

"MEADOW WOOD"

A SUBDIVISION OF PART OF
SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 15 EAST,
COLUMBIA COUNTY, FLORIDA.

WETLAND LINE TABLE

Line	Bearing	Distance
L1	N.56°00'30"E	79.31'
L2	N.26°18'55"E	62.07'
L3	S.46°10'28"E	15.35'
L4	N.40°28'01"E	42.10'
L5	N.40°28'01"E	61.33'
L6	N.10°54'05"W	96.53'
L7	N.69°50'59"W	25.97'
L8	N.69°50'59"W	85.24'
L9	N.81°18'16"W	119.25'
L10	N.88°25'36"W	91.31'
L11	S.40°20'17"W	102.08'
L12	S.32°13'17"W	81.08'
L13	S.22°39'17"E	74.50'
L14	S.27°07'58"E	68.34'
L15	S.41°52'55"E	48.57'

SYMBOL LEGEND

- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- x- WIRE FENCE
- e- ELECTRIC UTILITY LINE (OVERHEAD)
- u- UNDERGROUND ELECTRIC SERVICE
- ctv- CABLE TV LINE (OVERHEAD)
- o- CHAIN LINK FENCE
- o- WOODEN FENCE
- cnp- CORRUGATED METAL PIPE
- rcp- REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- ⊙ UTILITY POLE
- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
- FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
- ⊕ CENTERLINE
- ⊕ 4"x4" CONCRETE MONUMENT, PRM, LS 4708
- ⊕ CONCRETE MONUMENT
- AC. ACRES
- EL. ELEVATION
- NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- BM ELEVATION BENCHMARK

PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708

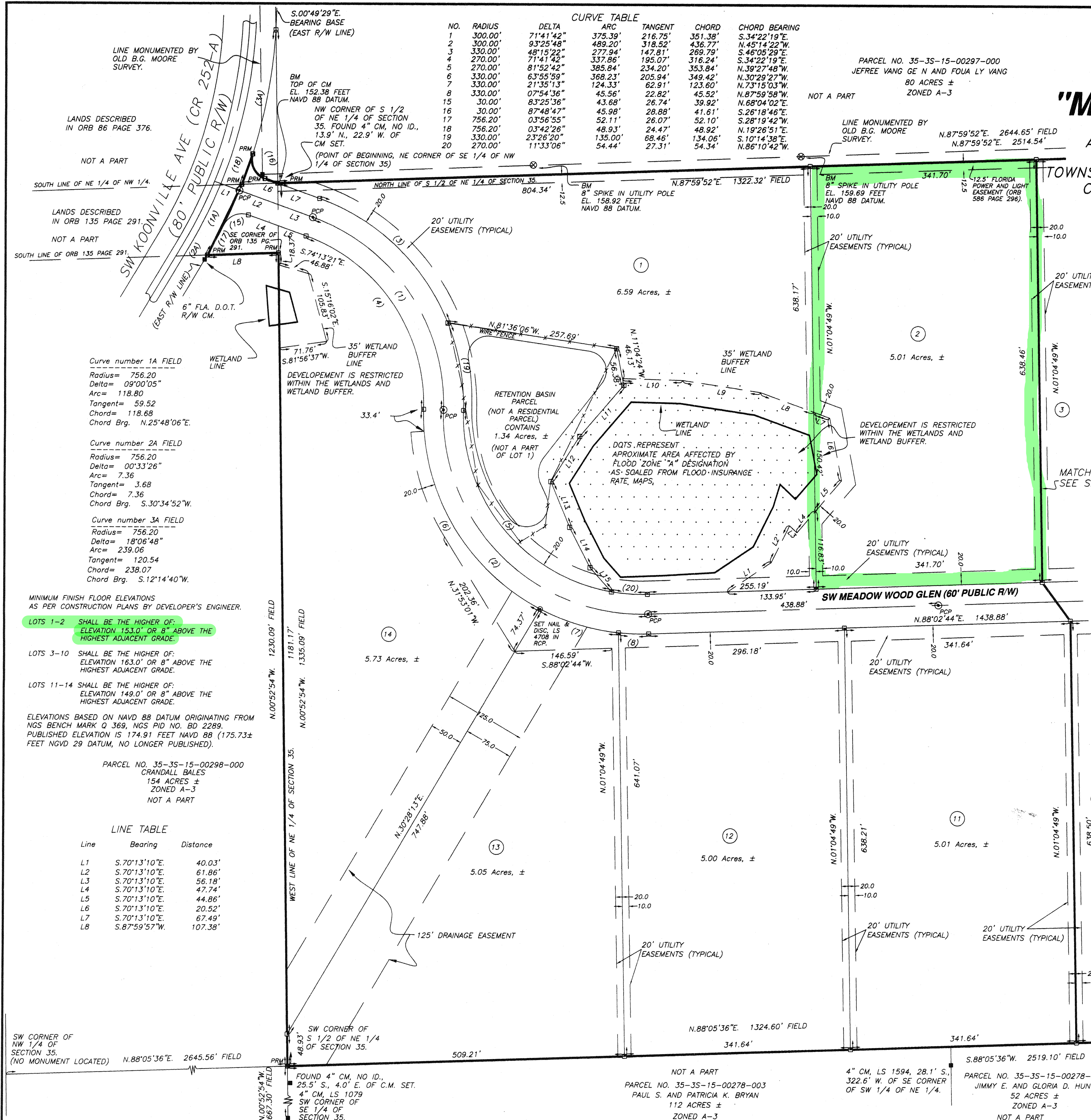
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

WO# **06108_FP**

SEE DRAWING FILE: MEADOW_WOOD_06108_FPR_04_12_07.DWG

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	300.00'	71°41'42"	375.39'	216.75'	351.38'	S.34°22'19"E
2	300.00'	93°25'48"	489.20'	318.52'	436.77'	N.45°14'22"W
3	330.00'	48°15'22"	277.94'	147.81'	269.79'	S.46°05'29"E
4	270.00'	71°41'42"	337.86'	195.07'	316.24'	S.34°22'19"E
5	270.00'	81°52'42"	385.84'	234.20'	353.84'	N.39°27'48"W
6	330.00'	63°55'59"	368.23'	205.94'	349.42'	N.30°29'27"W
7	330.00'	21°35'13"	124.33'	62.91'	123.60'	N.73°15'03"W
8	300.00'	07°54'36"	45.56'	22.82'	45.52'	N.87°59'58"W
15	30.00'	83°25'36"	43.68'	26.74'	39.92'	N.68°04'02"E
16	30.00'	87°48'47"	45.98'	28.88'	41.61'	S.26°18'46"E
17	756.20'	03°56'55"	52.11'	26.07'	52.10'	S.28°19'42"W
18	756.20'	03°42'26"	48.93'	24.47'	48.92'	N.19°26'51"E
19	330.00'	23°26'20"	135.00'	68.46'	134.06'	S.10°14'38"E
20	270.00'	11°33'06"	54.44'	27.31'	54.34'	N.86°10'42"W



Curve number 1A FIELD
Radius= 756.20
Delta= 09°00'05"
Arc= 118.80
Tangent= 59.52
Chord= 118.68
Chord Brg. N.25°48'06"E.

Curve number 2A FIELD
Radius= 756.20
Delta= 00°33'26"
Arc= 7.36
Tangent= 3.68
Chord= 7.36
Chord Brg. S.30°34'52"W.

Curve number 3A FIELD
Radius= 756.20
Delta= 18°06'48"
Arc= 239.06
Tangent= 120.54
Chord= 238.07
Chord Brg. S.12°14'40"W.

MINIMUM FINISH FLOOR ELEVATIONS
AS PER CONSTRUCTION PLANS BY DEVELOPER'S ENGINEER.

LOTS 1-2 SHALL BE THE HIGHER OF:
ELEVATION 153.0' OR 8" ABOVE THE
HIGHEST ADJACENT GRADE.

LOTS 3-10 SHALL BE THE HIGHER OF:
ELEVATION 163.0' OR 8" ABOVE THE
HIGHEST ADJACENT GRADE.

LOTS 11-14 SHALL BE THE HIGHER OF:
ELEVATION 149.0' OR 8" ABOVE THE
HIGHEST ADJACENT GRADE.

ELEVATIONS BASED ON NAVD 88 DATUM ORIGINATING FROM
NGS BENCH MARK Q 369, NGS PID NO. BD 2289.
PUBLISHED ELEVATION IS 174.91 FEET NAVD 88 (175.73±
FEET NGVD 29 DATUM, NO LONGER PUBLISHED).

PARCEL NO. 35-35-15-00298-000
GRANDALL BALES
154 ACRES ±
ZONED A-3
NOT A PART

LINE TABLE

Line	Bearing	Distance
L1	S.70°13'10"E	40.03'
L2	S.70°13'10"E	61.86'
L3	S.70°13'10"E	56.18'
L4	S.70°13'10"E	47.74'
L5	S.70°13'10"E	44.86'
L6	S.70°13'10"E	20.52'
L7	S.70°13'10"E	67.49'
L8	S.87°59'57"W	107.38'

SW CORNER OF
NW 1/4 OF
SECTION 35.
(NO MONUMENT LOCATED) N.88°05'36"E. 2645.56' FIELD

FOUND 4" CM, NO ID.,
25.5' S., 4.0' E. OF C.M. SET.
4" CM, LS 1079
SW CORNER OF
SE 1/4 OF
SECTION 35.

NOT A PART
PARCEL NO. 35-35-15-00278-003
PAUL S. AND PATRICIA K. BRYAN
112 ACRES ±
ZONED A-3

4" CM, LS 1594, 28.1' S.,
322.6' W. OF SE CORNER
OF SW 1/4 OF NE 1/4.

S.88°05'36"W. 2519.10' FIELD
PARCEL NO. 35-35-15-00278-000
JIMMY E. AND GLORIA D. HUNT
52 ACRES ±
ZONED A-3
NOT A PART

"MEADOW WOOD"

A SUBDIVISION OF PART OF
SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 15 EAST,
COLUMBIA COUNTY, FLORIDA.

MINIMUM FINISH FLOOR ELEVATIONS
AS PER CONSTRUCTION PLANS BY DEVELOPER'S ENGINEER.

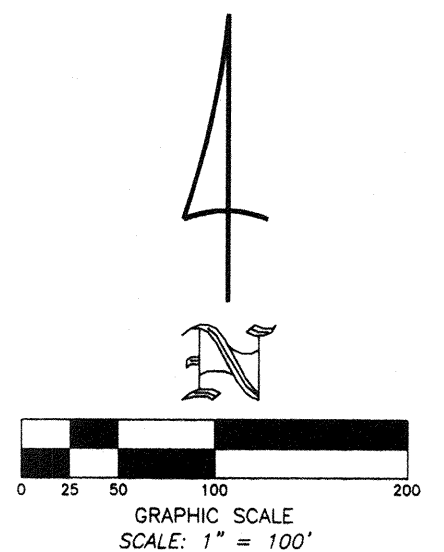
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ELEVATION 149.0' OR 8" ABOVE THE
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CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
9	30.00'	48°11'23"	25.23'	13.42'	24.49'	S.63°57'03"W.
10	60.00'	50°08'39"	52.51'	28.07'	50.85'	N.64°55'41"E.
11	60.00'	88°02'44"	92.20'	57.99'	83.39'	S.45°58'38"E.
12	60.00'	91°57'16"	96.29'	62.08'	86.29'	S.44°01'22"W.
13	60.00'	46°14'07"	48.42'	25.61'	47.11'	N.66°52'56"W.
14	30.00'	48°11'23"	25.23'	13.42'	24.49'	S.67°51'34"E.



SYMBOL LEGEND

- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- x- WIRE FENCE
- E- ELECTRIC UTILITY LINE (OVERHEAD)
- UG- UNDERGROUND ELECTRIC SERVICE
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- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
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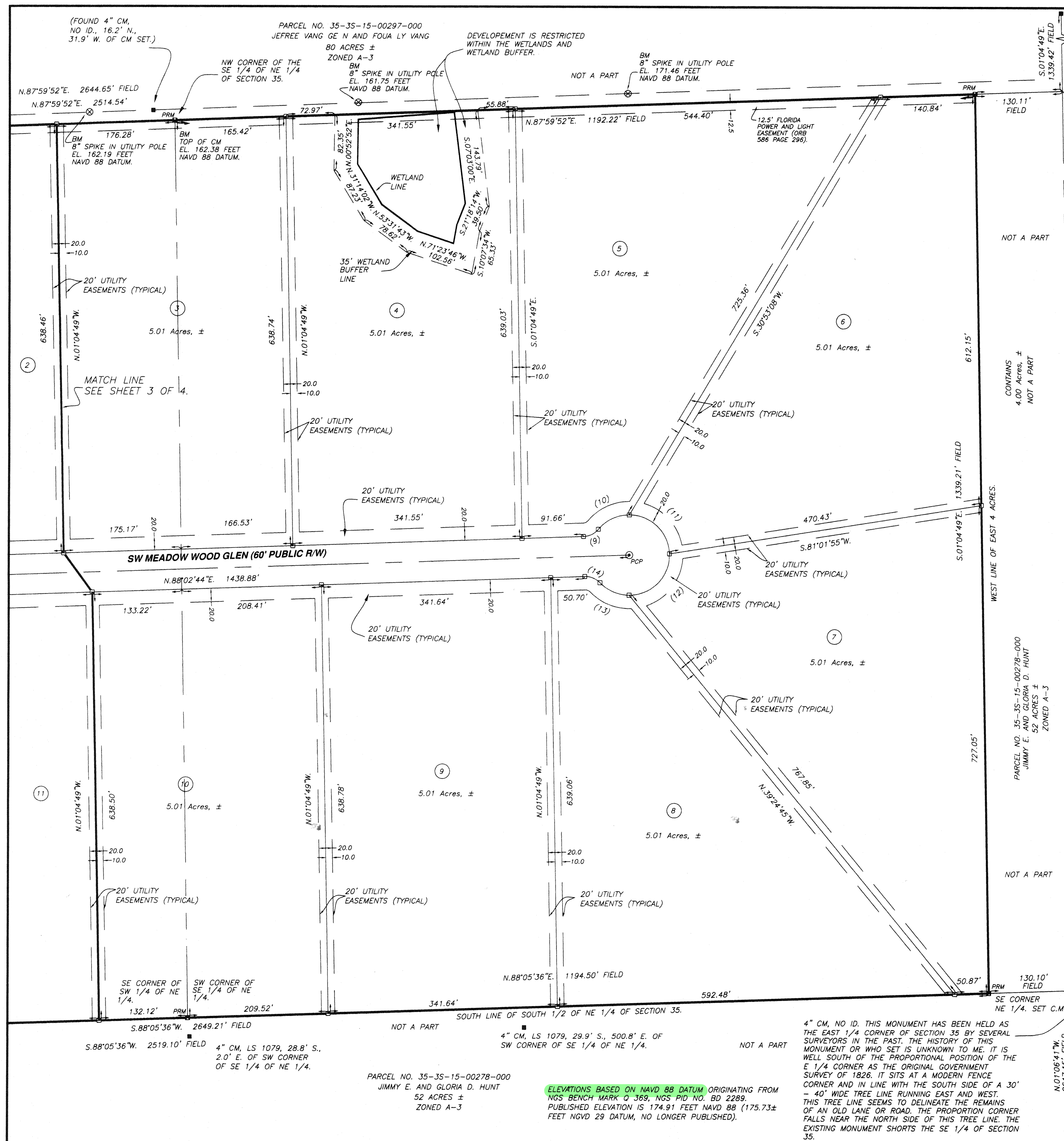
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OFFICIAL RECORDS

BOOK **1130** PAGE **2082**



(FOUND 4" CM,
NO ID., 16.2' N.,
31.9' W. OF CM SET.)

PARCEL NO. 35-35-15-00297-000
JEFREE VANG GE N AND FOJA LY VANG
80 ACRES ±
ZONED A-3

DEVELOPMENT IS RESTRICTED
WITHIN THE WETLANDS AND
WETLAND BUFFER.

BM
8" SPIKE IN UTILITY POLE
EL. 171.46 FEET
NAVD 88 DATUM.

4" CM, LS 1950.
NE CORNER OF
SECTION 35.

NE CORNER OF
SE 1/4 OF NE
1/4.(FALLS IN POND)

N.87°59'52"E. 2644.65' FIELD
N.87°59'52"E. 2514.54'

NW CORNER OF THE
SE 1/4 OF NE 1/4
OF SECTION 35.

BM
8" SPIKE IN UTILITY POLE
EL. 161.75 FEET
NAVD 88 DATUM.

NOT A PART

12.5' FLORIDA
POWER AND LIGHT
EASEMENT (ORB
586 PAGE 296).

BM
8" SPIKE IN UTILITY POLE
EL. 162.19 FEET
NAVD 88 DATUM.

BM
TOP OF CM
EL. 162.38 FEET
NAVD 88 DATUM.

WETLAND LINE
35' WETLAND
BUFFER LINE
N.53°31'43"W. 78.62'
N.71°23'46"W. 102.56'
S.07°03'00"E. 143.79'
N.1°07'34"W. 65.33'
S.10°07'34"W. 65.33'

5.01 Acres, ±

5.01 Acres, ±

NOT A PART

CONTAINS
4.00 ACRES, ±
NOT A PART

②

MATCH LINE
SEE SHEET 3 OF 4.

5.01 Acres, ±

5.01 Acres, ±

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CONTAINS
4.00 ACRES, ±
NOT A PART

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MATCH LINE
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"MEADOW WOOD"

A SUBDIVISION OF PART OF
SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 15 EAST,
COLUMBIA COUNTY, FLORIDA.

PLAT BOOK 9 PAGE 31
SHEET 1 OF 4.

SEE SHEET 2 OF 4
FOR LEGAL DESCRIPTION.

20' WIDE PUBLIC UTILITY EASEMENTS ARE
ALONG THE LOT SIDE OF ALL RIGHT-OF-WAY
LINES THAT ABUTT LOTS AND ALONG THE
INSIDE OF ALL LOT LINES ABUTTING THE
EXTERIOR OF THE SUBDIVISION. THERE IS
ALSO A 10' PUBLIC UTILITY EASEMENT
ALONG ALL INTERIOR LOT LINES WHICH IN
COMBINATION CREATES A 20' WIDE PUBLIC
UTILITY EASEMENT.

DEVELOPER / OWNER:

MEADOWS, LLC / JOEL GLENN, MANAGER
P.O. BOX 66
FT. WHITE, FL. 32038
CONTACT: JOEL GLENN, 386-497-4151

ENGINEER'S CERTIFICATION:

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.

JAMES M. KNIGHT, P.E.
P. E. NUMBER 47756
8725 288TH STREET
BRANFORD, FL 32008

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE
RETRACEMENT OF PREVIOUS SURVEYS OF SECTION 35.
- BEARINGS BASED ON FLORIDA D.O.T. R/W MAP FOR SR 252-A (CR 252-A)
USING R/W MONUMENTS FOUND ON THE EAST R/W OF SAID ROAD AT
STA. 108+70.88 AND 119+10±.
- PART OF THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE
THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP DATED
JANUARY 6, 1988, COMMUNITY PANEL NO. 120070 0175 B. HOWEVER, PART
OF THIS PARCEL IS IN ZONE "A" AND MAY BE SUBJECT TO FLOODING.
POTENTIAL AREAS OF LOCALIZED FLOODING EXIST, THEY WERE ADDRESSED
BY JAMES M. KNIGHT, P.E. (SEE MINIMUM FLOOR ELEVATIONS)
- THIS CONSTITUTES A MAJOR SUBDIVISION AS PER COLUMBIA COUNTY LAND
DEVELOPMENT REGULATIONS.
- MINIMUM ACREAGE OF PLATTED LOTS IS 5.00 ACRES.
- WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC TANKS.
- WATER SOURCE TO BE INDIVIDUAL WELLS.
- "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- CLOSURE OF FIELD SURVEY IS 1/56,831.
- ZONING IS A-3.
- SPOT ELEVATIONS ARE BASED ON NAVD 88 VERTICAL DATUM. CONTOURS
ARE BASED ON FIELD SURVEY.
- DEVELOPMENT CONTAINS 77.45 ACRES, MORE OR LESS.
- DEVELOPMENT WITHIN WETLANDS AND WETLAND BUFFERS IS RESTRICTED.
- PRELIMINARY PLAT APPROVED APRIL 6, 2006.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE
COLUMBIA COUNTY COMMISSION
THIS 1st DAY OF February, 2007, A.D.

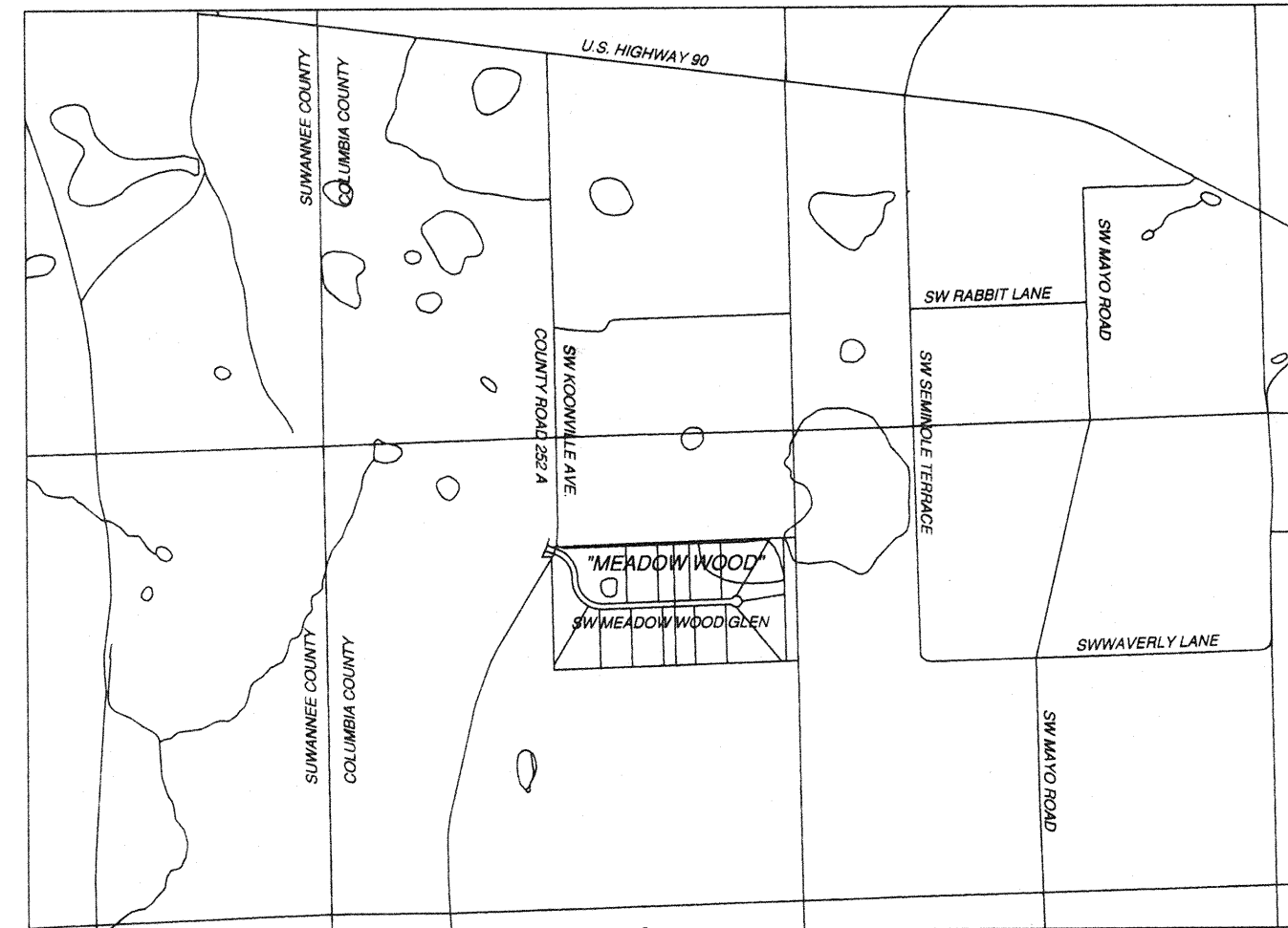
Elizabeth Porter
CHAIRMAN

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE
DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE
LAND SURVEYED AND THAT THE PERMANENT REFERENCE POINTS HAVE BEEN
SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH
COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE
FLORIDA STATUTES.

DATED 2/28/2007, A.D.

Mark D. Duren
MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLORIDA 32025



LOCATION MAP
FROM 7.5 MINUTE SERIES QUADRANGLE MAP.
SCALE 1" = 2000'

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 7 DAY OF March, A.D., 2007
BEFORE ME PERSONALLY APPEARED JOEL GLENN, MANAGER OF
MEADOWS, LLC, AS OWNER, TO ME KNOWN TO BE THE PERSON
DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND
ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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.

Thomas J. Duncan
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Thomas J. Duncan

MY COMMISSION EXPIRES: March 12, 2007

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 2nd DAY OF April, A.D., 2007
BEFORE ME PERSONALLY APPEARED PATRICIA YATES, SIGNING AS
VICE-PRESIDENT, FOR AND BEHALF OF CAPITAL CITY BANK, AS MORTGAGEE,
TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE
FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE
HIS 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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS
12 DAY OF September, 2007, A.D., IN PLAT BOOK 9 PAGE 31-34

Timothy A. Duren
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

CERTIFICATE OF COUNTY SURVEYOR:

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF March, 2007, A.D.,
DONALD F. LEE, A FLORIDA LICENSED SURVEYOR AND MAPPER, REGISTRATION
NUMBER, LS 3628, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA
STATUTES, CHAPTER 177, AS AMENDED, FOR THE COUNTY OF COLUMBIA COUNTY,
FLORIDA, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS
AMENDED.

SIGNED: Timothy A. Duren LS# 5594
Timothy A. Duren, Donald F. Lee & Assoc.

"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."

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.

"NOTICE"

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

MINIMUM FLOOR ELEVATIONS:

SHALL MEET COLUMBIA COUNTY LAND
DEVELOPMENT REGULATIONS AS
AMENDED.

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED
THE FOREGOING PLAT AND THAT IT COMPLIES
IN FORM WITH THE COLUMBIA COUNTY
SUBDIVISION ORDINANCE AND CHAPTER
177 OF THE FLORIDA STATUTES.

DATED April 19, 2007 Mark D. Duren
COUNTY ATTORNEY

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT JOEL GLENN, MANAGER OF MEADOWS, LLC, AS
OWNER, AND PATRICIA YATES, AS VICE-PRESIDENT OF CAPITAL CITY BANK, AS MORTGAGEE,
HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED,
TO BE KNOWN AS "MEADOW WOOD", AND THAT ALL ROADS, STREETS, RETENTION BASIN
PARCEL AND ALL EASEMENTS FOR UTILITIES AND OTHER PURPOSES INCIDENT THERETO AS
SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE
PUBLIC. DRAINAGE EASEMENTS MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE
PROPERTY OWNERS.

ATTESTS:

Thomas J. Duncan
WITNESS AS TO OWNER
Thomas J. Duncan

Joel Glenn
WITNESS AS TO OWNER
Joel Glenn

Joel Glenn
JOEL GLENN, MANAGER

Thomas J. Duncan
WITNESS AS TO MORTGAGEE

Thomas J. Duncan
WITNESS AS TO MORTGAGEE

Patricia Yates
CAPITAL CITY BANK
PATRICIA YATES, VICE-PRESIDENT

ACCEPTANCE FOR MAINTENANCE; COUNTY OF COLUMBIA.

"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 \$17,000.00 HAS BEEN
POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE
IN CASE OF DEFAULT."

DATED 3/13/07

Henry Crowder
PUBLIC WORKS DIRECTOR

SYMBOL LEGEND

- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- WIRE FENCE
- ELECTRIC UTILITY LINE (OVERHEAD)
- UNDERGROUND ELECTRIC SERVICE
- CABLE TV LINE (OVERHEAD)
- CHAIN LINK FENCE
- WOODEN FENCE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- UTILITY POLE
- RIGHT-OF-WAY
- NO IDENTIFICATION
- FLA. DEPT. OF TRANSPORTATION
CENTERLINE
- 4"x4" CONCRETE MONUMENT, PRM, LS 4708.
- CONCRETE MONUMENT
- ACRES
- ELEVATION
- NATIONAL GEODETIC VERTICAL DATUM OF 1929
- NGVD 29
- I.R. IRON ROD
- I.P. IRON PIPE
- NAIL AND DISC, LS 4708, CL PCP
- BM ELEVATION BENCHMARK

PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708

1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

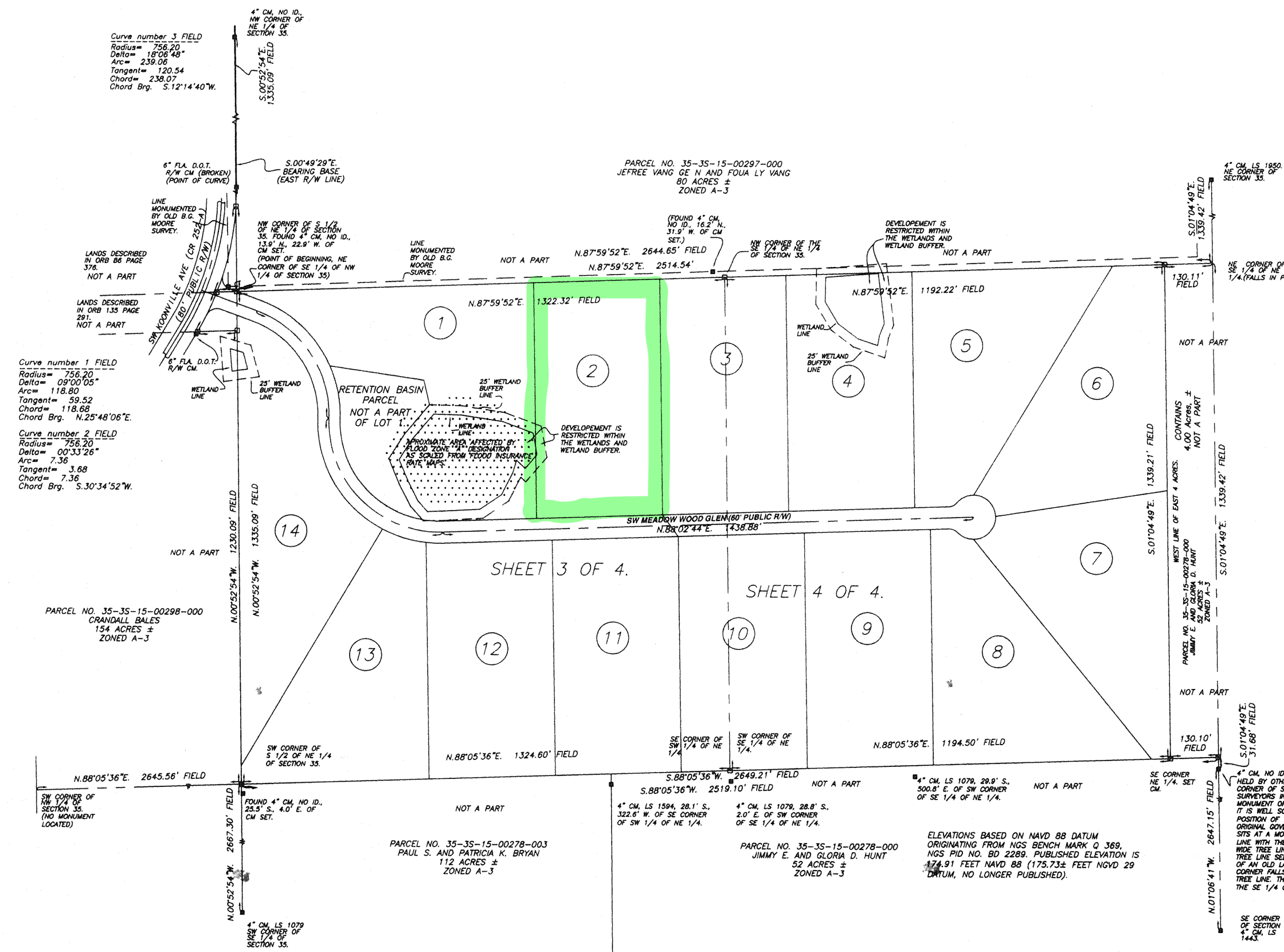
WO# 06108_FP

SEE DRAWING FILE: MEADOW_WOOD_06108_FPR_02_26_07.DWG

"MEADOW WOOD"

A SUBDIVISION OF PART OF
SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 15 EAST,
COLUMBIA COUNTY, FLORIDA.

DESCRIPTION:
PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A CONCRETE MONUMENT, LS 4708, MARKING THE NE CORNER OF THE SE 1/4 OF THE NW 1/4 (NW CORNER OF THE SOUTH HALF OF THE NE 1/4) OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.87°59'52"E., ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NE 1/4 OF SAID SECTION 35, A DISTANCE OF 2514.54 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE NW CORNER OF THE EAST 4 ACRES OF SAID SOUTH HALF OF THE NE 1/4; THENCE S.01°04'49"E. ALONG THE WEST LINE OF SAID EAST 4 ACRES, A DISTANCE OF 1339.21 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE SOUTH LINE OF SAID SOUTH HALF OF THE NE 1/4; THENCE S.88°05'36"W., ALONG SAID SOUTH LINE, 2519.10 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SW CORNER OF THE SOUTH HALF OF SAID NE 1/4; THENCE N.00°52'54"W., ALONG THE WEST LINE OF SAID NE 1/4 A DISTANCE OF 1230.09 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 135 PAGE 291 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.87°59'57"W., ALONG THE SOUTH LINE OF SAID LANDS, 107.38 FEET TO A CONCRETE MONUMENT, LS 4708, SET ON THE EAST RIGHT-OF-WAY LINE OF SW KOONVILLE AVE. (COUNTY ROAD NO. 252-A), AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY, AND SAID RIGHT-OF-WAY LINE BEING DEFINED BY A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 756.20 FEET AND A CENTRAL ANGLE OF 09°00'05" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.25°48'06"E. AND A CHORD LENGTH OF 118.68 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 118.80 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED NE 1/4 OF THE NW 1/4; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, DEFINED BY A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 756.20 FEET AND A CENTRAL ANGLE OF 03°42'26" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.19°26'51"E. AND A CHORD LENGTH OF 48.92 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 48.93 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 87°48'47" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.26°18'46"E. AND A CHORD LENGTH OF 41.61 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 45.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.70°13'10"E., 20.52 FEET TO THE POINT OF BEGINNING.
CONTAINS 77.45 ACRES, MORE OR LESS.



SYMBOL LEGEND

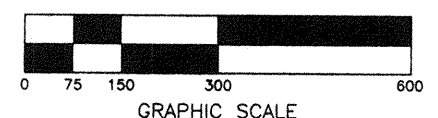
- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- WIRE FENCE
- E—ELECTRIC UTILITY LINE (OVERHEAD)
- U—UNDERGROUND ELECTRIC SERVICE
- CTV—CABLE TV LINE (OVERHEAD)
- CHAIN LINK FENCE
- WOODEN FENCE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- UTILITY POLE
- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
- FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
- CENTERLINE
- 4"x4" CONCRETE MONUMENT, PRM, LS 4708.
- C.M. CONCRETE MONUMENT
- AC. ACRES
- EL. ELEVATION
- NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- BM ELEVATION BENCHMARK

LINE TABLE

Line	Bearing	Distance
L1	S.70°13'10"E	40.03'
L2	S.70°13'10"E	61.86'
L3	S.70°13'10"E	58.18'
L4	S.70°13'10"E	47.74'
L5	S.70°13'10"E	44.86'
L6	S.70°13'10"E	20.52'
L7	S.70°13'10"E	67.49'
L8	S.87°59'57"W	107.38'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	300.00'	71°41'42"	375.39'	218.75'	351.38'	S.34°22'19"E
2	300.00'	9°29'48"	489.20'	318.52'	436.77'	N.45°14'22"W
3	330.00'	71°41'42"	412.93'	238.42'	386.52'	S.34°22'19"E
4	270.00'	71°41'42"	337.86'	195.07'	316.24'	S.34°22'19"E
5	270.00'	9°29'48"	440.28'	286.67'	393.09'	N.45°14'22"W
6	330.00'	63°55'59"	368.23'	205.94'	348.42'	N.39°29'27"W
7	330.00'	21°35'13"	124.33'	62.91'	123.60'	N.73°15'03"W
8	330.00'	07°54'36"	45.86'	22.82'	22.82'	N.87°09'56"W
9	30.00'	48°11'23"	25.23'	13.42'	24.49'	S.63°57'03"W
10	60.00'	50°08'39"	52.51'	28.07'	50.85'	N.84°55'41"E
11	60.00'	88°02'44"	92.20'	57.99'	83.39'	S.45°58'38"E
12	60.00'	91°57'16"	96.29'	62.08'	88.29'	S.44°01'22"W
13	60.00'	48°14'07"	48.42'	25.61'	47.11'	N.68°52'56"W
14	30.00'	48°11'23"	25.23'	13.42'	24.49'	S.63°57'34"E
15	30.00'	83°25'36"	43.68'	26.74'	39.82'	N.68°04'02"E
16	30.00'	87°48'47"	45.98'	28.08'	41.61'	S.26°18'46"E
17	756.20'	03°42'26"	52.11'	26.07'	52.10'	S.28°19'42"W
18	756.20'	03°42'26"	48.93'	24.47'	48.92'	N.19°26'51"E



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WO# 06108_FP

“MEADOW WOOD”
FOR 2008

PARENT PARCEL – 35-3S-15-00276-001 = 77.55 AC. – 77.45 AC. = .10 AC. LEFT

**HEADER PARCEL – 35-3S-15-00276-100 – A S/D LYING IN THE S1/2 OF THE
NE1/4 OF 35-3S-15 CONTAINING 77.45 AC.’S RECORDED ON 09-12-2007 IN
PLAT BOOK 9 PAGES 31 THRU 34.**

LOT	1	35-3S-15-00276-101	6.59 AC.
LOT	2	35-3S-15-00276-102	5.01 AC.
LOT	3	35-3S-15-00276-103	5.01 AC.
LOT	4	35-3S-15-00276-104	5.01 AC.
LOT	5	35-3S-15-00276-105	5.01 AC.
LOT	6	35-3S-15-00276-106	5.01 AC.
LOT	7	35-3S-15-00276-107	5.01 AC.
LOT	8	35-3S-15-00276-108	5.01 AC.
LOT	9	35-3S-15-00276-109	5.01 AC.
LOT	10	35-3S-16-00276-110	5.01 AC.
LOT	11	35-3S-16-00276-111	5.01 AC.
LOT	12	35-3S-16-00276-112	5.00 AC.
LOT	13	35-3S-16-00276-113	5.05 AC.
LOT	14	35-3S-16-00276-114	5.73 AC.
RETENTION AREA -		35-3S-16-00276-099	1.34 AC.