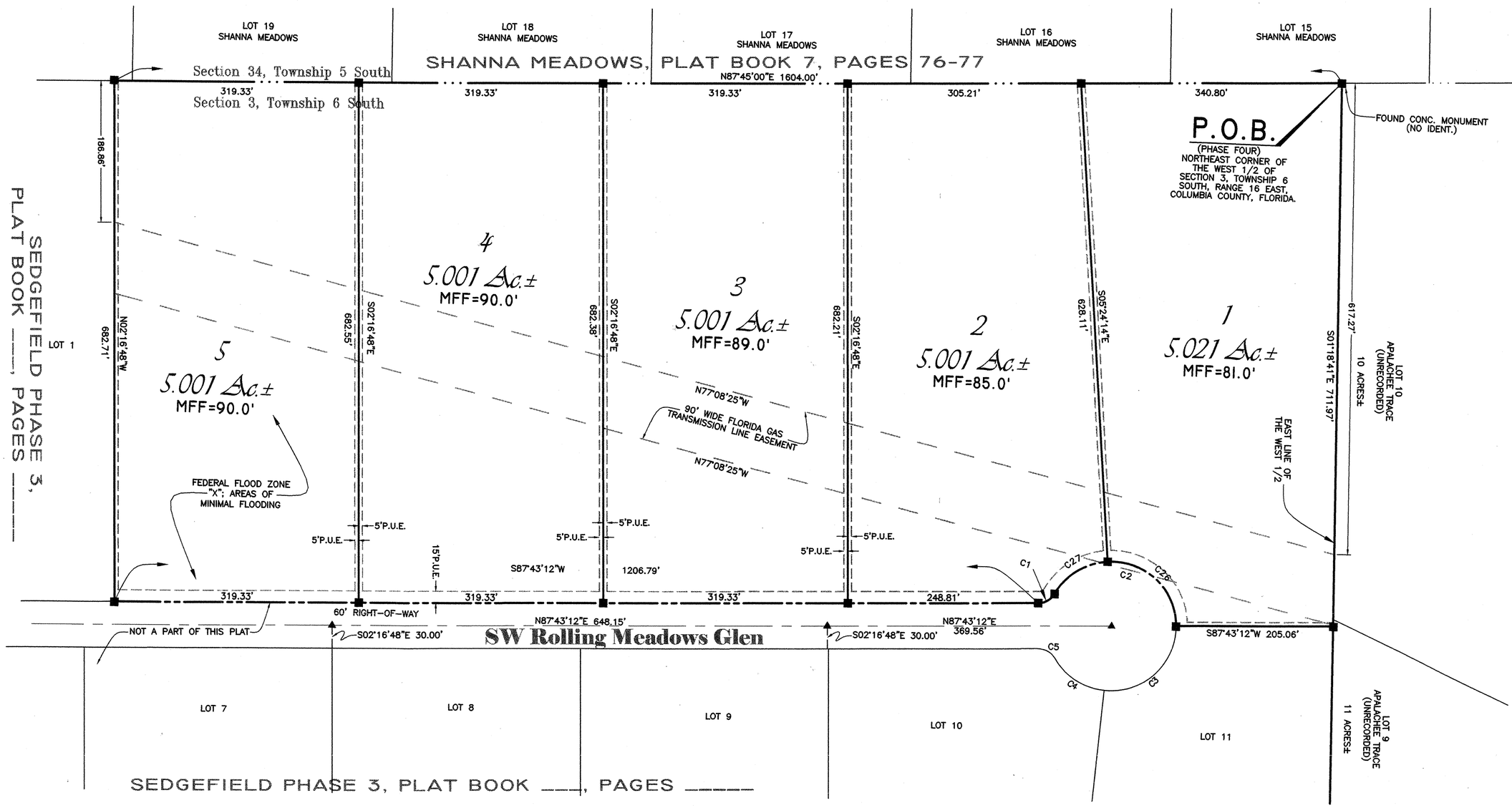
- Sedgefield Phase 4

Lying in the West 1/2 of Section 3, Township 6 South, Range 16 East, Columbia County, Florida

Plat Book 8 , Page 66
Sheet Two of Two

Note: Finished Floor Elevations which are shown hereon as (MFF) are based on F.D.O.T. Benchmark No. 8, on West right-of-way line of State Road No. 47 approximately 1/4 mile North of the Northwest corner of Section 3, Township 6 South, Range 16 East which is a concrete monument with brass disk stamped 2902007 BM 8. Elevation = 76.267'.

OFFICIAL RECORDS BOOK ___ PAGE ___
1073/1842



SEDGEFIELD PHASE 3, PLAT BOOK ___, PAGES ____

CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	25.00'	26.18'	14.43'	60°00'00"	25.00'	N57°43'12"E
C2	85.00'	222.53'	317.22'	150°00'00"	164.21'	N77°16'48"W
C3	85.00'	142.74'	94.76'	96°12'57"	126.55'	N45°49'40"E
C4	85.00'	79.79'	43.11'	53°47'03"	76.89'	S59°10'20"E
C5	25.00'	26.18'	14.43'	60°00'00"	25.00'	N62°16'48"W
C6	330.00'	163.34'	83.38'	28°21'35"	161.68'	N78°06'00"W
C7	330.00'	156.93'	79.98'	27°14'47"	155.45'	N50°17'49"W
C8	270.00'	227.45'	120.97'	48°16'03"	220.79'	S60°48'28"E
C9	270.00'	296.62'	165.28'	62°56'41"	281.93'	N63°35'11"E
C10	330.00'	320.27'	174.01'	55°36'22"	307.85'	S59°55'01"W
C11	25.00'	26.18'	14.43'	60°00'00"	25.00'	N57°43'12"E
C12	85.00'	114.82'	68.09'	77°23'50"	106.29'	S66°25'07"W
C13	85.00'	154.04'	108.47'	103°49'59"	133.81'	N22°57'59"W
C14	85.00'	86.42'	47.36'	58°15'09"	82.75'	N58°04'35"E
C15	85.00'	89.78'	49.59'	60°31'03"	85.66'	S62°32'19"E
C16	25.00'	26.18'	14.43'	60°00'00"	25.00'	N62°16'48"W
C17	270.00'	83.84'	42.26'	17°47'32"	83.51'	S78°49'26"W
C18	270.00'	178.19'	92.48'	37°48'50"	174.98'	S51°01'15"W
C19	330.00'	354.21'	196.32'	61°29'56"	337.45'	N62°51'48"E
C20	330.00'	286.33'	152.88'	49°42'48"	277.43'	S61°31'50"E
C21	270.00'	225.45'	119.77'	47°50'33"	218.96'	N60°35'43"W
C22	270.00'	36.58'	18.32'	7°45'49"	36.56'	N88°23'54"W
C23	300.00'	291.15'	158.19'	55°36'22"	279.86'	N64°28'37"W
C24	300.00'	582.31'	438.24'	111°12'44"	495.10'	N87°43'12"E
C25	300.00'	291.15'	158.19'	55°36'22"	279.86'	S59°55'01"W
C26	85.00'	138.15'	89.77'	93°07'26"	123.44'	N48°50'31"W
C27	85.00'	84.38'	46.03'	56°52'34"	80.96'	S56°09'29"W

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Prepared By:
Professional Land Surveyors
3131 N.W. 13th Street, Suite 36,
WAYNE CHANCE, INC.
Gainesville, Florida, 32609
Ph. (352) 336-0909 Fax 336-0012

OFFICIAL RECORDS
BOOK ____ PAGE ____
1073/1842

FILE NUMBER 200600325
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
2/9, 2006 AT 11:12 O'CLOCK AM
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Shana Leagle D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

NOTES:

1. Bearings hereon are based on an assumed value of S88°41'22"W for the North line of Sedgefield Phase One, said bearing is identical with the plat of record, recorded in plat book 7, pages 87–92.
2. THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000.
3. BUILDING SETBACKS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:

   FRONT – 30 FEET
   SIDE – 25 FEET
   REAR – 25 FEET

4. ALL LOT LINES ARE NON–RADIAL UNLESS OTHERWISE SHOWN.
5. ALL LOTS SHOWN HEREON WILL BE SERVED WITH INDIVIDUAL SEPTIC TANKS SEWAGE DISPOSAL AND WELLS FOR WATER SUPPLY.
6. THIS PROPERTY IS ZONED AGRICULTURAL.
7. PRELIMINARY PLAT WAS APPROVED ON 4/01/04.
8. PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE 15' ALONG THE FRONTS OF ALL LOTS AND 5' ALONG THE SIDES.

- Sedgefield Phase 4 -

Lying in the West 1/2 of Section 3, Township 6 South, Range 16 East, Columbia County, Florida

NOTE:
THE FEDERAL FLOOD ZONES SHOWN HEREON WERE DIGITIZED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120070 0225 B, EFFECTIVE DATE: JANUARY 6, 1988.

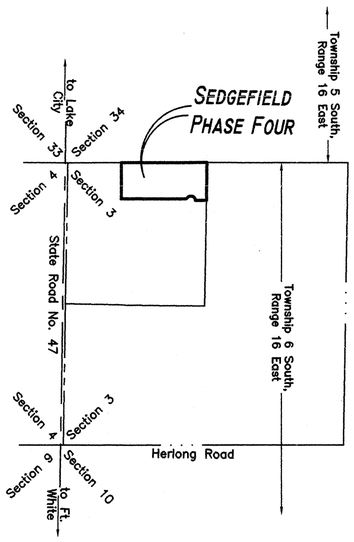
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND:

- ▲ = NAIL AND DISK FOUND MARKED "P.L.S. 1824"
- ■ = 4"x4" CONC. MONUMENT FOUND (P.R.M.) "P.L.S. 1824" (unless noted)
- ● = 1/2" IRON ROD SET "PLS 1824"
- P.I. = POINT–OF–INTERSECTION
- P.C. = POINT–OF–CURVATURE
- P.T. = POINT–OF–TANGENCY
- R.P. = RADIUS POINT
- P.O.L. = POINT ON LINE
- IDENT. = IDENTIFICATION
- (R.B.) = REFERENCE BEARING
- P.O.C. = POINT–OF–COMMENCEMENT
- P.O.B. = POINT–OF–BEGINNING
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- P.C.P. = PERMANENT CONTROL POINT
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- A.K.A. = ALSO KNOWN AS
- SF = SQUARE FEET
- AC. = ACRES
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- (R) = RADIAL
- CONC. = CONCRETE
- ELEV. = ELEVATION
- BRG = BEARING
- PG. = PAGE
- P.B. = PLAT BOOK
- (M) = MEASURED
- (D) = DESCRIPTION
- PUE = PUBLIC UTILITY EASEMENT
- BS = BUILDING SETBACK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- N.T.S. = NOT TO SCALE
- L1 = LINE TABLE REFERENCE
- C1 = CURVE TABLE REFERENCE

Prepared By:
Professional Land Surveyors
3131 N.W. 13th Street, Suite 36,
WAYNE CHANCE, INC.
Gainesville, Florida, 32609
Ph. (352) 336–0909 Fax 336–0012



VICINITY MAP
SCALE: 1"=2000'

DESCRIPTION: (by surveyor) – Sedgefield Phase Four
A part of the W1/2 of Section 3, Township 6 South, Range 16 East, Columbia County, Florida; Being more particularly described as follows:
Begin at the Northeast corner of said W1/2 and run thence S.01°18 41"E. Along the east boundary thereof, 711.97 feet, thence S.87°43'12"W., 205.06 feet to a point on the arc of a curve concave southerly and having a radius of 85.00 feet, thence Northwesterly, Westerly and Southwesterly along and with the arc of said curve through a central of 150°00'00", an arc distance of 222.53 feet and a chord bearing and distance of N.77°16'48"W 164.21 feet to the end of said curve and the beginning of a curve concave Northwesterly and having a radius of 25.00 feet, thence Southwesterly along and with the arc of said curve through a central angle of 60°00'00", an arc distance of 26.18 feet and a chord bearing and distance of S.57°43'12"W 25.00, feet to the end of said curve, thence S.87°43'12"W., 1206.79 feet, thence N.02°16'48"W., 682.71 feet to the north boundary of said Section 3, thence N.87°45'00"E., along said north boundary, 1604.00 feet to the P.O.B.
Containing 25.021 acres more or less.

Plat Book 8, Page 65
Sheet One of Two

DEDICATION:

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 4", AND THAT ALL EASEMENTS ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

OWNER: SEDGEFIELD LAND COMPANY
LEE D. WEDEKIND, JR. PRESIDENT
5345 ORTEGA BOULEVARD, SUITE 7
JACKSONVILLE, FLORIDA, 32210

WITNESS 1 WITNESS 2

NOTARY:

STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE MY THIS 18 DAY OF January, 2006, BY LEE D. WEDEKIND, JR., PRESIDENT OF SEDGEFIELD LAND COMPANY, AS OWNER OF "SEDGEFIELD PHASE 4", FOR AND ON BEHALF OF SAID COMPANY, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____, AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
My Commission Expires: _____

Notary Public State of Florida
Heather S Loveland
My Commission DD388572
Expires 03/11/2009

SURVEYOR'S CERTIFICATE

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 STATUTES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 29th DAY OF NOVEMBER, 2005. THE LOT CORNERS WERE INSTALLED AS OF THE 15th DAY OF DECEMBER, 2005.

DATE: 1/17/06

Wayne Chance, P.L.S.
Professional Land Surveyor
Florida Certificate No. 1824
Certificate of Authorization No. 6806

3131 N.W. 13th Street
Suite 36
Gainesville, Florida, 32609

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

THIS IS TO CERTIFY THAT ON _____ DAY OF _____, 200__, THE AFOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS 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 GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON 1/18/06 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. DESENE
REGISTRATION NUMBER: 5396

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON 2/9/06 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY:

ATTORNEY Marlin Leagle, County Attorney

CLERK'S CERTIFICATE:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 9 DAY OF Feb, 2006 IN PLAT BOOK 8, PAGES 65-66

CLERK OF THE CIRCUIT COURT P. DeWitt Cason

ACCEPTANCE FOR MAINTENANCE

THIS PLAT DEDICATES NO ROADWAYS

CERTIFICATE OF SUBDIVIDERS ENGINEER

THIS PLAT REQUIRES NO ENGINEER

SEDGEFIELD
PHASE 3 & 4
FOR 2007

PARENT PARCEL – 03-6S-16-03767-000 – 163.75 AC. (DELETE ALL USED UP)

HEADER PARCEL – 03-6S-16-03767-200 – A S/D LYING IN THE NW1/4 OF SEC 03-6S-16 CONTAINING 159.87 AC. RECORDED IN PLAT BOOK 8 PAGES 60-66.

PHASE 3

LOT 1	**03-6S-16-03767-201**	**5.00 AC.**
LOT 2	**03-6S-16-03767-202**	**5.00 AC.**
LOT 3	**03-6S-16-03767-203**	**5.65 AC.**
LOT 4	**03-6S-16-03767-204**	**5.00 AC.**
LOT 5	**03-6S-16-03767-205**	**5.00 AC.**
LOT 6	**03-6S-16-03767-206**	**5.00 AC.**
LOT 7	**03-6S-16-03767-207**	**5.00 AC.**
LOT 8	**03-6S-16-03767-208**	**5.00 AC.**
LOT 9	**03-6S-16-03767-209**	**5.00 AC.**
LOT 10	**03-6S-16-03767-210**	**5.02 AC.**
LOT 11	**03-6S-16-03767-211**	**5.05 AC.**
LOT 12	**03-6S-16-03767-212**	**5.02 AC.**
LOT 13	**03-6S-16-03767-213**	**5.00 AC.**
LOT 14	**03-6S-16-03767-214**	**5.00 AC.**
LOT 15	**03-6S-16-03767-215**	**6.65 AC.**
LOT 16	**03-6S-16-03767-216**	**5.00 AC.**
LOT 17	**03-6S-16-03767-217**	**5.00 AC.**
LOT 18	**03-6S-16-03767-218**	**5.00 AC.**
LOT 19	**03-6S-16-03767-219**	**5.00 AC.**
LOT 20	**03-6S-16-03767-220**	**5.00 AC.**
LOT 21	**03-6S-16-03767-221**	**5.00 AC.**
LOT 22	**03-6S-16-03767-222**	**5.00 AC.**
LOT 23	**03-6S-16-03767-223**	**5.00 AC.**
LOT 24	**03-6S-16-03767-224**	**5.03 AC.**
LOT 25	**03-6S-16-03767-225**	**5.08 AC.**

PHASE 4

LOT 1	**03-6S-16-03767-226**	**5.02 AC.**
LOT 2	**03-6S-16-03767-227**	**5.00 AC.**
LOT 3	**03-6S-16-03767-228**	**5.00 AC.**
LOT 4	**03-6S-16-03767-229**	**5.00 AC.**
LOT 5	**03-6S-16-03767-230**	**5.00 AC.**