

**COVE AT ROSE CREEK
FOR 2007**

PARENT PAECCEL – 01-5S-16-03397-018 – 48.76 AC. (DELETED ALL USED UP)

**HEADER PARCEL – 01-5S-16-03397-100 – A S/D LYING IN PART OF THE
NW1/4 OF THE SW1/4 & THE SW ¼ OF THE NW1/4 OF SEC. CONTAINING
48.76 AC. RECOEDED IN PLAT BOOK 8 PAGES 107 THRU 109.**

LOT	1	01-5S-16-03397-101	5.37 AC.
LOT	2	01-5S-16-03397-102	5.00 AC.
LOT	3	01-5S-16-03397-103	5.00 AC.
LOT	4	01-5S-16-03397-104	5.01 AC.
LOT	5	01-5S-16-03397-105	5.01 AC.
LOT	6	01-5S-16-03397-106	5.00 AC.
LOT	7	01-5S-16-03397-107	5.00 AC.
LOT	8	01-5S-16-03397-108	5.00 AC.
LOT	9	01-5S-16-03397-109	5.26 AC.



Bailey Bishop & Lane, Inc.
 P.O. Box 3717
 Lake City, FL 32056
 Ph. 386-752-5640
 Eng. Lic. 7362
 BBL Job No. 050421SPA

COVE AT ROSE CREEK

IN
 SECTIONS 1 & 2, TOWNSHIP 5 SOUTH, RANGE 16 EAST
 COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

PART OF THE NW 1/4 OF THE SW 1/4, THE SW 1/4 OF THE NW 1/4, SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST AND THE E 1/2 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

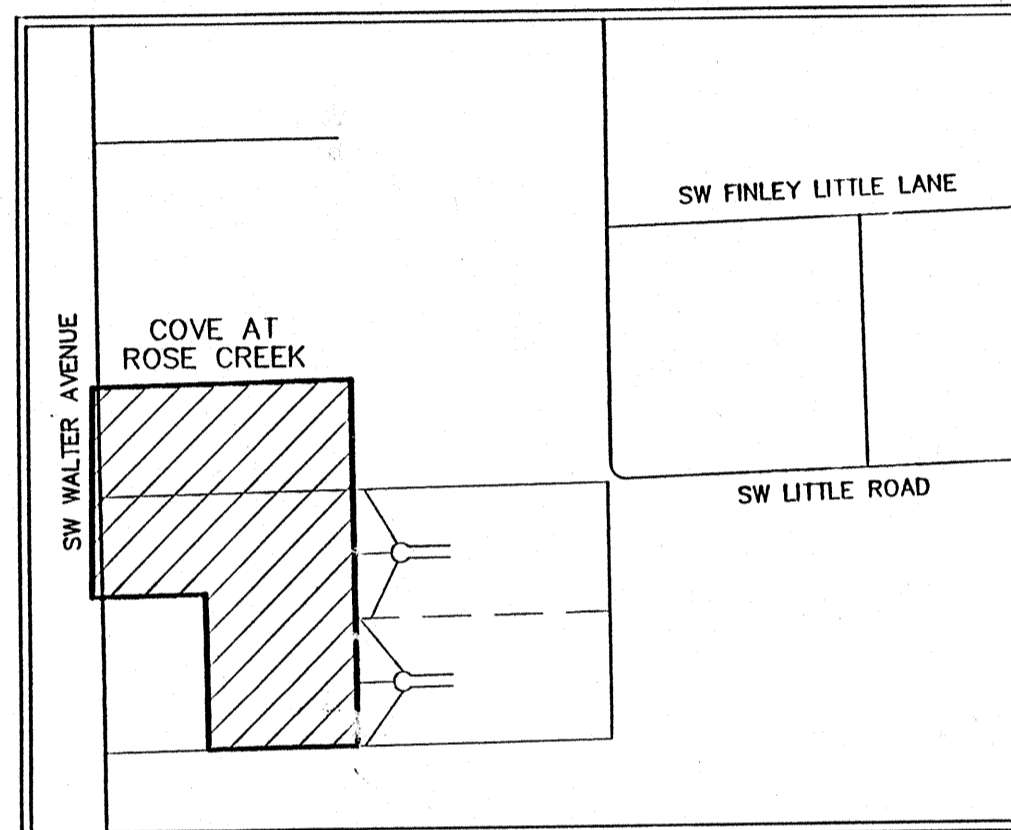
BEGIN AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF SW 1/4 AND RUN THENCE N 00°14'08" W, ALONG THE EAST LINE OF SAID NW 1/4 OF SW 1/4, 1326.81 FEET TO THE SOUTHEAST CORNER OF SAID SW 1/4 OF NW 1/4; THENCE N 00°02'17" W, ALONG THE EAST LINE OF SAID SW 1/4 OF NW 1/4, 575.12 FEET; THENCE S 89°22'22" W, 1354.90 FEET TO THE EAST RIGHT OF WAY OF SW WALTER AVENUE; THENCE S 00°59'15" W, ALONG SAID EAST RIGHT OF WAY, 1089.85 FEET; THENCE N 89°29'12" E, 592.27 FEET; THENCE S 00°10'22" E, 809.84 FEET TO THE SOUTH LINE OF SAID NW 1/4 OF SW 1/4; THENCE N 89°28'46" E, ALONG SAID SOUTH LINE, 784.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.76 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT CHARLES S. SPARKS & SCOTT D. STEWART, GENERAL PARTNERS OF WESTFIELD INVESTMENT GROUP, LLLP, AS OWNERS, HAS CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "COVE AT ROSE CREEK", AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

OWNER: Charles S. Sparks
 BY: Charles S. Sparks GENERAL PARTNER WESTFIELD INVESTMENT GROUP, LLLP
 WITNESS: Dean McRae
 BY: Scott D. Stewart GENERAL PARTNER WESTFIELD INVESTMENT GROUP, LLLP
 WITNESS: Dean McRae



LOCATION SKETCH
 NOT TO SCALE

NOTES:

1. BEARINGS ARE BASED ON THE EAST RIGHT OF WAY OF SW WALTER AVENUE, BEING S 00°59'15" W.
2. TOTAL ACRES IN SUBDIVISION IS 48.76 ACRES.
3. SUBDIVISION CONSISTS OF 9 LOTS RANGING IN SIZE FROM 5.00 ACRES TO 5.37 ACRES.
4. ELEVATION DATUM IS NGVD 1929.
5. PROPERTY IS ZONED AGRICULTURAL (A-3).
6. CLOSURE EXCEEDS 1:10000.
7. 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.
8. NO FILL OR CONSTRUCTION TO TAKE PLACE WITHIN THESE AREAS UNLESS APPROVED BY COLUMBIA COUNTY AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT. SAID AREAS ARE SUBJECT TO LOCALIZED FLOODING UNDER EXTREME RAINFALL EVENTS.
 MINIMUM FLOOR ELEVATIONS: THE MINIMUM FINISH FLOOR ELEVATIONS ARE AS SHOWN AND SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE HIGHEST ADJACENT GRADE AT THE STRUCTURE.
9. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
10. BUILDING SETBACK ARE AS FOLLOWS:
 FRONT - 30 FEET; SIDE - 25 FEET; REAR - 25 FEET
11. PRELIMINARY PLAT APPROVED DATE: MARCH 2, 2006.
12. WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC SYSTEMS.
13. WATER SUPPLY IS TO BE INDIVIDUAL WELLS.

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

EXAMINED ON July 21, 2006 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY
Marlin Seagle
 COUNTY ATTORNEY

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 \$ 14,500.00 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED: Harold Crowder DATE: 8/1/06
 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 3 DAY OF August 2006 IN PLAT BOOK 8, PAGES 107-109

SIGNED: P. Dewitt Cason
 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 3rd DAY OF July 2006. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 3rd DAY OF July 2006.

DATE 7-11-06
Scott Daniel
 BRIAN SCOTT DANIEL, PSM
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 6449

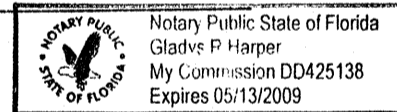
BAILEY, BISHOP & LANE, INC
 P.O. BOX 3717
 LAKE CITY, FLORIDA 32056-3717
 LB 6685

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF 2006 BY Charles Sparks BY CHARLES S. SPARKS, AS GENERAL PARTNER OF WESTFIELD INVESTMENT GROUP, LLLP, FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: [Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



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

THIS IS TO CERTIFY THAT ON July 6, 2006 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

[Signature]
 CHAIRMAN

ATTEST: _____ FILE FOR RECORD ON _____
 CLERK OF CIRCUIT COURT

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 7/11/06 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.

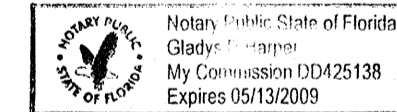
[Signature]
 REGISTERED FLORIDA ENGINEER

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF 2006 BY Scott Stewart BY SCOTT D. STEWART, AS GENERAL PARTNER OF WESTFIELD INVESTMENT GROUP, LLLP, FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: [Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



CERTIFICATE OF COUNTY SURVEYOR:

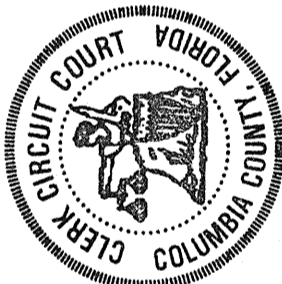
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 177, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

NAME Timothy A. DelBene, PSM
 DATE 7/11/06
 REGISTRATION NUMBER 5594



OFFICIAL RECORDS
 BOOK PAGE
1091/1517

FILE NUMBER 2006 018331
 FILED AND RECORDED IN THE OFFICIAL RECORDS
 OF COLUMBIA COUNTY, FLORIDA
8/3 2006, AT 2:42 O'CLOCK PM
 RECORD VERIFIED
P. DEWITT CASON
 CLERK OF COURTS
 COLUMBIA COUNTY, FLORIDA
 BY: [Signature], D.C.



STATE OF FLORIDA, COUNTY OF COLUMBIA
 I HEREBY CERTIFY that the foregoing is a true copy of the original filed in this office.
P. DEWITT CASON
 CLERK OF CIRCUIT COURT
 Date: _____
 By: _____



Bailey Bishop & Lane, Inc.

P.O. Box 3717
Lake City, FL 32056
Ph. 386-752-5640
Eng. Lic. 7362
BBL Job No. 050421SPA

COVE AT ROSE CREEK

IN
SECTIONS 1 & 2, TOWNSHIP 5 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

PLAT BOOK **8** PAGE **108**
PAGE 2 OF 3

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°14'30" W	21.85'
L2	S 44°22'22" W	34.43'
L3	N 00°02'17" W	2.77'
L4	N 24°19'49" W	24.49'
L5	S 00°14'08" E	21.38'
L6	S 23°51'34" W	24.49'
L7	N 44°22'22" E	34.43'
L8	N 45°59'15" E	25.44'

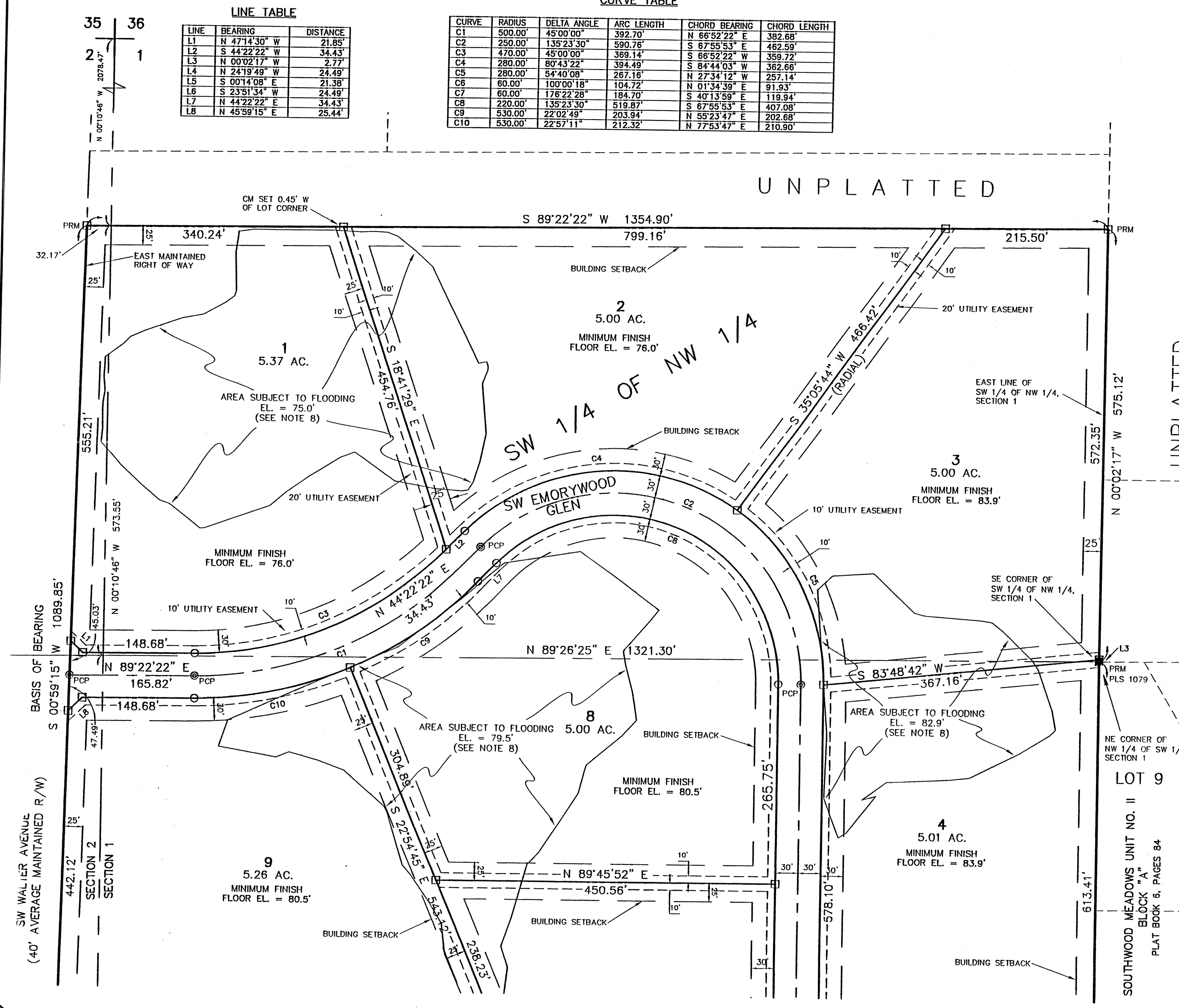
CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	45°00'00"	392.70'	N 66°52'22" E	382.68'
C2	250.00'	135°23'30"	590.76'	S 67°55'53" E	462.59'
C3	470.00'	45°00'00"	369.14'	S 66°52'22" W	359.72'
C4	280.00'	80°43'22"	394.49'	S 84°44'03" W	362.66'
C5	280.00'	54°40'08"	267.16'	N 27°34'12" W	257.14'
C6	60.00'	100°00'18"	104.72'	N 01°34'39" E	91.93'
C7	60.00'	176°22'28"	184.70'	S 40°13'59" E	119.94'
C8	220.00'	135°23'30"	519.87'	S 67°55'53" E	407.08'
C9	530.00'	22°02'49"	203.94'	N 55°23'47" E	202.68'
C10	530.00'	22°57'11"	212.32'	N 77°53'47" E	210.90'

LEGEND

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

OFFICIAL RECORDS
BOOK PAGE
1091/1517



DEVELOPER:
WESTFIELD GROUP, LLLP.
P.O. BOX 3566
LAKE CITY, FLORIDA 32055
(386) 755-3117

SURVEYOR:
BRIAN SCOTT DANIEL
P.O. BOX 3717
LAKE CITY, FL 32056
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ENGINEER:
JEROME J. LESZKIEWICZ
P.O. BOX 3717
LAKE CITY, FL 32056
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