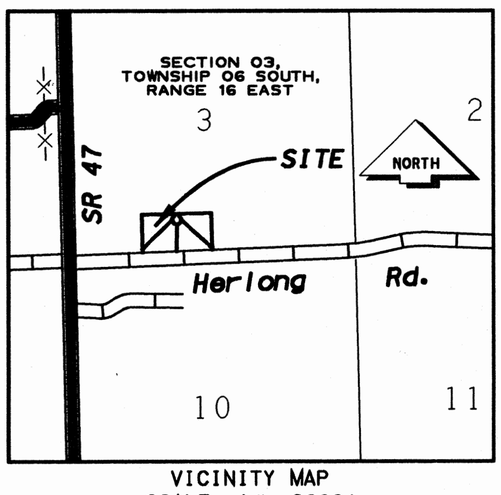
BAILEY BISHOP & LANE, INC.
1519 COMMERCE BLVD.
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (386) 752-5640 FAX (386) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

SEDGEFIELD PHASE TWO

IN
SECTION 03, TOWNSHIP 06 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

DESCRIPTION: SEDGEFIELD PHASE TWO

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 03, TOWNSHIP 06 SOUTH, RANGE 16 EAST: THENCE N 87°37'11" E, ALONG THE SOUTHERLY LINE OF SAID SECTION 03, 50.19 FEET, THENCE N 02°22'49" W, PERPENDICULAR WITH THE SOUTHERLY LINE OF SAID SECTION 03, 9.52 FEET TO THE INTERSECTION OF THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF "HERLONG ROAD", WITH THE EASTERLY RIGHT-OF-WAY OF "STATE ROAD NO. 47": THENCE N 87°28'58" E, ALONG THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF SAID "HERLONG ROAD", 608.77 FEET: THENCE N 87°56'09" E, ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 691.43 FEET FOR A POINT OF BEGINNING: THENCE CONTINUE N 87°56'09" E, ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 1298.06 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE WEST 1/2 OF SAID SECTION 03: THENCE N 01°18'51" W, ALONG THE EASTERLY LINE OF THE WEST 1/2 OF SAID SECTION 03, 693.76 FEET: THENCE S 88°41'22" W, A DISTANCE OF 617.90 FEET TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N 88°41'22" E, 60.00 FEET: THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'01", A DISTANCE OF 54.07 FEET TO THE P.R.C. OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 85.00 FEET: THENCE RUN SOUTHERLY, WESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 283°16'01", A DISTANCE OF 420.24 FEET TO THE P.R.C. OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 60.00 FEET: THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°38'01", 54.07 FEET: THENCE S 88°41'22" W, 620.00 FEET: THENCE S 01°18'38" E, A DISTANCE OF 710.83 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 03, TOWNSHIP 06 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. CONTAINING 20.36 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1"= 2000'

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF N 01°18'38" W. FOR THE WEST LINE OF SECTION 03, TOWNSHIP 06 SOUTH, RANGE 16 EAST.
2. TOTAL ACRES IN SUBDIVISION IS 20.36 ACRES.
3. SUBDIVISION CONSISTS OF 4 LOTS RANGING IN SIZE FROM 5.0008 ACRES TO 5.0089 ACRES.
4. PROPERTY IS ZONED "A-3" (AGRICULTURE).
5. SUBJECT PROPERTY LIES IN FLOOD ZONE "X" (UN-SHADED) AND FLOOD ZONE "A", PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120070 0225 B. LAST REVISION DATE JANUARY 6, 1988.
6. BUILDING SETBACKS ARE AS FOLLOWS
   FRONT - 30'
   SIDE - 25'
   REAR - 25'
7. PRELIMINARY PLAT WAS APPROVED ON 02-07-02.
8. FINISH FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY OR AS NOTED FOR THE INDIVIDUAL LOT. DURING THE DEVELOPMENT OF EACH LOT, THE LOT SHALL BE GRADED TO DRAIN TO THE ROADSIDE DITCH OF THE ADJACENT ROADWAY.

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT LEE D. WEDEKIND, JR., PRESIDENT OF SEDGEFIELD LAND COMPANY, AS OWNER, HAS CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SEDGEFIELD PHASE TWO", AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

OWNER:
SEDGEFIELD LAND COMPANY

BY: _____
LEE D. WEDEKIND, JR., PRESIDENT

NAIM HALILI
WITNESS

WITNESS

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF April, 2002 BY LEE D. WEDEKIND, JR., PRESIDENT OF SEDGEFIELD LAND COMPANY, AS OWNER OF "SEDGEFIELD PHASE ONE", FOR AND ON BEHALF OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-11-05

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

THIS IS TO CERTIFY THAT ON _____ THE AFOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISIONERS FOR COLUMBIA COUNTY, FLORIDA.

_____
CHAIRMAN

ATTEST: _____

CERTIFICATE OF COUNTY SURVEYOR

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 LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON 4/26/02 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES: AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHARTER 177, AS AMENDED.

NAME Timothy A. DELPENE
No. 5594
DATE 4/26/2002
REGISTRATION NUMBER LS 5594

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON May 15, 2002
AND
APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

_____
ATTORNEY

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: 5/16/02
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON 4/26/02, GREGORY G. BAILEY, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUES, 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 BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

_____
REGISTERED FLORIDA ENGINEER

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.

CLERK'S CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 23 DAY OF May, 2002, IN PLAT BOOK 7, PAGE(S) 98-98.

SIGNED: _____
CLERK OF CIRCUIT COURT

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 13th DAY OF NOVEMBER, 2001, THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 13th DAY OF NOVEMBER, 2001

4/26/02
DATE

PAUL H. DUKAS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 2817
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

BAILEY, BISHOP & LANE, INC
P.O. BOX 3717
LAKE CITY, FLORIDA 32056-3717
LB 6685

FILE Number 200201019O
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
5-22 2002 AT 15:58 O'CLOCK P M
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: D.C.
OFFICIAL RECORDS
BOOK 951 PAGE 57

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SEDGEFIELD PHASE TWO

IN

SECTION 03, TOWNSHIP 06 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

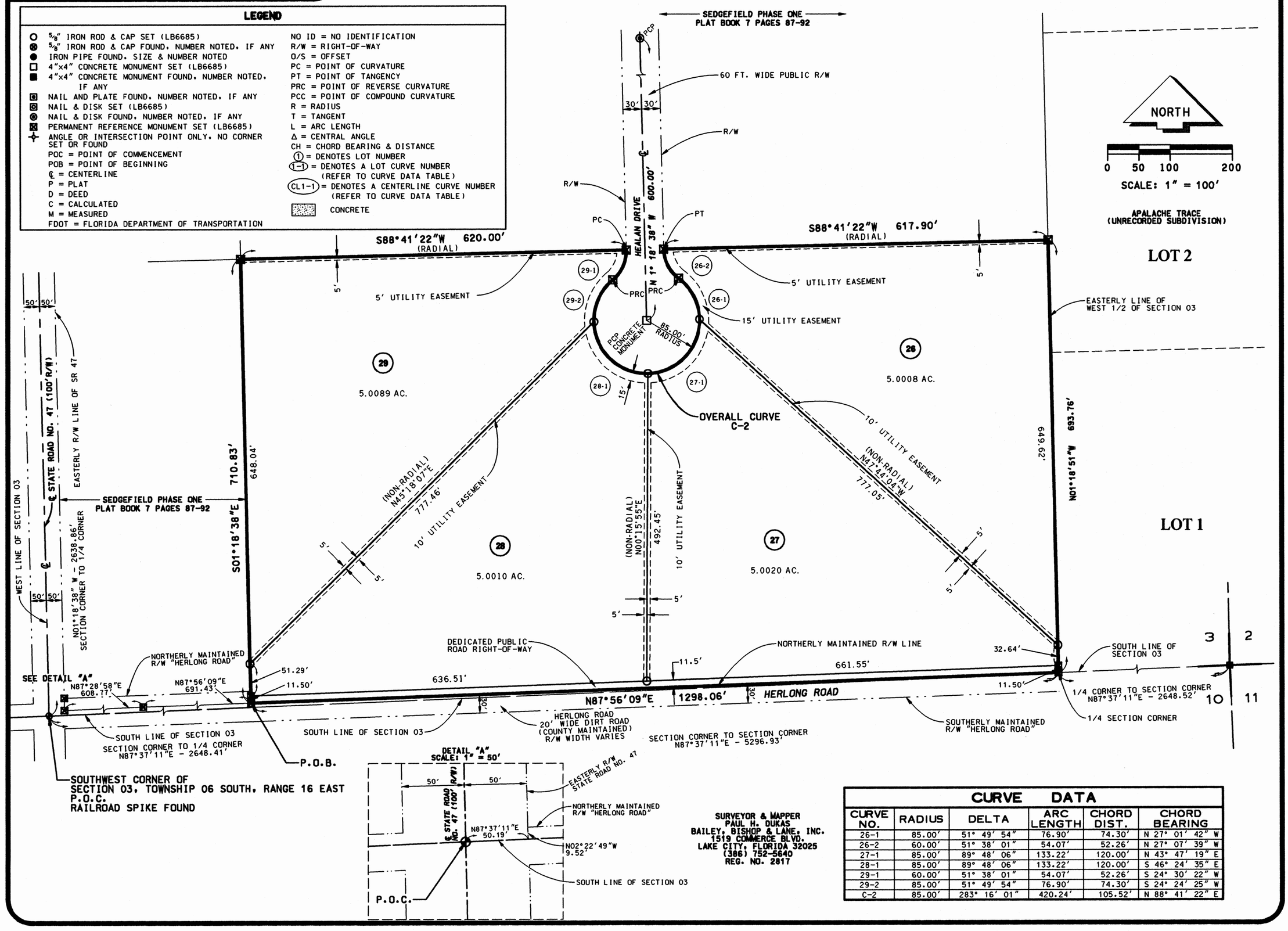
PLAT BOOK 7 PAGE 99
SHEET 2 OF 2

LEGEND

- ○ 5/8" IRON ROD & CAP SET (LB6685)
- ⊗ 5/8" IRON ROD & CAP FOUND, NUMBER NOTED, IF ANY
- ● IRON PIPE FOUND, SIZE & NUMBER NOTED
- □ 4"x4" CONCRETE MONUMENT SET (LB6685)
- ■ 4"x4" CONCRETE MONUMENT FOUND, NUMBER NOTED, IF ANY
- ⊙ NAIL AND PLATE FOUND, NUMBER NOTED, IF ANY
- ⊠ NAIL & DISK SET (LB6685)
- ⊛ NAIL & DISK FOUND, NUMBER NOTED, IF ANY
- ⊠ PERMANENT REFERENCE MONUMENT SET (LB6685)
- ✛ ANGLE OR INTERSECTION POINT ONLY, NO CORNER SET OR FOUND

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
℄ = CENTERLINE
P = PLAT
D = DEED
C = CALCULATED
M = MEASURED
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION

NO ID = NO IDENTIFICATION
R/W = RIGHT-OF-WAY
O/S = OFFSET
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE
R = RADIUS
T = TANGENT
L = ARC LENGTH
Δ = CENTRAL ANGLE
CH = CHORD BEARING & DISTANCE
(1) = DENOTES LOT NUMBER
(1-1) = DENOTES A LOT CURVE NUMBER (REFER TO CURVE DATA TABLE)
(CL1-1) = DENOTES A CENTERLINE CURVE NUMBER (REFER TO CURVE DATA TABLE)
CONCRETE



SURVEYOR & MAPPER
PAUL H. DUKAS
BAILEY, BISHOP & LANE, INC.
1519 COMMERCE BLVD.
LAKE CITY, FLORIDA 32025
(386) 752-5640
REG. NO. 2817

CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
26-1	85.00'	51° 49' 54"	76.90'	74.30'	N 27° 01' 42" W
26-2	60.00'	51° 38' 01"	54.07'	52.26'	N 27° 07' 39" W
27-1	85.00'	89° 48' 06"	133.22'	120.00'	N 43° 47' 19" E
28-1	85.00'	89° 48' 06"	133.22'	120.00'	S 46° 24' 35" E
29-1	60.00'	51° 38' 01"	54.07'	52.26'	S 24° 30' 22" W
29-2	85.00'	51° 49' 54"	76.90'	74.30'	S 24° 24' 25" W
C-2	85.00'	283° 16' 01"	420.24'	105.52'	N 88° 41' 22" E

OFFICIAL RECORDS
BOOK 234 PAGE 51