT BOOK 9 PAGES 4 & 5.

LOT 1	**07-2S-17-04677-101**	**5.02 AC.**
LOT 2	**07-2S-17-04677-102**	**5.03 AC.**
LOT 3	**07-2S-17-04677-103**	**5.03 AC.**
LOT 4	**07-2S-17-04677-104**	**5.04 AC.**
LOT 5	**07-2S-17-04677-105**	**5.63 AC.**
LOT 6	**07-2S-17-04677-106**	**5.74 AC.**
LOT 7	**07-2S-17-04677-107**	**5.03 AC.**
LOT 8	**07-2S-17-04677-108**	**5.02 AC.**
LOT 9	**07-2S-17-04677-109**	**5.02 AC.**
LOT 10	**07-2S-17-04677-110**	**5.01 AC.**
LOT 11	**07-2S-17-04677-111**	**5.10 AC.**
LOT 12	**07-2S-17-04677-112**	**5.03 AC.**
LOT 13	**07-2S-17-04677-113**	**5.03 AC.**
LOT 14	**07-2S-17-04677-114**	**5.02 AC.**
LOT 15	**07-2S-17-04677-115**	**5.01 AC.**
LOT 16	**07-2S-17-04677-116**	**5.01 AC.**
LOT 17	**07-2S-17-04677-117**	**5.01 AC.**
LOT 18	**07-2S-17-04677-118**	**5.01 AC.**
LOT 19	**07-2S-17-04677-119**	**5.02 AC.**
LOT 20	**07-2S-17-04677-120**	**5.03 AC.**