BAILEY BISHOP & LANE, INC.
484 SW COMMERCE DRIVE, SUITE 135
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (386) 752-5640 FAX (386) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685
BBL Job No. 031201MOS

WEST PACES

IN

SECTION 32, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS
BOOK ____ PAGE ____
1050/1588

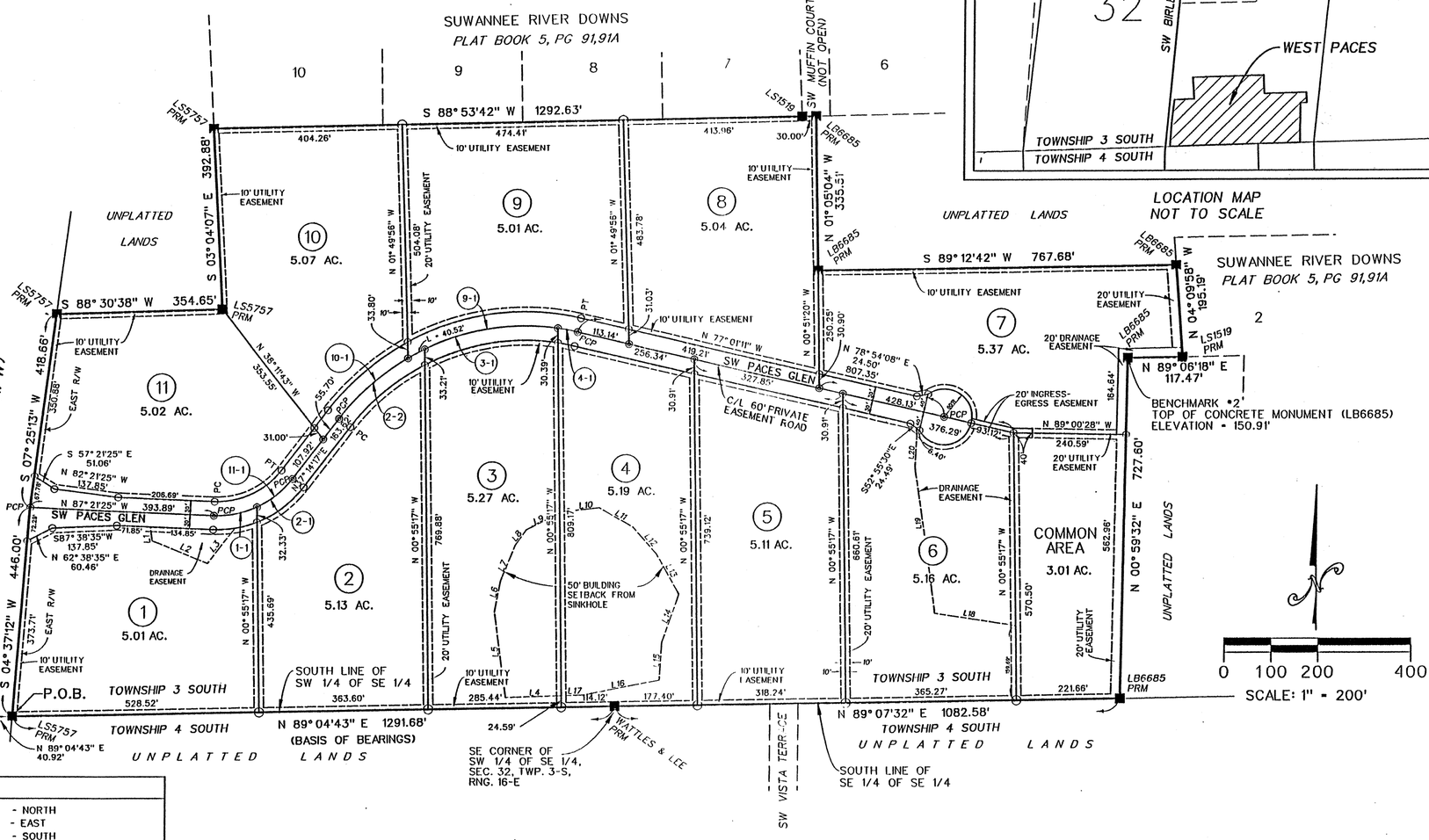
LINE TABLE

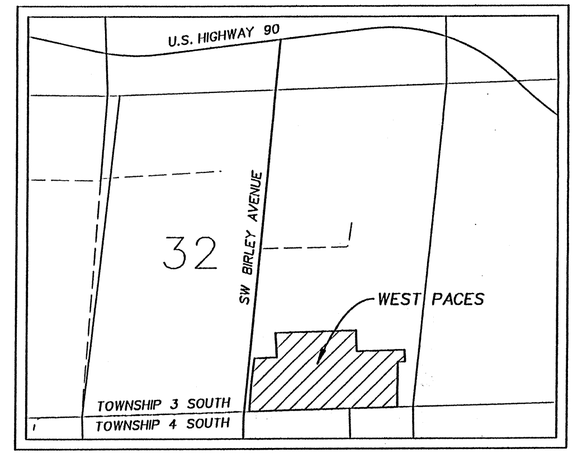
LINE NO.	BEARING	DISTANCE
L1	S 07°07'19" E	30.28'
L2	S 67°55'17" E	128.68'
L3	N 37°48'01" E	94.58'
L4	S 88°15'53' W	120.18'
L5	N 07°37'25" W	183.86'
L6	N 10°52'42" E	65.14'
L7	N 22°23'05" E	81.87'
L8	N 35°21'30" E	40.19'
L9	N 62°58'01" E	87.51'
L10	N 84°11'13" E	78.74'
L11	S 60°21'10" E	84.12'
L12	S 41°13'14" E	75.67'
L13	S 29°55'58" E	97.98'
L14	S 19°29'07" W	107.65'
L15	S 03°27'20" W	80.43'
L16	S 78°42'24' W	163.91'
L17	S 88°15'53" W	48.89'
L18	N 81°24'09" W	175.61'
L19	N 08°07'27" W	312.60'
L20	N 02°56'01" E	84.47'

DEVELOPER:
BIRLEY ROAD, LLC
1420 SOUTH FIRST STREET
LAKE CITY, FL. 32055
(386) 752-4621

SURVEYOR:
BRIAN SCOTT DANIEL
P. O. BOX 3717
LAKE CITY, FL. 32056
(386) 752-5640

ENGINEER:
GREGORY G. BAILEY
P. O. BOX 3717
LAKE CITY FL. 32056
(386) 752-5640





LOCATION MAP
NOT TO SCALE

LEGEND

○	DENOTES 5/8" IRON ROD & CAP SET (LB6685)	N	- NORTH
●	DENOTES IRON PIPE OR REBAR FOUND	E	- EAST
□	DENOTES 4"x 4" CONCRETE MONUMENT SET (LB6685)	S	- SOUTH
■	DENOTES 4"x 4" CONCRETE MONUMENT FOUND	W	- WEST
◎	DENOTES NAIL & DISK SET	C/L	- CENTERLINE
◉	DENOTES NAIL & DISK FOUND	(P)	- PLAT
±	- MORE OR LESS	(D)	- DEED
PC	- POINT OF CURVATURE	(C)	- CALCULATED
PT	- POINT OF TANGENCY	(M)	- MEASURED
PI	- POINT OF INTERSECTION	O/S	- OFFSET
PRC	- POINT OF REVERSE CURVATURE	NO ID	- NO IDENTIFICATION
PCC	- POINT OF COMPOUND CURVATURE	FND	- FOUND
R	- RADIUS	CM	- CONCRETE MONUMENT
T	- TANGENT	IP	- IRON PIPE
L	- ARC LENGTH	IPC	- IRON PIPE & CAP
Δ	- CENTRAL ANGLE	RB	- REBAR
CH	- CHORD BEARING & DISTANCE	RBC	- REBAR & CAP
PCP	- PERMANENT CONTROL POINT	IR	- IRON ROD
PRM	- PERMANENT REFERENCE MONUMENT	IRC	- IRON ROD & CAP
R/W	- RIGHT OF WAY	NL	- NAIL
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION	NL•D	- NAIL & DISK
— 145 —	CONTOUR	ORB	- OFFICIAL RECORDS BOOK
(1)	LOT NUMBER AC - ACRE(S)	PG	- PAGE(S)
	LB - LICENSED BUSINESS	POC	- POINT OF COMMENCEMENT
(1-1)	CURVE NUMBER LS - LICENSED SURVEYOR	POB	- POINT OF BEGINNING
		SEC	- SECTION
		TWP	- TOWNSHIP
		RNG	- RANGE

CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DIST.
1-1	200.00'	27°06'40"	94.64'	N 79°05'15" E	93.76'
2-1	200.00'	28°17'37"	98.76'	N 51°23'06" E	97.76'
2-2	500.00'	27°15'28"	237.87'	N 50°52'01" E	235.63'
3-1	500.00'	33°29'30"	292.27'	N 81°14'31" E	288.13'
4-1	500.00'	04°59'33"	43.57'	S 79°30'58" E	43.55'
9-1	500.00'	43°07'40"	376.36'	S 81°24'58" W	367.54'
10-1	500.00'	22°36'51"	197.35'	S 48°32'43" W	196.07'
11-1	200.00'	55°24'17"	193.40'	S 64°56'26" W	185.95'

SPECIAL NOTES

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.

NOTICE: WATER RUN OFF FROM EXISTING PUBLIC ROAD RIGHTS OF WAY MAY OCCUR DURING HEAVY RAINS.

BAILEY BISHOP & LANE, INC.
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WEST PACES

IN

SECTION 32, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 8 PAGE 27
SHEET 1 OF 2

OFFICIAL RECORDS
BOOK PAGE
1050/158

FILE NUMBER 2005015515
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
6/29, 2005 AT 5:16 O'CLOCK P M
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcia Lewis D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

DESCRIPTION:

A PART OF THE SE 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 32 AND RUN N 89°04'43" E, ALONG THE SOUTH LINE THEREOF, 40.92 FEET TO THE EAST RIGHT OF WAY OF SW BIRLEY AVENUE AND TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°04'43" E, STILL ALONG SAID SOUTH LINE, 1291.68 TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 32; THENCE N 89°07'32" E, STILL ALONG SAID SOUTH LINE, 1082.58 FEET; THENCE N 00°59'32'E, 727.60 FEET; THENCE N 89°06'18" E, 117.47 FEET; THENCE N 04°09'58" W, 195.19 FEET; THENCE S 89°12'42" W, 767.68 FEET; THENCE N 01°05'04" W, 335.51 FEET; THENCE S 88°53'42" W, 1292.63 FEET; THENCE S 03°04'07" E, 392.88 FEET; THENCE S 88°30'38" W, 354.65 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY OF SW BIRLEY AVENUE; THENCE S 07°25'13' W, ALONG SAID EASTERLY RIGHT OF WAY, 418.66 FEET; THENCE S 04°37'12" W, STILL ALONG SAID EASTERLY RIGHT OF WAY, 446.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.38 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4, SECTION 32, TOWNSHIP 3 SOUTH, RANGE 16 EAST, BEING N 89°04'43" E.
2. TOTAL ACRES IN SUBDIVISION IS 59.38 ACRES.
3. SUBDIVISION CONSISTS OF 11 LOTS, RANGING IN SIZE FROM 5.01 AC. TO 5.37 AC. AND ONE COMMON AREA.
4. BM DATUM IS NAVD 1988. CONTOURS DETERMINED FROM FIELD DATA.
5. PROPERTY IS ZONED A-3 (AGRICULTURAL).
6. CLOSURE EXCEEDS 1:10000.
7. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
8. PRELIMINARY PLAT WAS APPROVED ON APRIL 15, 2004.
9. BUILDING SETBACKS ARE AS FOLLOWS:

FRONT - 30 FEET
SIDE - 25 FEET
REAR - 25 FEET

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON June 27, 2005
AND
APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Marlin Feagle
COUNTY ATTORNEY

CLERK'S CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 29 DAY OF June 2005 IN PLAT BOOK 8, PAGES 27-28.

SIGNED: P. DeWitt Cason
CLERK OF CIRCUIT COURT

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT BIRLEY ROAD, LLC, AS OWNER, HAS CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "WEST PACES" AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ARE RESERVED BY THE OWNER FOR THE BENEFIT OF THE OWNER, ITS SUCCESSORS, GRANTEES AND ASSIGNS AND ARE NOT DEDICATED TO THE PUBLIC.

OWNER:
BIRLEY ROAD, LLC.

BY: _____
DAVID BREWER, MANAGING MEMBER OF
BIRLEY ROAD, LLC

Brian W. Bailey
WITNESS

Stacy D. Hellwritton
WITNESS

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF May 2005 BY DAVID BREWER, AS MANAGING MEMBER OF BIRLEY ROAD, LLC. FOR AND ON BEHALF OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Notary Public State of Florida
Gladys R Harper
My Commission DD425138
Expires 05/13/2009

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

THIS IS TO CERTIFY THAT ON 7 APRIL 2005 THE AFOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

Jennifer Tilton
CHAIRMAN

ATTEST: P. DeWitt Cason CLERK OF CIRCUIT COURT FILE FOR RECORD ON 6/29

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 HAS 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. DelBene
TIMOTHY A. DELBENE
DATE 6/28/05
REGISTRATION NUMBER #5594

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON 6/28/05, 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

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 14th DAY OF JAN. 2005. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 14th DAY OF JAN. 2005.

6-28-05
DATE

Scott A. Daniel
BRIAN SCOTT DANIEL
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6449

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

FOR 2006

WEST PACES S/D

HEADER – 32-3S-16-02431-200. A S/D LYING IN THE SE1/4 OF SEC. 32-3S-16 RECORDED IN PLAT BOOK 8 PAGES 27 & 28.

PARENT PARCEL 32-3S-16-02431-000 59.38 AC (DELETE ALL USED UP)

LOT 1	**32-3S-16-02431-201**	**5.01 AC**
LOT 2	**32-3S-16-02431-202**	**5.13 AC**
LOT 3	**32-3S-16-02431-203**	**5.27 AC**
LOT 4	**32-3S-16-02431-204**	**5.19 AC**
LOT 5	**32-3S-16-02431-205**	**5.11 AC**
LOT 6	**32-3S-16-02431-206**	**5.16 AC**
LOT 7	**32-3S-16-02431-207**	**5.37 AC**
LOT 8	**32-3S-16-02431-208**	**5.04 AC**
LOT 9	**32-3S-16-02431-209**	**5.01 AC**
LOT 10	**32-3S-16-02431-210**	**5.07 AC**
LOT 11	**32-3S-16-02431-211**	**5.02 AC**

COMMON AREA 32-3S-16-02431-212 3.01 AC