"SUNSET MEADOWS"

IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

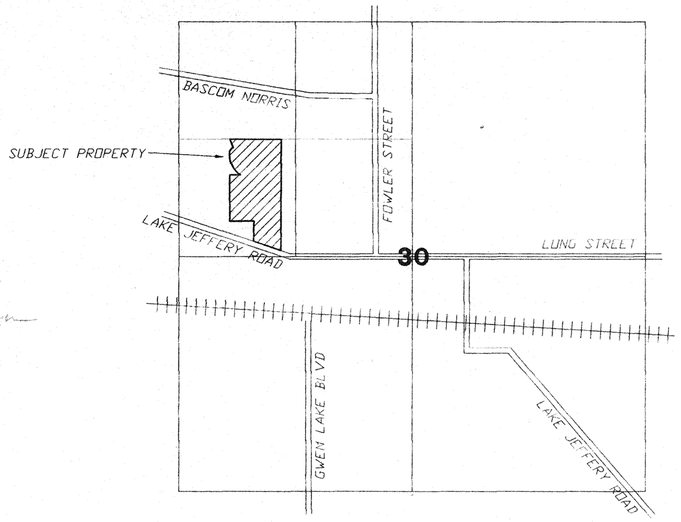
PLAT BOOK 9
PAGES 6
SHEET 1 OF 2

OFFICIAL RECORDS BOOK 1108 PAGE 2635

FILE NUMBER 2007002027
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
1/26, 2007 AT 11:32 O'CLOCK A M
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Sharon Feagle D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST.



LOCATION SKETCH
NOT TO SCALE

DESCRIPTION:
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4, SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST AND RUN THENCE S.88°31'00"W., ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SAID SECTION, 171.14 FEET TO THE POINT OF BEGINNING AND RUN THENCE S.01°11'43"E., 1215.15 FEET TO THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. S-250; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 1859.86 FEET ALONG A CHORD BEARING N.72°42'42"W., A DISTANCE OF 23.75 FEET; THENCE N.73°07'42"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 293.47 FEET; THENCE N.00°10'00"E., 220.16 FEET; THENCE S.88°05'23"W., 266.80 FEET; THENCE N.01°36'03"W., 506.48 FEET; THENCE N.88°31'44"E., 116.13 FEET TO A POINT ON A CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET AN INCLUDED ANGLE OF 57°38'45", A CHORD BEARING OF N.29°12'22"W., AND A CHORD DISTANCE OF 250.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 261.59 FEET; THENCE N.00°23'00"W., 20.35 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AN INCLUDED ANGLE OF 56°08'38", A CHORD BEARING OF N.27°41'19"E., AND A CHORD DISTANCE OF 56.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 58.79 FEET; THENCE N.34°14'22"W., 117.69 FEET TO THE NORTH LINE OF SAID SW 1/4 OF NW 1/4; THENCE N.88°31'00"E., 604.74 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 13.35 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT GLENDON S. SMELLIE, AS MANAGER/MEMBER OF SUNSHINE PROPERTIES GROUP, LLC, AS OWNER, AND CLARENCE CANNON AS SENIOR VICE PRESIDENT OF MERCANTILE BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SUNSET MEADOWS", AND THAT ALL ROADS, STREETS, RETENTION AREAS 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.

ATTESTS

WITNESS AS TO OWNER — WITNESS AS TO OWNER — GLENDON S. SMELLIE

WITNESS AS TO OWNER — WITNESS AS TO OWNER — CLARENCE CANNON

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 5 DAY OF September, 2006 A.D. BEFORE ME PERSONALLY APPEARED GLENDON S. SMELLIE, AS MANAGER/MEMBER OF SUNSHINE PROPERTIES GROUP, LLC, 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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 5/20/09

NICHOLE ARNTZ
Comm# DD0435063
Expires 5/30/2009
Bonded thru (800)432-4254
Florida Notary Assn., Inc

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 18 DAY OF September, 2006 A.D., BEFORE ME PERSONALLY APPEARED CLARENCE CANNON AS SENIOR VICE PRESIDENT OF MERCANTILE BANK, AS MORTGAGEE, 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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 2-5-09

APRIL D. ROGERS
MY COMMISSION # DD 388641
EXPIRES: February 5, 2009
Bonded Thru Budget Notary Services

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 7th DAY OF September, 2006, A.D.

CHAIRMAN

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.88°31'00"E. FOR THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 30.
3. 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 0175 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
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 JULY 15, 2004.

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: September 21, 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 26 DAY OF January, 2007, A.D., IN PLAT BOOK 9, PAGE 6+7

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 $ _____ OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $12,950.00 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Hoyle Crowder — DIRECTOR OF PUBLIC WORKS — 11/27/06 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:

GLENDON SMELLIE
SUNSHINE PROPERTIES GROUP, LLC
931 CITRUS PLACE
WELLINGTON, FLORIDA 33414
561-801-5800

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. Deloache DATE: 9/1/06 REGISTRATION #: 5534

PRINT: Timothy A. Deloache, PLS

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 — 9/07/06 DATE

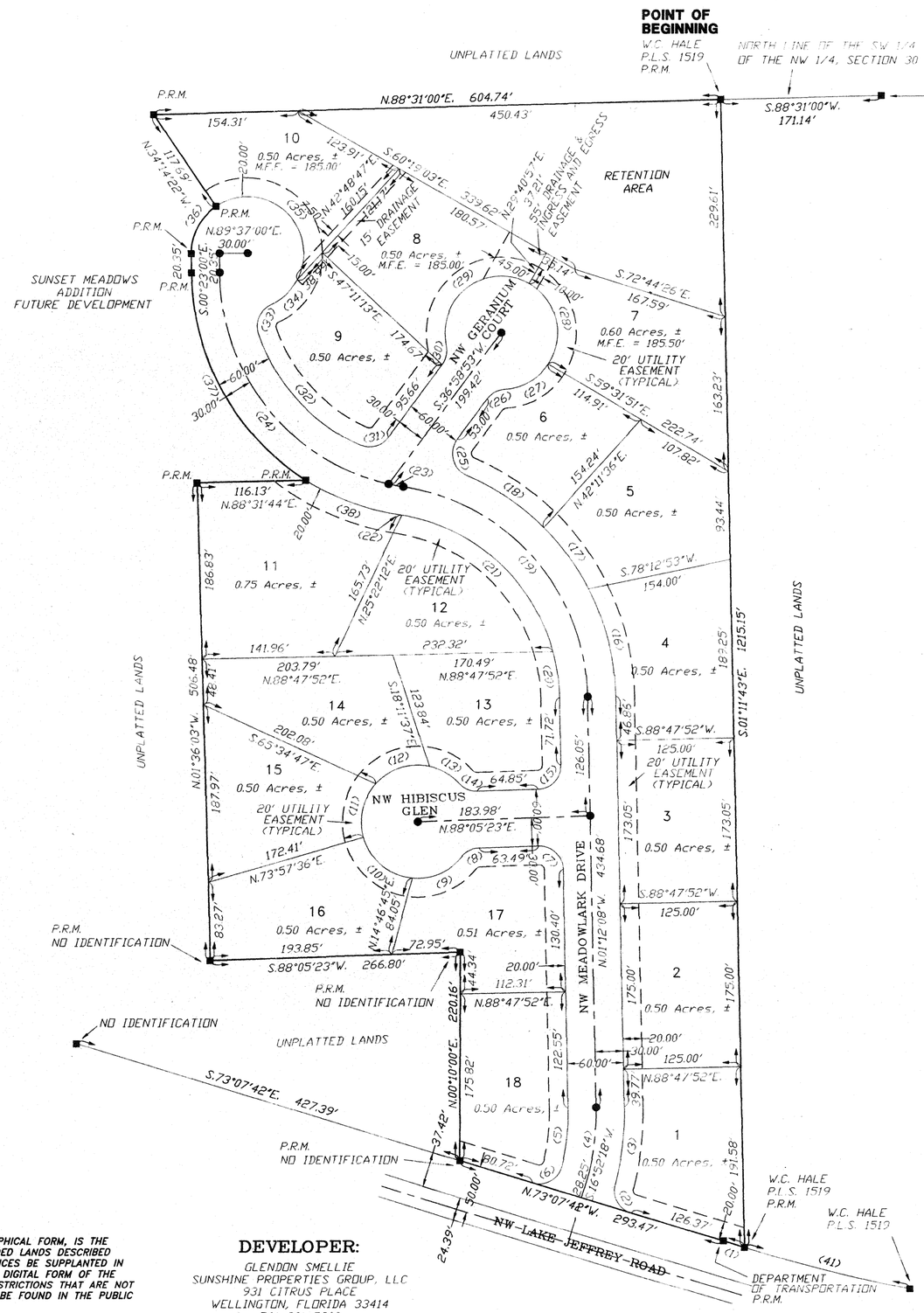
BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-16121

OFFICIAL RECORDS
BOOK ___ PAGE ___
1108/2639

"SUNSET MEADOWS"

IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9
PAGES 7
SHEET 2 OF 2



N

SCALE: 1" = 100'

GRAPHIC SCALE

SYMBOL LEGEND:

P.R.M.	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
℄	CENTERLINE
■	4"X4" CONCRETE MONUMENT
MFE	MINIMUM FLOOR ELEVATION
TYP	TYPICAL
●	PERMANENT CONTROL POINT

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

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	1859.86'	00°43'54"	23.75'	11.88'	23.75'	N.72°42'42"W.
2	25.00'	87°45'29"	38.29'	24.04'	34.66'	N.29°14'50"W.
3	300.00'	15°49'55"	82.90'	41.71'	82.63'	S.06°42'49"W.
4	270.00'	14°41'02"	69.20'	34.79'	69.01'	S.06°08'23"W.
5	240.00'	14°41'02"	61.51'	30.92'	61.34'	S.06°08'23"W.
6	25.00'	93°23'24"	40.75'	26.52'	36.39'	S.60°10'36"W.
7	25.00'	90°42'29"	39.58'	25.31'	35.57'	S.46°33'23"E.
8	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.63°14'59"E.
9	60.00'	57°10'59"	59.88'	32.70'	57.43'	S.67°00'05"W.
10	60.00'	68°22'02"	71.59'	40.75'	67.42'	N.50°13'25"W.
11	60.00'	58°01'03"	60.76'	33.27'	58.19'	N.12°58'08"E.
12	60.00'	60°00'00"	62.83'	34.64'	60.00'	N.71°58'39"E.
13	60.00'	35°47'31"	37.48'	19.37'	36.87'	S.60°07'05"E.
14	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.67°04'14"W.
15	25.00'	89°17'31"	38.96'	24.69'	35.14'	S.43°26'37"W.
16	260.00'	26°01'56"	118.13'	60.10'	117.12'	N.14°13'06"W.
17	260.00'	17°53'32"	81.19'	40.93'	80.86'	N.36°10'50"W.
18	260.00'	21°58'21"	99.71'	50.47'	99.10'	N.56°06'47"W.
19	230.00'	80°23'07"	322.69'	194.31'	296.87'	S.41°23'42"E.
20	200.00'	14°02'44"	49.03'	24.64'	48.91'	N.08°13'30"W.
21	200.00'	65°37'57"	229.10'	128.97'	216.78'	N.48°03'50"W.
22	200.00'	00°42'27"	2.47'	1.23'	2.47'	N.81°14'02"W.
23	230.00'	03°59'48"	16.04'	8.03'	16.04'	N.79°35'21"W.
24	230.00'	81°12'15"	325.97'	197.15'	299.37'	N.40°59'08"W.
25	25.00'	104°04'50"	45.41'	32.04'	39.42'	N.15°03'32"W.
26	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.61°49'16"E.
27	60.00'	53°22'28"	55.89'	30.16'	53.89'	N.59°58'26"E.
28	60.00'	93°36'15"	98.02'	63.90'	87.48'	N.13°30'55"W.
29	60.00'	132°22'52"	138.63'	135.98'	109.79'	S.53°29'31"W.
30	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.12°08'29"W.
31	25.00'	76°34'14"	33.41'	19.73'	30.98'	S.75°16'00"W.
32	200.00'	46°57'40"	163.93'	86.88'	159.37'	N.42°58'03"W.
33	25.00'	85°03'21"	37.11'	22.93'	33.80'	N.23°02'27"E.
34	60.00'	37°48'14"	39.59'	20.54'	38.87'	N.46°40'00"E.
35	60.00'	152°00'15"	159.18'	240.68'	116.44'	N.48°14'14"W.
36	60.00'	56°08'38"	58.79'	32.00'	56.47'	S.27°41'19"W.
37	260.00'	57°38'45"	261.59'	143.07'	250.69'	N.29°12'22"W.
38	260.00'	23°33'31"	106.90'	54.22'	106.15'	S.69°48'30"E.

ENGINEER:
ARTHUR N. BEDENBAUGH
P.E. #9162
386-752-3700
RT. 6 Box 507
LAKE CITY, FL 32025

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:
GLENDON SMELLIE
SUNSHINE PROPERTIES GROUP, LLC
931 CITRUS PLACE
WELLINGTON, FLORIDA 33414
561-801-5800

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-16121

"SUNSET MEADOWS ADDITION"

IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9
PAGES 8
SHEET 1 OF 1

OFFICIAL RECORDS BOOK 1108 PAGE 2640

FILE NUMBER 2007002228
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
1/26, 2007 AT 11:32 O'CLOCK A.M.
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

CIRCUIT COURT CLERK COLUMBIA COUNTY FLORIDA

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	260.00'	57°38'45"	261.59'	143.07'	250.69'	N.29°12'22"W.
2	260.00'	38°50'13"	176.24'	91.65'	172.98'	N.38°36'38"W.
3	260.00'	18°48'32"	85.35'	43.06'	84.97'	N.09°47'16"W.
4	60.00'	56°08'38"	58.79'	32.00'	56.47'	N.27°41'19"E.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT GLENDON S. SMELLIE, AS MANAGER/MEMBER OF SUNSHINE PROPERTIES GROUP, LLC, AS OWNER, AND CLARENCE CANNON AS SENIOR VICE PRESIDENT OF MERCANTILE BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SUNSET MEADOWS ADDITION", AND THAT ALL ROADS, STREETS, RETENTION AREAS 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:

WITNESS AS TO OWNER — WITNESS AS TO OWNER — GLENDON S. SMELLIE

WITNESS AS TO OWNER — WITNESS AS TO OWNER — CLARENCE CANNON

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 15 DAY OF September, 2006 A.D., BEFORE ME PERSONALLY APPEARED GLENDON S. SMELLIE, AS MANAGER/MEMBER OF SUNSHINE PROPERTIES GROUP, LLC, 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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 5/30/09

NICHOLE ARNTZ
Comm# DD0435063
Expires 5/30/2009
Bonded thru (800)432-4254
Florida Notary Assn., Inc

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 18 DAY OF September 2006 A.D., BEFORE ME PERSONALLY APPEARED CLARENCE CANNON AS SENIOR VICE PRESIDENT OF MERCANTILE BANK, AS MORTGAGEE, 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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 2-5-09

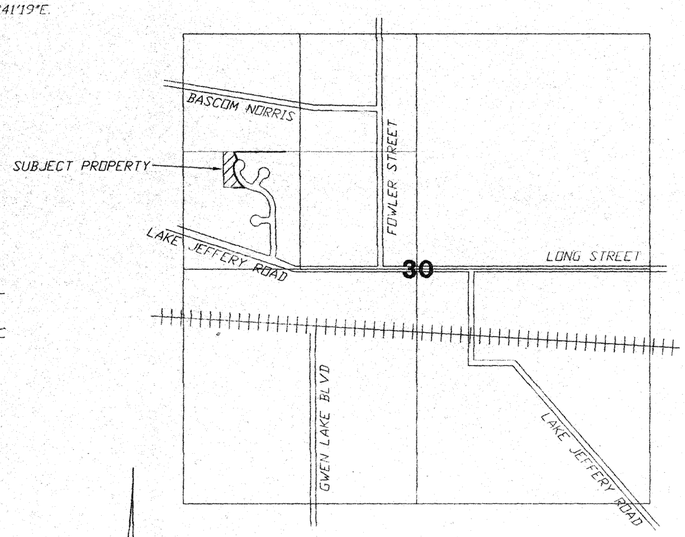
APRIL D. ROGERS
MY COMMISSION # DD 386641
EXPIRES: February 5, 2009
Bonded Thru Budget Notary Services

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

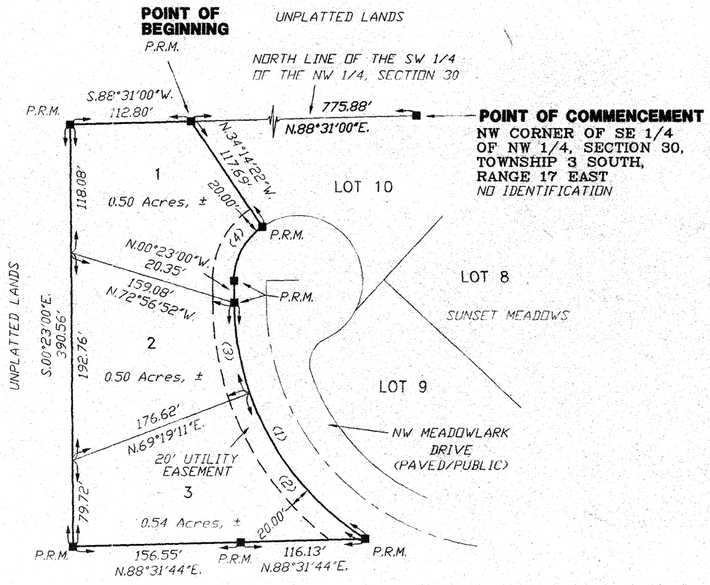
THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 7th DAY OF September, 2006, A.D.

CHAIRMAN

SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST



LOCATION SKETCH
NOT TO SCALE



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

SYMBOL LEGEND:

P.R.M.	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
℄	CENTERLINE
■	4"X4" CONCRETE MONUMENT
MFE	MINIMUM FLOOR ELEVATION
TYP	TYPICAL
●	PERMANENT CONTROL POINT

DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4, SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST AND RUN THENCE S.88°31'00"W., ALONG THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION, 775.88 FEET TO THE POINT OF BEGINNING AND RUN THENCE S.88°31'00"W., ALONG SAID NORTH LINE, 112.80 FEET; THENCE S.00°23'00"E., 390.56 FEET; THENCE N.88°31'44"E., 156.55 FEET; THENCE N.88°31'44"E., 116.13 FEET TO A POINT ON A CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, AN INCLUDED ANGLE OF 57°38'45", AND A CHORD BEARING AND DISTANCE OF N.29°12'22"W., 250.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING THE WEST RIGHT-OF-WAY OF NW MEADOWLARK DRIVE, FOR AN ARC DISTANCE OF 261.59 FEET; THENCE N.00°23'00"W., STILL ALONG SAID RIGHT-OF-WAY, 20.35 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, AN INCLUDED ANGLE OF 56°08'38", AND A CHORD BEARING AND DISTANCE OF N.27°41'19"E., 56.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 58.79 FEET; THENCE N.34°14'22"W., 117.69 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 1.54 ACRES, MORE OR LESS.

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: September 21, 2006 — 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 26 DAY OF January, 2007 A.D., IN PLAT BOOK 9, PAGE 8

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 $_____ OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $_____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DIRECTOR OF PUBLIC WORKS — 2/1/07 DATE

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. DeLoeng DATE: 9/7/06 REGISTRATION #: 5594

PRINT: TIMOTHY A. DELOENG, PLS

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 — 9/07/06 DATE:

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.88°31'00"E. FOR THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 30.
3. 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 0175 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
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. NO PRELIMINARY PLAN WAS REQUIRED FOR THIS DEVELOPMENT.

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.

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:

GLENDON SMELLIE
SUNSHINE PROPERTIES GROUP, LLC
931 CITRUS PLACE
WELLINGTON, FLORIDA 33414
561-801-5800

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-16121-A

SUNSET MEADOWS
&
SUNSET MEADOWS ADDITION
FOR 2008

PARENT PRCL'S – 30-3S-17-05842-001 – 13.68 AC. – (DELETED ALL USED UP)
30-3S-17-05840-003 – 1.38 AC. – (DELETED ALL USED UP)

HEADER PARCEL – 30-3S-17-05842-100 – A S/D LYING IN THE E1/2 OF THE SW1/4 OF THE NW1/4 CONTAINING 14.89 AC'S M.O.L. RECORDED IN PLAT BOOK 9 PAGES 6 & 7.

LOT 1	**30-3S-17-05842-101**	**.50 AC.**
LOT 2	**30-3S-17-05842-102**	**.50 AC.**
LOT 3	**30-3S-17-05842-103**	**.50 AC.**
LOT 4	**30-3S-17-05842-104**	**.50 AC.**
LOT 5	**30-3S-17-05842-105**	**.50 AC.**
LOT 6	**30-3S-17-05842-106**	**.50 AC.**
LOT 7	**30-3S-17-05842-107**	**.60 AC.**
LOT 8	**30-3S-17-05842-108**	**.50 AC.**
LOT 9	**30-3S-17-05842-109**	**.50 AC.**
LOT 10	**30-3S-17-05842-110**	**.50 AC.**
LOT 11	**30-3S-17-05842-111**	**.75 AC.**
LOT 12	**30-3S-17-05842-112**	**.50 AC.**
LOT 13	**30-3S-17-05842-113**	**.50 AC.**
LOT 14	**30-3S-17-05842-114**	**.50 AC.**
LOT 15	**30-3S-17-05842-115**	**.50 AC.**
LOT 16	**30-3S-17-05842-116**	**.50 AC.**
LOT 17	**30-3S-17-05842-117**	**.51 AC.**
LOT 18	**30-3S-17-05842-118**	**.50 AC.**

SUNSET MEADOWS ADDITION

LOT 1	**30-3S-17-05842-121**	**.50 AC.**
LOT 2	**30-3S-17-05842-122**	**.50 AC.**
LOT 3	**30-3S-17-08542-123**	**.54 AC.**

RENTENTION AREAS **30-3S-17-05842-099** **1.36 AC.**