



BAILEY BISHOP & LANE, INC.  
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ENG. LIC. 7362 SURVEY LIC. LB-0006685

## DEER CREEK PHASE 3

IN  
NW 1/4 OF SECTION 3, TOWNSHIP 04 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 186  
SHEET 1 OF 2

### DESCRIPTION:

FROM THE SOUTHWEST CORNER OF LOT 9, DEER CREEK, A SUBDIVISION AS RECORDED IN PLAT BOOK 6 AT PAGES 213 AND 214 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA: RUN S.77°08'54"E. ALONG THE SOUTH LINE OF SAID LOT 9 FOR 198.69 FEET TO THE WEST RIGHT OF WAY OF SW WHITETAIL CIRCLE (60 FOOT WIDE PUBLIC RIGHT OF WAY) AND TO A POINT ON A NON-TANGENT CURVE: THENCE RUN SOUTHWESTERLY ALONG SAID WEST RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 410.00 FEET (DELTA ANGLE OF 26°24'51" - CHORD DISTANCE OF 187.35 FEET - CHORD BEARING OF S.57°07'32"W.) FOR 189.02 FEET; THENCE S.46°04'52"E. FOR 60.00 FEET TO THE EAST RIGHT OF WAY OF SAID SW WHITETAIL CIRCLE; THENCE S.53°15'28"E. ALONG THE SOUTHWESTERLY LINE OF LOT 11 OF SAID DEER CREEK FOR 129.63 FEET; THENCE N.88°40'13"E. FOR 204.25 FEET TO THE NORTHWEST CORNER OF DEER CREEK PHASE 2, A SUBDIVISION AS RECORDED IN PLAT BOOK 7 AT PAGES 11 AND 12 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA: THENCE S.08°40'45"W. ALONG THE WEST LINE OF SAID DEER CREEK PHASE 2 FOR 554.71 FEET TO THE NORTH RIGHT OF WAY OF SAID SW WHITETAIL CIRCLE; THENCE S.64°49'38"W. ALONG SAID NORTH RIGHT OF WAY FOR 25.89 FEET; THENCE S.25°10'31"E. FOR 60.00 FEET TO THE SOUTH RIGHT OF WAY OF SAID SW WHITETAIL CIRCLE AND TO A POINT ON A NON-TANGENT CURVE: THENCE RUN SOUTHWESTERLY ALONG SAID WEST LINE ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 30.00 FEET (DELTA ANGLE OF 87°07'53" - CHORD DISTANCE OF 41.35 FEET - CHORD BEARING OF S.21°15'36"W.) FOR 45.62 FEET; THENCE S.22°18'25"E. ALONG SAID WEST LINE FOR 107.06 FEET TO A POINT OF CURVATURE: THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 50.00 FEET (DELTA ANGLE OF 31°28'49" - CHORD DISTANCE OF 27.13 FEET) FOR 27.47 FEET; THENCE N.61°16'03"E. ALONG THE SOUTH LINE OF SAID DEER CREEK PHASE 2 FOR 155.80 FEET; THENCE N.67°41'35"E. ALONG SAID SOUTH LINE FOR 10.73 FEET; THENCE S.01°03'03"E. FOR 244.28 FEET; THENCE S.90°00'00"W. FOR 208.29 FEET; THENCE N.00°00'00"W. FOR 63.90 FEET; THENCE S.90°00'00"W. FOR 106.38 FEET; THENCE S.00°00'00"E. FOR 100.00 FEET; THENCE S.54°07'12"W. FOR 155.42 FEET; THENCE N.71°13'01"W. FOR 252.51 FEET; THENCE N.07°38'09"W. FOR 163.76 FEET; THENCE N.25°46'55"W. FOR 122.68 FEET; THENCE N.40°28'42"W. FOR 138.89 FEET; THENCE N.48°16'05"W. FOR 170.74 FEET; THENCE N.14°43'36"W. FOR 133.16 FEET; THENCE N.36°49'41"E. FOR 96.68 FEET; THENCE N.41°30'11"E. FOR 167.43 FEET; THENCE N.52°24'50"E. FOR 105.03 FEET; THENCE N.28°20'23"E. FOR 200.00 FEET; THENCE N.41°28'15"E. FOR 240.93 FEET TO THE POINT OF BEGINNING. CONTAINING 17.03 ACRES MORE OR LESS.

### CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT **CLYDE B. MUSGRAVE, TRUSTEE, AS OWNER, HAS CAUSED** THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS DEER CREEK PHASE 3, AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

BY

Clyde B. Musgrave  
CLYDE B. MUSGRAVE

WITNESS

Jeffery Dicks

WITNESS

Ry Shann

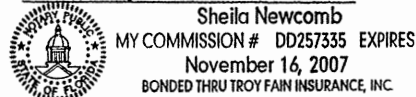
### ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF MARCH, 2004 BY CLYDE B. MUSGRAVE HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNED: Sheila Newcomb  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/14/07



### CERTIFICATE OF COUNTY SURVEYOR

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 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. Delbene  
TIMOTHY A. DELBENE  
DATE 3/2/04

REGISTRATION NUMBER #559A

### NOTES:

1. BEARINGS PROJECTED FROM THE CENTERLINE OF C.R. 252-B.
2. ERROR OF CLOSURE BALANCED TO ZERO.
3. PRELIMINARY PLAT APPROVED ON MAY 4, 2000.
4. BUILDING SETBACKS ARE AS FOLLOWS: UNLESS OTHERWISE SHOWN:  
FRONT = 25'  
SIDE = 10'  
REAR = 15'
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 12000 O175 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. ALL LOT CORNERS AND CHANGE IN DIRECTION ARE SET 3/4" IRON PIPE & CAP, UNLESS OTHERWISE NOTED.
7. ALL LOT LINES INTERSECTING CURVED LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED. (NR) DENOTES NON-RADIAL.

### 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 SOLELY RESPONSIBLE FOR THE DAMAGES.

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

THIS IS TO CERTIFY THAT ON MAY 1, 2003 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

Henry A. Skinner  
CHAIRMAN

ATTEST: \_\_\_\_\_

### CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON 3/8/04, ANN M. NEWLAND, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 59818, 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.

Ann M. Newland  
REGISTERED FLORIDA ENGINEER

### 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: Wade Crowder DATE: 5/21/04  
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 8 DAY OF JUNE, 2004, IN PLAT BOOK 7, PAGE(S) 186-187

SIGNED: P. DeWitt Cason  
CLERK OF CIRCUIT COURT

### CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON June 28, 2004 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Marlin Temple  
ATTORNEY

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT PERMANENT REFERENCE MONUMENTS WERE FOUND OR SET AS OF THE 27th DAY OF MARCH, 2002, AND PERMANENT CONTROL POINTS AND ALL LOT CORNERS WERE SET AS OF THE 27th DAY OF MARCH, 2002.

B MAR 04  
DATE

Scott Daniel  
BRIAN SCOTT DANIEL  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6449

BAILEY, BISHOP & LANE, INC  
P.O. BOX 3717  
LAKE CITY, FLORIDA 32056-3717  
LB 6685

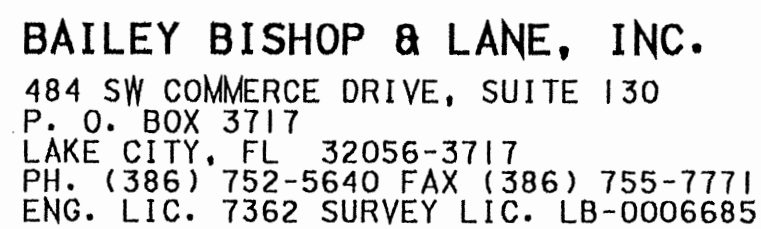
OFFICIAL RECORDS  
BOOK 42 PAGE 1362

FILE NUMBER 2004-11-15-22  
FILED AND RECORDED IN THE PUBLIC RECORDS  
OF COLUMBIA COUNTY, FLORIDA

RECORD VERIFIED  
P. DEWITT CASON  
CLERK OF CIRCUIT COURT  
COLUMBIA COUNTY, FLORIDA  
BY: Marlin Temple D.C.

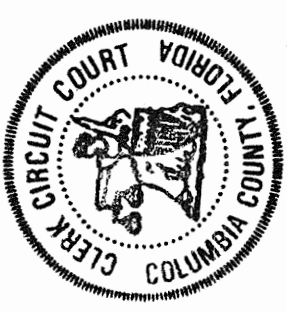






IN  
NW 1/4 OF SECTION 3, TOWNSHIP 04 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 187  
SHEET 2 OF 2

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FILE NUMBER 2009015022  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
6/29 10:20 AM AT 14:27 CLOCK M  
RECORD VERIFIED  
P. DEWITT CASON  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY: Amel Dhem D.C.