

MEADOWLANDS PHASE 3

IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 16 EAST &
IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 16 EAST &
IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

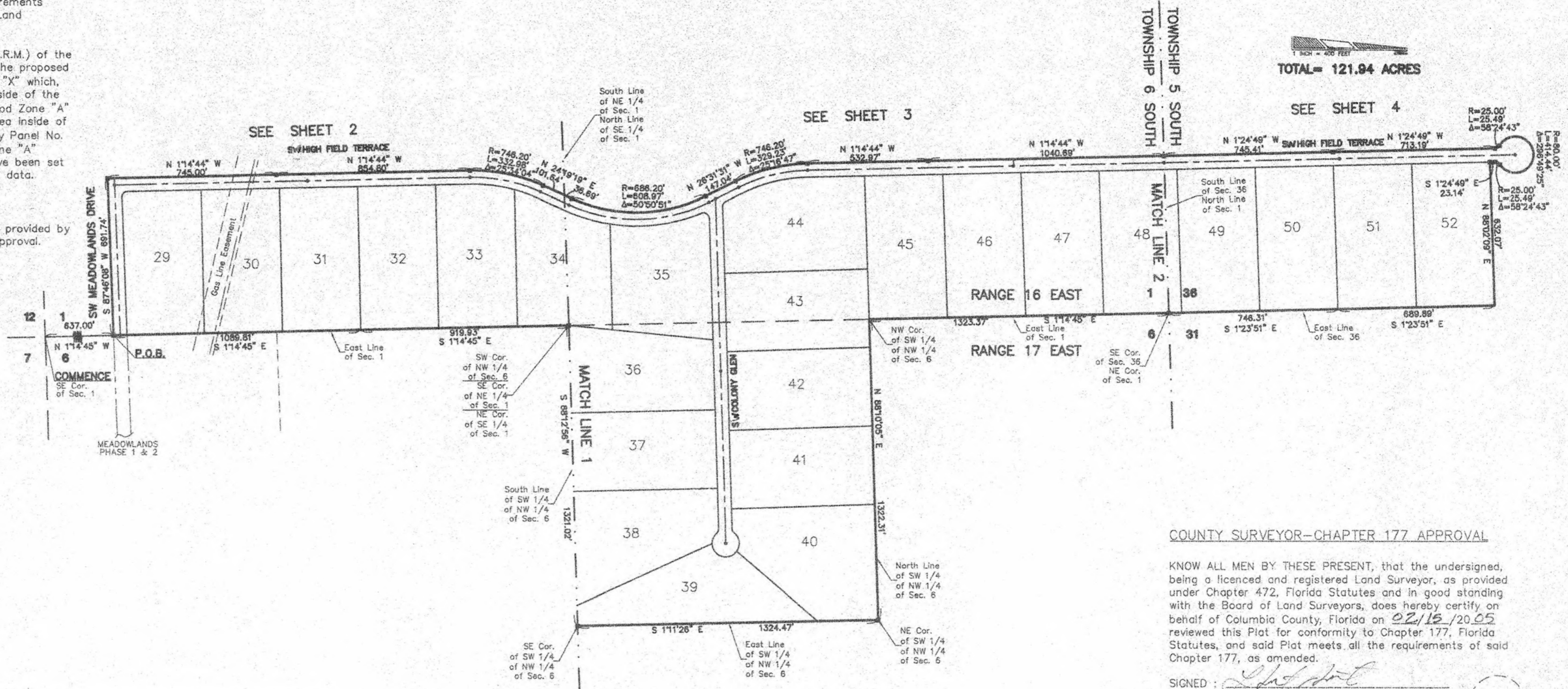
DEVELOPER
Subrandy Limited Partnership
P.O. Box 513, Lake City, FL 32956
Ph. (386) 752-8585

GENERAL NOTES

- 1.) Bearings projected from West line of Section 6 and based on a prior survey by this Company.
- 2.) Boundary based on description from client, monuments found and prior survey by this Company.
- 3.) Interior improvements or underground encroachments, if present, were not located with this survey.
- 4.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 5.) Examination of the flood hazard maps (F.I.R.M.) of the Federal Emergency Management Agency, the proposed development lies partly within Flood Zone "X" which, per said maps is defined as an area outside of the 500 year flood plain and partly within Flood Zone "A" which, per said maps is defined as an area inside of the 100 year flood plain (ref: Community Panel No. 120070 0225 B). See face of plat for Zone "A" delineation. Minimum Floor Elevations have been set by Project Engineer. See sheets 2-4 for data.
- 6.) Preliminary approval: 7/16/2004
- 7.) Water Supply and Sewerage disposal to be provided by individual lot owners, subject to County approval.
- 8.) Date of Plat: 1/19/2005.

OFFICIAL RECORDS
BOOK PAGE
1038 / 210

FILE NUMBER 2005003766
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
2/18/2005 AT 9:37 O'CLOCK AM
RECORDED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: *Manuel Keys* D.C.



TOTAL = 121.94 ACRES

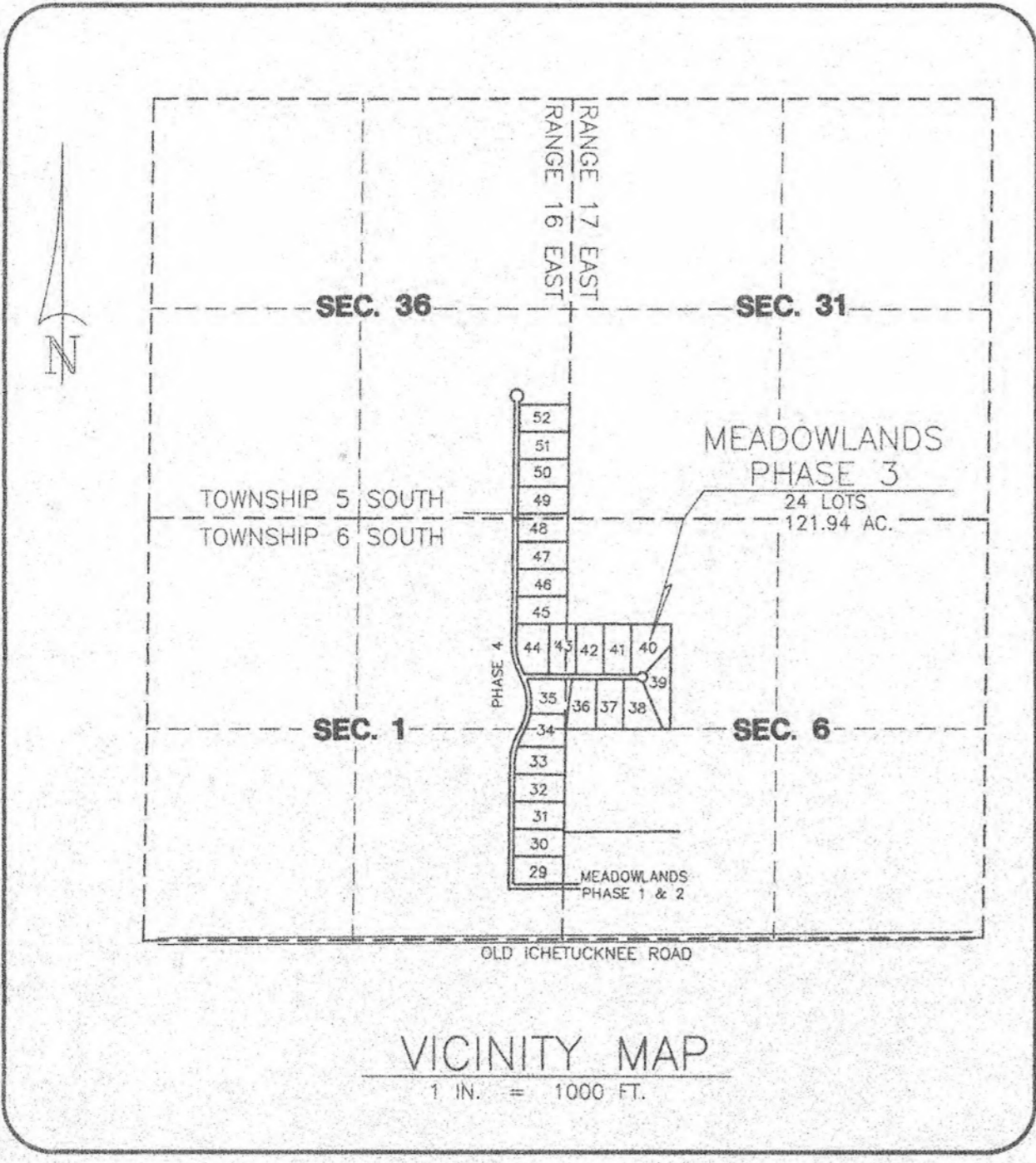
COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licensed and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on 02/18/2005 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: *L. Scott Britt*
NAME: L. SCOTT BRITT
Florida Reg. Cert. No. 5757

KEY MAP

DESCRIPTION
COMMENCE at the Southeast corner of Section 1, Township 6 South, Range 16 East, Columbia County, Florida and run North 01°14'45" West along the East line of said Section 1 a distance of 637.00 feet to the POINT OF BEGINNING; thence South 87°46'08" West a distance of 691.74 feet; thence North 01°14'44" West a distance of 1599.80 feet to the point of curve of a curve concave to the East having a radius of 746.20 feet and a central angle of 25°34'04"; thence Northeasterly along the arc of said curve a distance of 332.98 feet to the point of tangency of said curve; thence North 24°19'19" East a distance of 101.64 feet to a point on the South line of Northeast 1/4 of said Section 1; thence continue North 24°19'19" East a distance of 36.69 feet to the point of curve of a curve concave to the West having a radius of 686.20 feet and a central angle of 50°50'51"; thence Northwesterly along the arc of said curve a distance of 608.97 feet to the point of tangency of said curve; thence North 26°31'31" West a distance of 147.04 feet to the point of curve of a curve concave to the East having a radius of 746.20 feet and a central angle of 25°16'47"; thence Northwesterly along the arc of said curve a distance of 329.23 feet to the point of tangency of said curve; thence North 01°14'44" West a distance of 1573.66 feet to a point on the South line of Section 36, Township 5 South, Range 16 East, Columbia County, Florida; thence North 01°24'49" West a distance of 1458.60 feet to the point of curve of a curve concave to the West having a radius of 25.00 feet and a central angle of 58°24'43"; thence Northwesterly along the arc of said curve a distance of 25.49 feet to the point of reverse curve of a curve concave to the South having a radius of 80.00 feet and a central angle of 296°49'25"; thence Northwesterly, Easterly, and Southeasterly along the arc of said curve a distance of 414.44 feet to the point of reverse curve of a curve concave to the Southeast having a radius of 25.00 feet and a central angle of 58°24'43"; thence Southwesterly along the arc of said curve a distance of 25.49 feet to the point of tangency of said curve; thence South 01°24'49" East a distance of 23.14 feet; thence North 88°02'09" East a distance of 632.07 feet to a point on the East line of Section 36, Township 5 South, Range 16 East, Columbia County, Florida; thence South 01°23'51" East along said East line a distance of 1436.20 feet to the Northeast corner of Section 1, Township 6 South, Range 16 East, Columbia County, Florida; thence South 01°14'45" East along the East line of said Section 1 a distance of 1323.37 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 6 South, Range 17 East, Columbia County, Florida; thence North 88°10'05" East along the North line of said Southwest 1/4 of the Northwest 1/4 of Section 6 a distance of 1322.31 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4 of Section 6; thence South 01°11'26" East along the East line of said Southwest 1/4 of the Northwest 1/4 of Section 6 a distance of 1324.47 feet to the Southeast corner of said Southwest 1/4 of the Northwest 1/4 of Section 6; thence South 88°12'56" West along the South line of said Southwest 1/4 of the Northwest 1/4 of Section 6 a distance of 1321.02 feet to the Southeast corner of the Northeast 1/4 of Section 1, Township 6 South, Range 16 East, Columbia County, Florida; thence South 01°14'45" East along the East line of said Section 1 a distance of 2009.74 feet to the POINT OF BEGINNING. Containing 121.94 acres, more or less.



VICINITY MAP
1 IN. = 1000 FT.

PROJECT ENGINEER'S CERTIFICATE

I, the undersigned Registered Professional Engineer, hereby certify that the proposed drainage system is sufficient with respect to the requirements of the Columbia County Land Development Regulations adopted March 4, 1998 by Ordinance No. 98-1 *High water and wetland boundaries furnished by others.*

SIGNED: *Arthur Bedenbaugh* DATE: 2-15-05
Reg. No. 9162

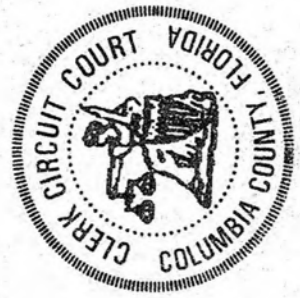
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the lands 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.

SIGNED: *Donald F. Lee*
Donald F. Lee, P.S.M.
Florida Registered Cert. No. 3628
DATE: 2/1/2005

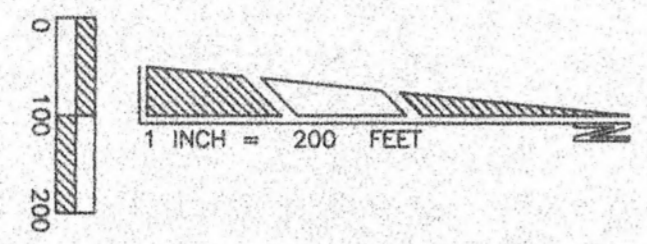
SHEET 1 OF 4 PLAT DATE: 1/19/2005

Donald F. Lee and Associates, Inc.
SURVEYORS — ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
LB# 7042



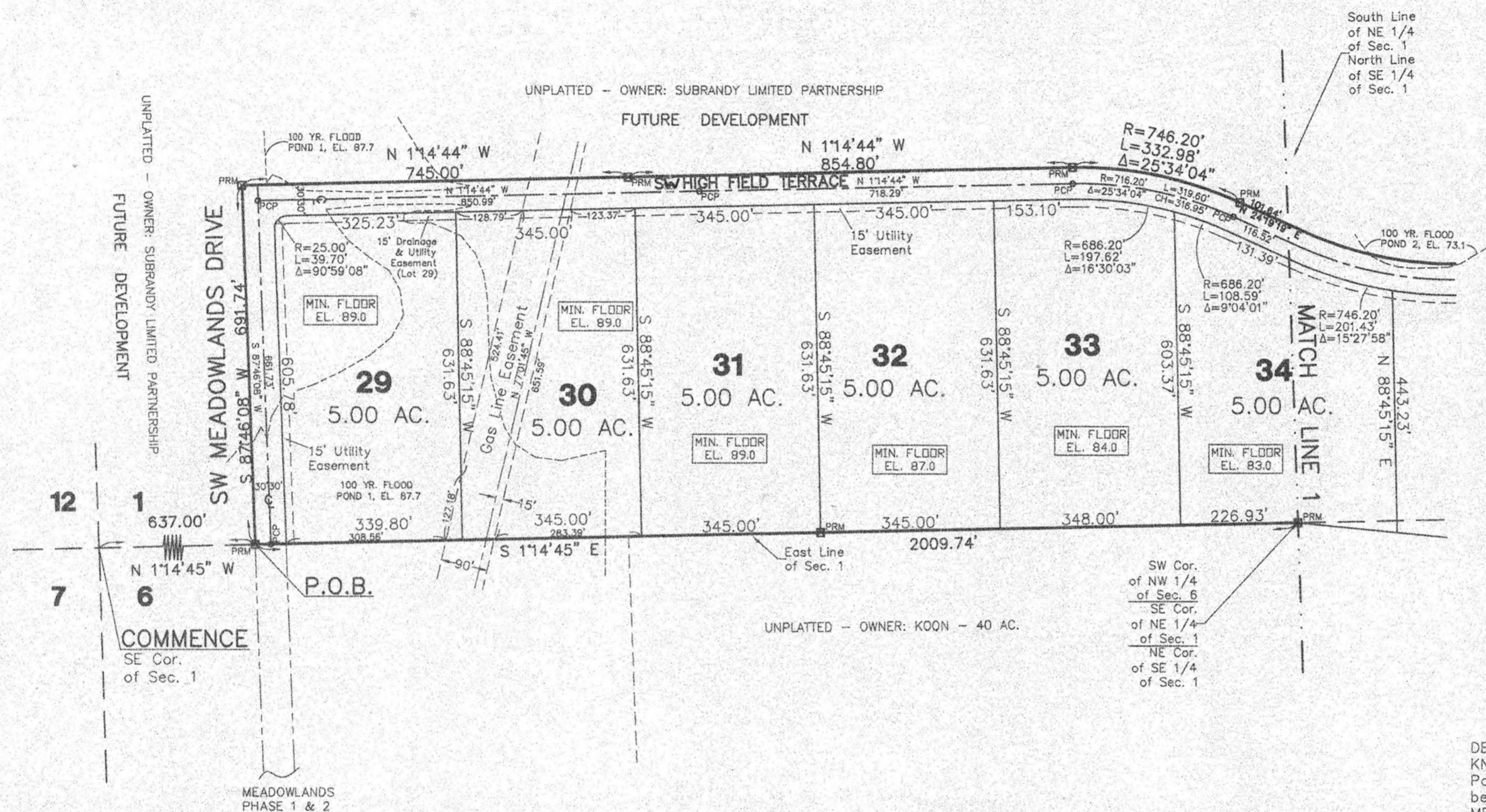
MEADOWLANDS PHASE 3

IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 16 EAST &
 IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 16 EAST &
 IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 17 EAST
 COLUMBIA COUNTY, FLORIDA



ABBREVIATION LEGEND

P.L.S.	=	PROFESSIONAL LAND SURVEYOR
LB	=	LICENSED BUSINESS
P.O.B.	=	POINT OF BEGINNING
R/W	=	RIGHT-OF-WAY
PRM	=	PERMANENT REFERENCE MONUMENT 4x4 CONCRETE MONUMENT WITH BRASS CAP STAMPED LB 7042, PRM NO., AND DATE
PCP	=	PERMANENT CONTROL POINT
CONC.	=	CONCRETE
MON.	=	MONUMENT
Δ	=	DELTA (CENTRAL ANGLE)
R	=	RADIUS OF CURVE
L	=	ARC LENGTH OF CURVE
CH	=	CHORD OF CURVE
P.B.	=	PLAT BOOK
PG.	=	PAGE
IRC	=	IRON ROD AND CAP
NC	=	NAIL AND CAP FOUND
OR&C	=	5/8" REBAR SET WITH PLASTIC CAP STAMPED LB 7042
□	=	4x4 CONCRETE MONUMENT WITH BRASS CAP STAMPED LB 7042 SET



OFFICIAL RECORDS
 BOOK PAGE
 058/8201

UNPLATTED - OWNER: SUBRANDY LIMITED PARTNERSHIP
 FUTURE DEVELOPMENT

UNPLATTED - OWNER: SUBRANDY LIMITED PARTNERSHIP
 FUTURE DEVELOPMENT

UNPLATTED - OWNER: KOON - 40 AC.

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS that Subrandy Limited Partnership, as owner has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as MEADOWLANDS PHASE 3, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

Bradley N. Dicks
 Bradley N. Dicks
Nanci Nettles
 Nanci Nettles
Shirley Hitson
 Witness: Shirley Hitson

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 18 day of Feb, 2005, in Plat Book 8, Page 7-10.

SIGNED: *P. Danielson*
 Clerk of Circuit Court

COMMISSION APPROVAL

SIGNED: *Jennifer Eliam*
 Chairman

DATE: 2/17/2005

ATTEST:
 Clerk

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 17 day of Feb, 2005, by Bradley N. Dicks for Subrandy Limited Partnership as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

SIGNED: *Nanci Nettles*
 Notary Public
 Nanci Nettles



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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.

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: *Harsh Crowder* DATE: 2/15/05
 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: *Martin Seagle* DATE: Feb. 17, 2005
 County Attorney, Columbia County

SHEET 2 OF 4 PLAT DATE: 01/19/2005

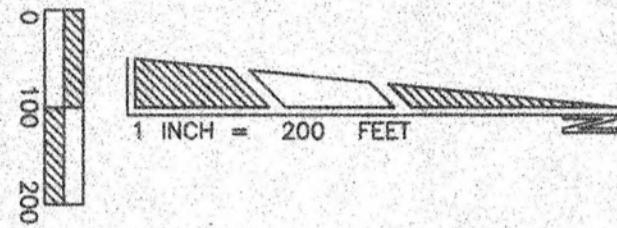
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 Phone: (386) 755-6166 FAX: (386) 755-6167
 LB# 7042

MEADOWLANDS PHASE 3

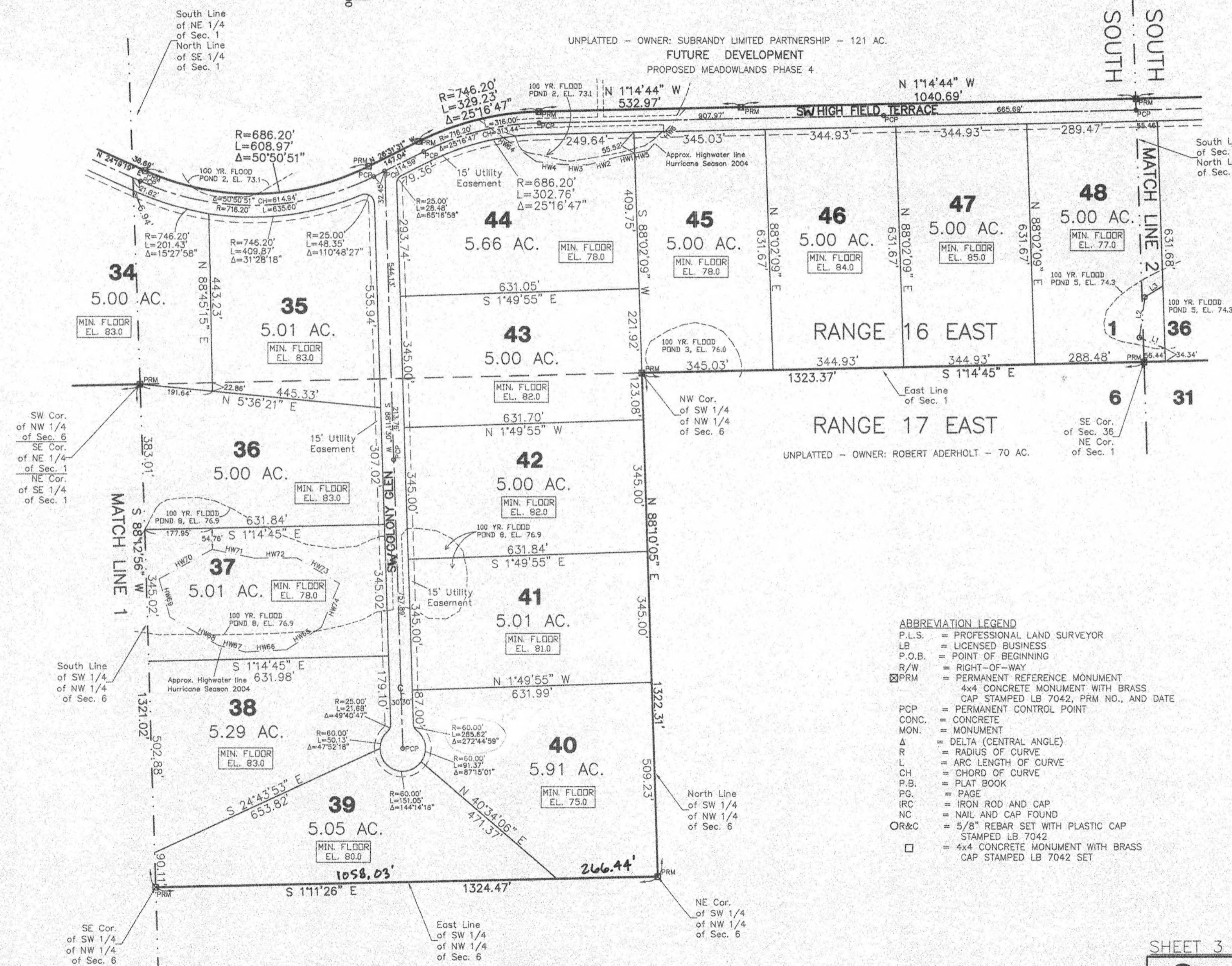
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TOWNSHIP 5 SOUTH
 TOWNSHIP 6 SOUTH



WETLANDS LINE

LINE	BEARING	DISTANCE
L1	N 67°01'46" W	73.37'
L2	N 7°38'33" E	107.56'
L3	N 58°18'09" E	55.95'

HURRICANE SEASON 2004 HIGHWATER LINE

LINE	BEARING	DISTANCE
HW1	S 77°57'14" W	47.67'
HW2	S 74°44'51" W	78.53'
HW3	N 89°09'38" W	65.60'
HW4	N 83°59'48" W	71.97'
HW5	N 77°57'14" E	37.08'
HW6	N 41°39'39" E	148.23'
HW64	N 54°02'31" W	189.41'
HW65	S 57°04'23" W	109.01'
HW66	S 86°51'16" W	109.13'
HW67	N 75°45'12" W	73.83'
HW68	N 60°17'14" W	78.75'
HW69	N 16°01'36" W	104.24'
HW70	N 61°04'56" E	159.94'
HW71	S 78°17'04" E	112.77'
HW72	N 89°32'37" E	112.35'
HW73	S 59°10'29" E	131.29'
HW74	S 22°30'21" W	124.73'

- ABBREVIATION LEGEND
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OFFICIAL RECORDS
 BOOK PAGE
 1038/850

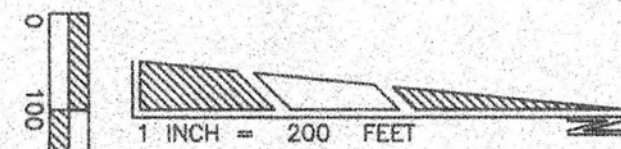
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 COLUMBIA COUNTY, FLORIDA

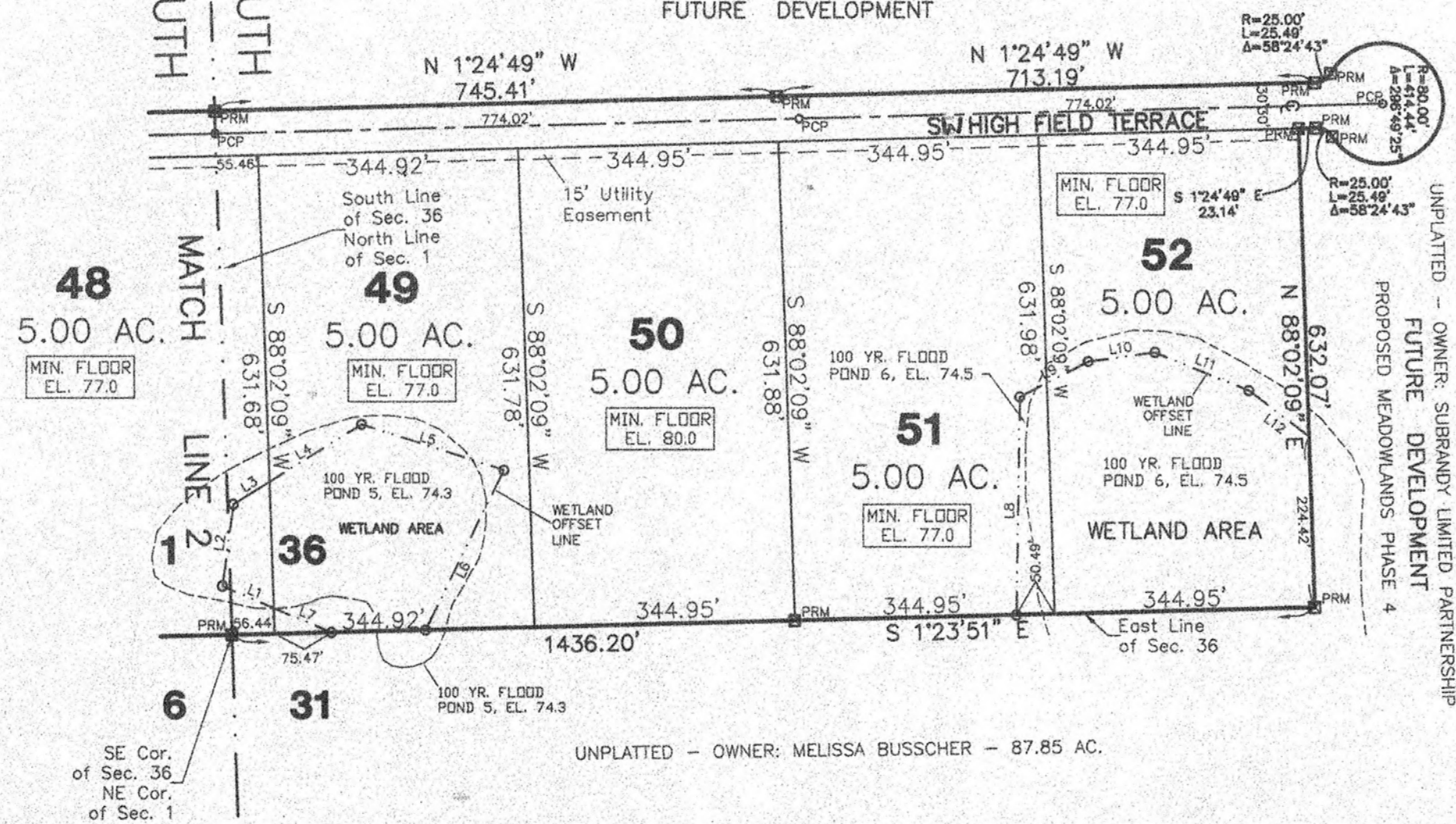
TOWNSHIP 5 SOUTH
 TOWNSHIP 6 SOUTH



TOTAL = 121.94 ACRES

UNPLATTED - OWNER: SUBRANDY LIMITED PARTNERSHIP

FUTURE DEVELOPMENT



UNPLATTED - OWNER: SUBRANDY LIMITED PARTNERSHIP
 FUTURE DEVELOPMENT
 PROPOSED MEADOWLANDS PHASE 4

UNPLATTED - OWNER: MELISSA BUSSCHER - 87.85 AC.

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LINE	BEARING	DISTANCE
L1	N 67°01'46" W	73.37'
L2	N 7°38'33" E	107.56'
L3	N 58°18'09" E	55.95'
L4	N 58°18'09" E	144.09'
L5	S 72°11'05" E	198.22'
L6	S 26°25'39" W	233.53'
L7	N 67°01'46" W	83.23'

LINE	BEARING	DISTANCE
L8	N 0°56'44" E	286.43'
L9	N 62°44'23" E	101.64'
L10	N 82°10'42" E	89.33'
L11	S 67°54'31" E	134.66'
L12	S 52°38'25" E	99.75'

OFFICIAL RECORDS
 BOOK PAGE
 1038/850

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 LB# 7042

April 4, 2005

“MEADOWLANDS”
PHASES 3 & 4

PARENT PARCEL - 36-5S-16-03756-001 (DELETE)
PARENT PARCEL - 01-6S-16-03761-001 2.90 Ac remain
(see print-out)
PARENT PARCEL - 06-6S-17-09617-001 (DELETE)

HEADER PARCEL - 36-5S-16-03761-100

A S/D lying in the SE1/4 of Sec 36-5S-16E & lying in the E1/2 of E1/2 of Sec 01-6S-16E & lying in the SW1/4 of NW1/4 of Sec 06-6S-17E. Rec in Plat Bk 8, Pgs. 7 thru 14. Containing 121.94 ac in Phs 3 & containing 121.02 ac in Phs 4.

Lot 29	01-6s-16-03761-129	5.00 Ac	Meadowlands, Phase 3
Lot 30	01-6s-16-03761-130	5.00 Ac	Meadowlands, Phase 3
Lot 31	01-6s-16-03761-131	5.00 Ac	Meadowlands, Phase 3
Lot 32	01-6s-16-03761-132	5.00 Ac	Meadowlands, Phase 3
Lot 33	01-6s-16-03761-133	5.00 Ac	
Lot 34	01-6s-16-03761-134	5.00 Ac	“ “
Lot 35	01-6s-16-03761-135	5.01 Ac	“ “
Lot 36	06-6s-17-03761-136	5.00 Ac	
Lot 37	06-6s-17-03761-137	5.01 Ac	
Lot 38	06-6s-17-03761-138	5.29 Ac	
Lot 39	06-6s-17-03761-139	5.05 Ac	
Lot 40	06-6s-17-03761-140	5.91 Ac	
Lot 41	06-6s-17-03761-141	5.01 Ac	
Lot 42	06-6s-17-03761-142	5.00 Ac	“ “
Lot 43	01-6s-16-03761-143	5.00 Ac	
Lot 44	01-6s-16-03761-144	5.66 Ac	
Lot 45	01-6s-16-03761-145	5.00 Ac	
Lot 46	01-6s-16-03761-146	5.00 Ac	“ “
Lot 47	01-6s-16-03761-147	5.00 Ac	
Lot 48	01-6s-16-03761-148	5.00 Ac	
Lot 49	36-5s-16-03761-149	5.00 Ac	
Lot 50	36-5s-16-03761-150	5.00 Ac	Meadowlands, Phase 3
Lot 51	36-5s-16-03761-151	5.00 Ac	Meadowlands, Phase 3
Lot 52	36-5s-16-03761-152	5.00 Ac	Meadowlands, Phase 3
Lot 53	36-5s-16-03761-153	5.16 Ac	Meadowlands, Phase 4

Lot 54	36-5s-16-03761-154	5.52 Ac	Meadowlands, Phase 4
Lot 55	36-5s-16-03761-155	5.24Ac	Meadowlands, Phase 4
Lot 56	36-5s-16-03761-156	5.01 Ac	Meadowlands, Phase 4
Lot 57	36-5s-16-03761-157	5.00 Ac	Meadowlands, Phase 4
Lot 58	36-5s-16-03761-158	5.00 Ac	Meadowlands, Phase 4
Lot 59	36-5s-16-03761-159	5.00 Ac	Meadowlands, Phase 4
Lot 60	01-6s-16-03761-160	5.00 Ac	Meadowlands, Phase 4
Lot 61	01-6s-16-03761-161	5.00 Ac	Meadowlands, Phase 4
Lot 62	01-6s-16-03761-162	5.00 Ac	Meadowlands, Phase 4
Lot 63	01-6s-16-03761-163	5.00 Ac	Meadowlands, Phase 4
Lot 64	01-6s-16-03761-164	5.00 Ac	Meadowlands, Phase 4
Lot 65	01-6s-16-03761-165	5.00 Ac	Meadowlands, Phase 4
Lot 66	01-6s-16-03761-166	5.03 Ac	Meadowlands, Phase 4
Lot 67	01-6s-16-03761-167	5.02 Ac	Meadowlands, Phase 4
Lot 68	01-6s-16-03761-168	5.00 Ac	Meadowlands, Phase 4
Lot 69	01-6s-16-03761-169	5.00 Ac	Meadowlands, Phase 4
Lot 70	01-6s-16-03761-170	5.00 Ac	Meadowlands, Phase 4
Lot 71	01-6s-16-03761-171	5.00 Ac	Meadowlands, Phase 4
Lot 72	01-6s-16-03761-172	5.00 Ac	Meadowlands, Phase 4
Lot 73	01-6s-16-03761-173	5.01 Ac	Meadowlands, Phase 4
Lot 74	01-6s-16-03761-174	5.01 Ac	Meadowlands, Phase 4
Lot 75	01-6s-16-03761-175	5.01 Ac	Meadowlands, Phase 4
Lot 76	01-6s-16-03761-176	5.01 Ac	Meadowlands, Phase 4