

# **BLAINE ESTATES**

**PHASE 3**

**For 2007**

**PARENT PARCEL – 22-4S-16-03090-000 – 33.16 AC. (DELETED ALL USED UP)**

**HEADER PARCEL – 22-4S-16-03090-300 – A S/D LYING IN PART OF THE E1/2 OF THE SW1/4 OF SEC 22-4S-16, CONTAINING 32.90 AC. RECORDED IN PLAT BOOK 8 PAGES 132 THRU 134.**

|        |                    |          |
|--------|--------------------|----------|
| Lot 1  | 22-4s-16-03090-301 | 1.13 ac. |
| Lot 2  | 22-4s-16-03090-302 | 1.09 ac. |
| Lot 3  | 22-4s-16-03090-303 | 1.02 ac. |
| Lot 4  | 22-4s-16-03090-304 | 1.01 ac. |
| Lot 5  | 22-4s-16-03090-305 | 1.00 ac. |
| Lot 6  | 22-4s-16-03090-306 | 1.01 ac. |
| Lot 7  | 22-4s-16-03090-307 | 1.01 ac. |
| Lot 8  | 22-4s-16-03090-308 | 1.01 ac. |
| Lot 9  | 22-4s-16-03090-309 | 1.01 ac. |
| Lot 10 | 22-4s-16-03090-310 | 1.00 ac. |
| Lot 11 | 22-4s-16-03090-311 | 1.00 ac. |
| Lot 12 | 22-4s-16-03090-312 | 1.01 ac. |
| Lot 13 | 22-4s-16-03090-313 | 1.01 ac. |
| Lot 14 | 22-4s-16-03090-314 | 1.00 ac. |
| Lot 15 | 22-4s-16-03090-315 | 1.00 ac. |
| Lot 16 | 22-4s-16-03090-316 | 1.00 ac. |
| Lot 17 | 22-4s-16-03090-317 | 1.04 ac. |
| Lot 18 | 22-4s-16-03090-318 | 1.03 ac. |
| Lot 19 | 22-4s-16-03090-319 | 1.00 ac. |
| Lot 20 | 22-4s-16-03090-320 | 1.00 ac. |
| Lot 21 | 22-4s-16-03090-321 | 1.00 ac. |
| Lot 22 | 22-4s-16-03090-322 | 1.08 ac. |
| Lot 23 | 22-4s-16-03090-323 | 1.04 ac. |
| Lot 24 | 22-4s-16-03090-324 | 1.04 ac. |
| Lot 25 | 22-4s-16-03090-325 | 1.00 ac. |

**Retention area's lying within Blaine Estates phase 2 & 3  
22-4s-16-03090-099 – 10.48 ac.**



**Bailey Bishop & Lane, Inc.**

P.O. Box 3717  
Lake City, FL 32056  
Ph. 386-752-5640  
Eng. Lic. 7362  
BBL Job No. 030203CR2

**BLAINE ESTATES, PHASE III**  
IN  
THE E 1/2 OF THE SW 1/4,  
SECTION 22, TOWNSHIP 4 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 8 PAGE 132  
PAGE 1 OF 3

**DESCRIPTION:**

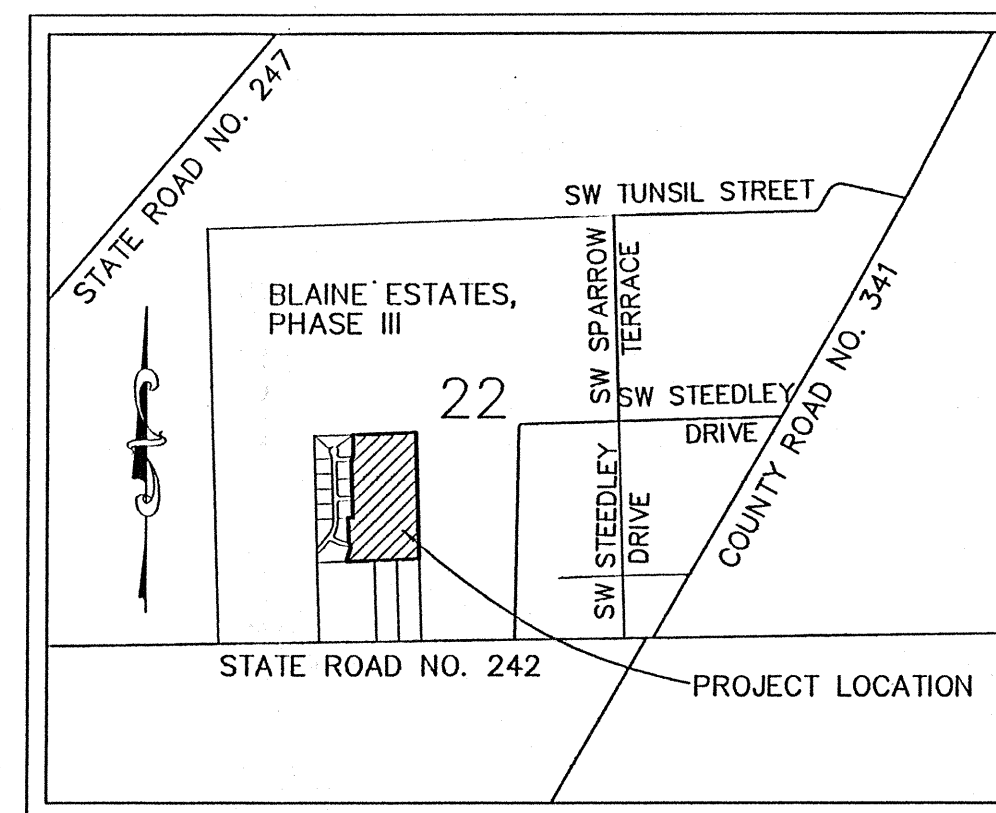
PART OF THE E 1/2 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 8, BLOCK 2, BLAINE ESTATES, PHASE II, A SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 147 & 148 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN N 88°14'38" E, ALONG THE NORTH LINE OF SAID SW 1/4, 820.02 FEET TO THE EAST LINE OF SAID SW 1/4; THENCE S 01°45'56" E, ALONG SAID EAST LINE, 1655.38 FEET; THENCE S 88°03'20" W, 942.92 FEET TO THE EAST LINE OF SAID BLAINE ESTATES, PHASE II; THENCE RUN NORTHERLY, ALONG THE EAST LINE OF SAID BLAINE ESTATES, PHASE II, THE FOLLOWING COURSES: N 16°07'07" E, 200.39 FEET; N 28°43'47" W, 68.85 FEET; N 01°45'56" W, 315.10 FEET; N 88°17'40" E, 62.44 FEET; N 01°42'20" W, 741.00 FEET; N 24°05'24" E, 66.64 FEET; N 01°42'20" W, 290.38 FEET TO THE END OF SAID COURSES AND THE POINT OF BEGINNING.

CONTAINING 32.90 ACRES, MORE OR LESS.

**CERTIFICATE OF DEDICATION & OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT CR 242 LAND TRUST, AS OWNER, HAS CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "BLAINE ESTATES, PHASE III", AND THAT ALL RIGHTS-OF-WAY, RETENTION AREAS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.



LOCATION SKETCH  
NOT TO SCALE

**NOTES:**

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SW 1/4, SECTION 22, TOWNSHIP 4 SOUTH, RANGE 16 EAST, BEING S 01°45'56" E.
2. TOTAL ACRES IN SUBDIVISION IS 32.90 ACRES.
3. SUBDIVISION CONSISTS OF 25 LOTS RANGING IN SIZE FROM 1.00 ACRES TO 1.13 ACRES AND 1 RETENTION AREA.
4. PROPERTY IS ZONED RURAL RESIDENTIAL.
5. CLOSURE EXCEEDS 1:10000.
6. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B EFFECTIVE DATE JANUARY 6, 1986) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.
7. WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC SYSTEMS.
8. WATER SUPPLY IS TO BE INDIVIDUAL WELLS.
9. PRELIMINARY PLAT WAS APPROVED ON OCTOBER 20, 2005.
10. ALL LOT CORNERS ARE CONCRETE MONUMENTS, OTHERWISE NOTED.
11. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: FRONT - 25 FEET; SIDE - 10 FEET; REAR - 15 FEET.

**DEVELOPER:**  
C.R. 242 LAND TRUST  
DANIEL CRAPPS, TRUSTEE  
L. JAMES CHERRY, TRUSTEE  
4400 WEST U.S. HIGHWAY 90  
LAKE CITY, FLORIDA 32055  
(386) 755-5110

**SURVEYOR:**  
BRIAN SCOTT DANIEL  
P.O. BOX 3717  
LAKE CITY, FL 32056  
(386) 752-5640

**ENGINEER:**  
JEROME J. LESZKIEWICZ  
P.O. BOX 3717  
LAKE CITY, FL 32056  
(386) 752-5640

**OWNERS:**

BY: Daniel D. Crapps Mary Lyons  
DANIEL D. CRAPPS, TRUSTEE   
CR 242 LAND TRUST   
WITNESS

BY: Melissa Bryan Theresa Chung  
WITNESS   
WITNESS

BY: L. James Cherry Megan M. Carter  
L. JAMES CHERRY, TRUSTEE   
CR 242 LAND TRUST   
WITNESS   
WITNESS

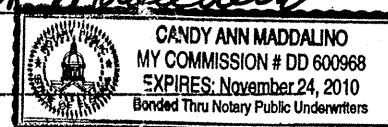
**ACKNOWLEDGEMENT:**

STATE OF FLORIDA, COUNTY OF COLUMBIA:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>ND</sup> DAY OF DECEMBER, 2006 BY DANIEL D. CRAPPS, AS TRUSTEE OF CR 242 LAND TRUST, FOR AND ON BEHALF OF SAID TRUST. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNED: Candy Ann Maddalino  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



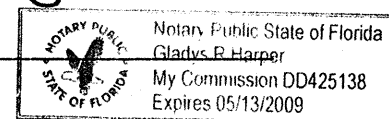
**ACKNOWLEDGEMENT:**

STATE OF FLORIDA, COUNTY OF COLUMBIA:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>TH</sup> DAY OF DECEMBER, 2006 BY L. JAMES CHERRY, AS TRUSTEE OF CR 242 LAND TRUST. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNED: Gladyce P. Harper  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



**SPECIAL NOTES**

**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.

**NOTICE:** WATER RUN OFF FROM EXISTING PUBLIC ROAD RIGHTS OF WAY MAY OCCUR DURING HEAVY RAINS.

**CERTIFICATE OF SUBDIVIDER'S ENGINEER:**

THIS IS TO CERTIFY THAT ON DECEMBER 14, 2006, JEROME J. LESZKIEWICZ, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 53482, 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.

Jerome J. Leszkiewicz  
REGISTERED FLORIDA ENGINEER

**CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA:**

EXAMINED ON December 20, 2006 AND  
APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY  
Mali Seaph, attorney  
COUNTY ATTORNEY

**ACCEPTANCE FOR MAINTENANCE:**

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE BOND AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF \$ 17,216.00 OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SIGNED: Harold Crumley DATE: 12/27/06  
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 27 DAY OF December 2006 IN PLAT BOOK 8, PAGES 132-134.

SIGNED: Scott Daniel  
CLERK OF CIRCUIT COURT

**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 THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 2<sup>ND</sup> DAY OF OCTOBER. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 2<sup>ND</sup> DAY OF OCTOBER.

DATE 12-15-06 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

**CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA:**

THIS IS TO CERTIFY THAT ON 12-7-06 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

CHAIRMAN

ATTEST: Scott Daniel FILE FOR RECORD ON  
CLERK OF CIRCUIT COURT

**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 HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

NAME Timothy K. DeBene, P.S.  
DATE 12/18/06  
REGISTRATION NUMBER PLS # 5539  
Donald F. Lee & Assoc., Inc.

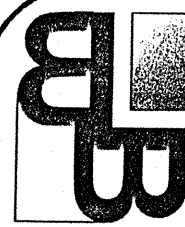


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FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
12/27/2006 AT 1:28 PM  
RECORDED  
P. DEWITT GASON  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
B. Deane  
B. Deane



OFFICIAL RECORDS  
BOOK 8 PAGE 132  
1105/2006



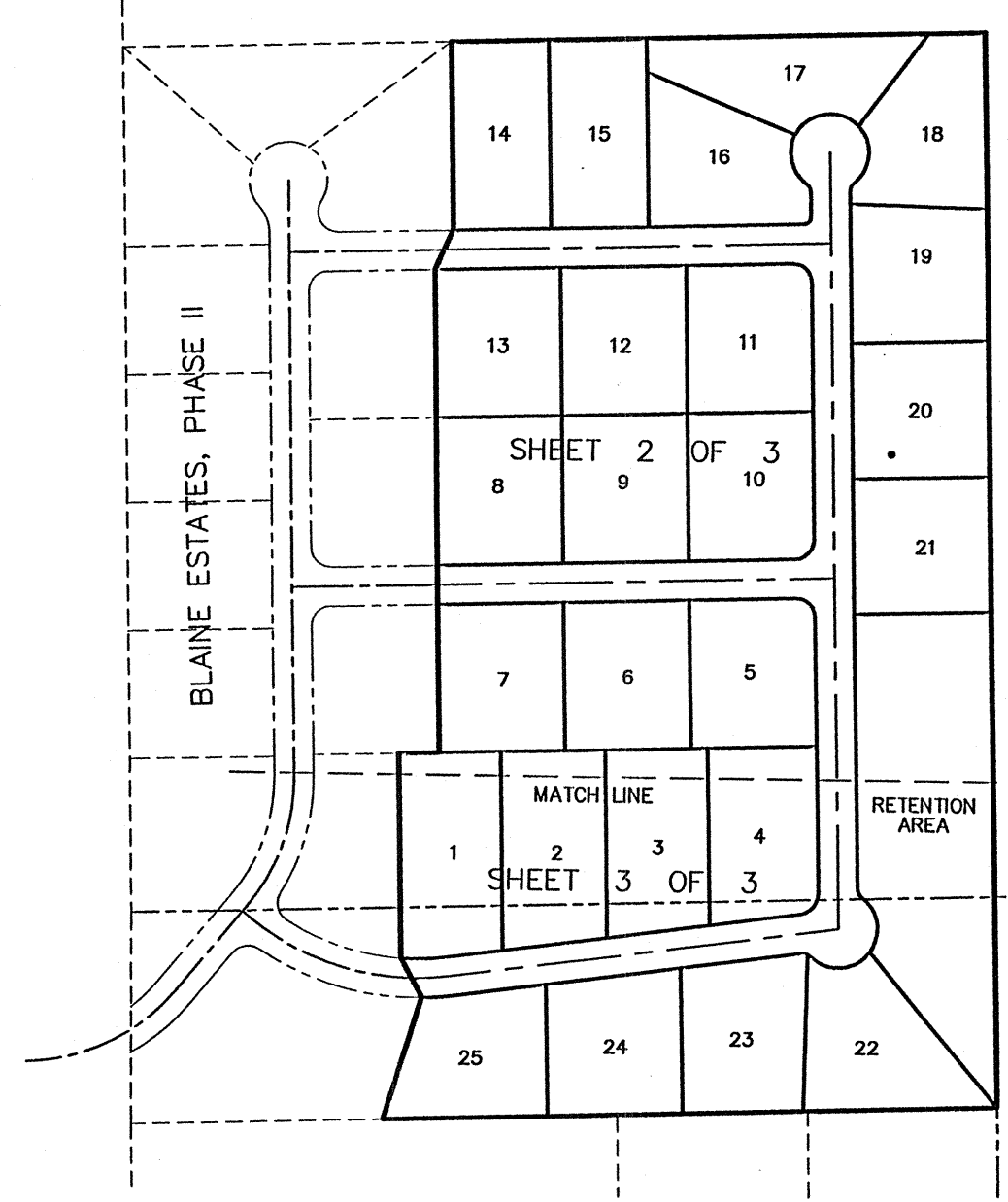
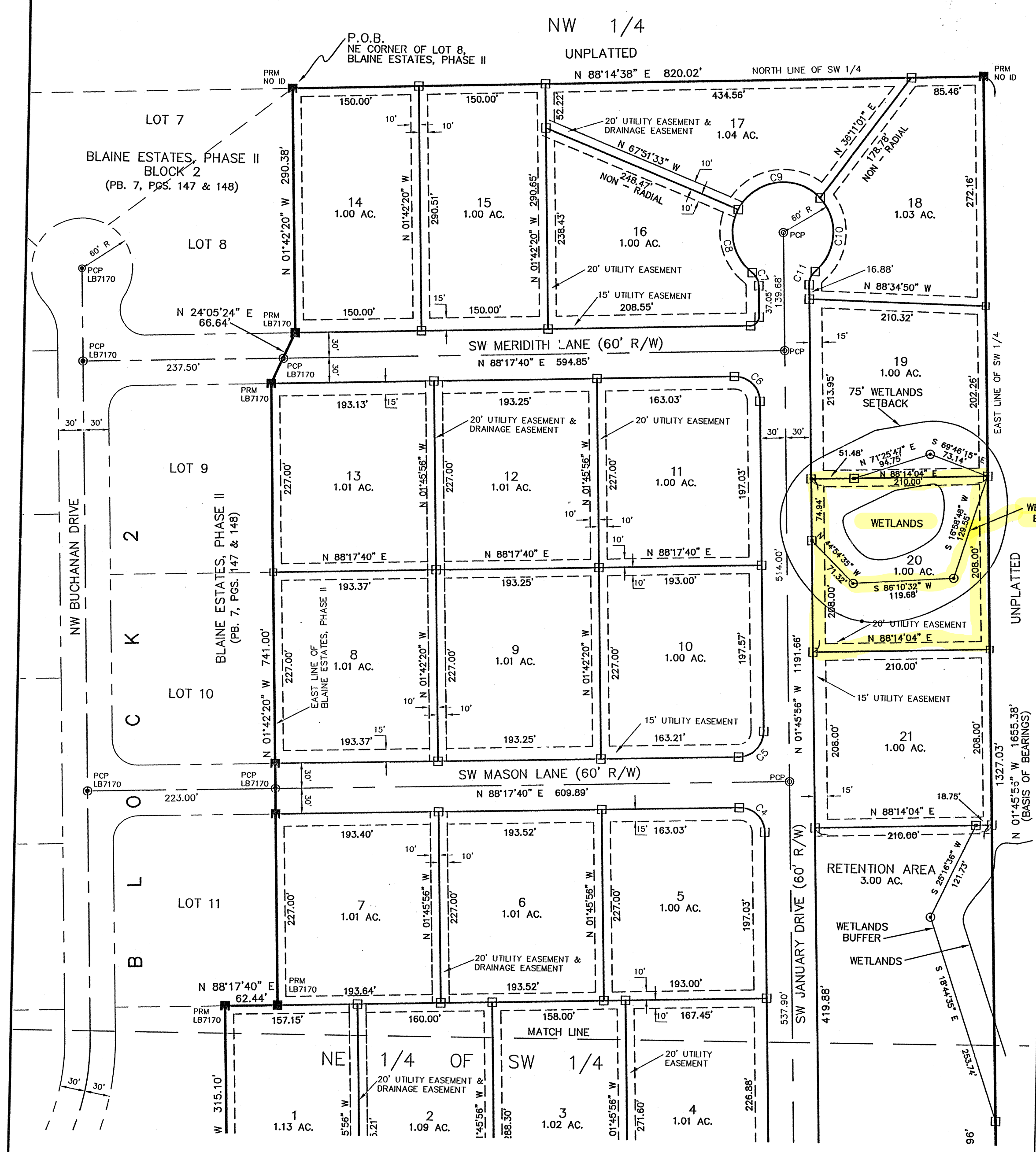


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# BLAINE ESTATES, PHASE III

IN  
THE E 1/2 OF THE SW 1/4,  
SECTION 22, TOWNSHIP 4 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS  
BOOK PAGE  
1105/2460



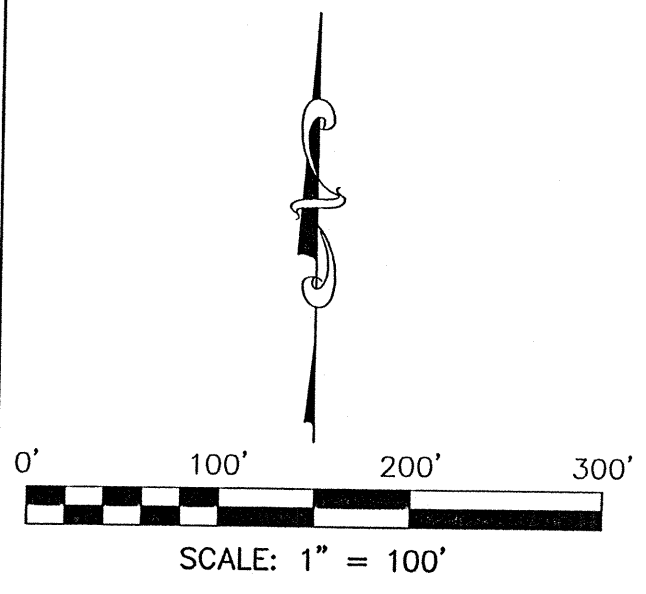
KEY MAP  
NOT TO SCALE

CURVE TABLE

| CURVE | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|---------|-------------|---------------|--------------|------------|
| C1    | 400.00' | 08°15'35"   | S 86°23'31" W | 57.61'       | 57.66'     |
| C2    | 370.00' | 10°53'47"   | S 87°42'37" W | 70.26'       | 70.37'     |
| C3    | 30.00'  | 84°01'39"   | S 40°14'53" W | 40.16'       | 44.00'     |
| C4    | 30.00'  | 89°56'24"   | S 46°44'08" E | 42.40'       | 47.09'     |
| C5    | 30.00'  | 90°03'37"   | S 43°15'52" W | 42.45'       | 47.16'     |
| C6    | 30.00'  | 89°56'23"   | S 46°44'08" E | 42.40'       | 47.09'     |
| C7    | 20.00'  | 51°26'13"   | S 27°29'03" E | 17.36'       | 17.95'     |
| C8    | 60.00'  | 79°39'51"   | N 13°22'13" W | 76.86'       | 83.42'     |
| C9    | 60.00'  | 109°48'02"  | N 81°21'43" E | 98.18'       | 114.98'    |
| C10   | 60.00'  | 93°13'06"   | S 02°52'17" W | 87.20'       | 97.62'     |
| C11   | 20.00'  | 51°14'46"   | N 23°51'27" E | 17.30'       | 17.89'     |
| C12   | 20.00'  | 51°19'04"   | N 27°25'28" W | 17.32'       | 17.91'     |
| C13   | 60.00'  | 88°39'07"   | S 08°45'27" E | 83.85'       | 92.84'     |
| C14   | 60.00'  | 98°00'41"   | S 84°34'27" W | 90.57'       | 102.64'    |
| C15   | 20.00'  | 17°20'04"   | S 55°05'15" E | 6.03'        | 6.05'      |
| C16   | 20.00'  | 33°59'00"   | S 80°44'47" E | 11.69'       | 11.86'     |
| C17   | 430.00' | 06°02'27"   | S 85°16'56" W | 45.31'       | 45.34'     |

LEGEND

- DENOTES 5/8" IRON ROD & CAP SET (LB6685)
- DENOTES IRON PIPE OR REBAR FOUND
- DENOTES 4"x4" CONCRETE MONUMENT SET (LB6685)
- DENOTES 4"x4" CONCRETE MONUMENT FOUND
- ⊙ DENOTES NAIL & DISK FOUND (PCP)
- ⊠ DENOTES 4"x4" CONCRETE MONUMENT (PRM); (LB6685) UNLESS OTHERWISE NOTED
- + MORE OR LESS
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- PRC POINT OF REVERSE CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- R RADIUS
- T TANGENT
- L ARC LENGTH
- A CENTRAL ANGLE
- CH CHORD BEARING & DISTANCE
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- R/W RIGHT OF WAY
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- TWP TOWNSHIP
- RNG RANGE
- LB LICENSED BUSINESS
- PLS PROFESSIONAL LAND SURVEYOR
- C1 CURVE NUMBER
- L1 LINE NUMBER
- N NORTH
- E EAST
- S SOUTH
- W WEST
- C CENTERLINE
- (P) PLAT
- (D) DEED
- (C) CALCULATED
- (M) MEASURED
- O/S OFFSET
- NO ID NO IDENTIFICATION
- FND FOUND
- CM CONCRETE MONUMENT
- IP IRON PIPE
- IPC IRON PIPE & CAP
- RB REBAR
- RBC REBAR & CAP
- IR IRON ROD
- IRC IRON ROD & CAP
- NL NAIL
- NLD NAIL & DISK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE(S)
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- SEC SECTION
- BM BENCHMARK
- ELEV ELEVATION
- AC ACRE(S)



DEVELOPER:  
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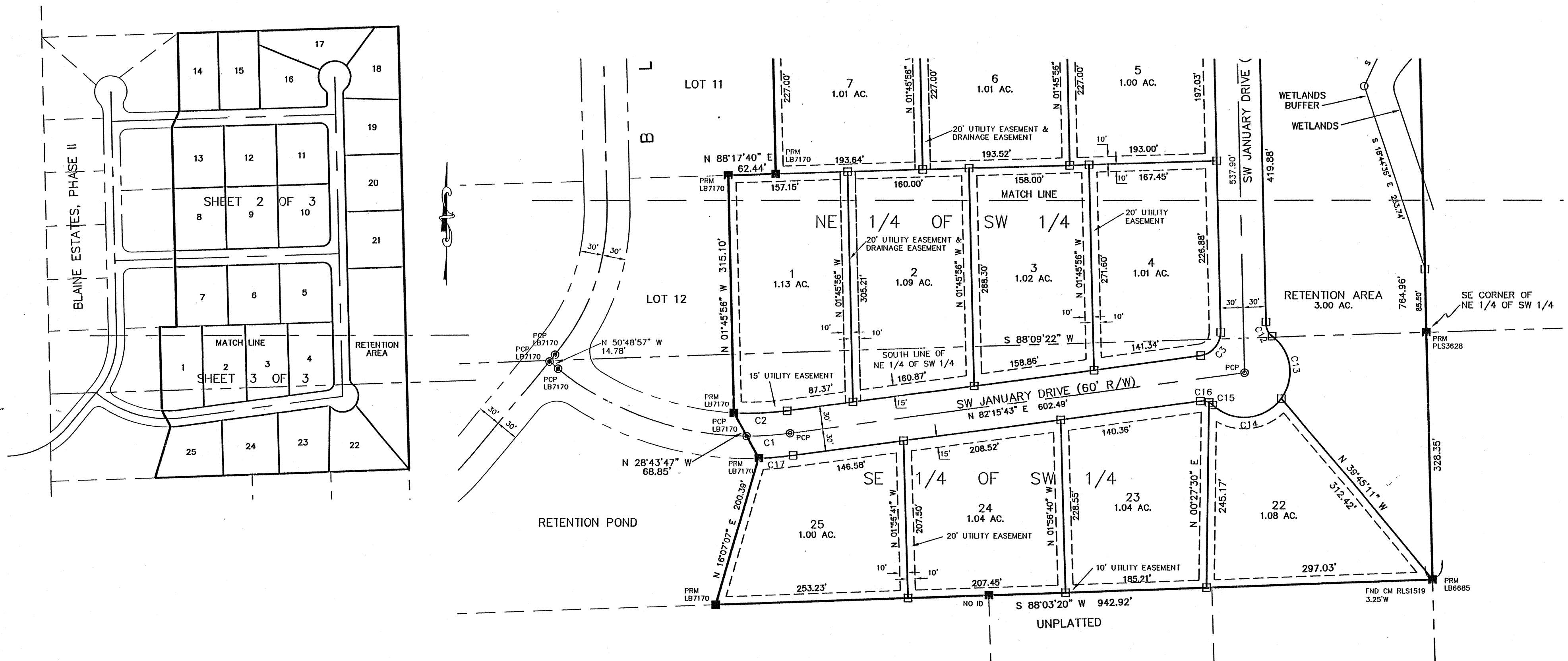
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# BLAINE ESTATES, PHASE III

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THE E 1/2 OF THE SW 1/4,  
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COLUMBIA COUNTY, FLORIDA

PLAT BOOK 8 PAGE 134  
PAGE 3 OF 3

OFFICIAL RECORDS  
BOOK PAGE  
1105/2400



CURVE TABLE

| CURVE | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|---------|-------------|---------------|--------------|------------|
| C1    | 400.00' | 08°15'35"   | S 86°23'31" W | 57.61'       | 57.66'     |
| C2    | 370.00' | 10°53'47"   | S 87°42'37" W | 70.26'       | 70.37'     |
| C3    | 30.00'  | 84°01'39"   | S 40°14'53" W | 40.16'       | 44.00'     |
| C4    | 30.00'  | 89°56'24"   | S 46°44'08" E | 42.40'       | 47.09'     |
| C5    | 30.00'  | 90°03'37"   | S 43°15'52" W | 42.45'       | 47.16'     |
| C6    | 30.00'  | 89°56'23"   | S 46°44'08" E | 42.40'       | 47.09'     |
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| C9    | 60.00'  | 109°48'02"  | N 81°21'43" E | 98.18'       | 114.98'    |
| C10   | 60.00'  | 93°13'06"   | S 02°52'17" W | 87.20'       | 97.62'     |
| C11   | 20.00'  | 51°14'46"   | N 23°51'27" E | 17.30'       | 17.89'     |
| C12   | 20.00'  | 51°19'04"   | N 27°25'28" W | 17.32'       | 17.91'     |
| C13   | 60.00'  | 88°39'07"   | S 08°45'27" E | 83.85'       | 92.84'     |
| C14   | 60.00'  | 98°00'41"   | S 84°34'27" W | 90.57'       | 102.64'    |
| C15   | 20.00'  | 17°29'04"   | S 55°05'15" E | 6.03'        | 6.05'      |
| C16   | 20.00'  | 33°59'00"   | S 80°44'47" E | 11.69'       | 11.86'     |
| C17   | 430.00' | 06°02'27"   | S 85°16'56" W | 45.31'       | 45.34'     |

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