

Lot 17	35-5s-16-03752-417	4.77 ac.	
Lot 18	35-5s-16-03752-418	4.78 ac.	
Lot 19	35-5s-16-03752-419	4.76 ac.	
Lot 20	35-5s-16-03752-420	4.73 ac.	PHS 3
Lot 21	35-5s-16-03752-421	4.72 ac.	
Lot 22	35-5s-16-03752-422	4.76 ac.	
Lot 23	35-5s-16-03752-423	4.77 ac.	
Lot 24	35-5s-16-03752-424	4.77 ac.	_____
Lot 25	34-5s-16-03752-425	4.54 ac.	
Lot 26	34-5s-16-03752-426	4.77 ac.	
Lot 27	34-5s-16-03752-427	4.77 ac.	
Lot 28	34-5s-16-03752-428	4.77 ac.	PHS 2
Lot 29	34-5s-16-03752-429	4.77 ac.	
Lot 30	34-5s-16-03752-430	4.77 ac.	
Lot 31	34-5s-16-03752-431	4.77 ac.	
Lot 32	34-5s-16-03752-432	4.78 ac.	_____
Lot 33	34-5s-16-03752-433	4.72 ac.	
Lot 34	34-5s-16-03752-434	4.77 ac.	
Lot 35	34-5s-16-03752-435	4.77 ac.	
Lot 36	34-5s-16-03752-436	4.77 ac.	PHS 1
Lot 37	34-5s-16-03752-437	4.77 ac.	
Lot 38	34-5s-16-03752-438	4.77 ac.	
Lot 39	34-5s-16-03752-439	9.00 ac.	_____

SOUTHERN MEADOWS PHASE 3
SECTION 35, TOWNSHIP 5 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9 PAGE 111
SHEET 2 OF 2

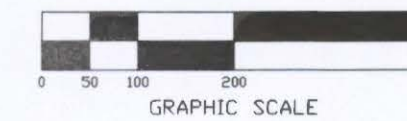
NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	60.00'	68°01'39"	71.24'	40.49'	67.13'	N03°20'07"E
2	60.00'	08°01'39"	8.41'	4.21'	8.40'	N33°20'07"E
3	25.00'	49°40'47"	21.68'	11.57'	21.00'	S65°50'19"E
4	60.00'	23°04'12"	24.16'	12.25'	24.00'	S32°32'01"E
5	60.00'	116°09'13"	121.64'	96.91'	101.85'	N57°51'16"E
6	60.00'	110°46'20"	116.00'	86.93'	98.76'	N55°36'31"W
7	60.00'	29°21'49"	30.75'	15.72'	30.41'	S54°19'25"W
8	25.00'	49°40'47"	21.68'	11.57'	21.00'	S64°28'54"W

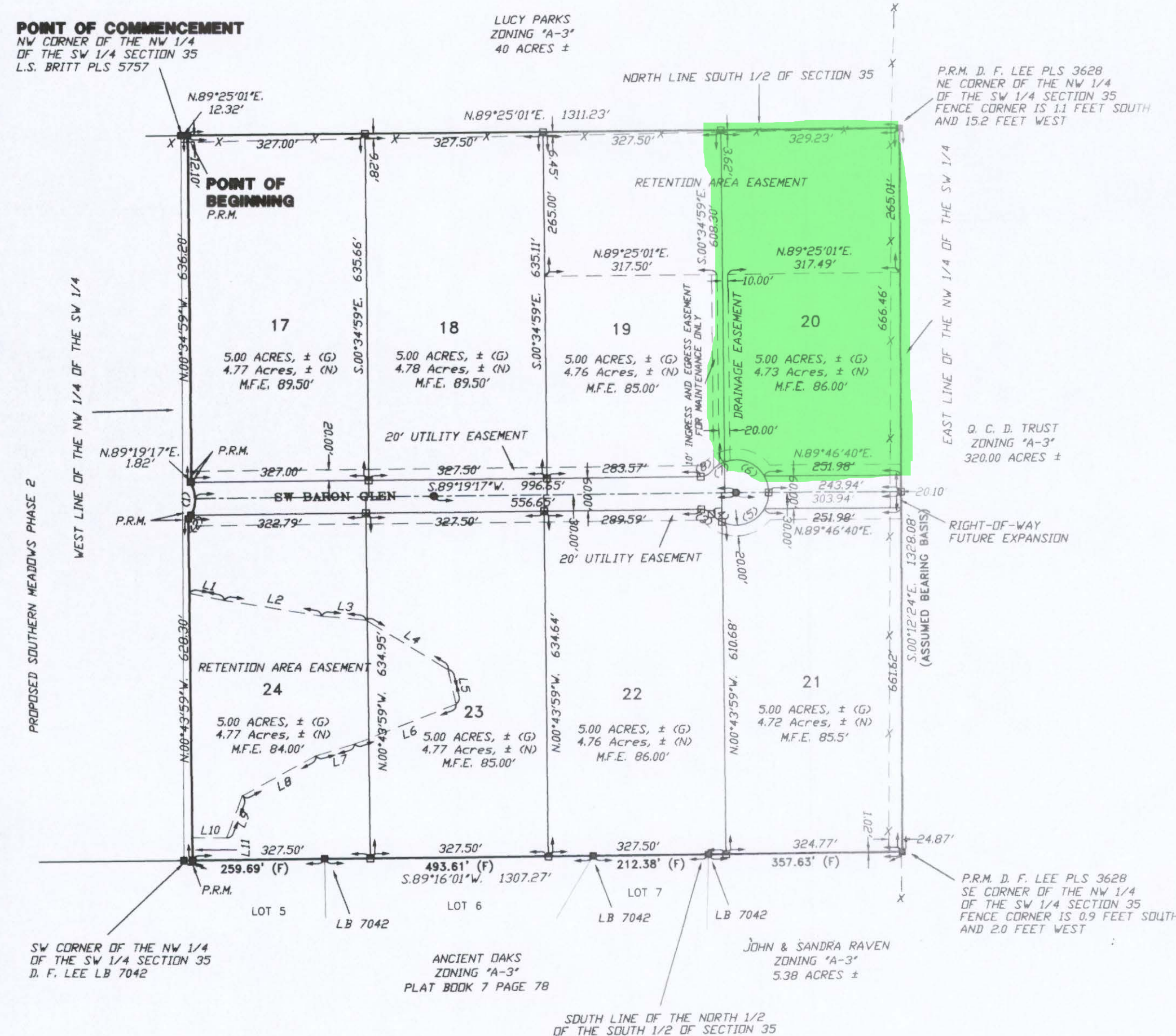
SCALE: 1" = 200'



SYMBOL LEGEND:

- P.R.M. PERMANENT REFERENCE MONUMENT
- PLS PROFESSIONAL LAND SURVEYOR
- CL CENTERLINE
- 4"X4" CONCRETE MONUMENT
- MFE MINIMUM FLOOR ELEVATION
- TYP TYPICAL
- PERMANENT CONTROL POINT
- (G) GROSS ACREAGE
- (N) NET ACREAGE
- LB LICENSED BUSINESS

POINT OF COMMENCEMENT
NW CORNER OF THE NW 1/4
OF THE SW 1/4 SECTION 35
L.S. BRITT PLS 5757



LINE TABLE

Line	Bearing	Distance
L1	S.78°39'16"E	65.79'
L2	S.80°58'22"E	182.05'
L3	S.84°58'21"E	92.17'
L4	S.58°45'00"E	175.74'
L5	S.13°01'29"E	65.19'
L6	S.68°11'20"W	200.25'
L7	S.72°54'25"W	74.65'
L8	S.61°32'03"W	154.71'
L9	S.20°15'24"W	82.12'
L10	N.89°30'13"W	63.63'
L11	S.00°43'59"E	41.56'

DESCRIPTION:
A PART OF THE SW 1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 35 AND RUN N.89°25'01"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 12.32 FEET FOR A POINT OF BEGINNING. THENCE CONTINUE N.89°25'01"E, A DISTANCE OF 1311.23 FEET TO THE NORTHEAST CORNER OF THE SAID NW 1/4 OF SW 1/4; THENCE S.00°12'24"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1328.08 FEET TO THE SOUTHEAST CORNER OF THE SAID NW 1/4 OF THE SW 1/4; THENCE S.89°16'01"W, ALONG THE SOUTH LINE OF SAID NW 1/4 OF SW 1/4, A DISTANCE OF 1307.27 FEET; THENCE N.00°43'59"W, A DISTANCE OF 628.30 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 60.00 FEET, AN INCLUDED ANGLE OF 68°01'39", A CHORD BEARING OF N.03°20'07"E, A CHORD DISTANCE OF 67.13 FEET; THENCE N.03°20'07"E, A DISTANCE OF 8.40 FEET; THENCE N.89°19'17"E, A DISTANCE OF 1.82 FEET; THENCE N.00°34'59"W, A DISTANCE OF 636.20 FEET TO THE POINT OF BEGINNING. CONTAINING 40.00 ACRES MORE OR LESS.

OFFICIAL RECORDS
BOOK 9 PAGE 211

FILE NUMBER 2013 120 1 9 366
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
November 13, 2013 AT 10:42 O'CLOCK AM
RECORDED
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Anna Feagles D.C.



BRITT SURVEYING

LAND SURVEYORS AND MAPPERS

830 WEST DUVAL STREET

LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

www.brittsurveying.com WORK ORDER # L-20372

SOUTHERN MEADOWS PHASE 3

SECTION 34 & 35, TOWNSHIP 5 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9 PAGE 110
SHEET 1 OF 2

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.00°12'24"E. FOR THE EAST LINE OF THE NW 1/4 OF THE SW 1/4.
3. IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009, FIRM PANEL NO. 12023C 0390C, HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE LAND USE FOR THIS PARCEL IS: AGRICULTURE
10. THE ZONING FOR THIS PARCEL IS: A-3
11. THE WATER SOURCE WILL BE INDIVIDUAL WELLS.
12. THE WASTE WATER TREATMENT WILL BE INDIVIDUAL SEPTIC SYSTEMS.

FLOOD NOTICE:

SOME LOTS MAY BE AFFECTED BY
THE 100 YEAR FLOOD ELEVATION

NOTICE:

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NOTICE:

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DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT BULLARD-DENUNE INVESTMENT COMPANY, AS OWNER, AND TD BANK N.A. SUCCESSORS IN INTEREST TO MERCANTILE BANK A DIVISION OF CAROLINA FIRST BANK, AS MORTGAGEE, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SOUTHERN MEADOWS PHASE 3", AND THAT ALL ROADS, STREETS, ALL EASEMENTS FOR UTILITIES, DRAINAGE EASEMENTS, INGRESS AND EGRESS EASEMENTS AND RETENTION AREAS AS SHOWN AND/OR DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT SHALL BE MAINTAINED BY A SEPARATE HOME OWNERS ASSOCIATION.

ATTEST:

Holly C. Hanover
WITNESS AS TO OWNER

April Rogers
WITNESS AS TO MORTGAGEE

Chris Bullard
WITNESS AS TO OWNER

Bill Cobb
WITNESS AS TO MORTGAGEE

Chris Bullard
AS VICE PRESIDENT

Bill Cobb
AS VICE-PRESIDENT

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 28 DAY OF August, 2012 A.D., BEFORE ME PERSONALLY APPEARED CHRIS BULLARD, AS VICE PRESIDENT OF BULLARD-DENUNE INVESTMENT COMPANY, AS OWNER, 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 OF THE ABOVE DATE.

Holly C. Hanover
Commission # DD 963514
Expires May 18, 2014
Bonded Three Thousand Dollars \$3,000.00

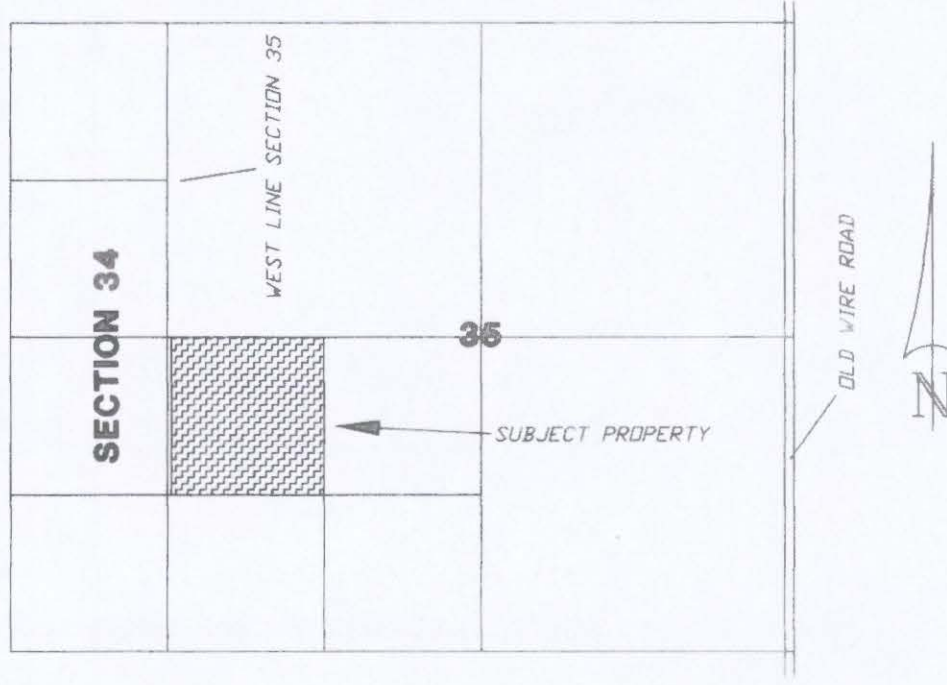
MY COMMISSION EXPIRES: 5/18/14

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 28 DAY OF August, 2012 A.D., BEFORE ME PERSONALLY APPEARED BILL COBB, AS VICE-PRESIDENT OF TD BANK N.A. SUCCESSORS IN INTEREST TO MERCANTILE BANK A DIVISION OF CAROLINA FIRST BANK, AS MORTGAGEE, 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 OF THE ABOVE DATE.

April Rogers
Notary Public, State of Florida
My Comm. Expires Sep 5, 2013
Commission # 844499

MY COMMISSION EXPIRES: 9-5-13



LOCATION SKETCH

NOT TO SCALE

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 OR 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.

[Signature]
DIRECTOR OF PUBLIC WORKS
DATE: 08-13-12

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF JULY 5, 2012, A.D.

[Signature]
CHAIRMAN

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: November 6, 2012
[Signature]
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 12th DAY OF November, 2012, A.D., IN PLAT BOOK 9, PAGE 110

[Signature]
CLERK OF CIRCUIT COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF ENGINEER:

THIS IS TO CERTIFY, THAT ON 11-7-2013, *[Signature]* A REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 65592, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND AS APPLICABLE, ANY SUBMITTED "AS BUILT" BLUE PRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

CREWS ENGINEERING SERVICES, LLC
P.O. Box 970 LAKE CITY, FL

DEVELOPER:
BULLARD-DENUNE INVESTMENT COMPANY
P.O. BOX 1733
LAKE CITY, FLORIDA 32056
386-755-4050

NAME: Brett A. Crews

PROJECT ENGINEER:
BRIAN WILLIAMS, P.E.
GEO DESIGN GROUP, LLC
130 WEST HOWARD STREET,
LIVE OAK, FLORIDA 32055
176 NW PARK JEFFREY ROAD,
LAKE CITY, FL
PHONE: 386-362-3678

SPECIAL DEVELOPER NOTE:

ANY STANDING HIGH WATER MARKS AS A RESULT OF TROPICAL STORM DEBBIE IN 2012 DID NOT EXCEED THE AREAS AS DESIGNED FOR STORM WATER RETENTION WITHIN THE DEVELOPMENT.

[Signature]
DEVELOPER

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: Timothy A. Delaney DATE: 8/28/12 REGISTRATION #: 5590

PRINT: TIMOTHY A. DELANEY (DONALD F. LEGG & ASSOC.)

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.

[Signature]
L. SCOTT BRITT, PSM #5757

8-17-12
DATE:



BRITT SURVEYING

LAND SURVEYORS AND MAPPERS

830 WEST DUVAL STREET

LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

www.brittsurveying.com

WORK ORDER # L-20372

OFFICIAL RECORDS
BOOK 9 PAGE 110

FILE NUMBER 2013120125166
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA

November 12, 2013 AT 10:48 O'CLOCK A.M.
RECORDED
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

BY: *[Signature]* D.C.