

Southern Meadows Phases 1-2-3

For 2014

Parent Parcel – 34-5s-16-03752-002 – 160.00 ac. (all used up)

35-5s-16-03754-002 – 40.00 ac. (all used up)

Header Parcel – 34-5s-16-03752-400 – A subdivision lying in the N1/2 of the S1/2 of Sec 34-5s-16 and also lying in the NW1/4 of the SW1/4 of Sec 35-5s-16 containing 200.00 ac. Recorded in Plat Book 9 pages 106 thru 111 on 11/12/2013.

Lot 1	34-5s-16-03752-401	5.29 AC.
Lot 2	34-5s-16-03752-402	4.77 ac.
Lot 3	34-5s-16-03752-403	4.77 ac.
Lot 4	34-5s-16-03752-404	4.77 ac. PHS 1
Lot 5	34-5s-16-03752-405	4.77 ac.
Lot 6	34-5s-16-03752-406	4.77 ac.
Lot 7	34-5s-16-03752-407	4.77 ac.
Lot 8	34-5s-16-03752-408	4.72 ac. _____
Lot 9	34-5s-16-03752-409	4.78 ac.
Lot 10	34-5s-16-03752-410	4.78 ac.
Lot 11	34-5s-16-03752-411	4.78 ac.
Lot 12	34-5s-16-03752-412	4.78 ac. PHS 2
Lot 13	34-5s-16-03752-413	4.77 ac.
Lot 14	34-5s-16-03752-414	4.77 ac.
Lot 15	34-5s-16-03752-415	4.77 ac.
Lot 16	34-5s-16-03752-416	4.52 ac. _____

Lot 17	35-5s-16-03752-417	4.77 ac.	
Lot 18	35-5s-16-03752-418	4.78 ac.	
Lot 19	35-5s-16-03752-419	4.76 ac.	
Lot 20	35-5s-16-03752-420	4.73 ac.	PHS 3
Lot 21	35-5s-16-03752-421	4.72 ac.	
Lot 22	35-5s-16-03752-422	4.76 ac.	
Lot 23	35-5s-16-03752-423	4.77 ac.	
Lot 24	35-5s-16-03752-424	4.77 ac.	_____
Lot 25	34-5s-16-03752-425	4.54 ac.	
Lot 26	34-5s-16-03752-426	4.77 ac.	
Lot 27	34-5s-16-03752-427	4.77 ac.	
Lot 28	34-5s-16-03752-428	4.77 ac.	PHS 2
Lot 29	34-5s-16-03752-429	4.77 ac.	
Lot 30	34-5s-16-03752-430	4.77 ac.	
Lot 31	34-5s-16-03752-431	4.77 ac.	
Lot 32	34-5s-16-03752-432	4.78 ac.	_____
Lot 33	34-5s-16-03752-433	4.72 ac.	
Lot 34	34-5s-16-03752-434	4.77 ac.	
Lot 35	34-5s-16-03752-435	4.77 ac.	
Lot 36	34-5s-16-03752-436	4.77 ac.	PHS 1
Lot 37	34-5s-16-03752-437	4.77 ac.	
Lot 38	34-5s-16-03752-438	4.77 ac.	
Lot 39	34-5s-16-03752-439	9.00 ac.	_____

SOUTHERN MEADOWS PHASE 1

IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9 PAGE 106

SHEET 1 OF 2

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.89°20'08" W. FOR THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 34.
3. IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009, FIRM PANEL NO. 12023C 0390C; HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE LAND USE FOR THIS PARCEL IS: AGRICULTURE
10. THE ZONING FOR THIS PARCEL IS: A-3
11. THE WATER SOURCE WILL BE INDIVIDUAL WELLS.
12. THE WASTE WATER TREATMENT WILL BE INDIVIDUAL SEPTIC SYSTEMS.

FLOOD NOTICE:

SOME LOTS MAY BE AFFECTED BY
THE 100 YEAR FLOOD ELEVATION

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.

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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT BULLARD-DENUNE INVESTMENT COMPANY, AS OWNER, AND TD BANK NA, SUCCESSORS IN INTEREST TO MERCANTILE BANK A DIVISION OF CAROLINA FIRST BANK, AS MORTGAGEE, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SOUTHERN MEADOWS PHASE 1", AND THAT ALL ROADS, STREETS, ALL EASEMENTS FOR UTILITIES, DRAINAGE EASEMENTS, INGRESS AND EGRESS EASEMENTS AND RETENTION AREAS AS SHOWN AND/OR DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT SHALL BE MAINTAINED BY A SEPARATE HOME OWNERS ASSOCIATION.

ATTESTS
[Signature]
WITNESS AS TO OWNER
[Signature]
WITNESS AS TO MORTGAGEE
[Signature]

Holly Hanover *Chris Bullard*
WITNESS AS TO OWNER AS VICE PRESIDENT
[Signature] *Bill Cobb*
WITNESS AS TO MORTGAGEE AS VICE-PRESIDENT
[Signature]

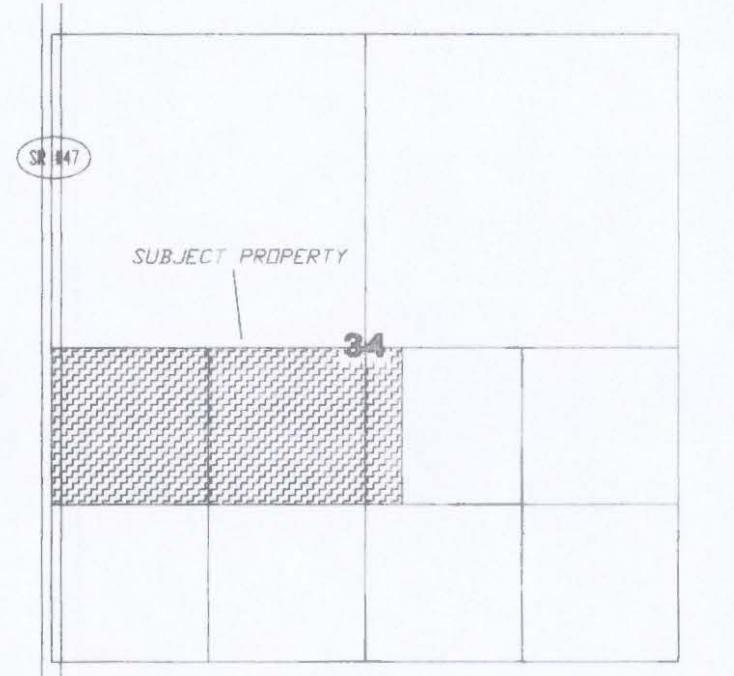
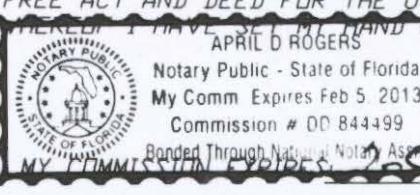
ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 28 DAY OF August, 2012 A.D., BEFORE ME PERSONALLY APPEARED CHRIS BULLARD, AS VICE PRESIDENT OF BULLARD-DENUNE INVESTMENT COMPANY, 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/HER 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.



ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 28 DAY OF August, 2012 A.D., BEFORE ME PERSONALLY APPEARED BILL COBB, AS VICE-PRESIDENT OF TD BANK NA, SUCCESSORS IN INTEREST TO MERCANTILE BANK A DIVISION OF CAROLINA FIRST 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/HER 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.



LOCATION SKETCH

NOT TO SCALE

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

[Signature]
DIRECTOR OF PUBLIC WORKS

08-28-12
DATE

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF JULY 5, 2012, A.D.

[Signature]
J. H. [Signature]
CHAIRMAN

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: November 6, 2012

[Signature]
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 10-26 DAY OF November, 2012, A.D., IN PLAT BOOK 9, PAGE 106.

[Signature]
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF ENGINEER:

THIS IS TO CERTIFY, THAT ON 11-7-2013 *[Signature]* A REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 03392, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND AS APPLICABLE, ANY SUBMITTED "AS BUILT" BLUE PRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

CREWS ENGINEERING SERVICES, LLC NAME: *Brett A. Crews*
P.O. Box 970 LAKE CITY, FL

DEVELOPER: BULLARD-DENUNE INVESTMENT COMPANY

P.O. BOX 1733

LAKE CITY, FLORIDA 32056

386-755-4050

PROJECT ENGINEER:
DOD WILLIAMS, P.E.
GTC DESIGN GROUP LLC
130 WEST HOWARD STREET
LIVE OAK, FL
176 NW LAKE JEFFREY ROAD,
LAKE CITY FL
PHONE: 386-362-3548

SPECIAL DEVELOPER NOTE:

ANY STANDING HIGH WATER MARKS AS A RESULT OF TROPICAL STORM DEBBIE IN 2012 DID NOT EXCEED THE AREAS AS DESIGNED FOR STORM WATER RETENTION WITHIN THE DEVELOPMENT.

[Signature]
DEVELOPER

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. Delbene* DATE: 8/28/12 REGISTRATION # 5584
PRINT: *Timothy A. Delbene* (DONALD F. LEE + ASSOC)

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.

[Signature]
E. SCOTT BRITT, PSM #5757

8-17-12
DATE:



FILE NUMBER 2013-140-17564
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
November 12, 2012, at 10:42:00 O'CLOCK A.M.
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
By: *[Signature]* D.C.

OFFICIAL RECORDS

BOOK 9 PAGE 106

SOUTHERN MEADOWS PHASE 2

IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9 PAGE 108
SHEET 1 OF 2

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.89°24'01"E. FOR THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 34.
3. IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NO. 12023C 0390C, HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
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10. THE ZONING FOR THIS PARCEL IS: A-3
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12. THE WASTE WATER TREATMENT WILL BE INDIVIDUAL SEPTIC SYSTEMS.

FLOOD NOTICE:

SOME LOTS MAY BE AFFECTED BY
THE 100 YEAR FLOOD ELEVATION

NOTICE:

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DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT BULLARD-DENUNE INVESTMENT COMPANY, AS OWNER, AND TD BANK N.A. SUCCESSORS IN INTEREST TO MERCANTILE BANK A DIVISION OF CAROLINA FIRST BANK, AS MORTGAGEE, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SOUTHERN MEADOWS PHASE 2", AND THAT ALL ROADS, STREETS, ALL EASEMENTS FOR UTILITIES, DRAINAGE, EASEMENTS, INGRESS AND EGRESS, EASEMENTS AND RETENTION AREAS AS SHOWN AND/OR DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT SHALL BE MAINTAINED BY A SEPARATE HOME OWNERS ASSOCIATION.

April D. Rogers
WITNESS AS TO OWNER

John T. Hall
WITNESS AS TO OWNER

Chris Bullard
WITNESS AS TO VICE PRESIDENT
Chris Bullard
AS VICE PRESIDENT

Holly C. Hanover
28 AUGUST 2012

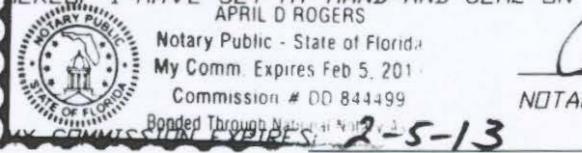
I HEREBY CERTIFY THAT ON THIS 28 DAY OF AUGUST, 2012 A.D., BEFORE ME PERSONALLY APPEARED CHRIS BULLARD, AS VICE PRESIDENT OF BULLARD-DENUNE INVESTMENT COMPANY, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER 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.



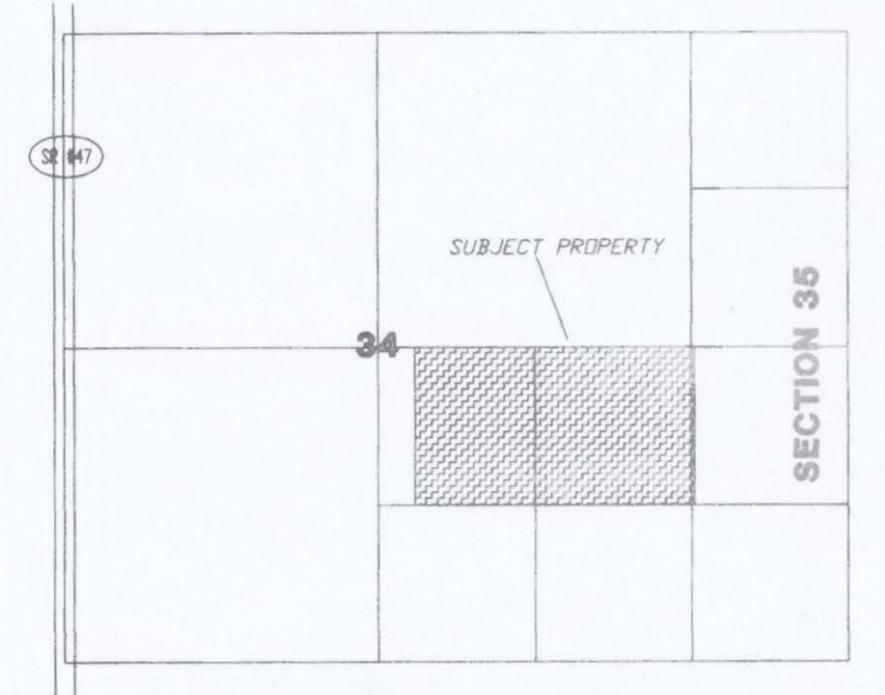
Holly C. Hanover
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
5/18/14

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 28 DAY OF AUGUST, 2012 A.D., BEFORE ME PERSONALLY APPEARED BILL COBB, AS VICE-PRESIDENT OF TD BANK N.A. SUCCESSORS IN INTEREST TO MERCANTILE BANK A DIVISION OF CAROLINA FIRST 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/HER 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.



April D. Rogers
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



LOCATION SKETCH

NOT TO SCALE

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.

Chris Bullard
DIRECTOR OF PUBLIC WORKS

DATE
08-13-12

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF JULY 5, 2012 A.D.

Chris Bullard
Chairman

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: November 6, 2012

Martin League
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 12th DAY OF November 2012 A.D., IN PLAT BOOK 9 PAGE 108

P. DeWitt Carson
CLERK OF COURTS, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF ENGINEER:
THIS IS TO CERTIFY, THAT ON 11-7-2013, *Brett A. C. C.* A REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 63592, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND AS APPLICABLE, ANY SUBMITTED "AS BUILT" BLUE PRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

CREWS ENGINEERING SERVICES, LLC
P.O. Box 970 LAKE CITY, FL

NAME: Brett A. C. C.

PROJECT ENGINEER:

DEVELOPER:
BULLARD-DENUNE INVESTMENT COMPANY
P.O. BOX 1733
LAKE CITY, FLORIDA 32056
386-755-4050

SHAD WILLIAMS, P.E.
GIA DESIGN GROUP, LLC
130 WEST HOLAND STREET,
LIVE OAK, FLORIDA 32054
176 N. WILKIE JEFFREY ROAD,
LAKE CITY, FLORIDA 32054
PHONE: 386-362-3878

SPECIAL DEVELOPER NOTE:

ANY STANDING HIGH WATER MARKS AS A RESULT OF TROPICAL STORM DEBBIE IN 2012 DID NOT EXCEED THE AREAS AS DESIGNED FOR STORM WATER RETENTION WITHIN THE DEVELOPMENT.

Chris Bullard
DEVELOPER

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. Delaney* DATE: 5/25/12 REGISTRATION #: 5594

PRINT: *Timothy A. Delaney* (DANIEL F. LEET & ASSOCIATES)

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
L. SCOTT BRITT, PSM #5757

DATE: 8-17-12



FILE NUMBER 201312019563
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
ON NOVEMBER 12, 2013 AT 10:30 AM
RECORDED BY P. DeWitt Carson
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
By: Shad Williams

SOUTHERN MEADOWS PHASE 3

SECTION 35, TOWNSHIP 5 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

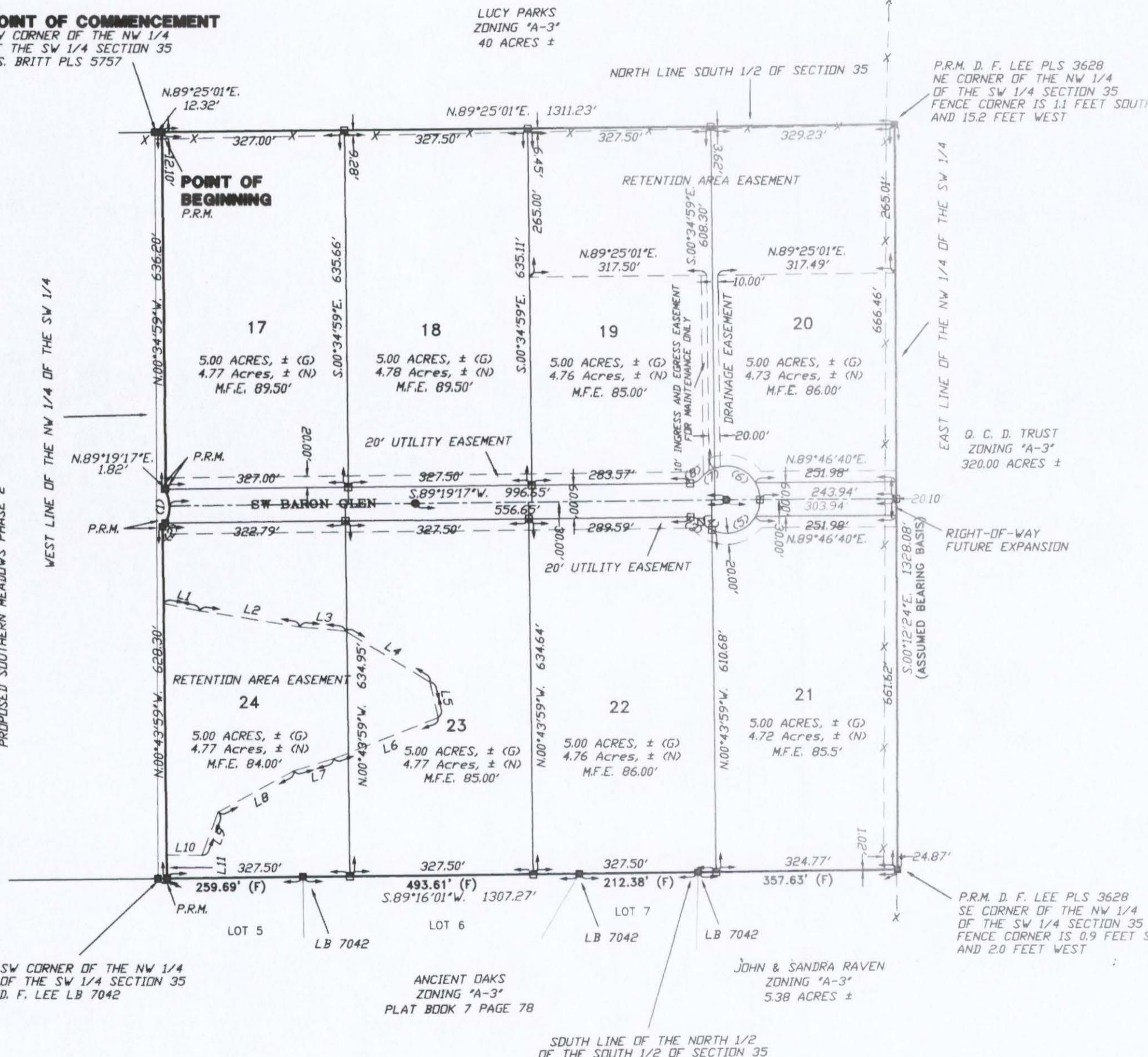
PLAT BOOK 9 PAGE 111
SHEET 2 OF 2

NOTICE:
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SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN
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NOTICE:
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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.

POINT OF COMMENCEMENT
NW CORNER OF THE NW 1/4
OF THE SW 1/4 SECTION 35
L.S. BRITT PLS 5757

PROPOSED SOUTHERN MEADOWS PHASE 2



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	60.00'	68°01'39"	71.24'	40.49'	67.13'	N.03°20'07"E.
2	60.00'	08°01'39"	8.41'	4.21'	8.40'	N.33°20'07"E.
3	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.65°50'19"E.
4	60.00'	23°04'12"	24.16'	12.25'	24.00'	S.52°32'01"E.
5	60.00'	116°09'13"	121.64'	96.31'	101.85'	N.57°51'16"E.
6	60.00'	110°46'20"	116.00'	86.93'	98.76'	N.55°36'31"W.
7	60.00'	29°21'49"	30.75'	15.72'	30.41'	S.54°19'25"W.
8	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.64°28'54"W.

SCALE: 1" = 200'



S Y M B O L	L E G E N D:
P.R.M.	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
CL	CENTERLINE
■	4"X4" CONCRETE MONUMENT
MFE	MINIMUM FLOOR ELEVATION
TYP	TYPICAL
●	PERMANENT CONTROL POINT
(G)	GROSS ACREAGE
(N)	NET ACREAGE
LB	LICENSED BUSINESS

LINE TABLE

Line	Bearing	Distance
L1	S.78°39'16"E.	65.79'
L2	S.80°58'22"E.	182.05'
L3	S.84°56'21"E.	82.17'
L4	S.58°45'00"E.	175.74'
L5	S.13°01'29"E.	6519'
L6	S.68°11'20"W.	200.25'
L7	S.72°54'25"W.	74.65'
L8	S.61°32'03"W.	154.71'
L9	S.20°15'24"W.	82.12'
L10	N.09°30'13"W.	63.63'
L11	S.00°43'59"E.	41.56'

DESCRIPTION:
A PART OF THE SW 1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA
COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE
NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 35 AND RUN
N.89°25'01"E., ALONG THE NORTH LINE THEREOF, A DISTANCE OF 12.32 FEET FOR A POINT
OF BEGINNING, THENCE CONTINUE N.89°25'01"E., A DISTANCE OF 1311.23 FEET TO THE
NORTHEAST CORNER OF THE SAID NW 1/4 OF SW 1/4; THENCE S.00°12'24"E., ALONG THE
EAST LINE THEREOF, A DISTANCE OF 1328.08 FEET TO THE SOUTHEAST CORNER OF THE
SAID NW 1/4 OF SW 1/4; THENCE S.89°16'01"W., ALONG THE SOUTH LINE OF SAID
NW 1/4 OF SW 1/4, A DISTANCE OF 1307.27 FEET; THENCE N.00°43'59"W., A DISTANCE OF
628.30 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 60.00 FEET, AN INCLUDED
ANGLE OF 68°01'39", A CHORD BEARING OF N.03°20'07"E., A CHORD DISTANCE OF 67.13
FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF
71.24 FEET; THENCE S.89°19'17"E., A DISTANCE OF 1.82 FEET; THENCE N.00°34'59"W., A
DISTANCE OF 636.20 FEET TO THE POINT OF BEGINNING.
CONTAINING 40.00 ACRES MORE OR LESS.



BRITT SURVEYING

LAND SURVEYORS AND MAPPERS

830 WEST DUVAL STREET

LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

www.brittsurvey.com WORK ORDER # L-20372

FILE NUMBER 20372
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
November 12, 2013 AT 10:42 O'CLOCK AM
RECORD VERIFIED
P. DeWitt GASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
D.C.
By: DeWitt Gason

BOOK 9 PAGE 211
OFFICIAL RECORDS

SOUTHERN MEADOWS PHASE 3

SECTION 34 & 35, TOWNSHIP 5 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9 PAGE 110
SHEET 1 OF 2

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.00°12'24"E. FOR THE EAST LINE OF THE NW 1/4 OF THE SW 1/4.
3. IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009, FIRM PANEL NO. 12023C 0390C, HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE LAND USE FOR THIS PARCEL IS: AGRICULTURE
10. THE ZONING FOR THIS PARCEL IS: A-3
11. THE WATER SOURCE WILL BE INDIVIDUAL WELLS.
12. THE WASTE WATER TREATMENT WILL BE INDIVIDUAL SEPTIC SYSTEMS.

FLOOD NOTICE:

SOME LOTS MAY BE AFFECTED BY
THE 100 YEAR FLOOD ELEVATION

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.

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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT BULLARD-DENUNE INVESTMENT COMPANY, AS OWNER, AND TD BANK N.A. SUCCESSORS IN INTEREST TO MERCANTILE BANK A DIVISION OF CAROLINA FIRST BANK, AS MORTGAGEE, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SOUTHERN MEADOWS PHASE 3", AND THAT ALL ROADS, STREETS, ALL EASEMENTS FOR UTILITIES, DRAINAGE EASEMENTS, INGRESS AND EGRESS EASEMENTS AND RETENTION AREAS AS SHOWN AND/OR DEPICTED HEREIN ARE NOT DEDICATED TO THE PUBLIC, BUT SHALL BE MAINTAINED BY A SEPARATE HOME OWNERS ASSOCIATION.

ATTEST:
Holly C. Hanover
WITNESS AS TO OWNER
Terri L. Rogers
WITNESS AS TO MORTGAGEE

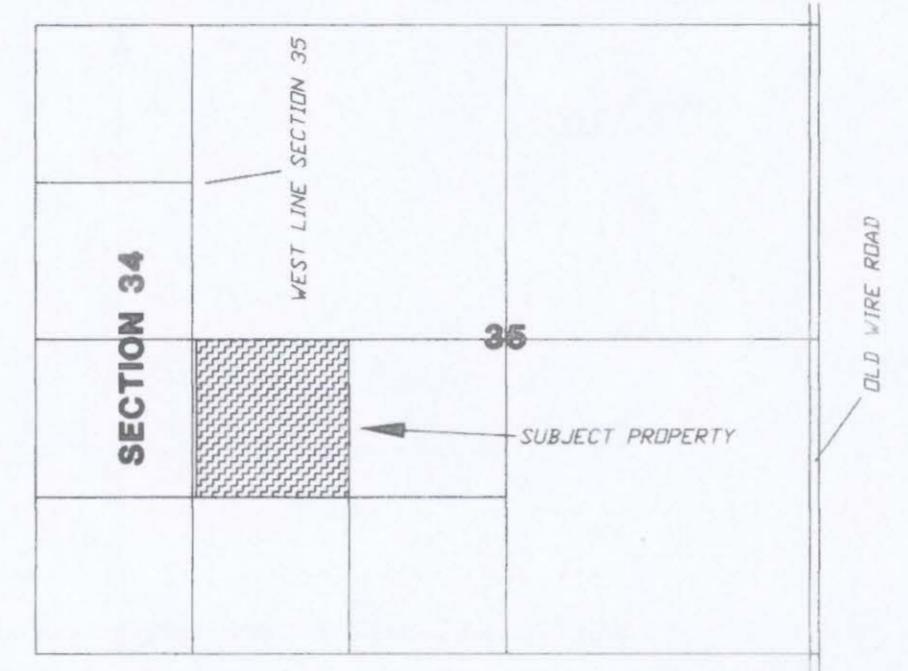
Chris Bullard
WITNESS AS TO OWNER
John W. Cobb
WITNESS AS TO MORTGAGEE
Bill Cobb
AS VICE-PRESIDENT

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

28 August, 2012 A.D., BEFORE ME PERSONALLY APPEARED CHRIS BULLARD, AS VICE PRESIDENT OF BULLARD-DENUNE INVESTMENT COMPANY, 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/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, CHRIS BULLARD SET MY HAND AND SEAL ON THE ABOVE DATE.
Commission #D 953514
Expires May 18, 2014
Bonded Title Fain Insurance 800-385-7019
Notary Public, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 5/18/14

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

28 August, 2012 A.D., BEFORE ME PERSONALLY APPEARED BILL COBB, AS VICE-PRESIDENT OF TD BANK N.A. SUCCESSORS IN INTEREST TO MERCANTILE BANK A DIVISION OF CAROLINA FIRST 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/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, BILL COBB SET MY HAND AND SEAL ON THE ABOVE DATE.
Notary Public, STATE OF Florida
My Comm. Expires 5/2013
Commission #44499
Notary Public, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 5-13



LOCATION SKETCH

NOT TO SCALE

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

Chris Bullard
DIRECTOR OF PUBLIC WORKS

09-13-12
DATE

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF JULY 5, 2012, A.D.

Chris Bullard
CHAIRMAN

SPECIAL DEVELOPER NOTE:

ANY STANDING HIGH WATER MARKS AS A RESULT OF TROPICAL STORM DEBBIE IN 2012 DID NOT EXCEED THE AREAS AS DESIGNATED FOR STORM WATER RETENTION WITHIN THE DEVELOPMENT.

Chris Bullard
DEVELOPER

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.

Martin F. Fugle
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 12th DAY OF November, 2012 A.D. IN PLAT BOOK 9, PAGE 110.

P. Lynn Johnson
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF ENGINEER:
THIS IS TO CERTIFY, THAT ON 11-7-2013, S. Sudha, A REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 65592, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND AS APPLICABLE, ANY SUBMITTED "AS BUILT" BLUE PRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

CREWS ENGINEERING SERVICES, LLC NAME: Brett A. Crews

P.O. Box 970 LAKE CITY, FL

DEVELOPER: BULLARD-DENUNE INVESTMENT COMPANY

P.O. BOX 1733

LAKE CITY, FLORIDA 32056

PHONE: 386-755-4050

PROJECT ENGINEER: Brad Williams, PE
GTO DESIGN GROUP, LLC
130 WEST HOWARD STREET,
LIVE DANCE, #100
176 NW LAKES JEFFREY ROAD,
LAKE CITY, FL 32055
PHONE: 386-362-3674

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: Terri L. Rogers DATE: 8/28/12 REGISTRATION #: 5590

PRINT: TERRI L. ROGERS (DONALD F. LEGG & ASSOC.)

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
L. SCOTT BRITT, PSM #5757

8-17-12
DATE:

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
830 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573
www.brittsurvey.com WORK ORDER # L-20372

FILE NUMBER 20372012566
FILED AND RECORDED IN THE OFFICIAL RECORDS
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
November 12, 2013 AT 10:48 O'CLOCK AM
RECEIVED, VERIFIED
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
By: *Shawn Stage* D.C.