

Sedgefield Phase 3
Lying in the West 1/2 of Section 3, Township 6 South, Range 16 East, Columbia County, Florida

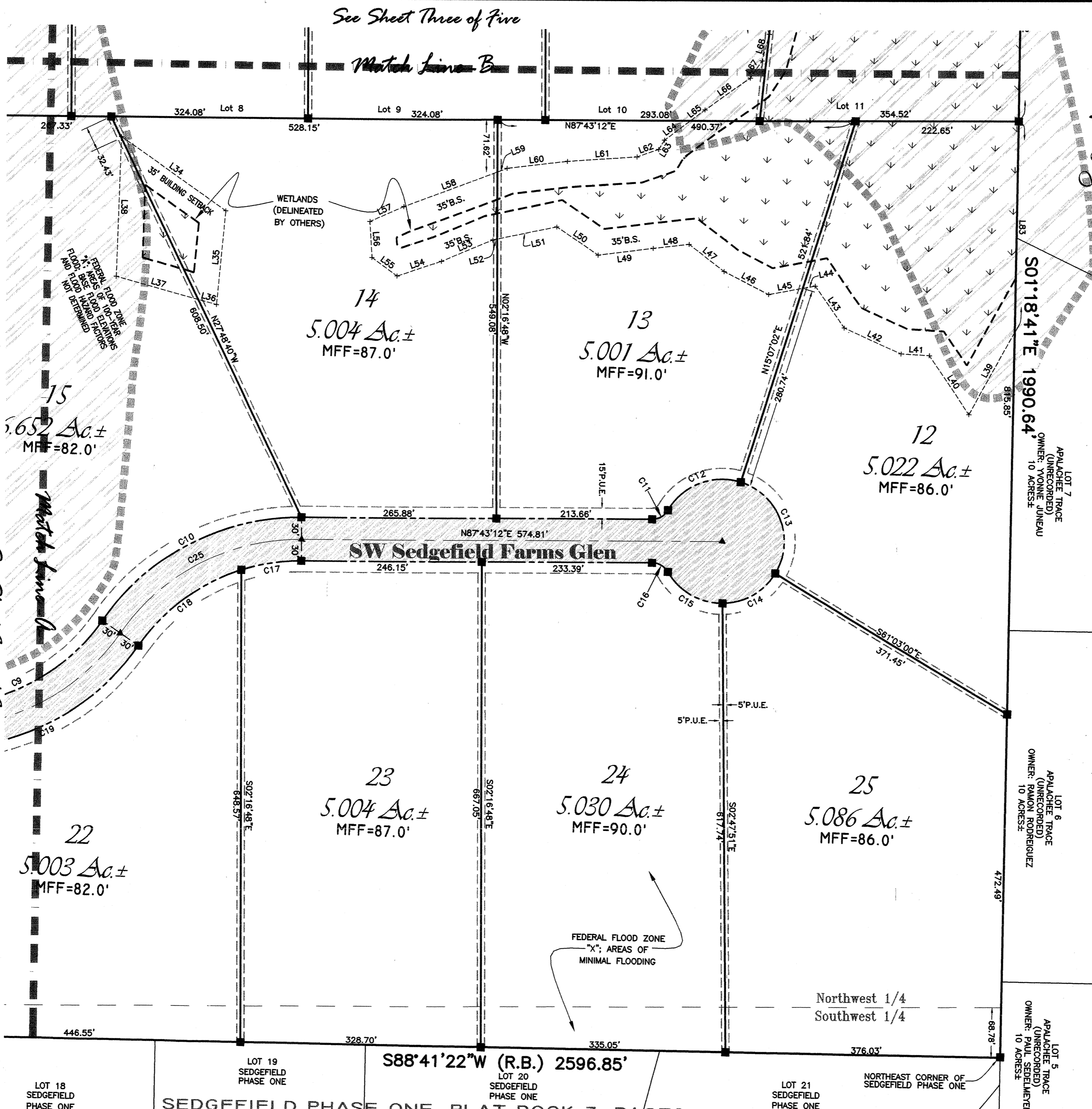
Prepared By:
Professional Land Surveyors
3131 N.W. 13th Street, Suite 36,
WAYNE CHANCE, INC.
Gainesville, Florida, 32609
Ph. (352) 336-0909 Fax 336-0012

CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	25.00'	26.18'	14.43'	60°00'00"	25.00'	N57°43'12"E
C2	85.00'	222.53'	317.22'	150°00'00"	164.21'	N77°16'48"W
C3	85.00'	142.74'	94.76'	96°12'57"	126.55'	N45°49'40"E
C4	85.00'	79.79'	43.11'	53°47'03"	76.89'	S59°10'20"E
C5	25.00'	26.18'	14.43'	60°00'00"	25.00'	N62°16'48"W
C6	330.00'	163.34'	83.38'	28°21'35"	161.68'	N78°06'00"W
C7	330.00'	156.93'	79.98'	27°14'47"	155.45'	N50°17'49"W
C8	270.00'	227.45'	120.97'	48°16'03"	220.79'	S60°48'28"E
C9	270.00'	296.62'	165.28'	62°56'41"	281.93'	N63°35'11"E
C10	330.00'	320.27'	174.01'	55°36'22"	307.85'	S59°55'01"W
C11	25.00'	26.18'	14.43'	60°00'00"	25.00'	N57°43'12"E
C12	85.00'	114.82'	68.09'	77°23'50"	106.29'	S66°25'07"W
C13	85.00'	154.04'	108.47'	103°49'59"	133.81'	N22°57'59"W
C14	85.00'	86.42'	47.36'	58°15'09"	82.75'	N58°04'35"E
C15	85.00'	89.78'	49.59'	60°31'03"	85.66'	S62°32'19"E
C16	25.00'	26.18'	14.43'	60°00'00"	25.00'	N62°16'48"W
C17	270.00'	83.84'	42.26'	17°47'32"	83.51'	S78°49'26"W
C18	270.00'	178.19'	92.48'	37°48'50"	174.98'	S51°01'15"W
C19	330.00'	354.21'	196.32'	61°29'56"	337.45'	N62°51'48"E
C20	330.00'	286.33'	152.88'	49°42'48"	277.43'	S61°31'50"E
C21	270.00'	225.45'	119.77'	47°50'33"	218.96'	N60°35'43"W
C22	270.00'	36.58'	18.32'	7°45'49"	36.56'	N88°23'54"W
C23	300.00'	291.15'	158.19'	55°36'22"	279.86'	N64°28'37"W
C24	300.00'	582.31'	438.24'	111°12'44"	495.10'	N87°43'12"E
C25	300.00'	291.15'	158.19'	55°36'22"	279.86'	S59°55'01"W
C26	85.00'	138.15'	89.77'	93°07'26"	123.44'	N48°50'31"W
C27	85.00'	84.38'	46.03'	56°52'34"	80.96'	S56°09'29"W

LINE TABLE

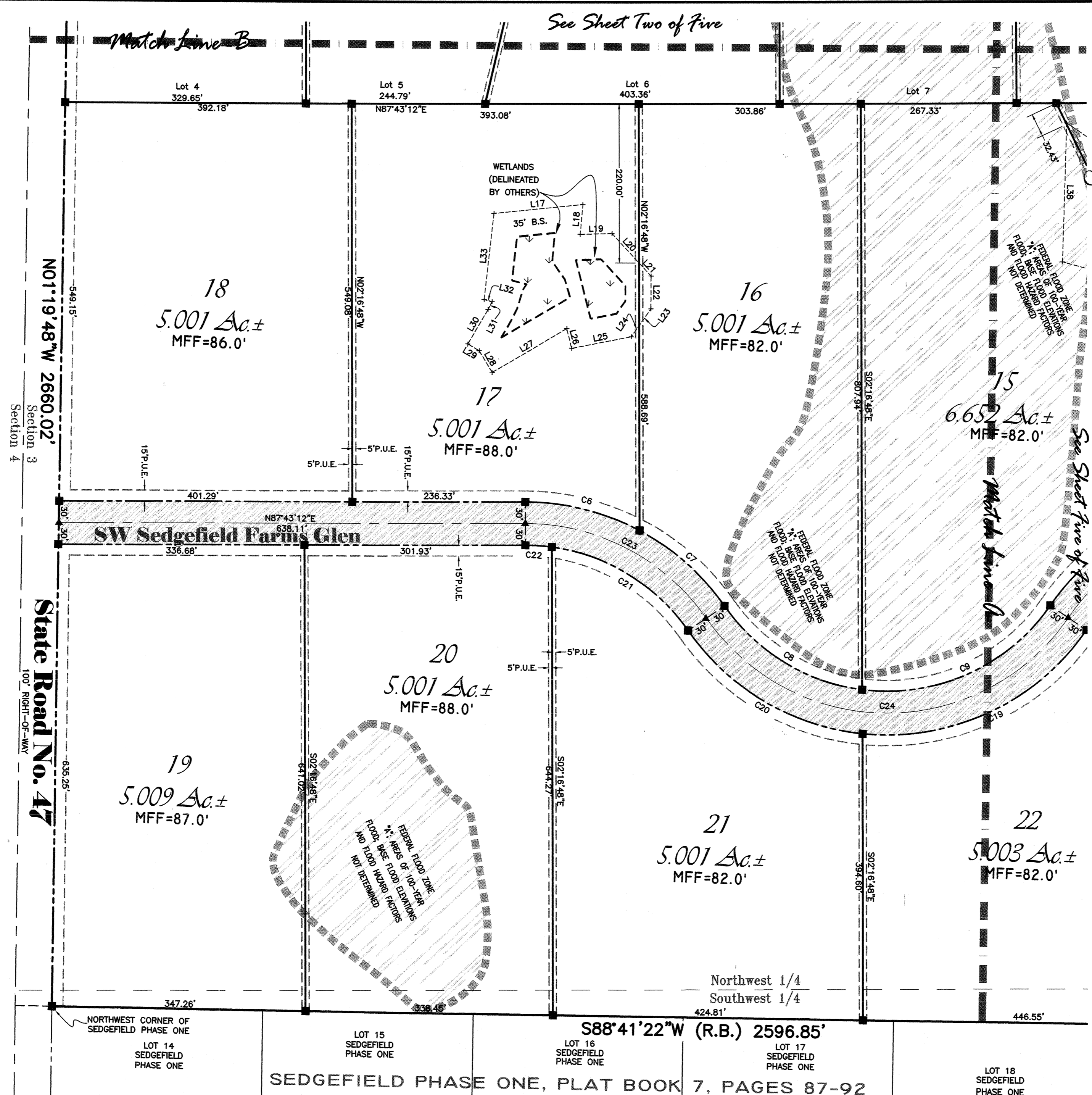
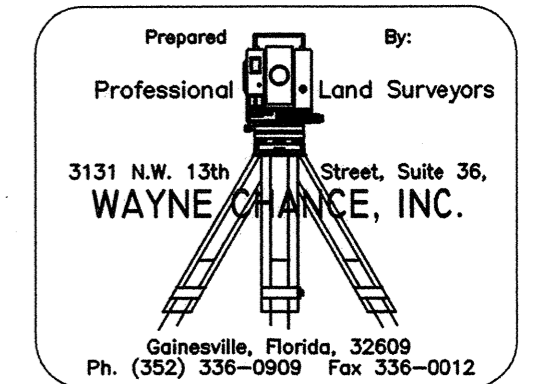
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	45.27	N79°24'23"E	L42	85.86	S67°35'18"E
L2	46.86	N44°24'55"E	L43	70.50	S36°44'08"E
L3	87.16	N77°18'16"E	L44	17.44	S77°14'43"W
L4	56.34	S77°47'42"E	L45	47.74	S77°14'43"W
L5	48.50	S56°29'25"E	L46	68.49	N64°47'32"W
L6	207.74	S17°55'23"E	L47	60.34	N54°26'17"W
L7	52.52	S24°08'16"E	L48	49.37	S81°08'45"W
L8	90.82	S50°30'42"W	L49	75.94	S80°24'31"W
L9	50.10	S31°55'02"W	L50	68.94	N58°01'31"W
L10	137.91	S84°40'15"W	L51	83.41	S75°41'11"W
L11	35.37	S87°43'12"W	L52	6.22	S75°41'11"W
L12	43.13	N57°55'35"W	L53	76.00	S64°49'54"W
L13	32.52	N69°11'21"W	L54	63.66	S68°54'00"W
L14	37.79	N01°19'48"W	L55	42.56	N56°06'12"W
L15	230.20	N01°19'48"W	L56	49.96	N05°47'21"W
L16	35.46	N01°19'48"W	L57	50.87	N63°19'37"E
L17	122.84	N81°57'18"E	L58	136.11	N67°09'43"E
L18	41.27	S02°54'49"W	L59	14.05	N67°09'43"E
L19	43.73	N66°26'23"E	L60	83.44	N80°54'56"E
L20	54.76	S44°36'47"E	L61	95.65	N83°46'10"E
L21	24.32	S44°36'47"E	L62	31.40	N68°25'47"E
L22	45.37	S01°55'46"E	L63	15.10	N29°00'13"E
L23	28.10	S32°40'37"W	L64	44.38	N50°21'12"E
L24	18.80	S32°40'37"W	L65	24.95	N50°21'12"E
L25	83.42	S76°53'10"W	L66	75.24	N52°50'37"E
L26	27.70	N16°07'41"W	L67	29.19	N31°03'26"E
L27	119.03	S57°16'22"W	L68	37.54	N13°16'43"E
L28	35.00	N32°43'38"W	L69	61.01	N23°24'48"W
L29	18.00	N61°47'36"W	L70	102.76	N04°37'26"W
L30	54.98	N28°12'24"E	L71	64.46	N10°52'30"E
L31	12.28	N24°11'56"E	L72	46.70	N52°42'26"E
L32	11.26	N77°45'06"W	L73	34.62	N52°42'26"E
L33	119.43	N04°16'50"E	L74	32.62	N75°02'45"E
L34	174.19	S57°19'53"E	L75	44.96	N62°49'48"E
L35	130.81	S03°05'46"W	L76	53.46	S49°45'35"E
L36	25.80	N76°47'48"W	L77	47.84	S40°29'35"E
L37	116.24	N76°47'48"W	L78	50.87	S40°44'05"E
L38	192.20	N00°22'55"W	L79	32.42	S50°59'46"E
L39	129.61	N26°24'27"E	L80	39.70	S81°13'50"E
L40	97.13	S36°03'37"E	L81	54.51	S84°23'59"E
L41	38.64	S88°40'50"E	L82	263.82	S01°18'41"E
			L83	290.40	S01°18'41"E



OFFICIAL RECORDS
BOOK PAGE
1073/1937

Note: Finished Floor Elevations which are shown hereon as (MFF) are based on F.D.O.T. Benchmark No. 8, on West right-of-way line of State Road No. 47 approximately 1/4 mile North of the Northwest corner of Section 3, Township 6 South, Range 16 East which is a concrete monument with brass disk stamped 2802007 BM 8. Elevation = 76.267'

- Sedgefield Phase 3 -
Lying in the West 1/2 of Section 3, Township 6 South, Range 16 East, Columbia County, Florida



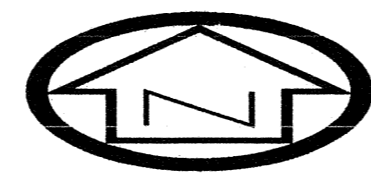
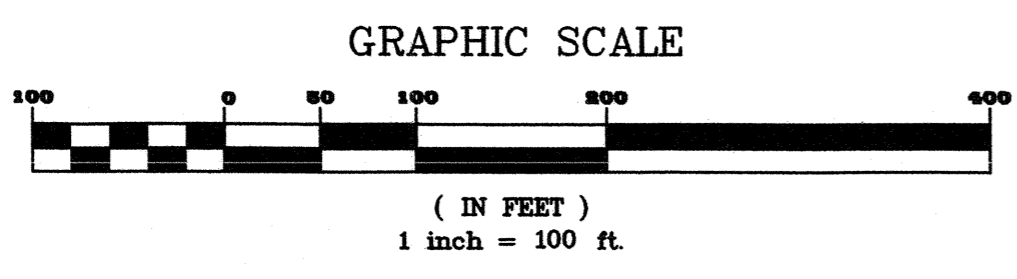
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C8	270.00'	227.45'	120.97'	48°16'03"	220.79'	S60°48'28"E
C9	270.00'	296.62'	165.28'	62°56'41"	281.93'	N63°35'11"E
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C13	85.00'	154.04'	108.47'	103°49'59"	133.81'	N22°57'59"W
C14	85.00'	86.42'	47.36'	58°15'09"	82.75'	N58°04'35"E
C15	85.00'	89.78'	49.59'	60°31'03"	85.66'	S62°32'19"E
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C20	330.00'	286.33'	152.88'	49°42'48"	277.43'	S61°31'50"E
C21	270.00'	225.45'	119.77'	47°50'33"	218.96'	N60°35'43"W
C22	270.00'	36.58'	18.32'	7°45'49"	36.56'	N88°23'54"W
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C24	300.00'	582.31'	438.24'	111°12'44"	495.10'	N87°43'12"E
C25	300.00'	291.15'	158.19'	55°36'22"	279.86'	S59°55'01"W
C26	85.00'	138.15'	89.77'	93°07'26"	123.44'	N48°50'31"W
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LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	45.27	N79°24'23"E	L42	85.86	S67°35'18"E
L2	46.86	N44°24'55"E	L43	70.50	S36°44'08"E
L3	87.16	N77°18'16"E	L44	17.44	S77°14'43"W
L4	56.34	S77°47'42"E	L45	47.74	S77°14'43"W
L5	48.50	S56°29'25"E	L46	68.49	N64°47'32"W
L6	207.74	S17°55'23"E	L47	60.34	N54°26'17"W
L7	52.52	S24°08'16"E	L48	49.37	S81°08'45"W
L8	90.82	S50°30'42"W	L49	75.94	S80°24'31"W
L9	50.10	S31°55'02"W	L50	68.94	N58°01'31"W
L10	137.91	S84°40'15"W	L51	83.41	S75°41'11"W
L11	35.37	S87°43'12"W	L52	6.22	S75°41'11"W
L12	43.13	N57°55'35"W	L53	78.00	S64°49'54"W
L13	32.52	N69°11'21"W	L54	63.66	S68°54'00"W
L14	37.79	N01°19'48"W	L55	42.56	N56°06'12"W
L15	230.20	N01°19'48"W	L56	49.96	N05°47'21"W
L16	35.46	N01°19'48"W	L57	50.87	N63°19'37"E
L17	122.84	N81°57'18"E	L58	136.11	N67°09'43"E
L18	41.27	S02°54'49"W	L59	14.05	N67°09'43"E
L19	43.73	N86°26'23"E	L60	83.44	N80°54'56"E
L20	54.76	S44°36'47"E	L61	95.65	N83°46'10"E
L21	24.32	S44°36'47"E	L62	31.40	N68°25'47"E
L22	45.37	S01°55'46"E	L63	15.10	N29°00'13"E
L23	28.10	S32°40'37"W	L64	44.38	N50°21'12"E
L24	18.80	S32°40'37"W	L65	24.95	N50°21'12"E
L25	83.42	S76°53'10"W	L66	75.24	N52°50'37"E
L26	27.70	N16°07'41"W	L67	29.19	N31°03'26"E
L27	119.03	S57°16'22"W	L68	37.54	N13°16'43"E
L28	35.00	N32°43'38"W	L69	61.01	N23°24'48"W
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L30	54.98	N28°12'24"E	L71	64.46	N10°52'30"E
L31	12.28	N24°11'56"E	L72	46.70	N52°42'26"E
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L33	119.43	N04°16'50"E	L74	32.62	N75°02'45"E
L34	174.19	S57°19'53"E	L75	44.96	N62°49'48"E
L35	130.81	S03°05'46"W	L76	53.46	S49°45'35"E
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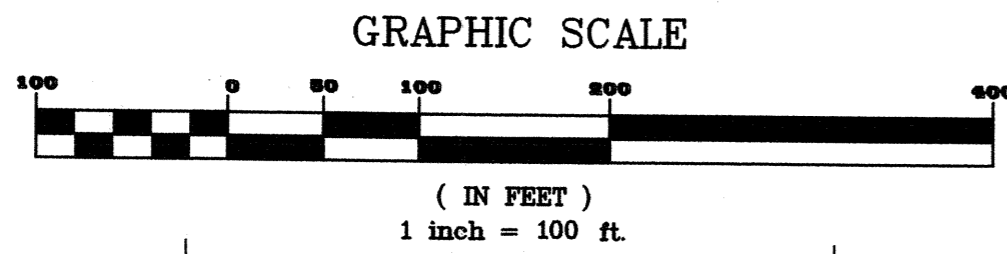
OFFICIAL RECORDS BOOK PAGE 1073/1837



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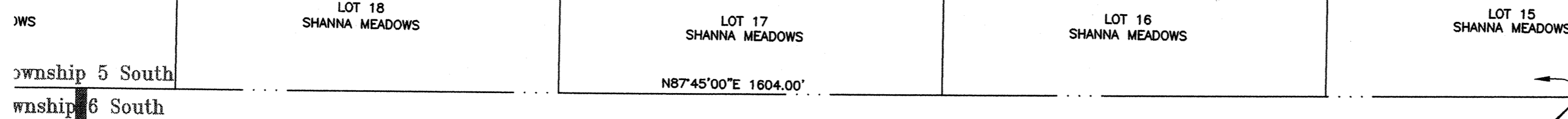
Northwest 1/4
Southwest 1/4
S88°41'22"W (R.B.) 2596.85'
SEDFIELD PHASE ONE, PLAT BOOK 7, PAGES 87-92

Sedgefield Phase 3
Lying in the West 1/2 of Section 3, Township 6 South, Range 16 East, Columbia County, Florida



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SHANNA MEADOWS, PLAT BOOK 7, PAGES 76-77



P.O.C.
(PHASE THREE)
NORTHEAST CORNER OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. CONC. MONUMENT FOUND

Prepared By:
Professional Land Surveyors
3131 N.W. 13th Street, Suite 36,
WAYNE CHANCE, INC.
Gainesville, Florida, 32609
Ph. (352) 336-0909 Fax 336-0012

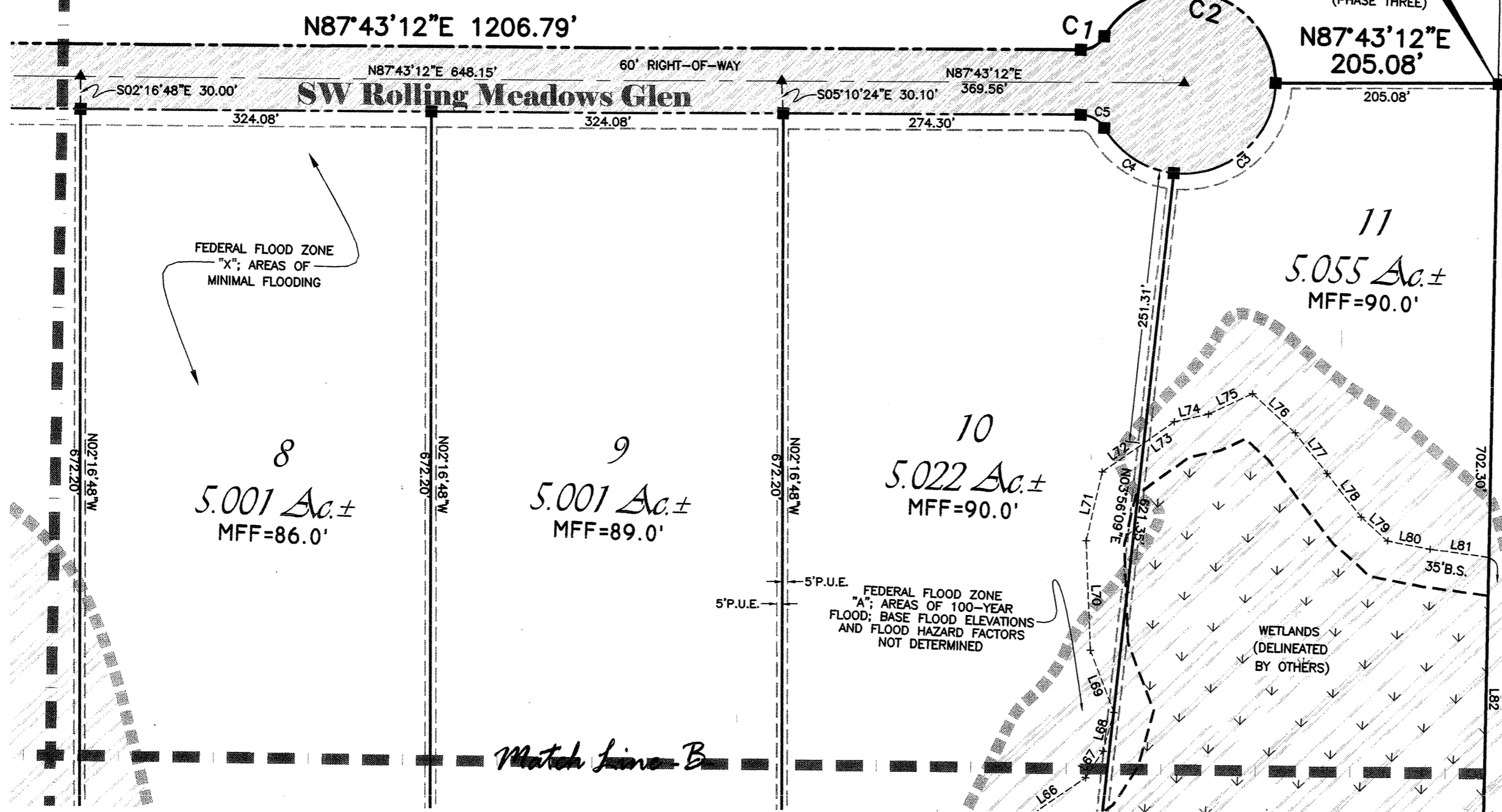
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L19	43.73	N86°26'23"E	L61	95.65	N83°46'10"E
L20	54.76	S44°36'47"E	L62	31.40	N68°25'47"E
L21	24.32	S44°36'47"E	L63	15.10	N29°00'13"E
L22	45.37	S01°55'46"E	L64	44.38	N50°21'12"E
L23	28.10	S32°40'37"W	L65	24.95	N50°21'12"E
L24	18.80	S32°40'37"W	L66	75.24	N52°50'37"E
L25	83.42	S76°53'10"W	L67	29.19	N31°03'26"E
L26	27.70	N16°07'41"W	L68	37.54	N13°16'43"E
L27	119.03	S57°16'22"W	L69	61.01	N23°24'48"W
L28	35.00	N32°43'38"W	L70	102.76	N04°37'26"W
L29	18.00	N61°47'36"W	L71	64.46	N10°52'30"E
L30	54.98	N28°12'24"E	L72	46.70	N52°42'26"E
L31	12.28	N77°45'06"W	L73	34.62	N75°02'45"E
L32	11.26	N77°45'06"W	L74	32.62	N52°42'26"E
L33	119.43	N04°16'50"E	L75	44.96	N62°49'48"E
L34	174.19	S57°19'53"E	L76	53.46	S49°45'35"E
L35	130.81	S03°05'46"W	L77	47.84	S40°29'35"E
L36	25.80	N76°47'48"W	L78	50.87	S40°44'05"E
L37	116.24	N76°47'48"W	L79	32.42	S50°59'46"E
L38	192.20	N00°22'55"W	L80	39.70	S81°13'50"E
L39	129.61	N26°24'27"E	L81	54.51	S84°23'59"E
L40	97.13	S36°03'37"E	L82	263.82	S01°18'41"E
L41	38.64	S88°40'50"E	L83	290.40	S01°18'41"E

Future Development (not a part of this plat)

Match Line A

See Sheet Two of Five

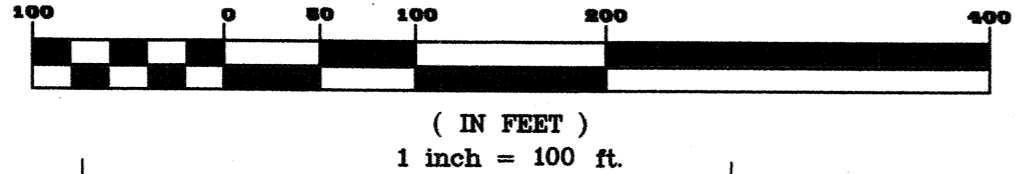


Match Line B

See Sheet Five of Five

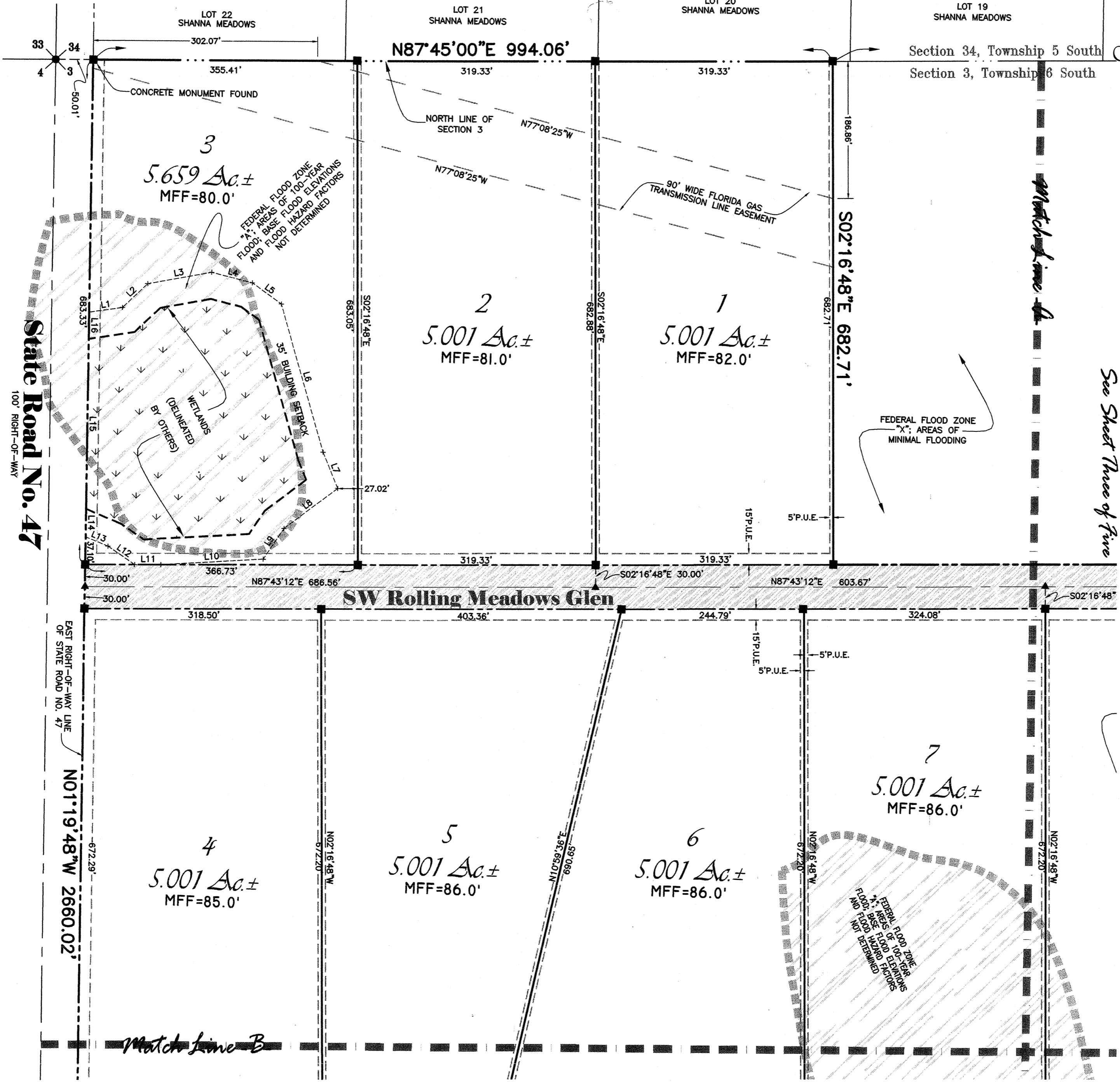
OFFICIAL RECORDS
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GRAPHIC SCALE



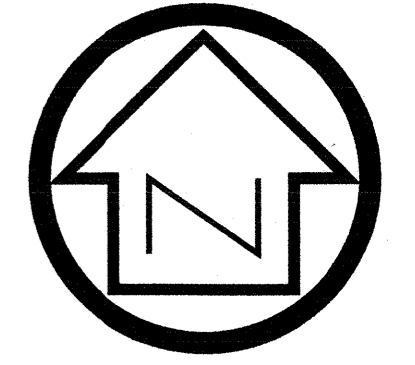
Note: Finished Floor Elevations which are shown hereon as (MFF) are based on F.D.O.T. Benchmark No. 8, on West right-of-way line of State Road No. 47 approximately 1/4 mile North of the Northwest corner of Section 3, Township 6 South, Range 16 East which is a concrete monument with brass disk stamped 2902007 BM 8. Elevation = 76.267'.

SHANNA MEADOWS, PLAT BOOK 7, PAGES 76-77



- Sedgefield Phase 3 -
Lying in the West 1/2 of Section 3, Township 6 South, Range 16 East, Columbia County, Florida

Prepared By:
Professional Land Surveyors
3131 N.W. 13th Street, Suite 36,
WAYNE CHANCE, INC.
Gainesville, Florida, 32609
Ph. (352) 336-0909 Fax 336-0012



CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	25.00'	26.18'	14.43'	60°00'00"	25.00'	N57°43'12"E
C2	85.00'	222.53'	317.22'	150°00'00"	164.21'	N77°16'48"W
C3	85.00'	142.74'	94.76'	96°12'57"	126.55'	N45°49'40"E
C4	85.00'	79.79'	43.11'	53°47'03"	76.89'	S59°10'20"E
C5	25.00'	26.18'	14.43'	60°00'00"	25.00'	N62°16'48"W
C6	330.00'	163.34'	83.38'	28°21'35"	161.68'	N78°06'00"W
C7	330.00'	156.93'	79.98'	27°14'47"	155.45'	N50°17'49"W
C8	270.00'	227.45'	120.97'	48°16'03"	220.79'	S60°48'28"E
C9	270.00'	296.62'	165.28'	62°56'41"	281.93'	N63°35'11"E
C10	330.00'	320.27'	174.01'	55°36'22"	307.85'	S59°55'01"W
C11	25.00'	26.18'	14.43'	60°00'00"	25.00'	N57°43'12"E
C12	85.00'	114.82'	68.09'	77°23'50"	106.29'	S66°25'07"W
C13	85.00'	154.04'	108.47'	103°49'59"	133.81'	N22°57'59"W
C14	85.00'	86.42'	47.36'	58°15'09"	82.75'	N58°04'35"E
C15	85.00'	89.78'	49.59'	60°31'03"	85.66'	S62°32'19"E
C16	25.00'	26.18'	14.43'	60°00'00"	25.00'	N62°16'48"W
C17	270.00'	83.84'	42.26'	17°47'32"	83.51'	S78°49'26"W
C18	270.00'	178.19'	92.48'	37°48'50"	174.98'	S51°01'15"W
C19	330.00'	354.21'	196.32'	61°29'56"	337.45'	N62°51'48"E
C20	330.00'	286.33'	152.88'	49°42'48"	277.43'	S61°31'50"E
C21	270.00'	225.45'	119.77'	47°50'33"	218.96'	N60°35'43"W
C22	270.00'	36.58'	18.32'	7°45'49"	36.56'	N88°23'54"W
C23	300.00'	291.15'	158.19'	55°36'22"	279.86'	N64°28'37"W
C24	300.00'	582.31'	438.24'	111°12'44"	495.10'	N87°43'12"E
C25	300.00'	291.15'	158.19'	55°36'22"	279.86'	S59°55'01"W
C26	85.00'	138.15'	89.77'	93°07'26"	123.44'	N48°50'31"W
C27	85.00'	84.38'	46.03'	56°52'34"	80.96'	S56°09'29"W

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	45.27	N79°24'23"E	L43	70.50	S36°44'08"E
L2	46.86	N44°24'55"E	L44	17.44	S77°14'43"W
L3	87.16	N77°18'16"E	L45	47.74	S77°14'43"W
L4	56.34	S77°47'42"E	L46	68.49	N64°47'32"W
L5	48.50	S56°29'25"E	L47	60.34	N54°26'17"W
L6	207.74	S17°55'23"E	L48	49.37	S81°08'45"W
L7	52.52	S24°08'16"E	L49	75.94	S80°24'31"W
L8	90.82	S50°30'42"W	L50	68.94	N58°01'31"W
L9	50.10	S31°55'02"W	L51	83.41	S75°41'11"W
L10	137.91	S84°40'15"W	L52	6.22	S75°41'11"W
L11	35.37	S87°43'12"W	L53	76.00	S64°49'54"W
L12	43.13	N57°55'35"W	L54	63.66	S68°54'00"W
L13	32.52	N69°11'21"W	L55	42.56	N56°06'12"W
L14	37.79	N01°19'48"W	L56	49.96	N05°47'21"W
L15	230.20	N01°19'48"W	L57	50.87	N63°19'37"E
L16	35.46	N01°19'48"W	L58	136.11	N67°09'43"E
L17	122.84	N81°57'18"E	L59	14.05	N67°09'43"E
L18	41.27	S02°54'49"W	L60	83.44	N80°54'56"E
L19	43.73	N86°26'23"E	L61	95.65	N83°46'10"E
L20	54.76	S44°36'47"E	L62	31.40	N68°25'47"E
L21	24.32	S44°36'47"E	L63	15.10	N29°00'13"E
L22	45.37	S01°55'46"E	L64	44.38	N50°21'12"E
L23	28.10	S32°40'37"W	L65	24.95	N50°21'12"E
L24	18.80	S32°40'37"W	L66	75.24	N52°50'37"E
L25	83.42	S76°53'10"W	L67	29.19	N31°03'26"E
L26	27.70	N16°07'41"W	L68	37.54	N13°16'43"E
L27	119.03	S57°16'22"W	L69	61.01	N23°24'48"W
L28	35.00	N32°43'38"W	L70	102.76	N04°37'26"W
L29	18.00	N61°47'36"W	L71	64.46	N10°52'30"E
L30	54.98	N28°12'24"E	L72	46.70	N52°42'26"E
L31	12.28	N24°11'56"E	L73	34.62	N52°42'26"E
L32	11.26	N77°45'06"W	L74	32.62	N75°02'45"E
L33	119.43	N04°16'50"E	L75	44.96	N62°49'48"E
L34	174.19	S57°19'53"E	L76	53.46	S49°45'35"E
L35	130.81	S03°05'46"W	L77	47.84	S40°29'35"E
L36	25.80	N76°47'48"W	L78	50.87	S40°44'05"E
L37	116.24	N76°47'48"W	L79	32.42	S50°59'46"E
L38	192.20	N00°22'55"W	L80	39.70	S81°13'50"E
L39	129.61	N26°24'27"E	L81	54.51	S84°23'59"E
L40	97.13	S38°03'37"E	L82	263.82	S01°18'41"E
L41	38.64	S88°40'50"E	L83	290.40	S01°18'41"E

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See Sheet Three of Five

See Sheet Four of Five

- Sedgefield Phase 3 -
Lying in the West 1/2 of Section 3, Township 6
South, Range 16 East, Columbia County, Florida.

NOTES:

- BEARINGS HEREON ARE BASED ON AN ASSUMED VALUE OF S88°41'22"W FOR THE NORTH LINE OF SEDGEFIELD PHASE ONE, SAID BEARING IS IDENTICAL WITH THE PLAT OF RECORD, RECORDED IN PLAT BOOK 7, PAGES 87-92.
- THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000.
- BUILDING SETBACKS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
FRONT - 30 FEET
SIDE - 25 FEET
REAR - 25 FEET
- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
- ALL LOTS SHOWN HEREON WILL BE SERVED WITH INDIVIDUAL SEPTIC TANKS SEWAGE DISPOSAL AND WELLS FOR WATER SUPPLY.
- THIS PROPERTY IS ZONED AGRICULTURAL.
- PRELIMINARY PLAT WAS APPROVED ON 4/01/04.
- LOTS 3,4,18, AND 19 SHALL NOT ACCESS DIRECTLY ONTO STATE ROAD NO. 47 BUT WILL ACCESS FROM THE 60 FOOT STREETS HEREBY DEDICATED.
- PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE 15' ALONG THE FRONTS OF ALL LOTS AND 5' ALONG THE SIDES.

NOTE:
THE FEDERAL FLOOD ZONES SHOWN HEREON WERE DIGITIZED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120070 0225 B, EFFECTIVE DATE: JANUARY 6, 1988.

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.
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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND:

- ▲ = NAIL AND DISK SET (P.C.P.)
- = 1/2" IRON ROD SET MARKED "P.L.S. 1824"
- = 4"x4" CONC. MONUMENT SET (P.R.M.) "P.L.S. 1824" (unless noted)
- ✱ = RAILROAD SPIKE FOUND
- P.I. = POINT-OF-INTERSECTION
- P.C. = POINT-OF-CURVATURE
- P.T. = POINT-OF-TANGENCY
- R.P. = RADIUS POINT
- P.O.L. = POINT ON LINE
- IDENT. = IDENTIFICATION
- (R.B.) = REFERENCE BEARING
- P.O.C. = POINT-OF-COMMENCEMENT
- P.O.B. = POINT-OF-BEGINNING
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- P.C.P. = PERMANENT CONTROL POINT
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- A.K.A. = ALSO KNOWN AS
- SF = SQUARE FEET
- AC. = ACRES
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- (R) = RADIAL
- CONC. = CONCRETE
- ELEV. = ELEVATION
- BRG. = BEARING
- PG. = PAGE
- P.B. = PLAT BOOK
- (M) = MEASURED
- (D) = DESCRIPTION
- PUE = PUBLIC UTILITY EASEMENT
- BS = BUILDING SETBACK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- N.T.S. = NOT TO SCALE
- L1 = LINE TABLE REFERENCE
- C1 = CURVE TABLE REFERENCE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LEE D. WEDEKIND, JR., PRESIDENT OF SEDGEFIELD LAND COMPANY, AS OWNER, HAS CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SEDGEFIELD PHASE 3", AND THAT ALL EASEMENTS AND STREETS ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

Lee D. Weckind Jr.
OWNER: SEDGEFIELD LAND COMPANY
LEE D. WEDEKIND, JR. PRESIDENT
5345 ORTEGA BOULEVARD, SUITE 7
JACKSONVILLE, FLORIDA, 32210

Heather S. Loveland WITNESS 1
Wayne Chance WITNESS 2

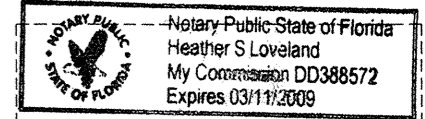
NOTARY:

STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE MY THIS 18 DAY OF JANUARY, 2006, BY LEE D. WEDEKIND, JR., PRESIDENT OF SEDGEFIELD LAND COMPANY, AS OWNER OF "SEDGEFIELD PHASE 3", FOR AND ON BEHALF OF SAID COMPANY, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Heather S. Loveland NOTARY PUBLIC
My Commission Expires: _____



SURVEYOR'S CERTIFICATE

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 29th DAY OF NOVEMBER, 2005. THE LOT CORNERS WERE INSTALLED AS OF THE 29th DAY OF DECEMBER, 2005.

Wayne Chance DATE: 1/17/06
Wayne Chance, P.L.S.
Professional Land Surveyor
Florida Certificate No. 1824
Certificate of Authorization No. 6806
3131 N.W. 13th Street
Suite 36
Gainesville, Florida, 32609

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

THIS IS TO CERTIFY THAT ON 19 DAY OF JANUARY, 2006, THE AFOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

CHAIRMAN _____ ATTEST _____

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 472, FLORIDA STATUTES AND IS GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON 1/17/06 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

Timothy A. DeBene
NAME: TIMOTHY A. DEBENE
REGISTRATION NUMBER: 5594

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON 1/17/06 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY:

Marlin Seagle, County Attorney
ATTORNEY

CLERK'S CERTIFICATE:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 9 DAY OF FEBRUARY 2006, IN PLAT BOOK 8, PAGES 100-64

P. Dewitt Mason
CLERK OF THE CIRCUIT COURT

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

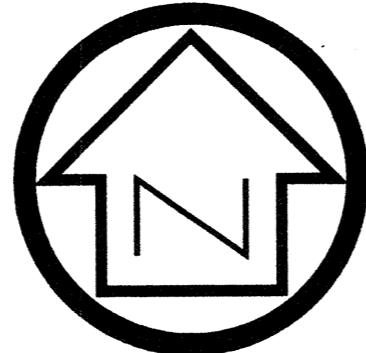
SIGNED: *Wayne Chance* DATE: 1/31/06
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF SUBDIVIDERS ENGINEER

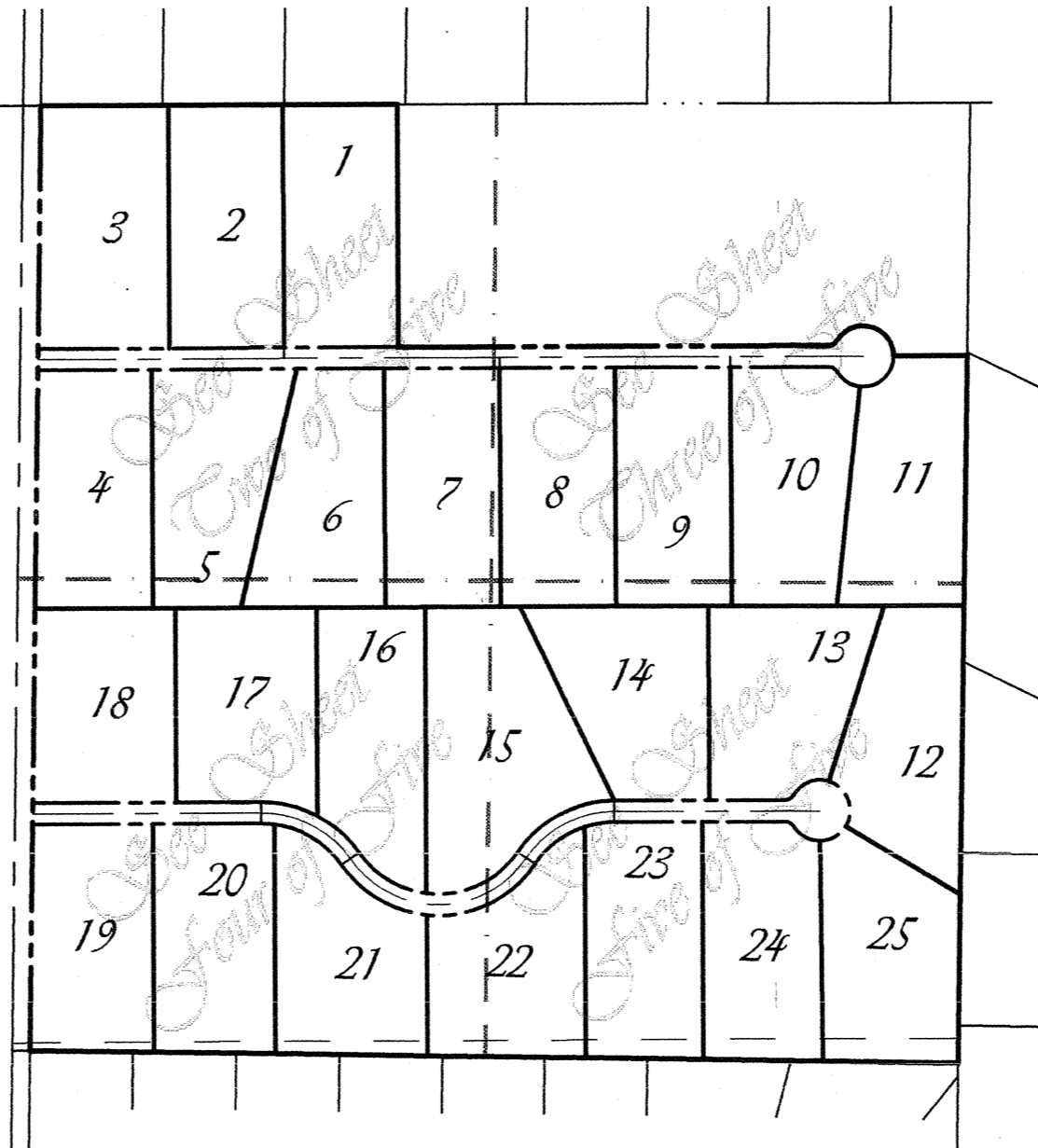
THIS IS TO CERTIFY THAT ON 1-17-06 NORTH BEACH ENGINEERING, INC., REGISTERED FLORIDA CORPORATION, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, CERTIFICATE OF AUTHORIZATION #7167, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IF APPLICABLE, ANY SUBMITTED "AS-BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONS OF COLUMBIA COUNTY, FLORIDA.

SIGNED: *Wayne Chance* DATE: 1-17-06
REGISTERED FLORIDA ENGINEER

OFFICIAL RECORDS
BOOK PAGE
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SHEET DETAIL
SCALE: 1"=500'

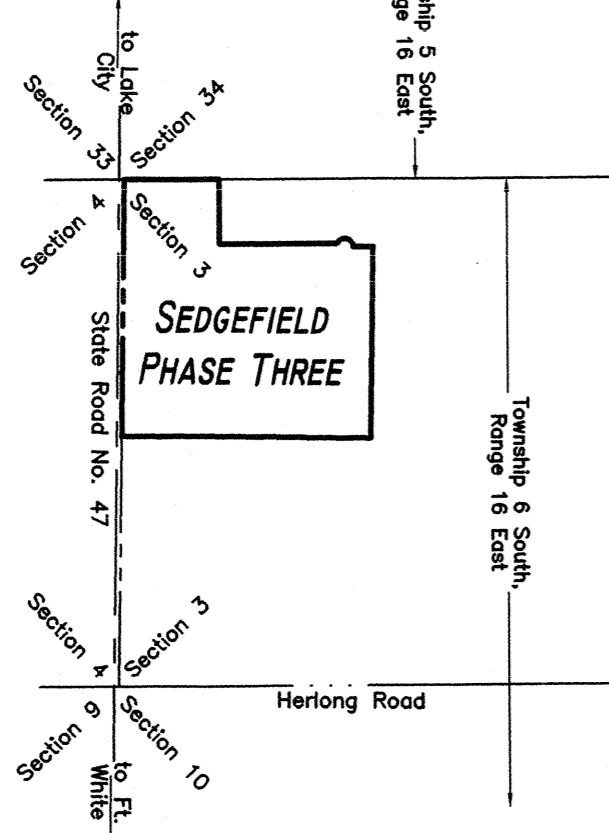
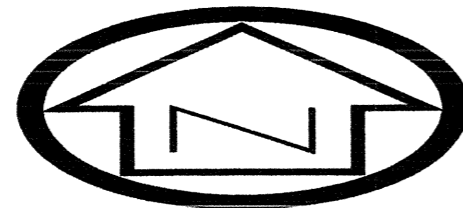


DESCRIPTION: (by surveyor) - Sedgefield Phase Three

A part of the W1/2 of Section 3, Township 6 South, Range 16 East, Columbia County, Florida; Being more particularly described as follows:

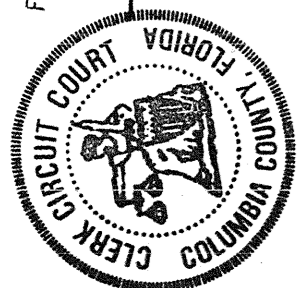
Commence at the Northeast corner of said W1/2 of Section 3 and run thence S.01°18'41"E., along the east boundary thereof, 711.97 feet to the POINT OF BEGINNING; thence continue S.01°18'41"E., along said east boundary, 1990.64 feet to the Northeast corner of Sedgefield Phase One, according to the plat thereof recorded in Plat Book 7, Pages 87 thru 92, of the Public Records of Columbia County, Florida, thence S.88°41'22"W., along the North line of said Sedgefield Phase One, 2596.85 feet to the Northwest corner of said Phase One and the East right-of-way line of County Road No. 47 (100' R/W), thence N.01°19'48"E., along said right-of-way line, 2660.02 feet to the north line of said Section 3, thence N.87°45'00"E., along said north boundary, 994.06 feet, thence S.02°16'48"E., 682.71 feet, thence N.87°43'12"E., 1206.79 feet to the beginning of a curve, concave northwesterly and having a radius of 25.00 feet, thence northeasterly along and with the arc of said curve through a central angle of 60°00'00", an arc distance of 26.18 feet and a chord bearing and distance of N.57°43'12"E. - 25.00 feet to the end of said curve and the beginning of a curve concave southerly, having a radius of 85.00 feet, thence Northeasterly, Easterly and Southeasterly along and with the arc of said curve through a central angle of 150°00'00", an arc distance of 222.53 feet and a chord bearing and distance of S.77°16'48"E. 164.21 feet, thence N.87°43'12"E., 205.08 feet to the P.O.B.

Containing 134.854 acres more or less.



VICINITY MAP
SCALE: 1"=2000'

FILE NUMBER 2006003258
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
2/9 2006, AT 1:20 CLOCK P.M.
P. DEWITT MASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: *Heather S. Loveland* D.C.



**SEDGEFIELD
PHASE 3 & 4
FOR 2007**

PARENT PARCEL – 03-6S-16-03767-000 – 163.75 AC. (DELETE ALL USED UP)

HEADER PARCEL – 03-6S-16-03767-200 – A S/D LYING IN THE NW1/4 OF SEC
03-6S-16 CONTAINING 159.87 AC. RECORDED IN PLAT BOOK 8 PAGES 60-66.

PHASE 3

LOT 1	03-6S-16-03767-201	5.00 AC.
LOT 2	03-6S-16-03767-202	5.00 AC.
LOT 3	03-6S-16-03767-203	5.65 AC.
LOT 4	03-6S-16-03767-204	5.00 AC.
LOT 5	03-6S-16-03767-205	5.00 AC.
LOT 6	03-6S-16-03767-206	5.00 AC.
LOT 7	03-6S-16-03767-207	5.00 AC.
LOT 8	03-6S-16-03767-208	5.00 AC.
LOT 9	03-6S-16-03767-209	5.00 AC.
LOT 10	03-6S-16-03767-210	5.02 AC.
LOT 11	03-6S-16-03767-211	5.05 AC.
LOT 12	03-6S-16-03767-212	5.02 AC.
LOT 13	03-6S-16-03767-213	5.00 AC.
LOT 14	03-6S-16-03767-214	5.00 AC.
LOT 15	03-6S-16-03767-215	6.65 AC.
LOT 16	03-6S-16-03767-216	5.00 AC.
LOT 17	03-6S-16-03767-217	5.00 AC.
LOT 18	03-6S-16-03767-218	5.00 AC.
LOT 19	03-6S-16-03767-219	5.00 AC.
LOT 20	03-6S-16-03767-220	5.00 AC.
LOT 21	03-6S-16-03767-221	5.00 AC.
LOT 22	03-6S-16-03767-222	5.00 AC.
LOT 23	03-6S-16-03767-223	5.00 AC.
LOT 24	03-6S-16-03767-224	5.03 AC.
LOT 25	03-6S-16-03767-225	5.08 AC.

PHASE 4

LOT 1	03-6S-16-03767-226	5.02 AC.
LOT 2	03-6S-16-03767-227	5.00 AC.
LOT 3	03-6S-16-03767-228	5.00 AC.
LOT 4	03-6S-16-03767-229	5.00 AC.
LOT 5	03-6S-16-03767-230	5.00 AC.