





# "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.

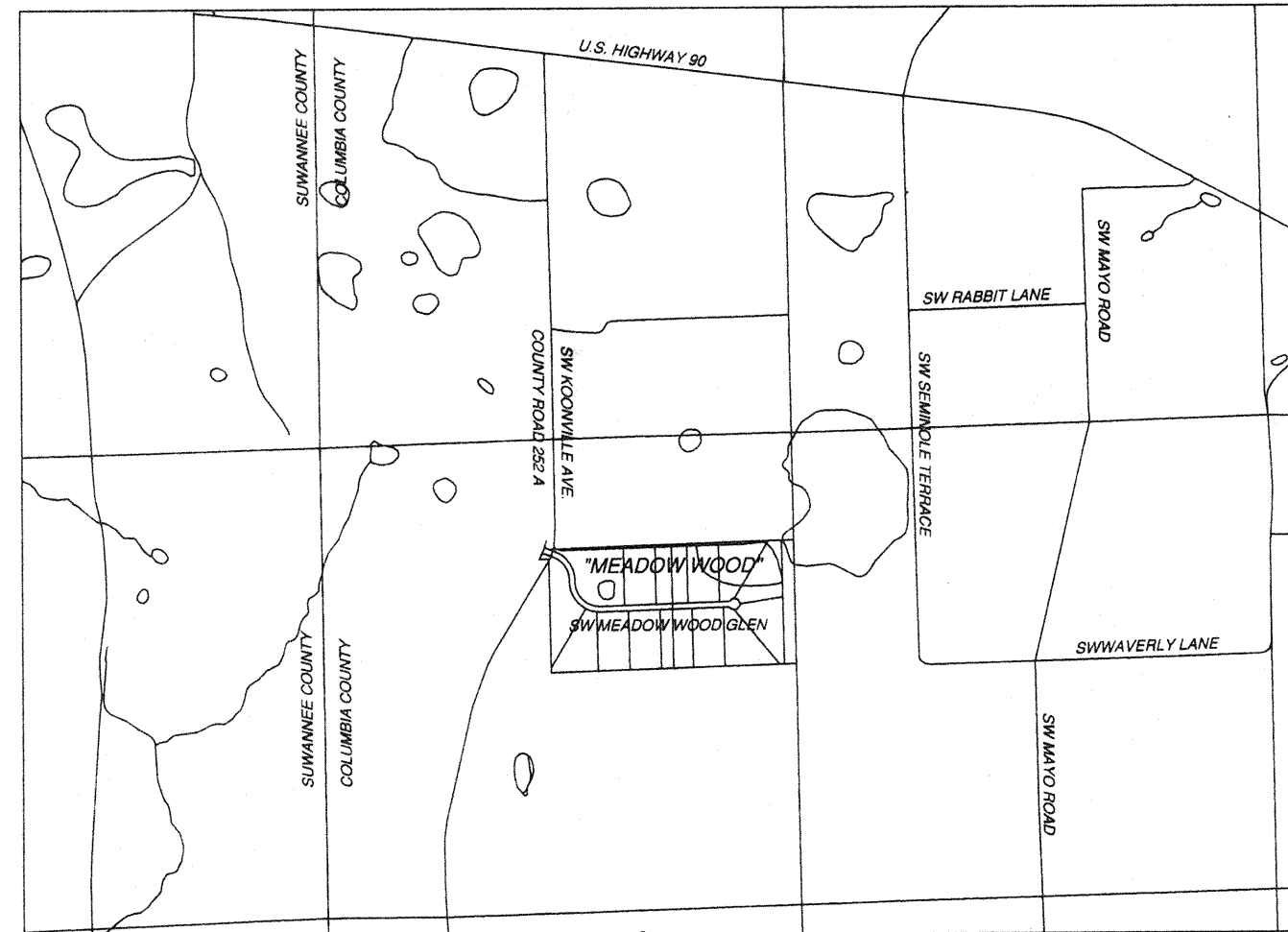
Elizabeth Porter  
CHAIRMAN

#### 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  
WITNESS AS TO OWNER  
Joel Glenn, MANAGER

Thomas J. Duncan  
WITNESS AS TO MORTGAGEE

Joel Glenn  
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