BAILEY BISHOP & LANE, INC.
411 WEST BAYA AVENUE
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
FAX (904) 755-7771

WINDSOR COURT, PHASE ONE
IN
SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

CURVE DATA					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
8-1	200.00'	18° 22' 27" RT	64.14'	63.86'	S 80° 32' 37" E
8-2	30.00'	8° 13' 44" RT	4.31'	4.30'	S 67° 14' 32" E
9-1	30.00'	41° 27' 03" RT	21.70'	21.23'	S 42° 24' 08" E
9-2	50.00'	142° 25' 45" LT	124.29'	94.67'	N 87° 06' 31" E
10-1	50.00'	73° 01' 57" LT	63.73'	59.50'	N 20° 37' 20" W
11-1	30.00'	46° 28' 11" LT	40.55'	39.45'	N 80° 22' 24" W
11-2	30.00'	35° 52' 13" RT	18.78'	18.48'	N 85° 40' 23" W
11-3	260.00'	3° 17' 08" LT	14.91'	14.91'	N 69° 22' 50" W
12-1	260.00'	18° 42' 27" LT	84.89'	84.51'	N 80° 22' 38" W
13-1	30.00'	88° 46' 53" RT	46.49'	41.97'	N 45° 20' 24" W
13-2	200.00'	29° 45' 59" RT	103.90'	102.74'	N 13° 56' 02" E
14-1	200.00'	40° 54' 55" RT	142.82'	139.81'	N 49° 16' 29" E
14-2	260.00'	6° 53' 04" LT	31.24'	31.22'	N 66° 17' 25" E
15-1	260.00'	20° 25' 56" LT	92.72'	92.23'	N 52° 37' 55" E
16-1	260.00'	17° 59' 42" LT	81.66'	81.32'	N 33° 25' 06" E
18-1	30.00'	91° 13' 07" RT	47.76'	42.88'	S 44° 39' 36" W
14-1	30.00'	88° 50' 13" RT	46.51'	41.99'	N 45° 22' 04" W
26-1	260.00'	11° 55' 37" LT	54.12'	54.03'	S 5° 00' 51" W
26-2	30.00'	91° 13' 06" RT	47.76'	42.88'	S 44° 39' 36" W
27-1	270.00'	13° 18' 47" RT	62.74'	62.59'	S 54° 23' 39" E
27-2	30.00'	78° 03' 34" RT	40.87'	37.78'	S 8° 42' 29" E
27-3	260.00'	19° 20' 38" LT	87.78'	87.36'	S 20° 38' 59" W
28-1	50.00'	26° 37' 45" LT	23.24'	23.03'	N 71° 18' 47" E
28-2	30.00'	47° 23' 02" RT	24.81'	24.11'	N 81° 41' 25" E
28-3	270.00'	13° 34' 01" RT	63.93'	63.78'	S 67° 50' 03" E
29-1	50.00'	105° 39' 22" LT	92.20'	79.68'	S 42° 32' 40" E
30-1	50.00'	69° 19' 35" LT	60.50'	56.88'	S 44° 56' 48" W
31-1	330.00'	28° 57' 42" LT	166.81'	165.04'	N 62° 13' 07" W
31-2	30.00'	37° 00' 08" RT	19.37'	19.04'	N 58° 11' 54" W
31-3	50.00'	60° 41' 35" LT	52.96'	50.52'	N 70° 02' 37" W
32-1	200.00'	1° 42' 34" RT	5.97'	5.97'	S 68° 52' 40" W
32-2	260.00'	15° 31' 47" LT	70.47'	70.26'	S 61° 58' 03" W
32-3	30.00'	78° 03' 34" RT	40.87'	37.78'	N 86° 46' 03" W
33-1	200.00'	39° 33' 27" RT	138.08'	135.36'	S 48° 14' 39" W
CL1	230.00'	33° 45' 10" RT	135.49'	133.54'	S 72° 51' 16" E
CL3-1	230.00'	70° 40' 54" RT	283.73'	266.08'	N 34° 23' 30" E
CL3-2	230.00'	43° 33' 45" LT	174.87'	170.69'	N 47° 57' 04" E
CL4	300.00'	38° 11' 50" RT	200.00'	196.32'	S 66° 50' 11" E

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that KGMJ DEVELOPMENT CORP, as owner, and Columbia County Bank, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as WINDSOR COURT SUBDIVISION, PHASE ONE, and that all Rights-of-way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER: KGMJ DEVELOPMENT CORP.

Gary A. Hamilton, President — Witness — Witness

MORTGAGEE: COLUMBIA COUNTY BANK

Clarence B. Cannon III, Vice President — Witness — Witness

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 19 day of November 1998, by Gary A. Hamilton, President of KGMJ DEVELOPMENT CORP, as owner. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: _____ Notary Public

My Commission Expires: 5/4/2001

RANA L. DAVICH MY COMMISSION # CC 641499 EXPIRES: May 4, 2001 Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 19 day of November 1998, by Clarence B. Cannon, III, Vice President of Columbia County Bank, as Mortgagee. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: _____ Notary Public

My Commission Expires: 5/4/2001

RANA L. DAVICH MY COMMISSION # CC 641499 EXPIRES: May 4, 2001 Bonded Thru Notary Public Underwriters

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: _____ DATE: 1/6/99
Director of Public Works

CERTIFICATE OF THE SUBDIVIDER'S ENGINEER

This is TO CERTIFY that on 11/18/98 I, R. P. Bishop, Jr., Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 35546, 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.

R.P.B. Jr.
Registered Florida Engineer

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

Examined on 1/14/99

AND

Approved as to Legal Form and Sufficiency by

_____
Attorney

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

THIS TO CERTIFY, that on 1/14/99 the foregoing plat was approved by the Board of County Commissioners for Columbia County, Florida.

_____
Chairman

Attest: _____

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Commission is accepted for files and recorded this 21 day of January, 1999, in Plat Book 7, Pages 1 and 2.

Signed _____
Clerk of Circuit Court

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, 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 that on 11/20/98 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes, as amended; and that said is located in Section 27, Township 3 South, Range 16 East, Columbia County, Florida.

Name _____
John M. Lane

Registration No. LS 4303
Bailey, Bishop & Lane, Inc. LB 6685

Date 11/20/98

BAILEY BISHOP & LANE, INC.
411 WEST BAYA AVENUE
P. O. BOX 3717
LAKE CITY, FL 32056-3717
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WINDSOR COURT, PHASE ONE
IN
SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 1
SHEET 1 OF 2

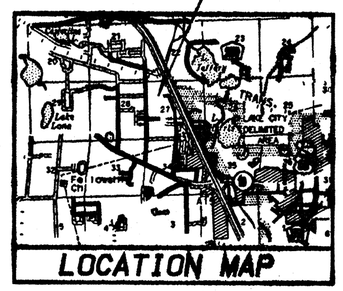
FILE NUMBER 99-0105
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
1-27, 1999 AT 3:38 O'CLOCK P M
RECORD VERIFIED
Dewitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: MCS D.C.

OFFICIAL RECORDS BOOK 823 PAGE 646

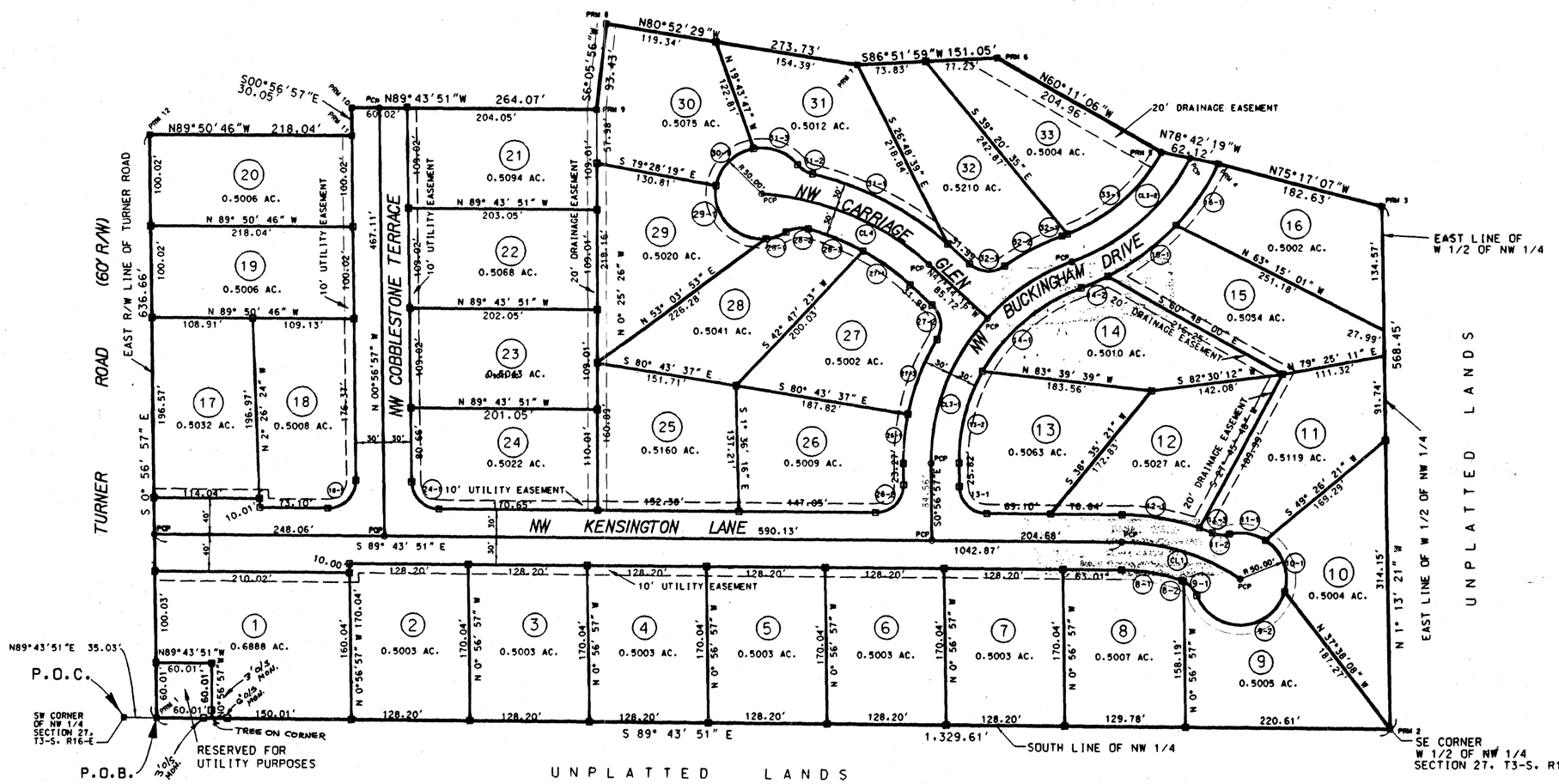
DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4, SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 89°43'51" E ALONG THE SOUTH LINE OF SAID NW 1/4, 35.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF TURNER ROAD AND THE POINT OF BEGINNING, THENCE CONTINUE S 89°43'51" E ALONG SAID SOUTH LINE, 1329.61 FEET TO THE SOUTHEAST CORNER OF THE W 1/2 OF SAID NW 1/4, THENCE N 01°13'21" W ALONG THE EAST LINE OF SAID W 1/2 OF NW 1/4, 568.45 FEET, THENCE N 75°17'07" W, 182.63 FEET, THENCE N 78°42'19" W, 62.12 FEET, THENCE N 60°11'06" W, 204.96 FEET, THENCE S 86°51'59" W, 151.05 FEET, THENCE N 80°52'29" W, 273.73 FEET, THENCE S 06°05'56" W, 93.43 FEET, THENCE N 89°43'51" W, 264.07 FEET, THENCE S 00°56'57" E, 30.05 FEET, THENCE N 89°50'46" W, 218.04 FEET TO SAID EAST RIGHT-OF-WAY LINE OF TURNER ROAD, THENCE S 00°56'57" E ALONG SAID EAST RIGHT-OF-WAY LINE, 636.66 FEET TO THE POINT OF BEGINNING.

PROJECT LOCATION



FUTURE WINDSOR COURT PHASE TWO



LEGEND

- PCP ○ PERMANENT CONTROL POINT (PCP) SET P-K NAIL IN PAVEMENT
- □ 4"X4" CONC. MON. SET (LB 6685)
- ■ 4"X4" CONC. MON. FOUND AS NOTED
- PRM □ PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONC. MON. (PLS 4303)

0 50 100 200

DEVELOPER

KCMJ DEVELOPMENT CORP.
Gary Hamilton, Pres.
P.O. Box 1343
Lake City, Fla. 32056

NOTES:

1. BEARINGS PROJECTED FROM WEST LINE OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 EAST.
2. TOTAL ACRES IN SUBDIVISION IS 20.50 ACRES.
3. SUBDIVISION CONSISTS OF 33 LOTS RANGING IN SIZE FROM 0.50 TO 0.69 ACRES.
4. PROPERTY IS ZONED RSF/RMH-1.
5. 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.
6. DATE OF PRELIMINARY PLAT APPROVAL WAS DECEMBER 18, 1997.
7. ERROR OF CLOSURE HAS BEEN BALANCED TO ZERO.
8. BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
   FRONT - 25 FEET
   SIDE - 10 FEET
   REAR - 15 FEET

SPECIAL NOTES:

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PERMIT NO. ERP98-0036, SUWANNEE RIVER WATER MANAGEMENT DISTRICT ISSUED FOR SURFACEWATER MANAGEMENT SYSTEM.

WINDSOR COURT, PHASE 1

PARENT PARCEL - 27-3s-16-02315-000 (40.18 Ac.)

Owner's name - KGMJ Development, Inc.
President, Gary Hamilton

HEADER PARCEL - 27-3s-16-02315-100
A S/D of a part of W1/2 of NW1/4, containing approx. 20 acres mol & recorded in Plat Bk. 7, Pg. 1.

ACREAGE	LOT #	PARCEL #
0.68	1	02315-101
0.50	2	02315-102
0.50	3	02315-103
0.50	4	02315-104
0.50	5	02315-105
0.50	6	02315-106
0.50	7	02315-107
0.50	8	02315-108
0.50	9	02315-109
0.50	10	02315-110
0.51	11	02315-111
0.50	12	02315-112
0.50	13	02315-113
0.50	14	02315-114
0.50	15	02315-115
0.50	16	02315-116
0.50	17	02315-117
0.50	18	02315-118
0.50	19	02315-119
0.50	20	02315-120
0.50	21	02315-121
0.50	22	02315-122
0.50	23	02315-123
0.50	24	02315-124
0.51	25	02315-125
0.50	26	02315-126
0.50	27	02315-127
0.50	28	02315-128
0.50	29	02315-129
0.50	30	02315-130
0.50	31	02315-131

0.52	**32**	**02315-132**
0.50	**33**	**02315-133**

TAX DIST.	**002**
NBHD CODE	
ZONING	**RSFMH-2**
ROAD	**07**
TOPOLOGY	**02**
UTILITIES	**03**
ORB	**854-753**
MAP #	**44-A**
VALUE	