CANNON CREEK PLACE 1ST ADDITION

A REPLAT OF LOT 11 OF CANNON CREEK PLACE

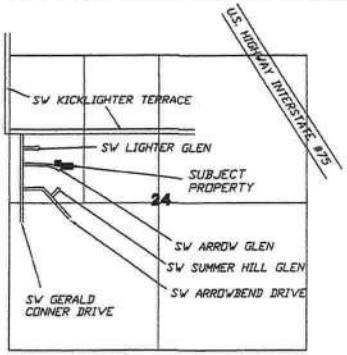
IN SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST,

COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____

PAGES _____

SHEET 1 OF 1



LOCATION SKETCH

NOT TO SCALE

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	330.00'	21°02'29"	121.19'	61.29'	120.51'	S.80°25'11"E.
CALC.	330.00'	21°01'33"	121.10'	61.24'	120.42'	S.80°27'01"E.
2	25.00'	67°12'53"	29.33'	16.61'	27.67'	N.76°37'52"E.
CALC.	25.00'	66°12'15"	28.89'	16.30'	27.31'	S.76°57'39"W.
3	60.00'	68°40'37"	71.92'	40.99'	67.69'	N.78°23'58"E.
4	60.00'	60°00'00"	62.83'	34.64'	60.00'	S.37°15'45"E.
5	60.00'	128°40'36"	134.75'	124.88'	108.16'	S.71°36'03"E.
CALC.	60.00'	128°51'38"	134.94'	125.40'	108.25'	S.71°42'00"E.

SYMBOL LEGEND:

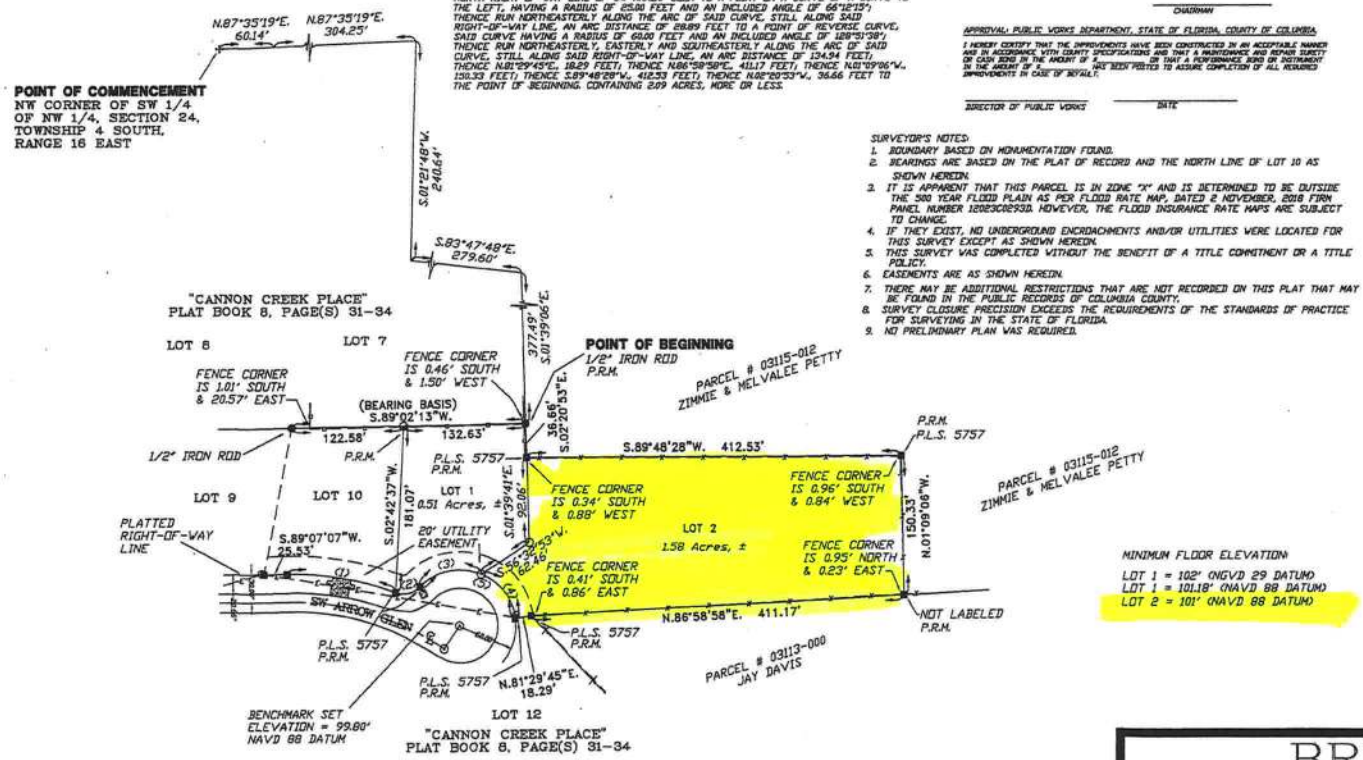
- 4"X4" CONCRETE MONUMENT FOUND
- 4"X4" CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIN AND CAP SET
- "X" CUT IN PAVEMENT
- CALCULATED PROPERTY CORNER
- NAIL & DISK
- POWER POLE
- SIGN POST
- WATER METER
- UTILITY BOX
- WELL
- SANITARY MANHOLE
- CENTERLINE
- SECTION LINE
- ELECTRIC LINES
- WIRE FENCE
- CHAIN LINK FENCE
- WOODEN FENCE
- (PLAT) AS PER A PLAT OF RECORD
- (DEED) AS PER A DEED OF RECORD
- (FIELD) AS PER FIELD MEASUREMENTS
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.R.M. PERMANENT REFERENCE MARKER
- P.C.P. PERMANENT CONTROL POINT

N

GRAPHIC SCALE

SCALE: 1" = 100'

DESCRIPTION:
COMMENCE AT NW CORNER OF THE SW 1/4 OF THE NW 1/4, SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.87°35'19"E. 60.14 FEET; THENCE CONTINUE N.87°35'19"E. 304.25 FEET; THENCE S.01°21'48"W. 240.64 FEET; THENCE S.83°47'48"E. 279.60 FEET; THENCE S.01°39'06"E. 377.49 FEET TO THE POINT OF BEGINNING; THENCE S.89°02'13"W. 132.63 FEET; THENCE S.02°42'37"W. 181.07 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SW ARROW GLEN TO A POINT ON A CURVE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND AN INCLUDED ANGLE OF 66°12'15"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, STILL ALONG SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 28.89 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 60.00 FEET AND AN INCLUDED ANGLE OF 128°51'38"; THENCE RUN NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, STILL ALONG SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 134.94 FEET; THENCE N.81°29'45"E. 18.29 FEET; THENCE N.86°58'58"E. 411.17 FEET; THENCE N.01°09'06"W. 150.33 FEET; THENCE S.89°48'28"W. 412.53 FEET; THENCE N.02°20'53"W. 36.66 FEET TO THE POINT OF BEGINNING. CONTAINING 2.09 ACRES, MORE OR LESS.



APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF _____, 2019, A.D.

_____ CHAIRMAN

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 OF 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.

_____ DIRECTOR OF PUBLIC WORKS _____ DATE

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON THE PLAT OF RECORD AND THE NORTH LINE OF LOT 10 AS SHOWN HEREIN.
3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NUMBER 12089C0675D. HOWEVER, THE FLOOD INSURANCE RATE MAP'S ARE SUBJECT TO CHANGE.
4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREIN.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
6. EASEMENTS ARE AS SHOWN HEREIN.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
8. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA.
9. NO PRELIMINARY PLAN WAS REQUIRED.

MINIMUM FLOOR ELEVATION:

LOT 1 = 102' (NGVD 29 DATUM)
LOT 1 = 101.18' (NAVD 88 DATUM)
LOT 2 = 101' (NAVD 88 DATUM)

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT ADAN WOODHAM AND DANNA WOODHAM, AS OWNER, HAVE CAUSED THE LANDS HEREIN DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "CANNON CREEK PLACE 1ST ADDITION, A REPLAT OF LOT 11 OF CANNON CREEK PLACE", AND THAT ALL ROADS, STREETS, RETENTION AREAS, STORM WATER BASINS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREIN ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTEST:

WITNESS AS TO OWNER _____ WITNESS AS TO OWNER _____ ADAN WOODHAM

WITNESS AS TO OWNER _____ WITNESS AS TO OWNER _____ DANNA WOODHAM

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF _____

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2020 A.D., BEFORE ME PERSONALLY APPEARED ADAN WOODHAM, 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.

_____ NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2020 A.D., BEFORE ME PERSONALLY APPEARED DANNA WOODHAM, 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.

_____ NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

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 _____ _____ 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 _____ DAY OF _____, 2020, A.D., IN PLAT BOOK _____, PAGE _____

_____ CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

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: _____ DATE: _____ REGISTRATION #: _____

PRINT: _____

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, PSM #5757 _____ DATE:

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.

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.

DEVELOPER:
ADAN & DANA WOODHAM
243 SW GERALD CONNER DRIVE
LAKE CITY, FL 32024
386-688-7044

BRITT SURVEYING & MAPPING, LLC
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2086 SW MAIN BOULEVARD #112
LAKE CITY, FLORIDA 32025
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WORK ORDER # L-25984