BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640 FAX (904) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

WESTER WOODS, PHASE 1

IN

SECTION 30, T4-S, R17-E
COLUMBIA COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Paul S. Bryan & Chris A. Bullard, as owners, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as Wester Woods, Phase 1, and that all rights-of-way and utility easements are hereby dedicated to the perpetual use of the public for uses as shown hereon. The recreational easements are not included as part of this dedication.

Paul S. Bryan

Chris A. Bullard

Witness

Witness

Witness

Witness

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 3rd day of April 2000. by Paul S. Bryan. He is (personally) (known) to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Deborah Saunders
Notary Public

My Commission Expires:

Deborah Saunders
MY COMMISSION # CC824638 EXPIRES
April 9, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 3rd day of April 2000. by Chris A. Bullard. He is (personally) known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Sheila Newcomb
Notary Public

My Commission Expires: 11/16/03

Sheila Newcomb
My Commission CC888670
Expires November 16, 2003

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

Examined on MAY 3, 2000

AND

Approved as to legal form and sufficiency by

Attorney

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

THIS IS TO CERTIFY that on 4/6/00 the foregoing plat was approved by the Board of County Commissioners for Columbia County, Florida.

Chairman

Attest: _____

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: Doyle Crowder DATE: 4/18/00
Director of Public Works

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 5 day of May, 2000. in Plat Book 7. Pages 36 and 37.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

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 Timothy A. DeLibene
TIMOTHY A. DELIBENE
Date 4/3/2000

Registration Number LS 5594

CERTIFICATE OF SUBDIVIDER'S ENGINEER

This is TO CERTIFY that on 4/3/00, Gregory G. Bailey, Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, 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

SURVEYOR'S CERTIFICATE

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 Surveyors and Mappers, does hereby certify that on Jan. 20, 2000 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands therein described and platted and subdivided; that the survey was made under my responsible direction and supervision, permanent reference monuments and permanent control points have been placed as shown and that the survey data shown hereon complies with all of the requirements of the Columbia County Subdivision Ordinance and Chapter 177, Florida Statutes, as amended; and that said lands are located in Section 30, Township 4 South, Range 17 East, Columbia County, Florida.

Date: 4/3/00

Signed: John M. Lane
John M. Lane Registration No. LS 4303
Bailey, Bishop & Lane, Inc. LB 6685
Rt. 10, Box 35408, Lake City, FL 32025

OFFICIAL RECORDS
BOOK 90 PAGE 1971

BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640 FAX (904) 755-7771
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WESTER WOODS, PHASE 1

IN

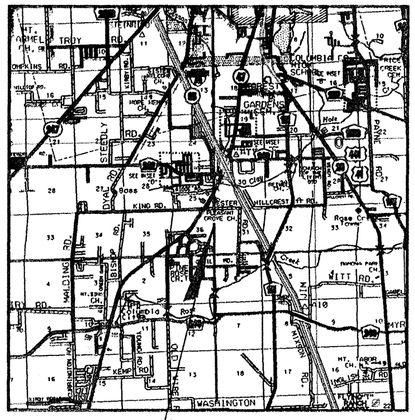
SECTION 30, T4-S, R17-E

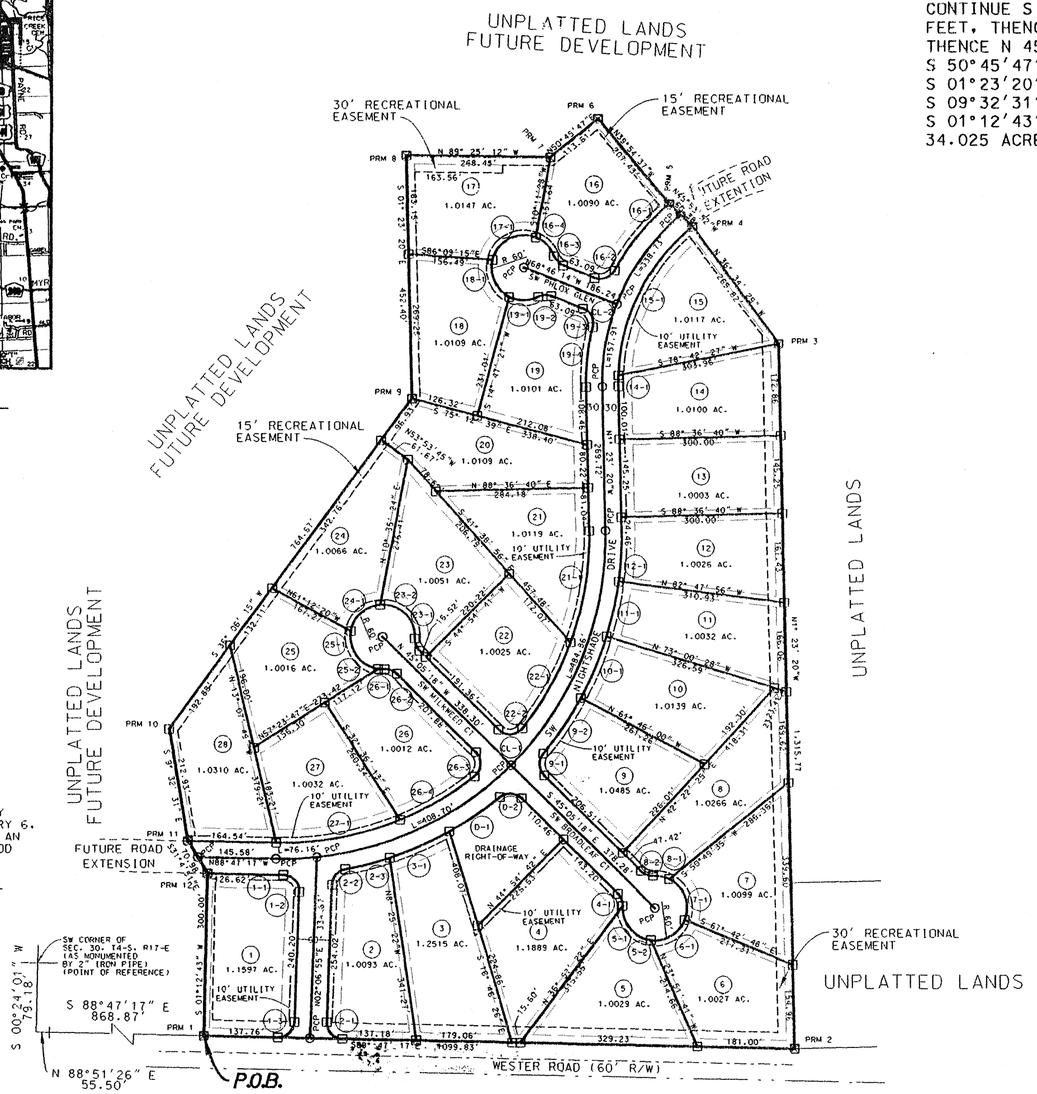
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 36
SHEET 1 OF 2

FILE NUMBER 00-02560
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
5-3, 2000 AT 3:20 O'CLOCK P.M.
RECORD VERIFIED
Robert M. Green
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: D.C.

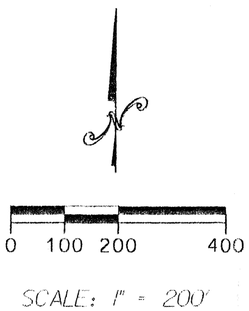
OFFICIAL RECORDS BOOK 827 PAGE 457





NOTES:

1. BEARINGS PROJECTED FROM NORTH RIGHT-OF-WAY LINE OF WESTER ROAD.
2. TOTAL ACRES IN SUBDIVISION IS 34.025 ACRES.
3. ERROR OF CLOSURE IS BALANCED TO ZERO.
4. SUBDIVISION CONSISTS OF 28 LOTS RANGING IN SIZE FROM 1.0003 TO 1.2515 ACRES.
5. PROPERTY IS ZONED "RSF".
6. PRELIMINARY PLAT APPROVED ON OCTOBER 7. 1999.
7. BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT- 25 FEET
   REAR - 15 FEET
   SIDE - 10 FEET
8. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0200 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.
9. RECREATIONAL EASEMENT HAS BEEN MONUMENTED AT ALL LOT LINES AND POINTS OF TANGENT INTERSECTION.
10. 10' UTILITY EASEMENT ALONG ALL ROADS.



ABBREVIATIONS:

FND = FOUND	POB = POINT OF BEGINNING
℄ = CENTERLINE	POC = POINT OF COMMENCEMENT
P = PLAT	NO ID = NO IDENTIFICATION
D = DEED	R/W = RIGHT-OF-WAY
C = CALCULATED	PCP = PERMANENT CONTROL POINT
M = MEASURED	PRM = PERMANENT REFERENCE MONUMENT
O/S = OFFSET	CM = CONCRETE MONUMENT
IP = IRON PIPE	IR = IRON ROD
RB = REBAR	RB&C = REBAR & CAP
NL = NAIL	NL&D = NAIL & DISC

LEGEND

- ☒ PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONC. MON. (LB 6685)
- □ 4"X4" CONC. MON. SET AT EACH LOT CORNER (LB 6685)
- ■ CONC. MON. FOUND AS NOTED
- ○ PERMANENT CONTROL POINT (PCP) NAIL & DISC (LB 6685)

DESCRIPTION

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AS MONUMENTED BY A 2-INCH IRON PIPE, AND RUN THENCE S 00°24'01" W ALONG THE WEST LINE OF SAID SECTION 30, 79.18 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WESTER ROAD; THENCE N 88°51'26" E ALONG SAID NORTH RIGHT-OF-WAY LINE, 55.50 FEET; THENCE S 88°47'17" E STILL ALONG SAID NORTH RIGHT-OF-WAY LINE, 868.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 88°47'17" E STILL ALONG SAID NORTH RIGHT-OF-WAY LINE, 1099.83 FEET, THENCE N 01°23'20" W, 1315.77 FEET; THENCE N 36°34'29" W, 269.82 FEET; THENCE N 45°53'52" W, 60.38 FEET; THENCE N 39°54'37" W, 207.43 FEET; THENCE S 50°45'47" W, 113.61 FEET; THENCE N 89°25'12" W, 268.45 FEET; THENCE S 01°23'20" E, 452.40 FEET; THENCE S 36°06'15" W, 764.68 FEET; THENCE S 09°32'31" E, 212.93 FEET, THENCE S 31°04'51" E, 70.98 FEET; THENCE S 01°12'43" W, 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 34.025 ACRES, MORE OR LESS.

CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
1-1	630.00'	1° 17' 46" LT	14.25'	14.25'	S 89° 26' 10" E
1-2	30.00'	92° 11' 58" RT	48.28'	43.23'	S 43° 59' 04" E
1-3	30.00'	89° 05' 48" RT	46.65'	42.09'	S 46° 39' 49" W
2-1	30.00'	90° 51' 51" RT	47.58'	42.75'	N 43° 19' 00" W
2-2	30.00'	77° 16' 46" RT	40.46'	37.47'	N 40° 45' 18" E
2-3	630.00'	7° 46' 12" LT	85.44'	85.37'	N 75° 30' 35" E
3-1	630.00'	11° 05' 01" LT	121.87'	121.68'	N 66° 04' 59" E
4-1	30.00'	48° 11' 23" RT	25.23'	24.49'	S 20° 59' 37" E
5-1	60.00'	86° 06' 46" LT	90.18'	81.93'	S 39° 57' 19" E
6-1	60.00'	75° 05' 27" LT	78.64'	73.13'	N 59° 26' 34" E
7-1	60.00'	85° 40' 11" LT	89.71'	81.59'	N 20° 56' 15" W
8-1	60.00'	29° 30' 21" LT	30.90'	30.56'	N 78° 31' 31" W
8-2	30.00'	48° 11' 23" RT	25.23'	24.49'	N 69° 11' 00" W
9-1	30.00'	84° 47' 03" RT	44.39'	40.45'	N 2° 41' 47" W
9-2	630.00'	11° 27' 44" LT	126.03'	125.82'	N 33° 57' 52" E
10-1	630.00'	11° 14' 27" LT	123.60'	123.40'	N 22° 36' 46" E
11-1	630.00'	9° 34' 04" LT	105.20'	105.08'	N 12° 12' 30" E
12-1	630.00'	8° 48' 48" LT	96.91'	96.81'	N 3° 01' 04" E
14-1	370.00'	3° 11' 10" RT	20.58'	20.57'	N 0° 12' 15" E
15-1	370.00'	49° 16' 05" RT	318.16'	308.45'	N 26° 25' 53" E
16-1	30.00'	48° 11' 23" RT	25.23'	24.49'	N 44° 40' 32" W
16-2	60.00'	47° 13' 29" LT	49.45'	48.07'	N 44° 11' 35" W
16-3	430.00'	21° 21' 56" LT	160.35'	159.42'	S 39° 24' 25" W
16-4	30.00'	82° 30' 19" RT	43.20'	39.56'	S 69° 58' 37" W
17-1	60.00'	98° 46' 50" LT	103.44'	91.10'	S 62° 48' 16" W
18-1	60.00'	76° 48' 08" LT	80.43'	74.54'	S 24° 59' 13" E
19-1	60.00'	53° 34' 19" LT	56.10'	54.08'	N 89° 49' 33" E
19-2	30.00'	48° 11' 23" RT	25.23'	24.49'	N 87° 08' 05" E
19-3	30.00'	82° 30' 19" RT	43.20'	39.56'	S 27° 31' 04" E
19-4	430.00'	15° 07' 25" LT	113.50'	113.17'	S 6° 10' 23" W
21-1	570.00'	21° 24' 37" RT	213.00'	211.76'	S 9° 18' 59" W
22-1	570.00'	18° 30' 39" RT	184.15'	183.35'	S 29° 16' 37" W
22-2	30.00'	96° 22' 46" RT	50.46'	44.72'	S 86° 43' 19" W
23-1	60.00'	97° 35' 11" LT	102.19'	90.28'	N 45° 41' 31" W
23-2	30.00'	48° 11' 23" RT	25.23'	24.49'	N 20° 59' 37" W
24-1	60.00'	75° 34' 23" LT	79.14'	73.53'	S 47° 43' 42" W
25-1	60.00'	91° 37' 44" LT	95.95'	86.05'	S 35° 52' 21" E
26-1	60.00'	11° 35' 29" LT	12.14'	12.12'	S 87° 28' 37" E
26-2	30.00'	48° 11' 23" RT	25.23'	24.49'	S 69° 11' 00" E
26-3	30.00'	96° 22' 46" RT	50.46'	44.72'	S 3° 06' 04" W
26-4	570.00'	16° 11' 36" RT	161.10'	160.56'	S 59° 23' 15" W
27-1	570.00'	23° 43' 39" RT	236.05'	234.37'	S 79° 20' 53" W
CL1-1	600.00'	92° 36' 03" LT	969.71'	867.57'	N 44° 54' 42" E
CL2-1	600.00'	92° 36' 03" LT	969.71'	867.57'	N 44° 54' 42" E
D-1	630.00'	10° 24' 49" LT	114.51'	114.35'	N 55° 20' 04" E
D-2	30.00'	84° 47' 03" RT	44.39'	40.45'	S 87° 28' 50" E

SPECIAL NOTE:
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.

SPECIAL NOTE:
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 SOLEY RESPONSIBLE FOR THE DAMAGES.

SUBDIVIDER
LELAND BRYAN
1079 SANDY POINT ROAD,
BABSON PARK, FL 33827

SURVEYOR
JOHN M. LANE
3107 SW BARNETT ~~WAY~~
LAKE CITY, FL. 32056
(904) 752-5640
REG. NO. 4303

ENGINEER
GREGORY G. BAILEY
3107 SW BARNETT WAY
LAKE CITY, FL. 32056
(904)752-5640
REG. NO. 43858