

**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

# EMERALD LAKES PHASE THREE

A SUBDIVISION IN SECTION 28, T3-S, R16-E  
 COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 142  
 SHEET 1 OF 1

**DESCRIPTION:**

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 00°05'41" E ALONG THE WEST LINE OF SAID NE 1/4 OF SW 1/4, 914.28 FEET TO THE POINT OF BEGINNING, THENCE S 00°05'41" E ALONG SAID WEST LINE, 502.68 FEET, THENCE N 89°42'19" E, 1218.59 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF BROWN ROAD, THENCE N 00°28'25" E ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE, 502.72 FEET, THENCE S 89°42'19" W, 1223.58 FEET TO THE POINT OF BEGINNING, CONTAINING 12.33 ACRES, MORE OR LESS.

**LEGEND**

- PERMANENT CONTROL POINT (PCP) SET
- P-K NAIL IN PAVEMENT
- 4"x4" CONC. MON. SET (PLS 4303)
- 4"x4" CONC. MON. FOUND (PLS 3628)
- PERMANENT REFERENCE MONUMENT (PRM)
- 4"x4" CONC. MON. (PLS 4303)

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 28 day of March, 1996, by D. P. Daughtry, III, President of DDP Corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Susan J. Holm  
 Notary Public

My Commission Expires: \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 14 day of March, 1996, by Tyson Johnson, Sr. Vice President and Edward Woodbury, Vice President of Barnett Bank of North Central Florida. They are personally known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Oliver Jane Conner  
 Notary Public

My Commission Expires: July 24, 1997

**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: Tommy Brooks DATE: 5-9-96  
 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 Jangle DATE: 4/9/96  
 County Attorney, Columbia Co.

**COMMISSION APPROVAL**

SIGNED: \_\_\_\_\_  
 Chairman

DATE: 4/11/96

ATTEST: \_\_\_\_\_  
 Clerk

**CLERK'S CERTIFICATE**

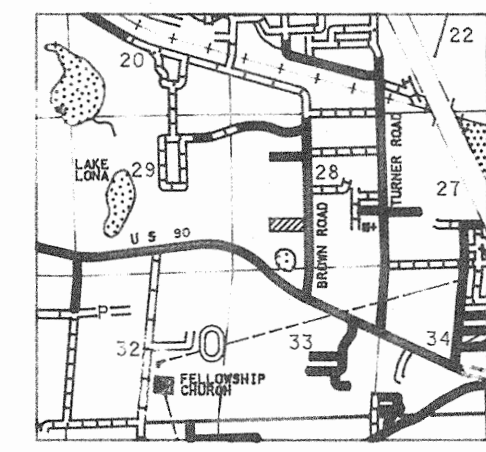
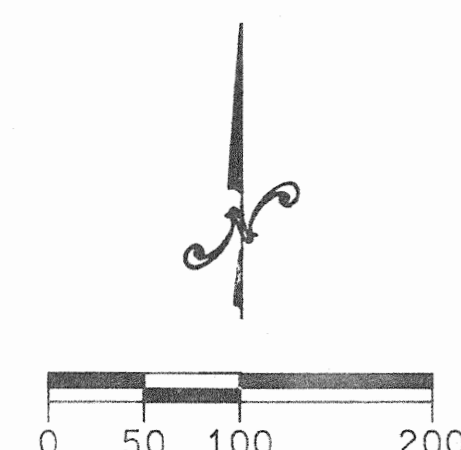
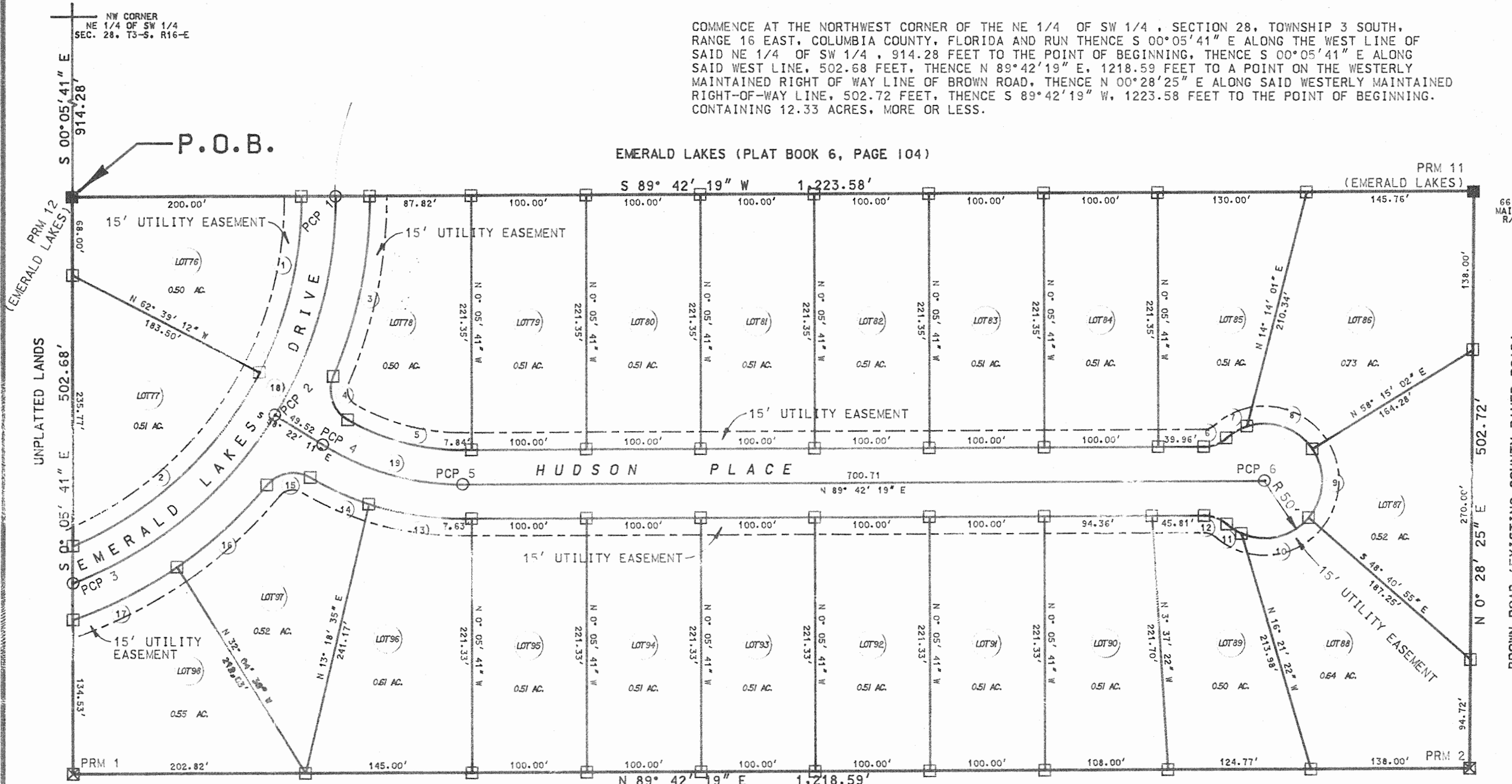
This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 14 day of May, 1996, in Plat Book 6, Pages 142 and \_\_\_\_\_

SIGNED: P. DeWitt Conner  
 Clerk of Circuit Court

**SURVEYOR'S 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 COMPILES WITH ALL OF THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE: 3/25/96 SIGNED: John M. Lane  
 JOHN M. LANE, LAND SURVEYOR 4303



**NOTES**

- BEARINGS PROJECTED FROM SOUTH LINE OF EMERALD LAKES AS PER PLAT RECORDED IN PLAT BOOK 6, PAGE 104, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
- TOTAL ACRES IN SUBDIVISION IS 14.03 ACRES.
- PROPERTY IS ZONED RSF-1.
- ACCORDING TO 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 NOVEMBER 16, 1995.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that DDP Corporation, a Florida Corporation, as owner; and Rene' W. Zambrana and Carman A. Zambrana, his wife, as owners; and Barnett Bank of North Central Florida, as mortgagee; and First Federal Savings Bank of Florida, as mortgagee have caused the lands herein shown to be surveyed, subdivided and platted, to be known as EMERALD LAKES PHASE THREE, and that all Rights-of-way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER:  
D. P. Daughtry, III  
 President DDP Corporation  
Rene' W. Zambrana  
 Rene' W. Zambrana  
Carman A. Zambrana  
 Carman A. Zambrana

MORTGAGEE:  
Tyson Johnson  
 Tyson Johnson, Sr. Vice President  
 Barnett Bank of North Central Florida  
Edward Woodbury  
 Edward Woodbury, Vice President  
 Barnett Bank of North Central Florida  
John P. Flanagan  
 John P. Flanagan, Vice President  
 First Federal Savings Bank of Florida

**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.

| CURVE NO. | RADIUS  | DELTA          | ARC LENGTH | CHORD DIST. | CHORD BEARING   |
|-----------|---------|----------------|------------|-------------|-----------------|
| 1         | 330.00' | 27° 38' 52" RT | 159.24'    | 157.70'     | S 13° 31' 45" W |
| 2         | 330.00' | 39° 21' 09" RT | 226.65'    | 222.22'     | S 47° 01' 46" W |
| 3         | 390.00' | 23° 41' 47" LT | 161.30'    | 160.15'     | N 11° 33' 13" E |
| 4         | 30.00'  | 83° 50' 43" RT | 43.90'     | 40.09'      | N 18° 31' 15" W |
| 5         | 200.00' | 29° 51' 04" RT | 104.20'    | 103.03'     | N 75° 22' 09" W |
| 6         | 30.00'  | 41° 24' 35" RT | 21.68'     | 21.21'      | S 69° 00' 02" W |
| 7         | 50.00'  | 24° 07' 04" LT | 21.05'     | 20.89'      | S 60° 21' 18" W |
| 8         | 50.00'  | 73° 44' 23" LT | 64.35'     | 60.00'      | N 70° 43' 00" W |
| 9         | 50.00'  | 73° 44' 23" LT | 64.35'     | 60.00'      | N 3° 01' 24" E  |
| 10        | 50.00'  | 73° 44' 23" LT | 64.35'     | 60.00'      | N 76° 45' 47" E |
| 11        | 50.00'  | 17° 28' 55" LT | 15.26'     | 15.20'      | S 57° 37' 34" E |
| 12        | 30.00'  | 41° 24' 35" RT | 21.68'     | 21.21'      | S 69° 35' 24" E |
| 13        | 260.00' | 18° 14' 52" LT | 82.81'     | 82.46'      | S 81° 10' 15" E |
| 14        | 260.00' | 12° 27' 24" LT | 56.53'     | 56.42'      | S 65° 49' 07" E |
| 15        | 30.00'  | 80° 34' 31" RT | 42.19'     | 38.80'      | N 80° 07' 20" E |
| 16        | 390.00' | 15° 38' 21" LT | 106.45'    | 106.12'     | N 47° 39' 15" E |
| 17        | 390.00' | 14° 57' 38" LT | 101.83'    | 101.54'     | N 62° 57' 14" E |
| 18        | 360.00' | 69° 01' 54" LT | 433.74'    | 407.98'     | N 34° 13' 18" E |
| 19        | 230.00' | 31° 55' 30" LT | 128.16'    | 126.50'     | S 74° 19' 56" E |

FILE NUMBER 96-06834  
 FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA  
5-14-1996 AT 11:00 O'CLOCK A.M.  
 RECORD VERIFIED  
P. DeWitt Conner  
 CLERK OF COURTS  
 COLUMBIA COUNTY, FLORIDA  
 BY: Maude Rose D.C.

OFFICIAL RECORDS  
 BOOK 6 PAGE 142

