

SUWANNEE VALLEY FARMS PHASE 2

IN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

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.

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 Commissioners is accepted for files and recorded this 6 day of January 2006 in Plat Book 8 Page 49-50

SIGNED: [Signature]
Clerk of Circuit Court

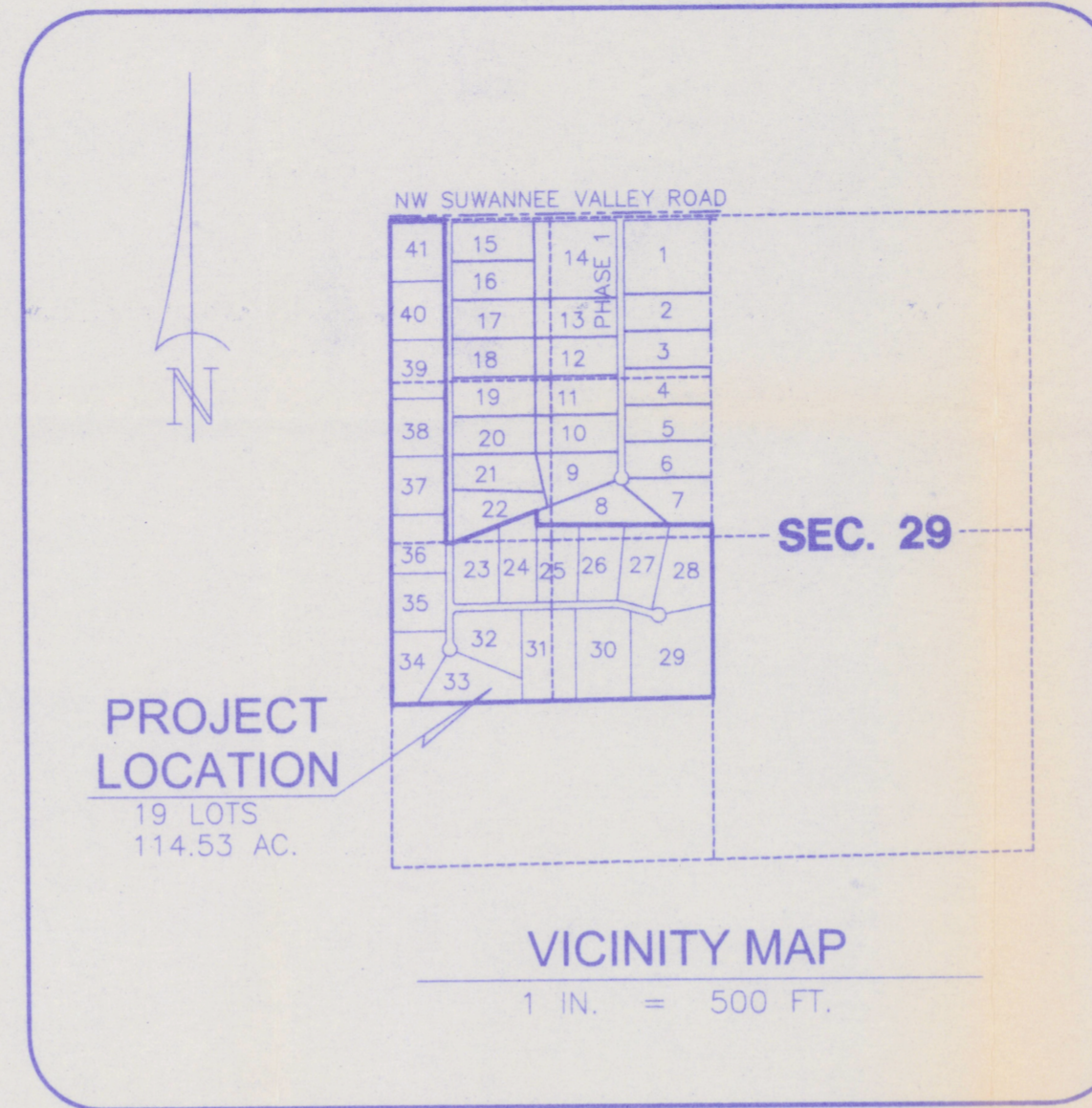
COMMISSION APPROVAL

SIGNED: [Signature]
Chairman Ronald Williams

DATE: 1/6/2006

ATTEST:

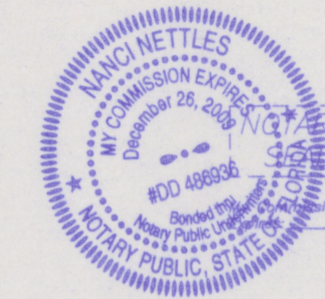
Clerk



DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Subrandy Limited Partnership, as owner has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as SUWANNEE VALLEY FARMS PHASE 2, 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
Bradley Dicks

Nancy Nettles
Witness
Army E. Lee
Witness



ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 6 day of Jan, 2006 by Bradley N. Dicks, for Subrandy Limited Partnership as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

SIGNED: Nancy Nettles
Notary Public

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 Seagle DATE: 1/05/06
County Attorney, Columbia County

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.

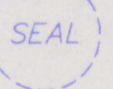
SIGNED: Hoyle Crowder DATE: 1/6/06
Director of Public Works

DEVELOPER
Subrandy Limited Partnership
P.O. Box 513, Lake City, FL 32956
Ph. (386) 752-8585

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: Arthur W. Bederbaugh DATE: 1-6-06
Arthur Bederbaugh, P.E.
Reg. No. 9162



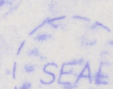
GENERAL NOTES

- 1.) Bearings based on State Plane coordinates.
- 2.) Boundary based on description from client, monuments found and prior survey by this Company.
- 3.) Interior improvements or underground encroachments, if present, were not located with this survey.
- 4.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 5.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies partly within Flood Zone "X", which according to said maps is outside of the 500 year flood plain; partly within Flood Zone "A", which according to said maps is inside of the 100 year flood plain; partly within Flood Zone "X-Other", which according to said maps is areas of 500 year flood, areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100 year flood; and partly within Flood Zone "AE", which according to said maps are areas where a base flood elevation has been determined (ref: Community Panel No. 120070 0105 B). Base flood elevation is 88.0 feet. Flood Zones area delineated on the plat per said FIRM maps.
- 6.) Preliminary approval: 2/1/05.
- 7.) Water Supply and Sewerage disposal to be provided by individual lot owners, subject to County approval.
- 8.) Date of Plat: 12/06/2005.

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licensed and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on 1/06/2006 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: [Signature]
NAME: L. Scott Britt
Florida Reg. Cert. No. 5757



SHEET 2 OF 2 PLAT DATE: 12/16/2005

Donald F. Lee and Associates, Inc.
SURVEYORS — ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
LB# 7042

OFFICIAL RECORDS
BOOK 8 PAGE 50
1070/1200

SUWANNEE VALLEY FARMS PHASE 2

IN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

C7
R=430.00'
L=52.18"
Δ=6°57'12"

C8
R=430.00'
L=71.89"
Δ=9°34'45"

C9
R=25.00'
L=21.68"
Δ=49°40'47"

C10
R=60.00'
L=118.24"
Δ=112°54'41"

C12
R=25.00'
L=21.68"
Δ=49°40'47"

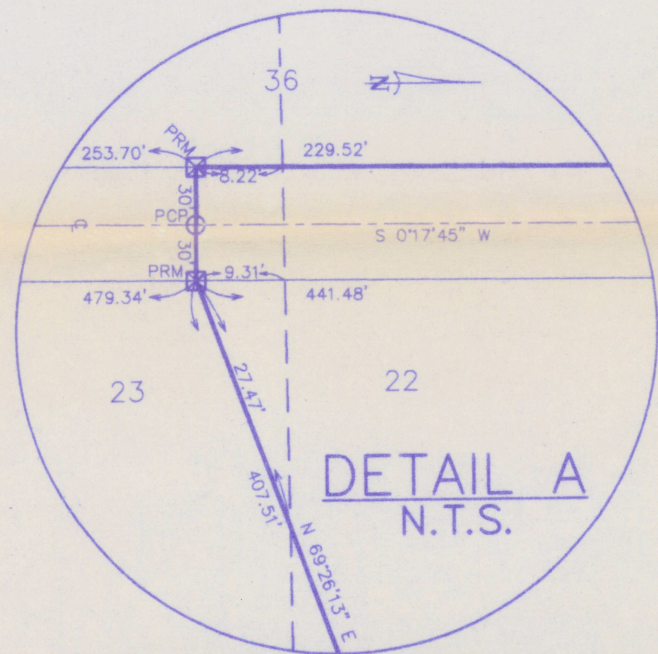
C11
R=60.00'
L=174.30"
Δ=166°26'54"

DEVELOPER
Subrandy Limited Partnership
P.O. Box 513, Lake City, FL 32956
Ph. (386) 752-8585

TOTAL = 114.53 ACRES

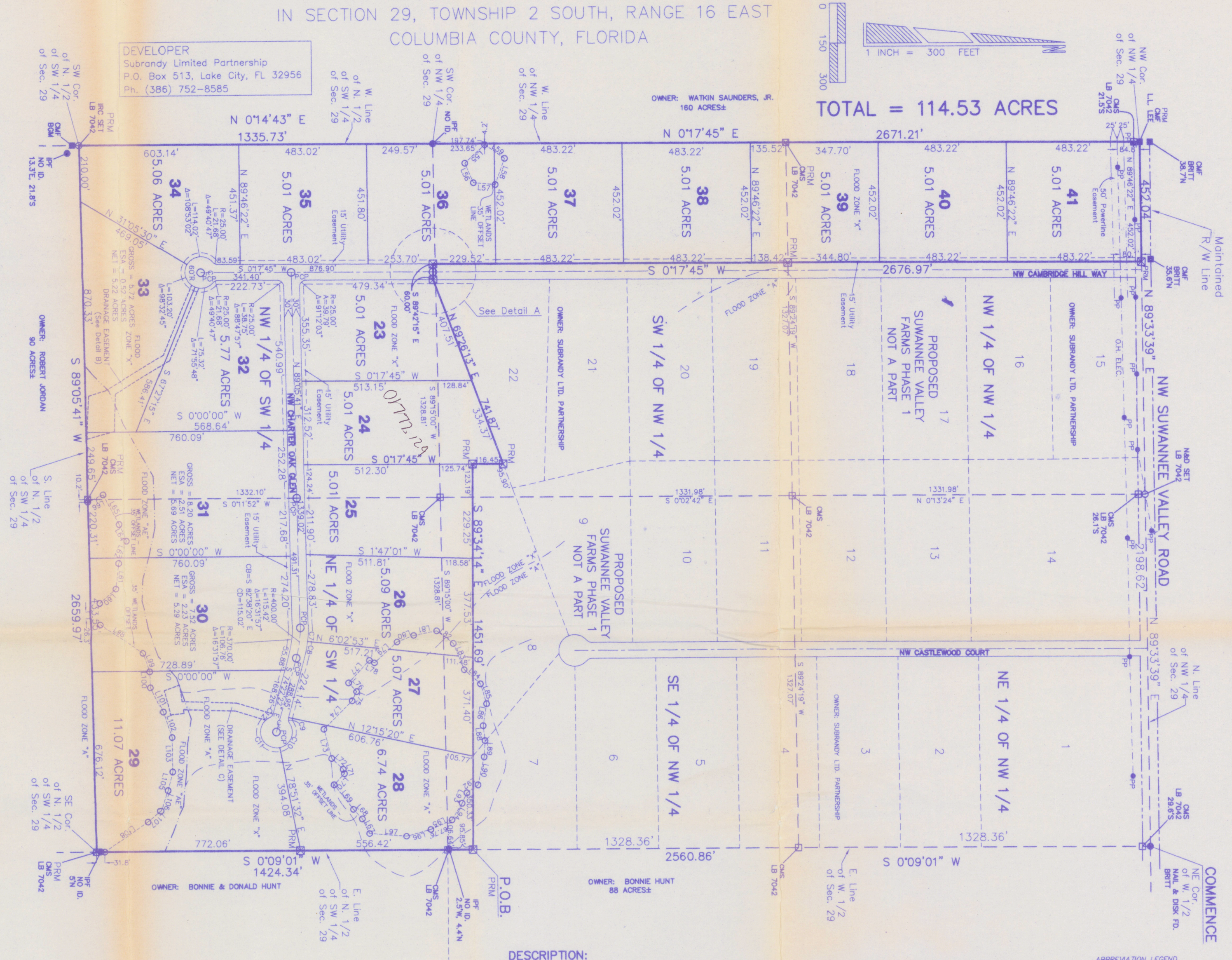
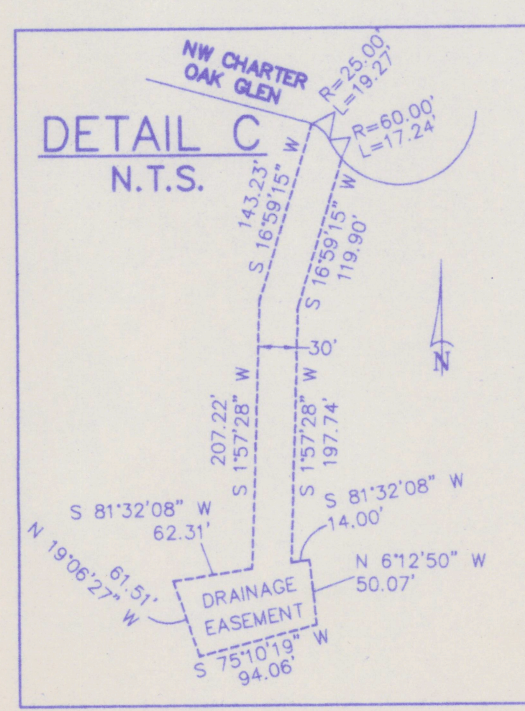
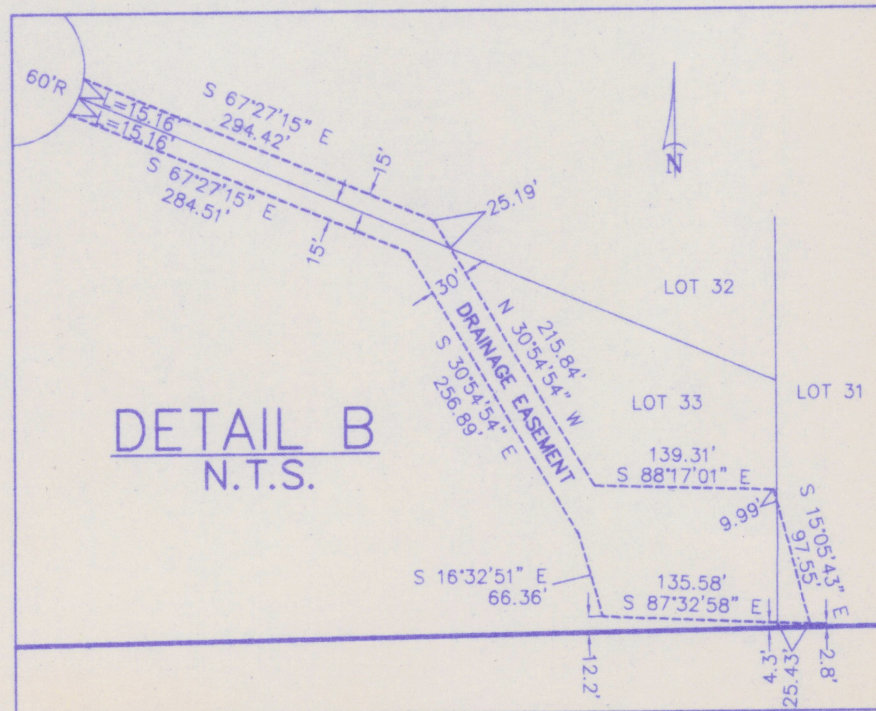
LINE DATA					
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L55	102.43'	S 42°15'56" E	L81	88.38'	N 10°50'57" W
L56	80.51'	N 66°26'06" E	L82	80.22'	N 37°55'59" E
L57	83.12'	N 04°59'57" E	L83	108.04'	N 67°52'19" E
L58	104.04'	N 69°59'48" W	L84	81.67'	N 41°04'24" E
L59	91.18'	S 34°54'03" W	L85	77.81'	N 72°55'40" E
L60	128.54'	N 41°27'58" W	L86	83.42'	S 80°30'05" E
L61	96.98'	N 83°30'47" W	L87	73.21'	S 58°10'41" E
L62	86.24'	S 68°26'53" E	L88	56.63'	N 83°10'11" E
L63	69.15'	S 64°50'05" W	L89	61.41'	S 86°07'54" E
L64	126.64'	S 62°26'48" W	L90	105.99'	S 76°57'15" E
L65	64.57'	S 24°51'04" E	L91	51.80'	S 33°45'31" E
L66	62.15'	S 64°13'36" W	L92	42.12'	S 63°45'20" E
L67	49.38'	S 47°11'03" W	L93	75.54'	S 69°51'47" W
L68	115.88'	S 51°27'24" W	L94	87.62'	S 23°39'45" E
L69	56.73'	N 46°33'33" W	L95	95.93'	S 15°29'01" E
L70	16.52'	N 74°31'27" E	L96	139.53'	S 04°42'05" W
L71	59.19'	S 42°59'31" W	L97	240.16'	S 34°39'36" W
L72	113.91'	S 75°33'30" W	L98	75.54'	S 75°41'49" E
L73	151.53'	N 44°26'15" W	L99	60.16'	N 87°24'04" E
L74	37.96'	N 46°12'56" W	L100	101.54'	N 63°57'56" E
L75	44.53'	S 47°44'57" W	L101	101.54'	N 63°57'56" E
L76	116.21'	N 27°08'07" E	L102	101.56'	N 71°19'56" E
L77	21.85'	N 42°30'30" W	L103	128.98'	N 89°26'48" E
L78	115.72'	N 42°30'30" W	L104	70.77'	S 75°41'49" E
L79	67.91'	N 21°35'19" W	L105	79.63'	S 69°49'15" E
L80			L106	62.70'	S 40°20'47" E
			L107	201.10'	S 34°71'11" E
			L108		

NOTE: Areas along Suwannee Valley Road not adjacent to this development, may become temporarily submerged during times of highwater and/or river flooding, making access an issue.



MINIMUM FLOOR ELEVATIONS

LOT	MIN. FLOOR ELEV.
26	107.0
27	107.0
28	107.0
29	97.0
30	97.0
31	97.0
33	97.0



DESCRIPTION:

COMMENCE at the Northeast corner of the West 1/2 of Section 29, Township 2 South, Range 16 East, Columbia County, Florida and run South 00°09'01" West along the East line of the West 1/2 of Section 29 a distance of 2560.86 feet to the POINT OF BEGINNING; thence continue South 00°09'01" West along said East line of the West 1/2 of Section 29 a distance of 1424.34 feet to the Southeast corner of the North 1/2 of the Southwest 1/4 of Section 29 a distance of 2659.97 feet to the Southwest corner of said North 1/2 of the Southwest 1/4 of Section 29; thence North 00°14'43" East along the West line of said North 1/2 of the Southwest 1/4 of Section 29 a distance of 1335.73 feet to the Southwest corner of the Northwest 1/4 of Section 29; thence North 00°17'45" East along the West line of said Northwest 1/4 of Section 29 a distance of 2671.21 feet to the Northwest corner of the Northwest 1/4 of Section 29; thence North 89°33'39" East along the North line of said Northwest 1/4 of Section 29 a distance of 452.04 feet; thence South 00°17'45" West a distance of 2676.97 feet; thence South 89°42'15" East a distance of 60.00 feet; thence North 89°26'13" East a distance of 741.87 feet; thence South 00°17'45" West a distance of 116.45 feet; thence South 89°34'14" East a distance of 1451.69 feet to the POINT OF BEGINNING. Containing 114.53 acres, more or less.

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.

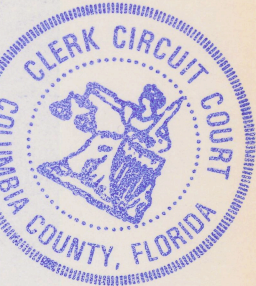
SIGNED: *Donald F. Lee*
Donald F. Lee, P.L.S.M.
Florida Registered Cert. No. 3628
DATE: 12/22/2005



- ABBREVIATION LEGEND
P.L.S. = PROFESSIONAL LAND SURVEYOR
LB = LICENSED BUSINESS
P.O.B. = POINT OF BEGINNING
R/W = RIGHT-OF-WAY
PRM = PERMANENT REFERENCE MONUMENT, 4x4 CONCRETE MONUMENT WITH BRASS CAP STAMPED LB 7042, PRM NO., AND DATE
PCP = PERMANENT CONTROL POINT
Δ = DELTA (CENTRAL ANGLE)
R = RADIUS OF CURVE
A = ARC LENGTH OF CURVE
O = 5/8" REBAR SET WITH PLASTIC CAP STAMPED LB 7042
□ = 4x4 CONCRETE MONUMENT WITH BRASS CAP STAMPED LB 7042 SET CURVE
L = LINE
P = POWER POLE
O.H. ELEC. = OVERHEAD ELECTRIC
IPF = IRON PIPE FOUND
CMS = CONCRETE MONUMENT SET
CMF = CONCRETE MONUMENT FOUND
N&D = NAIL AND DISK FOUND
ESA = ENVIRONMENTAL SENSITIVE AREA
CB = CHORD BEARING
CD = CHORD DISTANCE
IRC = IRON REBAR AND CAP

SHEET 1 OF 2 PLAT DATE: 12/16/2005

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140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
LB# 7042



FILE NUMBER 2006-000-348
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
1/6 2006 AT 10:51 O'CLOCK P.M.
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: *Maazel* Kees, D.C.

OFFICIAL RECORDS
BOOK PAGE
1090/1200