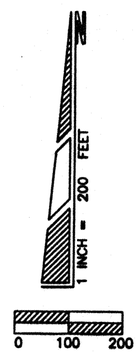
SHANNA MEADOWS

IN SECTION 34
TOWNSHIP 5 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



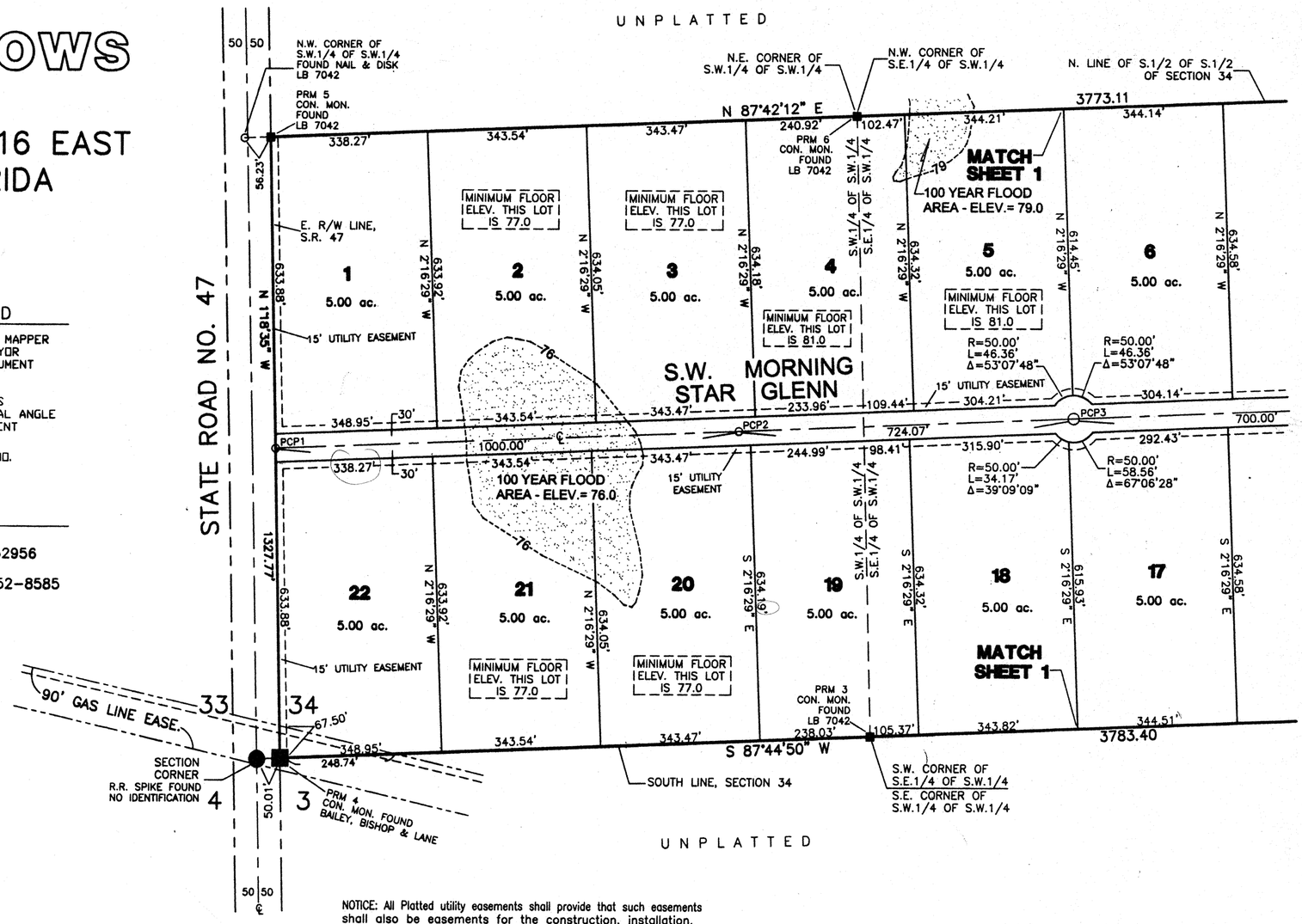
ABBREVIATIONS LEGEND

PSM	= PROFESSIONAL SURVEYOR & MAPPER		
PLS	= PROFESSIONAL LAND SURVEYOR		
PRM	= PERMANENT REFERENCE MONUMENT		
PCP	= PERMANENT CONTROL POINT		
AC.	= ACRES	CH	= CHORD
L	= ARC LENGTH	R	= RADIUS
T	= TANGENT	Δ	= CENTRAL ANGLE
CON.	= CONCRETE	MON.	= MONUMENT
℄	= CENTERLINE		
LB	= LICENSED BUSINESS NO.		
ELEV	= ELEVATION		

DEVELOPER

Subrandy Limited Partnership
P.O. Box 513, Lake City, FL 32956

Contact: Brad Dicks (904) 752-8585



DESCRIPTION

COMMENCE at the Southwest corner of Section 34, Township 5 South, Range 16 East, Columbia County, Florida and run S.87°44'50"W. along the South line of said Section 34 a distance of 1323.99 feet to the Southeast corner of the Southwest 1/4 of the Southeast 1/4; thence continue S.87°44'50"W. still along the South line of said Section 34 a distance of 138.56 feet to the POINT OF BEGINNING; thence continue S.87°44'50"W. still along said South line of Section 34 a distance of 3783.40 feet to a point on the Westerly Right-of-Way line of State Road No. 47; thence N.01°18'35"W. along said Easterly Right-of-Way line 1327.77 feet to a point on the North line of the South 1/2 of the South 1/2 of said Section 34; thence N.87°42'12"E. along said North line 3773.11 feet; thence S.02°16'29"E. 615.25 feet to a point on the arc of a curve concave to the Southwest having a radius of 50.00 feet and a central angle of 52°07'17"; thence Southeasterly along the arc of said curve 45.48 feet; thence S.02°16'29"E. 60.00 feet to a point on the arc of a curve concave to the Northwest having a radius of 50.00 feet and a central angle of 66°03'37"; thence Southwesterly along the arc of said curve 57.65 feet; thence S.02°16'29"E. 616.51 feet to the POINT OF BEGINNING. Containing 115.37 acres, more or less. SUBJECT TO: A Gas Line Easement across the Southwest corner thereof.

OFFICIAL RECORDS BOOK 823 PAGE 278

LEGEND & NOTES

1.) □ PRM = P.R.M. set with brass cap stamped LB 7042
2.) □ = 4"x 4" Concrete Monument set, LB 7042
3.) ■ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.
4.) Boundary based on description from client, monuments found in place, and prior survey by this Company.
5.) Bearings projected from South line of Section 34 and based on the above referenced survey by this Company.
6.) Interior improvements or underground encroachments, if present, were not located with this survey.
7.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
8.) 100 year flood elevations have been established by the Project Engineer. See map for flood line locations and for minimum floor elevations of affected lots. Elevations are based on USGS data.
9.) Preliminary approval: April 19, 2001.
10.) Water supply by individual wells and sewage disposal by individual septic tank/drainfields per County and Health Dept. approval.
11.) Zoning classification: Agricultural – 3
12.) Building Setback requirements: Front (street) = 30' Side and Rear = 25'
13.) O PCP = P.C.P. set with brass cap stamped lb 7042
14.) O = Rebar and Cap set, LB 7042
15.) Minimum Finish Floor elevations have been established for certain lots in this development. See map for individual lot information. Elevations based on USGS data.

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.

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.

PROJECT ENGINEER'S CERTIFICATE

I, The undersigned Registered Professional Engineer, hereby certify that the proposed drainage system is sufficient with respect to the requirements of the Columbia County Land Development Regulations adopted March 4, 1998 by Ordinance No. 98-1.

SIGNED: I. S. Akly DATE: 8/14/01
I. S. Akly. P.E.
Reg. No. 35125
4044 NW 75th St.
Gainesville, FL
(352) 372-7829
SEAL

I. S. Akly 8/14/01

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 _____ reviewed this plat for conformity to Chapter 177, Florida Statutes; and said plat meets all the requirements of Chapter 177, as amended.

Name L. Scott Britt, P.S.M.
Registration Number LS 5757
Date 8/13/2001
SEAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the lands 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.

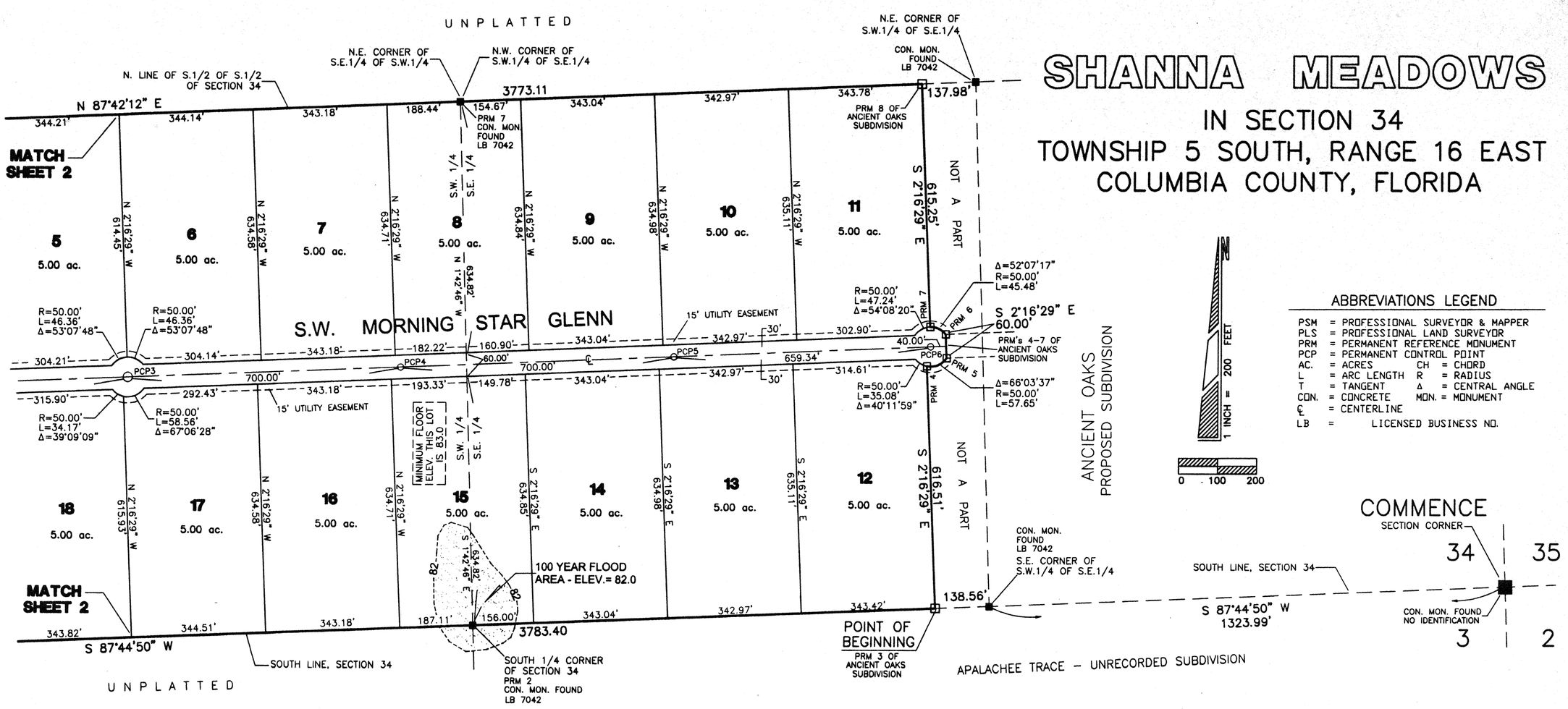
SIGNED : Donald F. Lee
Donald F. Lee, P.L.S.
Florida Registered Cert. No. 3628
DATE: 8/10/2001
SEAL

SHEET 2 OF 2

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

SHANNA MEADOWS

IN SECTION 34
TOWNSHIP 5 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



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COMMISSION APPROVAL

SIGNED: _____
Chairman
DATE: 8/9/2001.

ATTEST: _____
Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 21 day of Aug, 2001, in Plat Book 7, Page 76 & 77

SIGNED: _____
Clerk of Circuit Court

FILE NUMBER 01-15565
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
8-21 2001 2:45 PM
CLERK OF COURTS COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

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 Crowder DATE: 8/20/01
Director of Public Works

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Marlin Feagle DATE: August 21, 2001
County Attorney, Columbia County

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DEDICATION

KNOWN ALL MEN BY THESE PRESENTS that Subrandy Limited Partnership, as owner, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as SHANNA MEADOWS, and that all Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

Bradley N. Dicks, General Partner
Subrandy Limited Partnership
owner

Witness
Witness

ACKNOWLEDGEMENT

NOTARY SEAL

The foregoing dedication was acknowledged before me this 8th day of August 2001, by Bradley N. Dicks, Gen. Partner, Subrandy Limited Partnership. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF COLUMBIA

EVA E. TIMMONS
MY COMMISSION # DD 014277
EXPIRES: August 2, 2005
Bonded Thru Notary Public Underwriters

SIGNED: Eva E. Timmons
Notary Public

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DEVELOPER

Subrandy Limited Partnership
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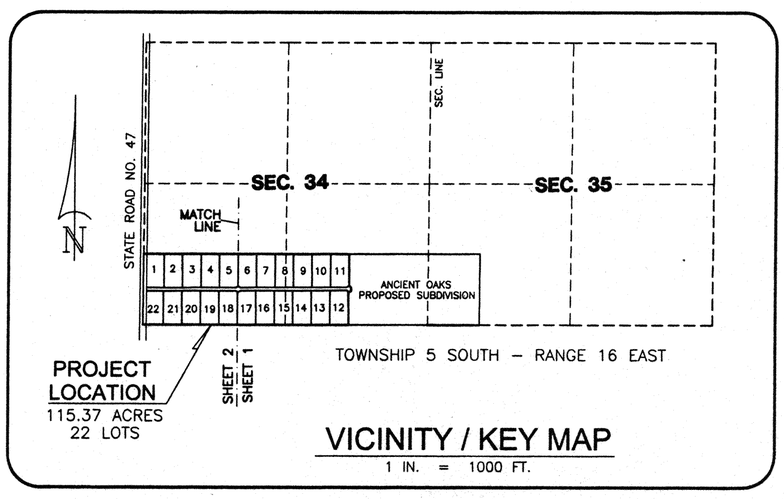
Contact: Brad Dicks (904) 752-8585



VICINITY / KEY MAP
1 IN. = 1000 FT.

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