

SUWANNEE VALLEY FARMS PHASE 1

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

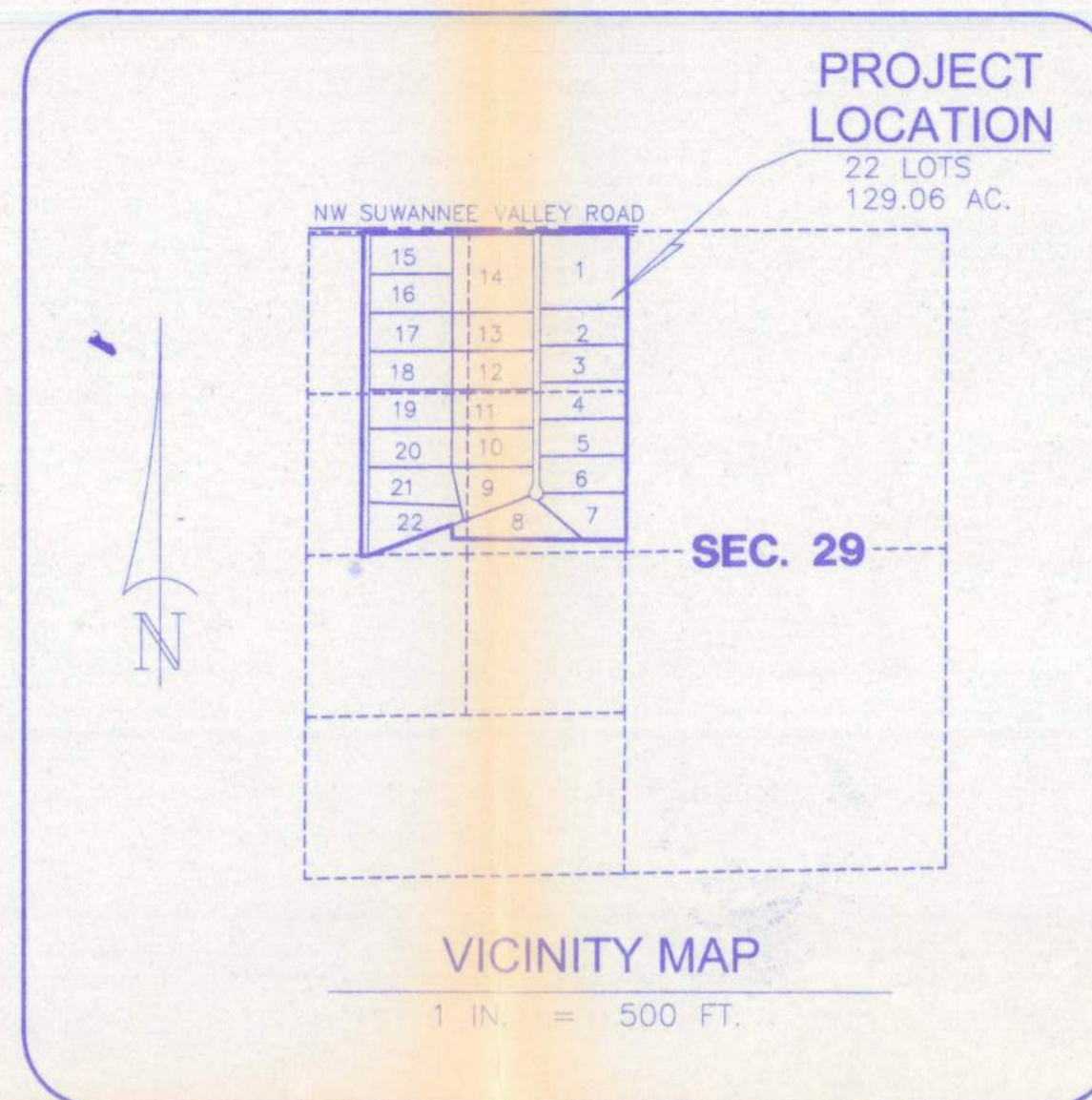
OFFICIAL RECORDS
BOOK 1070 PAGE 1199

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

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: Wayle Crowder DATE: 1/6/06
Director of Public Works



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

COMMISSION APPROVAL

SIGNED: Ronald Williams
Chairman
DATE: 1/6/2006
ATTEST:
Clerk

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 47-48.
SIGNED: R. Williams
Clerk of Circuit Court

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 1, 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 N. Dicks

Nanci Nettles
Witness
Army E. Lee
Witness



ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 14 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 not) take an oath.

SIGNED: Nanci Nettles
Notary Public

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 N. Bedenbaugh DATE: 1-6-06
Arthur Bedenbaugh, 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: 2/1/2005.
- 7.) Water Supply and Sewerage disposal to be provided by individual lot owners, subject to County approval.
- 8.) Date of Plat: 12/06/2005.

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.

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 01/06/2006 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: L. Scott Britt
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) 755-5100 Fax: (386) 755-5107

C1
R=25.00'
A=21.68'
Δ=49°40'47"

C2
R=60.00'
A=51.62'
Δ=49°17'44"

C3
R=60.00'
A=83.65'
Δ=79°53'01"

C4
R=60.00'
A=83.65'
Δ=79°53'01"

C5
R=60.00'
A=73.62'
Δ=70°17'50"

C6
R=25.00'
A=21.68'
Δ=49°40'47"

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

SUWANNEE VALLEY FARMS PHASE 1

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

TOTAL = 129.06 ACRES

DESCRIPTION:

BEGIN 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; thence North 89°34'14" West a distance of 1451.69 feet; thence North 00°17'45" East a distance of 116.45 feet; thence South 69°26'13" West a distance of 741.87 feet; thence North 89°42'15" West a distance of 60.00 feet; thence North 00°17'45" East a distance of 2676.97 feet to a point on the North line of Section 29; thence North 89°33'39" East along said North line of Section 29 a distance of 2198.62 feet to the POINT OF BEGINNING. Containing 129.06 acres, more or less.

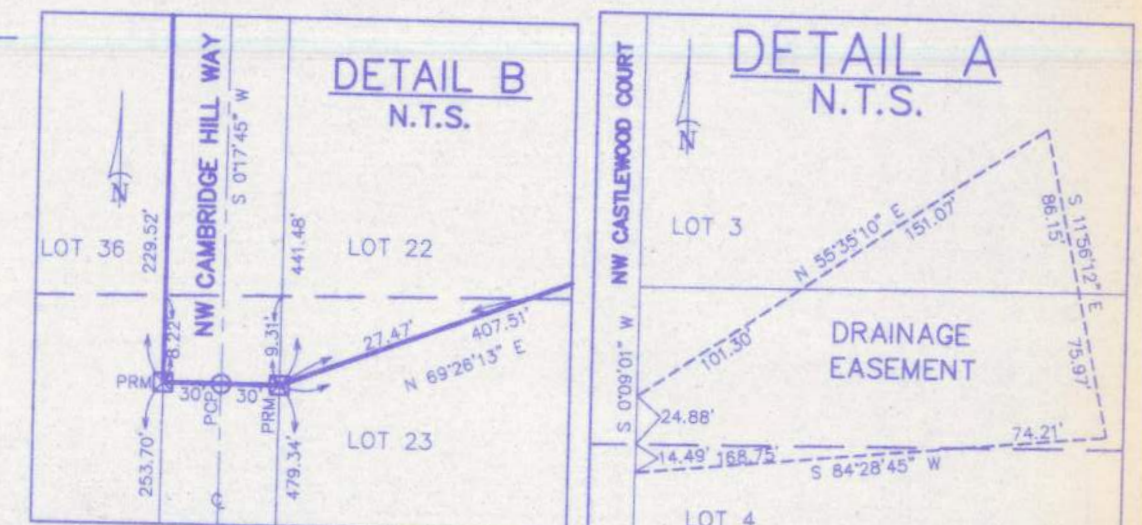
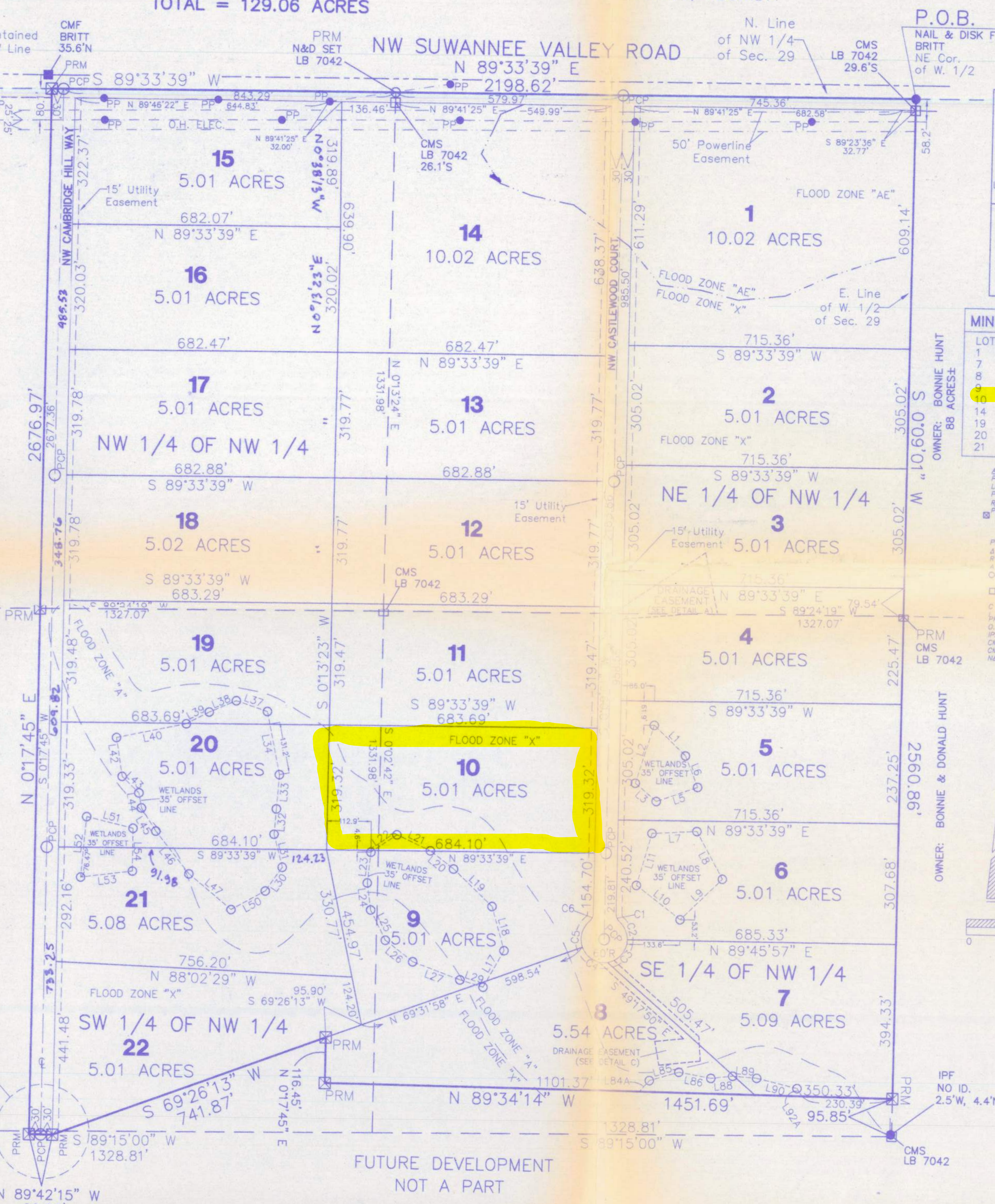
OFFICIAL RECORDS
BOOK PAGE
1070/1199

FILE NUMBER 200605347
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
1/6 Dec. 16:45:00 CLK L.M.
P. DEWITT GASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
By: Marcel Keen D.G.



FUTURE DEVELOPMENT
NOT A PART

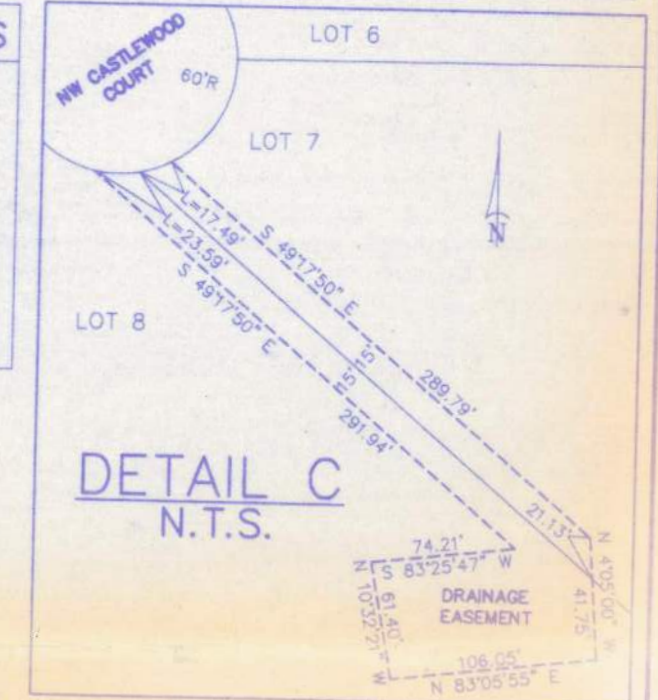
See Detail B



MINIMUM FLOOR ELEVATIONS

LOT	MIN. FLOOR ELEV.
1	90.0
2	90.0
3	90.0
4	90.0
5	90.0
6	90.0
7	90.0
8	90.0
9	90.0
10	90.0
11	90.0
12	90.0
13	90.0
14	90.0
15	90.0
16	90.0
17	90.0
18	90.0
19	90.0
20	90.0
21	90.0
22	90.0

ABBREVIATION LEGEND
P.L.S. = PROFESSIONAL LAND SURVEYOR
L.B. = 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
C = CURVE
H.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



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.

LINE DATA

LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	111.38'	N 46°32'39" W	L34	164.33'	N 11°43'58" W
L2	155.74'	S 16°33'49" W	L35	83.70'	N 71°52'49" W
L3	70.60'	S 49°52'28" E	L36	75.42'	S 66°27'23" W
L4	111.46'	N 69°54'53" E	L37	62.98'	S 61°45'29" W
L5	88.02'	N 22°13'52" W	L38	100.17'	S 09°16'18" E
L6	114.47'	N 86°20'28" E	L39	99.92'	S 46°18'59" E
L7	138.14'	S 29°21'02" E	L40	180.66'	S 10°30'40" E
L8	150.04'	S 45°11'47" W	L41	38.86'	S 32°30'48" E
L9	141.22'	N 52°49'24" W	L42	137.73'	S 38°33'59" E
L10	138.54'	N 15°30'19" E	L43	141.17'	S 50°55'43" E
L11	107.40'	N 28°56'08" E	L44	99.43'	N 60°27'39" E
L12	118.81'	N 16°17'57" W	L45	122.19'	S 76°55'46" E
L13	136.73'	N 46°40'07" W	L46	155.10'	S 04°50'15" W
L14	74.82'	N 52°57'04" W	L47	133.46'	N 82°22'35" E
L15	94.95'	N 65°32'55" W	L48	109.20'	N 00°05'37" W
L16	80.01'	S 55°13'18" W	L49	38.23'	N 41°04'24" E
L17	79.09'	S 05°42'59" W	L50	77.81'	N 72°58'49" E
L18	69.55'	S 08°06'35" E	L51	83.42'	S 80°30'05" E
L19	66.76'	S 26°57'51" E	L52	56.63'	N 83°10'11" E
L20	88.05'	S 53°02'05" E	L53	61.41'	S 86°07'54" E
L21	128.79'	S 70°08'40" E	L54	105.99'	S 76°57'15" E
L22	61.55'	S 73°34'12" E	L55	23.66'	N 33°45'31" W
L23	74.61'	S 34°35'53" W			
L24	86.80'	N 14°58'28" W			
L25	65.02'	N 04°12'06" E			
L26	87.80'	N 03°59'52" W			

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, P.S.M.
Florida Registered Cart. No. 3628
DATE: 12/22/2005

SHEET 1 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