

“ DEER CREEK S/D “

**PARENT PARCEL - 03-4S-16-02732-000 (363.88 - 9.14 = 354.74 Ac.)
(Owner: Clyde B. Musgrove, Trustee)**

HEADER PARCEL - 03-4S-16-02732-500

**A S/D lying in the NW1/4 of NE1/4 of Sec. 03, Twp. 4 South, Rge. 16 East,
consisting of 9.14 ac. & recorded in Plat Bk. 6, Pg. 213.**

**Developer: Musgrove Trust c/o Linda Wood
Owner: Clyde Musgrove, Trustee**

ACRES LOT # PARCEL #

**0.33 AC. LOT 1
03-4S-16-02732-501**

0.33 AC. LOT 2 03-4S-16-02732-502

**0.33 AC. LOT 3
03-4S-16-02732-503**

**0.33 AC. LOT 4
03-4S-16-02732-504**

**0.33 AC. LOT 5
03-4S-16-02732-505**

**0.41 AC. LOT 6
03-4S-16-02732-506**

**0.46 AC. LOT 7
03-4S-16-02732-507**

**0.40 AC. LOT 8
03-4S-16-02732-508**

**0.40 AC. LOT 9
03-4S-16-02732-509**

**0.44 AC. LOT 10
03-4S-16-02732-510**

**0.33 AC. LOT 11
03-4S-16-02732-511**

0.33 AC. LOT 12 03-4S-16-02732-512

0.33 AC. LOT 13 03-4S-16-02732-513

0.33 AC. LOT 14 03-4S-16-02732-514

0.33 AC. LOT 15 03-4S-16-02732-515

0.33 AC. LOT 16 03-4S-16-02732-516

0.33 AC. LOT 17 03-4S-16-02732-517

0.33 AC. LOT 18 03-4S-16-02732-518

0.33 AC. LOT 19 03-4S-16-02732-519

0.33 AC. LOT 20 03-4S-16-02732-520

Tax Dist 002

NB Code 003416.02

Zone

RSF-MH2

Utilities 03

Road

07

ORB 626-272

Topo

02

Map # 45-A

Value - \$ 11,600 / per lot



BAILEY BISHOP & LANE, INC.
 411 WEST BAYA AVENUE
 P. O. BOX 3717
 LAKE CITY, FL 32056-3717
 PH. (904) 752-5640
 FAX (904) 755-7771

DEER CREEK SUBDIVISION

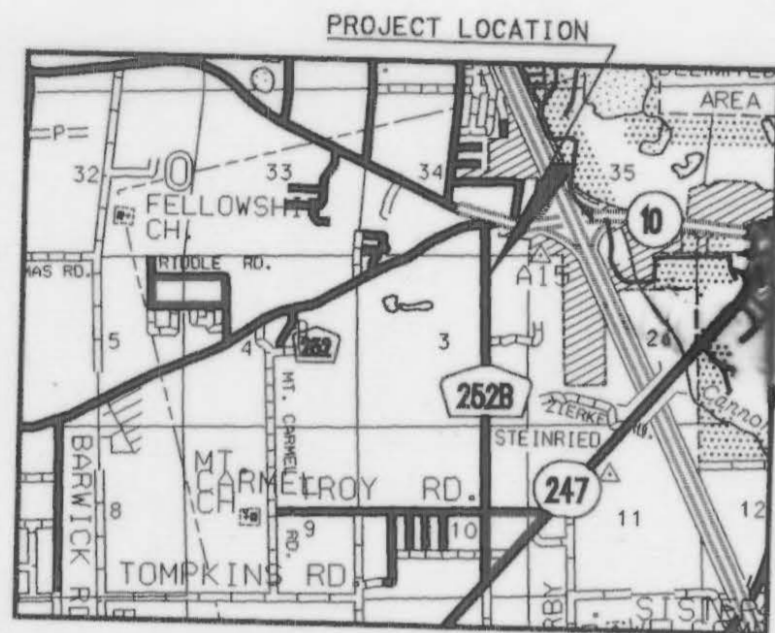
IN

THE NW 1/4 OF SECTION 3, T4-S, R16-E

COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 213
 SHEET 1 OF 2

NE CORNER
 NW 1/4 OF NE 1/4
 SEC. 3, T4-S, R16-E

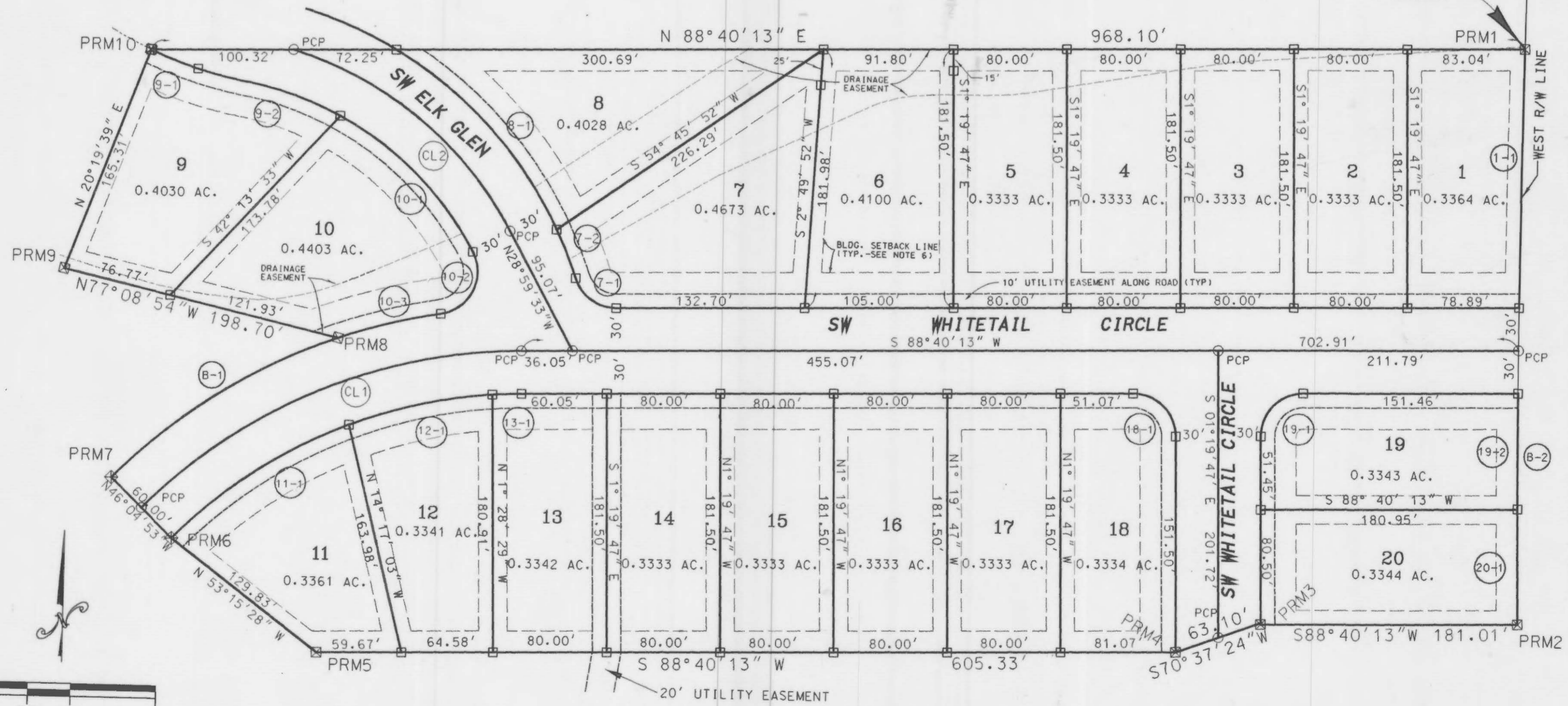
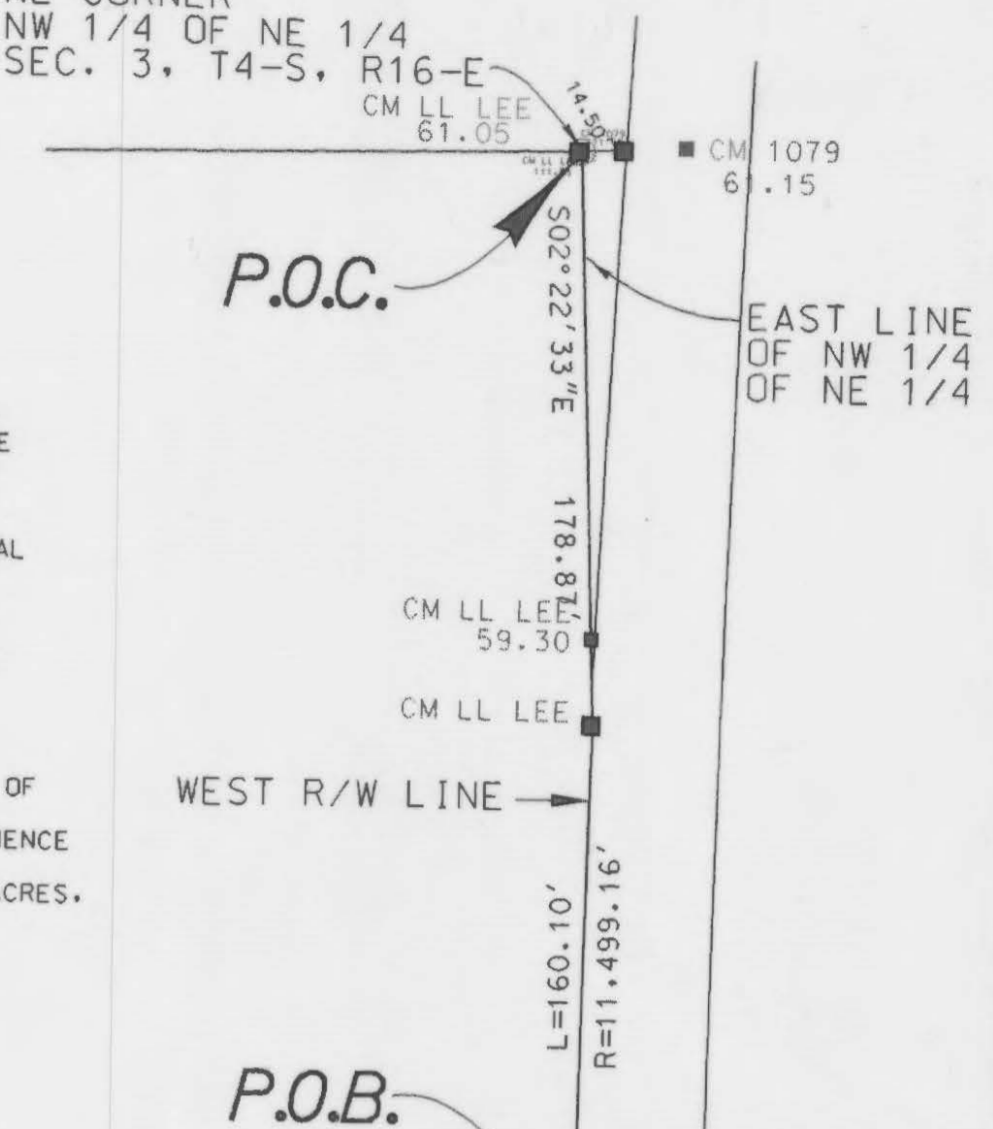


LOCATION MAP
 N.T.S.

LEGEND

- PERMANENT CONTROL POINT (PCP) SET P-K NAIL IN PAVEMENT
- 4"X4" CONC. MON. SET (LB 6685)
- 4"X4" CONC. MON. FOUND AS NOTED
- ⊠ PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONC. MON. (LB 6685)

DESCRIPTION:
 COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4, SECTION 3 TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 2°22'33" E. ALONG THE EAST LINE OF SAID NW 1/4 OF NE 1/4, 178.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 252-B AND A POINT ON A CURVE, THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 11,499.16 FEET AND A CENTRAL ANGLE OF 00°47'52", AN ARC DISTANCE OF 160.10 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 11,499.16 FEET AND A CENTRAL ANGLE OF 2°00'38", AN ARC DISTANCE OF 403.51 FEET. (CHORD BEARING S 00°34'15" E AND CHORD DISTANCE OF 403.49 FEET. THENCE S 88°40'13" W. 181.01 FEET. THENCE S 70°37'24" W. 63.10 FEET. THENCE S 88°40'13" W. 605.33 FEET. THENCE N 53°15'28" W. 129.83 FEET. THENCE N 46°04'53" W. 60.00 FEET TO A NON-TANGENTIAL POINT ON A CURVE, THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 410.00 FEET AND A CENTRAL ANGLE OF 26°24'52", AN ARC DISTANCE OF 189.02 FEET (CHORD BEARING N 57°07'32" E AND CHORD DISTANCE OF 187.35 FEET). THENCE N 77°08'54" W. 198.70 FEET. THENCE N 20°19'39" E. 165.31 FEET. THENCE N 88°40'13" E. 968.10 FEET TO THE POINT OF BEGINNING. CONTAINING 9.14 ACRES. MORE OR LESS.



COUNTY ROAD NO. C-252-B

FILE NUMBER **98-15978**
 FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
 10-2, 1998 A-2183 CLOCK P.
 RECORD VERIFIED
P. Whitton
 CLERK OF COURTS
 COLUMBIA COUNTY, FLORIDA
 BY: *M. K. ...*

OFFICIAL RECORDS
 BOOK 86 PAGE 2328



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DEER CREEK SUBDIVISION
 IN
THE NW 1/4 OF SECTION 3, T4-S, R16-E
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 214
 SHEET 2 OF 2

CURVE DATA					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
1-1	11,499.16'	0° 54' 17" LT	181.55'	181.55'	S 0° 01' 04" E
7-1	30.00'	72° 26' 52" RT	37.93'	35.46'	N 55° 06' 21" W
7-2	290.00'	7° 16' 35" LT	36.83'	36.81'	N 22° 31' 13" W
8-1	290.00'	33° 57' 06" LT	171.84'	169.34'	N 43° 08' 03" W
9-1	290.00'	14° 06' 41" LT	71.42'	71.24'	S 72° 54' 21" E
9-2	230.00'	17° 27' 39" RT	70.09'	69.82'	S 71° 13' 52" E
10-1	230.00'	33° 41' 53" RT	135.27'	133.33'	S 45° 39' 06" E
10-2	30.00'	109° 30' 52" RT	57.34'	49.00'	S 25° 57' 16" W
10-3	410.00'	10° 22' 44" LT	74.27'	74.17'	S 75° 31' 20" W
11-1	350.00'	24° 28' 29" RT	149.51'	148.37'	N 56° 09' 21" E
12-1	350.00'	16° 56' 03" RT	103.45'	103.07'	N 76° 51' 37" E
13-1	350.00'	3° 20' 34" RT	20.42'	20.42'	N 86° 59' 55" E
18-1	30.00'	90° 00' 00" RT	47.12'	42.43'	S 46° 19' 47" E
19-1	30.00'	90° 00' 00" RT	47.12'	42.43'	N 43° 40' 13" E
19-2	11,499.16'	0° 24' 21" LT	81.45'	81.45'	S 0° 58' 19" E
20-1	11,499.16'	0° 24' 04" LT	80.50'	80.50'	S 1° 22' 32" E
CL1	380.00'	44° 45' 07" RT	296.81'	289.32'	N 66° 17' 40" E
CL2	260.00'	44° 51' 53" RT	203.59'	198.43'	S 51° 25' 30" E
B1	410.00'	26° 24' 52" RT	189.02'	187.35'	N 57° 07' 32" E
B2	11,499.16'	2° 00' 38" LT	403.51'	403.49'	S 0° 34' 15" E

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Musgrove Land Trust, as owner, has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as DEER CREEK SUBDIVISION, and that all rights-of-way and easements are hereby dedicated to the perpetual use of the public for uses as shown hereon.

Clyde B. Musgrove *Linda Musgrove Wood*
 Clyde B. Musgrove, Trustee Witness

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 24 day of AUGUST 1998, by Clyde B. Musgrove, Trustee. He is personally known to me or has produced identification and (did/did not) take an oath.

SIGNED: *Rama L. Davich*
 Notary Public

My Commission Expires: 5/4/01

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 \$_____ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: *Hoyle Crowder* DATE: 9/25/98
 Director of Public Works

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: *Mark Joseph* DATE: 9/22/98
 County Attorney, Columbia Co.

COMMISSION APPROVAL

SIGNED: *Donnell*
 Chairman
 DATE: 9-30-98
 ATTEST: *P. Penwith Carson*
 Clerk

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for filing and recorded this 2 day of Oct, 1998, in Plat Book 6, Pages 213 and 214
 SIGNED: *P. Penwith Carson*
 Clerk of Circuit Court

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON. THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL OF THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177, FLORIDA STATUTES.

DATE 8/4/98 SIGNED: *John M. Lane*
 JOHN M. LANE, SURVEYOR & MAPPER, LS 4303
 BAILEY, BISHOP & LANE, INC. LB 6685



OFFICIAL RECORDS
 000184 PAGE 2328

NOTES:

- BEARINGS PROJECTED FROM THE CENTERLINE OF COUNTY ROAD NO. C-252-B.
- TOTAL ACRES IN SUBDIVISION IS 9.1377 ACRES.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- PRELIMINARY PLAN APPROVED ON SEPTEMBER 4, 1997.
- CLOSURE MATHEMATICALLY ADJUSTED TO ZERO.
- BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
 FRONT - 25 FEET
 SIDE - 10 FEET
 REAR - 15 FEET

SPECIAL NOTES

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.