**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



# ROSE CREEK PLANTATION
# PHASE I

## IN
## SECTIONS 1 AND 2, TOWNSHIP 5 SOUTH, RANGE 16 EAST
## COLUMBIA COUNTY, FLORIDA

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS that Westfield Group, Ltd. , as owner, has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as ROSECREEK PLANTATION PHASE I , and that all rights-of-way and easements are hereby dedicated to the perpetual use of the public for uses as shown hereon.

OWNER: Charlie Sparks
Charlie Sparks , President

Witness: Merle Newcomb
Witness: Brenda Flanagan

Mortgagee:
Dianne C. Haraway — Witness: Carol L Morgan — Witness: Donald L Haraway
Billy S. Johnson — Witness: Carol L Morgan — Witness: Donald L Haraway
Charlie M. Myers — Witness: Brenda Flanagan — Witness: Ann M. Newland
Marilee I. Myers — Witness: Charles M. Myers — Witness: Sandra L. Sparks

**CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA**

THIS IS TO CERTIFY that on 8-5-99 the foregoing plat was approved by the Board of County Commissioners for Columbia County, Florida.

Chairman

Attest: _____

**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 Crawford DATE: 8/18/99
Director of Public Works

**ACKNOWLEDGEMENT:**
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 22 day of July, 1999, by Charlie Sparks, President of Westfield Group, Ltd. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Rana L Davich
Notary Public
My Commission Expires: 5-4-01

RANA L. DAVICH
MY COMMISSION # CC 641489
EXPIRES: May 4, 2001
Bonded Thru Notary Public Underwriters

**ACKNOWLEDGEMENT:** VIRGINIA DNP DSH DINWIDDIE DNP DSH
STATE OF ~~FLORIDA~~, COUNTY OF ~~COLUMBIA~~

The foregoing dedication was acknowledged before me this 28 day of July, 1999, by Dianne C. Haraway, Mortgagee. She is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Joanne J Cope
Notary Public
My Commission Expires: 4-30-02

**CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA**

Examined on 8/16/99

AND

Approved as to legal form and sufficiency by

Marlin Feagle
Attorney

**CLERK'S CERTIFICATE**

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 25 day of August, 1999, in Plat Book 7, Pages 19 and 20.

SIGNED: _____
Clerk of Circuit Court

OFFICIAL RECORDS
BOOK 879 PAGE 2423

**ACKNOWLEDGEMENT:** VIRGINIA DNP DSH DINWIDDIE DNP DSH
STATE OF ~~FLORIDA~~, COUNTY OF ~~COLUMBIA~~

The foregoing dedication was acknowledged before me this 28 day of July, 1999, by Billy S. Johnson, Mortgagee. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Joanne J Cope
Notary Public
My Commission Expires: 4-30-02

**ACKNOWLEDGEMENT:**
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 22 day of July, 1999, by Charlie M. Myers, Mortgagee. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Rana L Davich
Notary Public
My Commission Expires: 5-4-01

RANA L. DAVICH
MY COMMISSION # CC 641489
EXPIRES: May 4, 2001
Bonded Thru Notary Public Underwriters

**ACKNOWLEDGEMENT:**
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 22 day of July, 1999, by Marilee I. Myers, Mortgagee. She is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Rana L Davich
Notary Public
My Commission Expires: 5-4-01

RANA L. DAVICH
MY COMMISSION # CC 641489
EXPIRES: May 4, 2001
Bonded Thru Notary Public Underwriters

**CERTIFICATE OF COUNTY 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 Columbia County, Florida on 8/17/99 reviewed this plat for conformity to Chapter 177, Florida Statutes, and said plat meets all the requirements of Chapter 177, as amended.

Name Tony D. Lee
Date 8/17/99
Registration Number 3628

**CERTIFICATE OF SUBDIVIDER'S ENGINEER**

This is TO CERTIFY that on 7/20/99, R.P. Bishop Jr., Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 38546, 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 Board of County Commissioners of Columbia County, Florida.

R.P. Bishop, Jr.
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 7/20/99 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 Columbia County Subdivision Ordinance and Chapter 177, Florida Statutes, as amended; and that said lands are located in Section 36, Township 3 South, Range 16 East, Columbia County, Florida.

Date: 7/20/99

Signed: John M. Lane
John M. Lane Registration No. LS 4303
Bailey, Bishop & Lane, Inc. LB 6685
Rt. 10, Box 35408, 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
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PLAT BOOK 7 PAGE 19
SHEET 1 OF 2

# ROSE CREEK PLANTATION
# PHASE I

## IN
## SECTIONS 1 AND 2, TOWNSHIP 5 SOUTH, RANGE 16 EAST
## COLUMBIA COUNTY, FLORIDA

SPECIAL NOTE

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF 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.

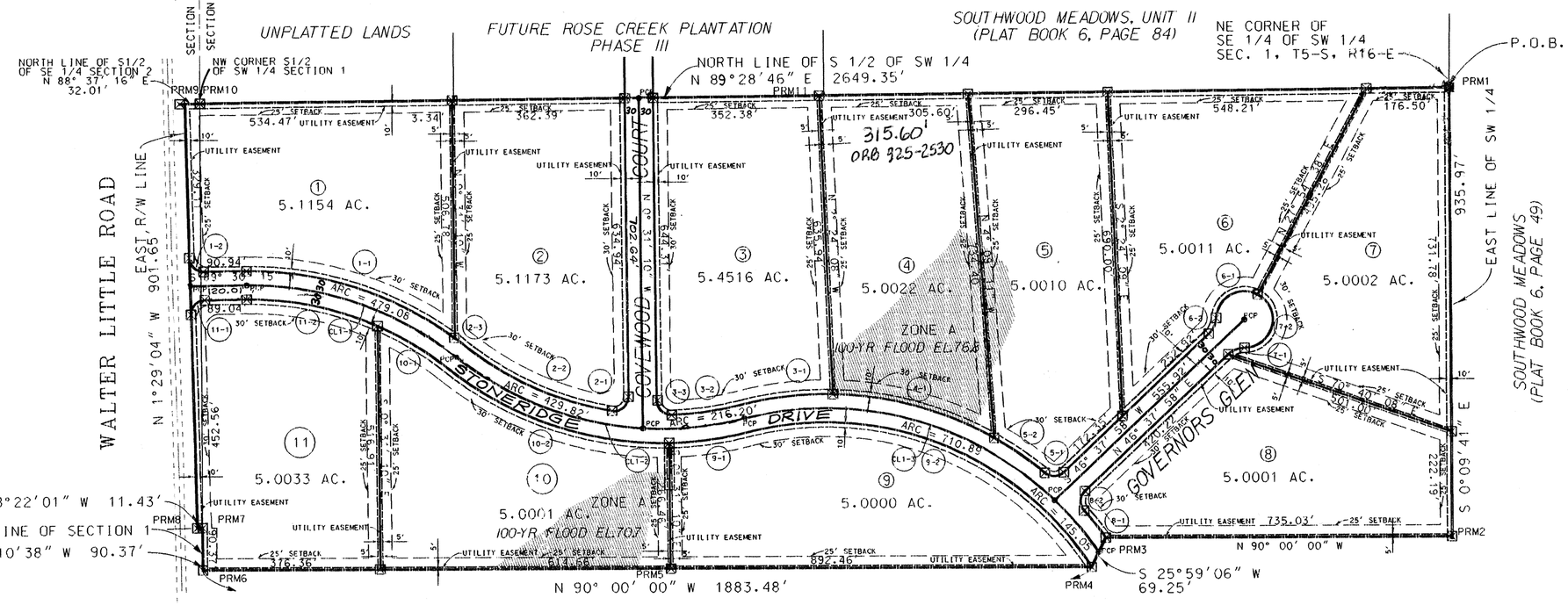
SPECIAL NOTE

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

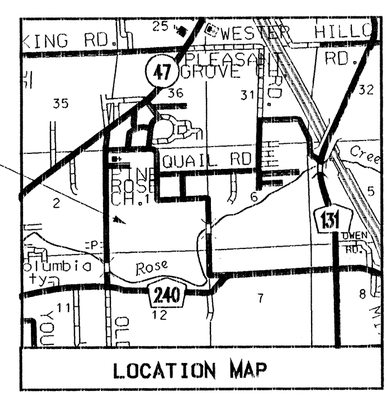
DESCRIPTION

BEGIN AT THE NORTHEAST CORNER OF THE SE 1/4 OF SW 1/4, SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 0°09'41" E ALONG THE EAST LINE OF SAID SW 1/4, 935.97 FEET, THENCE N 90°00'00" W, 735.03 FEET, THENCE S 25°59'06" W, 69.25 FEET, THENCE N 90°00'00" W, 1883.48 FEET TO THE WEST LINE OF SECTION 1, THENCE N 0°02'13" W ALONG SAID WEST LINE, 90.37 FEET, THENCE S 88°22'01" W, 11.43 FEET TO THE EAST RIGHT-OF-WAY LINE OF WALTER LITTLE ROAD, THENCE N 1°29'04" W ALONG SAID EAST RIGHT-OF-WAY LINE, 901.65 FEET TO THE NORTH LINE OF THE S 1/2 OF SE 1/4 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 16 EAST; THENCE N 88°37'16" E ALONG SAID NORTH LINE, 32.01 FEET TO THE NORTHWEST CORNER OF THE S 1/2 OF THE SW 1/4 OF SAID SECTION 1; THENCE N 89°28'46" E ALONG THE NORTH LINE OF SAID S 1/2 OF SW 1/4, 2649.35 FEET TO THE POINT OF BEGINNING.

0 100 200 400
SCALE: 1" = 200'




FUTURE ROSE CREEK PLANTATION, PHASE II



LOCATION MAP

NOTES

1. BEARINGS PROJECTED FROM THE WEST LINE OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST.
2. TOTAL ACRES IN SUBDIVISION IS 60.43 ACRES.
3. ERROR OF CLOSURE BALANCED TO ZERO.
4. SUBDIVISION CONSISTS OF 11 LOTS RANGING IN SIZE FROM 5.0000 TO 5.4516 ACRES.
5. BM DATUM IS NGVD 1929.
6. PRELIMINARY PLAT APPROVED ON NOVEMBER 19, 1998
7. BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT- 30 FEET
   REAR - 25 FEET
   SIDE - 25 FEET
8. PROPERTY IS ZONED A-3.
9. ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0225 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN BOTH ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, AND ZONE A, AN AREA DETERMINED TO BE INSIDE THE 100-YEAR FLOOD PLAIN, AS SHOWN.
10. FINISHED FLOOR SHALL BE 1 FOOT ABOVE ADJACENT ROADWAY OR 1 FOOT ABOVE 100 YEAR FLOOD ELEVATION.

CURVE DATA

| CURVE NO. | RADIUS | DELTA | ARC LENGTH | CHORD DIST. | CHORD BEARING |
|---|---|---|---|---|---|
| 1-1 | 730.00' | 37° 04' 23" LT | 472.34' | 464.15' | N 71° 57' 34" W |
| 1-2 | 30.00' | 74° 56' 09" RT | 39.24' | 36.50' | N 53° 01' 41" W |
| 1-3 | 30.00' | 14° 04' 32" RT | 7.37' | 7.35' | N 8° 31' 20" W |
| 2-1 | 30.00' | 99° 51' 07" RT | 52.28' | 45.91' | S 49° 24' 23" W |
| 2-2 | 670.00' | 29° 23' 06" RT | 343.62' | 339.87' | N 65° 58' 30" W |
| 2-3 | 730.00' | 2° 08' 25" LT | 27.27' | 27.27' | N 52° 21' 10" W |
| 3-1 | 730.00' | 15° 29' 38" LT | 197.41' | 196.80' | S 83° 35' 12" W |
| 3-2 | 670.00' | 12° 42' 04" RT | 148.52' | 148.22' | S 82° 11' 25" W |
| 3-3 | 30.00' | 90° 56' 22" RT | 47.62' | 42.77' | N 45° 59' 22" W |
| 4-1 | 730.00' | 28° 08' 03" LT | 358.46' | 354.87' | N 74° 35' 58" W |
| 5-1 | 30.00' | 83° 03' 38" RT | 43.49' | 39.78' | S 88° 09' 46" W |
| 5-2 | 730.00' | 10° 13' 31" LT | 130.28' | 130.11' | N 55° 25' 10" W |
| 6-1 | 60.00' | 114° 37' 11" LT | 120.03' | 100.99' | S 60° 36' 03" W |
| 6-2 | 50.00' | 43° 20' 30" RT | 37.82' | 36.93' | S 24° 57' 42" W |
| 7-1 | 50.00' | 43° 20' 30" RT | 37.82' | 36.93' | N 68° 18' 13" E |
| 7-2 | 60.00' | 152° 03' 50" LT | 159.24' | 116.45' | N 13° 56' 33" E |
| 8-1 | 730.00' | 5° 47' 47" LT | 73.85' | 73.82' | N 38° 20' 40" W |
| 8-2 | 30.00' | 87° 52' 31" RT | 46.01' | 41.63' | N 2° 41' 42" E |
| 9-1 | 730.00' | 13° 13' 13" LT | 168.44' | 168.07' | N 82° 27' 00" E |
| 9-2 | 670.00' | 71° 32' 50" RT | 836.65' | 783.34' | S 68° 23' 12" E |
| 10-1 | 670.00' | 14° 53' 09" RT | 174.07' | 173.58' | S 58° 43' 32" E |
| 10-2 | 730.00' | 39° 39' 26" LT | 505.27' | 495.24' | S 71° 06' 40" E |
| 11-1 | 30.00' | 90° 59' 19" RT | 47.64' | 42.79' | N 44° 00' 35" E |
| 11-2 | 670.00' | 24° 18' 46" RT | 284.31' | 282.18' | S 78° 19' 29" E |
| CL1-1 | 700.00' | 39° 12' 48" RT | 479.08' | 469.79' | S 70° 53' 21" E |
| CL1-2 | 700.00' | 52° 52' 40" LT | 646.02' | 623.34' | S 77° 43' 17" E |
| CL1-3 | 700.00' | 70° 03' 35" RT | 855.34' | 803.60' | S 69° 07' 49" E |

**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)
- 100 YR FLOOD ZONE
- SETBACK
- UTILITY EASEMENT

DEVELOPER
WESTFIELD GROUP, LTD.
CHARLIE SPARKS, PRES.
4400 W U.S. HWY 90
LAKE CITY, FL. 32055
PHONE: (904) 755-5110

FILE NUMBER 92-1469
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
8-25, 1992 AT 3:58 O'CLOCK P.M.
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: D.C.
OFFICIAL RECORDS BOOK 824 PAGE 2423

# ROSE CREEK PLANTATION, PHASE 1

**PARENT PARCEL - 01-5S-16-03406-002 60.00 Ac. -**

**HEADER PARCEL - 01-5S-16-03406-100**
**A S/D lying in the S1/2 of SW1/4 of Sec. 1 - Twp. 5 South - Range 16 East, consisting of approx. 60 Ac. & recorded in Plat Bk. 7, Pg. 19.**

**Owner: Westfield Group, LTD.**
**President: Charlie Sparks**

| ACRES | LOT | PARCEL # |
|---|---|---|
| 5.11 | 1 | 03406-101 |
| 5.11 | 2 | 03406-102 |
| 5.45 | 3 | 03406-103 |
| 5.00 | 4 | 03406-104 |
| 5.00 | 5 | 03406-105 |
| 5.00 | 6 | 03406-106 |
| 5.00 | 7 | 03406-107 |
| 5.00 | 8 | 03406-108 |
| 5.00 | 9 | 03406-109 |
| 5.00 | 10 | 03406-110 |
| 5.00 | 11 | 03406-111 |

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| | |
|---|---|
| Tax Dist. -002 | NBHD Cd. - |
| Zoning - | Utilities - |
| Road - | ORB - 863-1814 |
| Topo - | Map # - 73 |
| | Value - |