

**BAILEY BISHOP & LANE, INC.**  
 484 SW COMMERCE DRIVE, SUITE 135  
 P. O. BOX 3717  
 LAKE CITY, FL 32056-3717  
 PH. (386) 752-5640 FAX (386) 755-7771  
 Eng. Lic. 7362 Survey Lic. LB-0006685  
 BBL Job No. 030815DOU

**SOUTHERN LANDINGS AVIATION SUBDIVISION**

IN  
 THE E 1/2 OF  
 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 16 EAST  
 COLUMBIA COUNTY, FLORIDA

**LEGEND**

○ DENOTES 5/8" IRON ROD & CAP SET (LB6685)	N - NORTH
● DENOTES IRON PIPE OR REBAR FOUND	E - EAST
□ DENOTES 4" x 4" CONCRETE MONUMENT SET (LB6685)	S - SOUTH
■ DENOTES 4" x 4" CONCRETE MONUMENT FOUND	W - WEST
⊙ DENOTES NAIL & DISK SET	CL - CENTERLINE
⊙ DENOTES NAIL & DISK FOUND	(P) - PLAT
± - MORE OR LESS	(D) - DEED
PC - POINT OF CURVATURE	(C) - CALCULATED
PT - POINT OF TANGENCY	(M) - MEASURED
PI - POINT OF INTERSECTION	NO ID - NO IDENTIFICATION
PRC - POINT OF REVERSE CURVATURE	FD - 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
A - 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
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	ORB - OFFICIAL RECORDS BOOK
L1 - LINE NUMBER	PG - PAGE(S)
① - LOT NUMBER	POC - POINT OF COMMENCEMENT
①-1 - CURVE NUMBER	POB - POINT OF BEGINNING
	SEC - SECTION
	TWP - TOWNSHIP
	RNG - RANGE

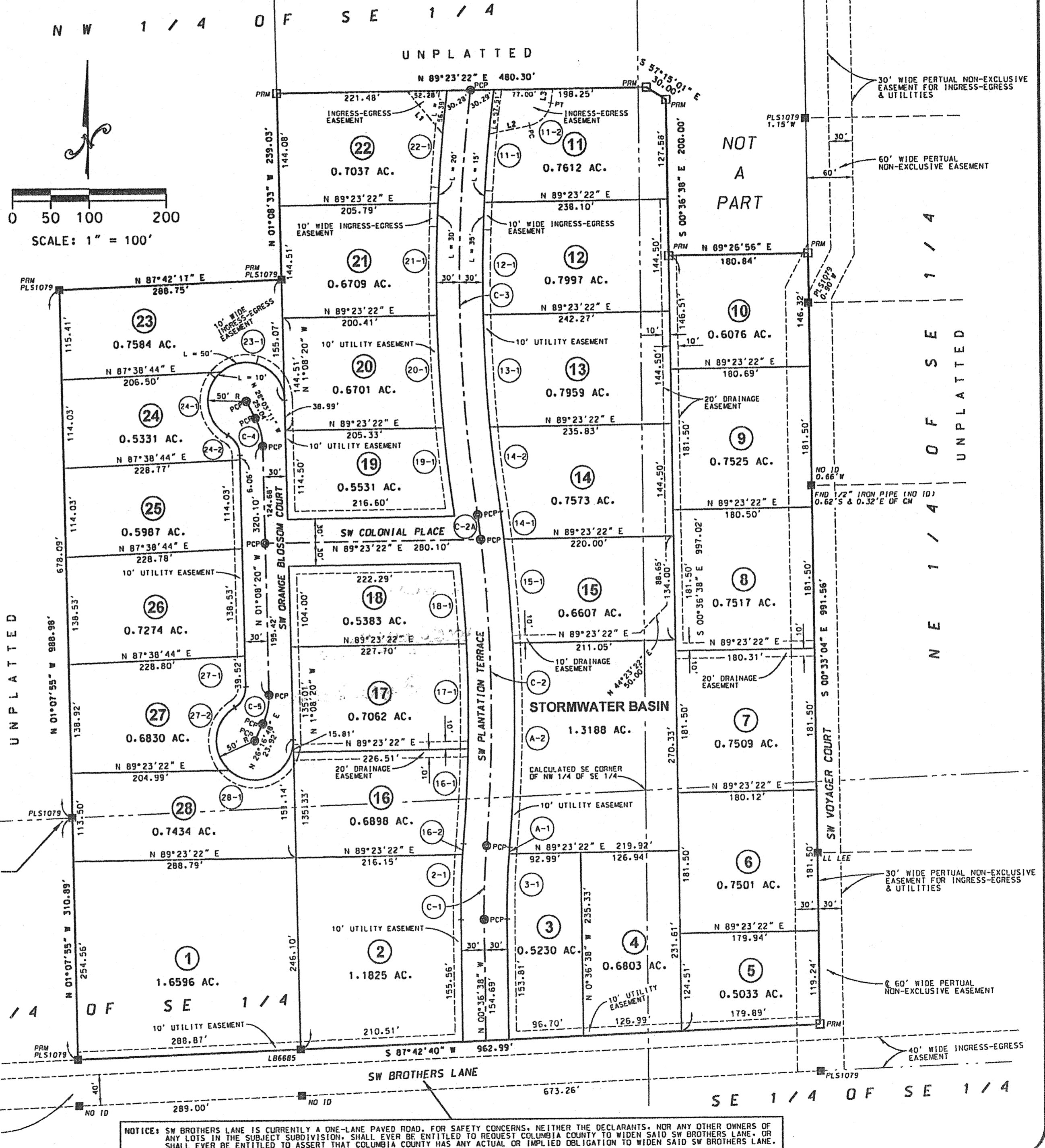
**CURVE DATA**

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DIST.
2-1	1,030.00'	4°41'53"	84.46'	S 1°44'18" W	84.43'
3-1	970.00'	4°59'20"	84.46'	N 1°53'03" E	84.43'
11-1	1,970.00'	4°12'47"	144.86'	N 5°15'06" E	144.83'
11-2	35.00'	69°23'25"	42.39'	N 43°56'10" E	39.84'
12-1	1,970.00'	4°12'19"	144.59'	N 1°02'32" E	144.56'
13-1	1,970.00'	4°12'28"	144.68'	N 3°09'51" W	144.64'
14-1	2,030.00'	0°59'24"	35.08'	N 6°49'31" W	35.08'
14-2	1,970.00'	3°12'29"	110.30'	N 6°52'08" W	110.29'
15-1	2,030.00'	3°47'28"	134.32'	N 4°26'05" W	134.30'
16-1	1,970.00'	3°32'16"	121.64'	S 3°05'54" W	121.62'
16-2	1,030.00'	0°46'47"	14.02'	S 4°28'38" W	14.02'
17-1	1,970.00'	3°55'38"	135.03'	S 0°38'03" E	135.00'
18-1	1,970.00'	3°01'51"	104.21'	S 4°06'47" E	104.19'
19-1	2,030.00'	3°15'03"	115.18'	S 6°45'20" E	115.16'
20-1	2,030.00'	4°04'59"	144.67'	S 3°05'19" E	144.64'
21-1	2,030.00'	4°04'51"	144.59'	S 0°59'36" W	144.56'
22-1	2,030.00'	4°05'14"	144.82'	S 5°04'39" W	144.78'
23-1	50.00'	130°10'10"	113.59'	N 66°13'16" W	90.69'
24-1	50.00'	109°49'59"	95.85'	S 6°13'21" E	81.83'
24-2	30.00'	60°00'00"	31.42'	S 31°08'20" E	30.00'
27-1	30.00'	60°00'00"	31.42'	S 28°51'40" W	30.00'
28-1	50.00'	132°30'07"	115.63'	N 65°06'44" E	91.53'
A-1	2,030.00'	0°14'00"	8.27'	N 4°37'22" E	8.27'
A-2	2,030.00'	7°24'22"	262.40'	N 1°09'51" E	262.22'
C-1	1,000.00'	5°28'39"	95.60'	N 2°07'42" E	95.56'
C-2	2,000.00'	12°11'15"	425.42'	N 1°13'36" W	424.62'
C-2A	2,000.00'	0°54'14"	31.56'	N 6°52'08" W	31.55'
C-3	2,000.00'	15°41'48"	547.92'	N 0°36'38" W	546.21'
C-4	80.00'	26°54'52"	37.58'	N 14°35'46" W	37.24'
C-5	80.00'	27°25'08"	38.28'	S 12°34'14" W	37.92'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 39°41'53" W	72.12'
L2	N 78°37'53" E	53.91'
L3	N 09°14'28" E	18.88'

ALL LOT CORNERS ARE SET REBAR & CAP (5/8") UNLESS OTHERWISE INDICATED.



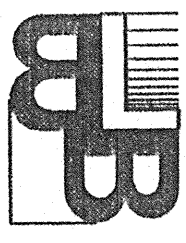
NOTICE: SW BROTHERS LANE IS CURRENTLY A ONE-LANE PAVED ROAD. FOR SAFETY CONCERNS, NEITHER THE DECLARANTS, NOR ANY OTHER OWNERS OF ANY LOTS IN THE SUBJECT SUBDIVISION, SHALL EVER BE ENTITLED TO REQUEST COLUMBIA COUNTY TO WIDEN SAID SW BROTHERS LANE, OR SHALL EVER BE ENTITLED TO ASSERT THAT COLUMBIA COUNTY HAS ANY ACTUAL OR IMPLIED OBLIGATION TO WIDEN SAID SW BROTHERS LANE.

FILE NUMBER 2004024682  
 FILED AND RECORDED IN THE OFFICIAL RECORDS  
 OF COLUMBIA COUNTY, FLORIDA  
 1/3 2004 AT 12:47 CLOCK P.M.  
**P. DEWITT GASON**  
 CLERK OF COURTS  
 COLUMBIA COUNTY, FLORIDA  
 BY: *Mrs. Lee* D.C.



OFFICIAL RECORDS  
 BOOK PAGE  
 1029/2214





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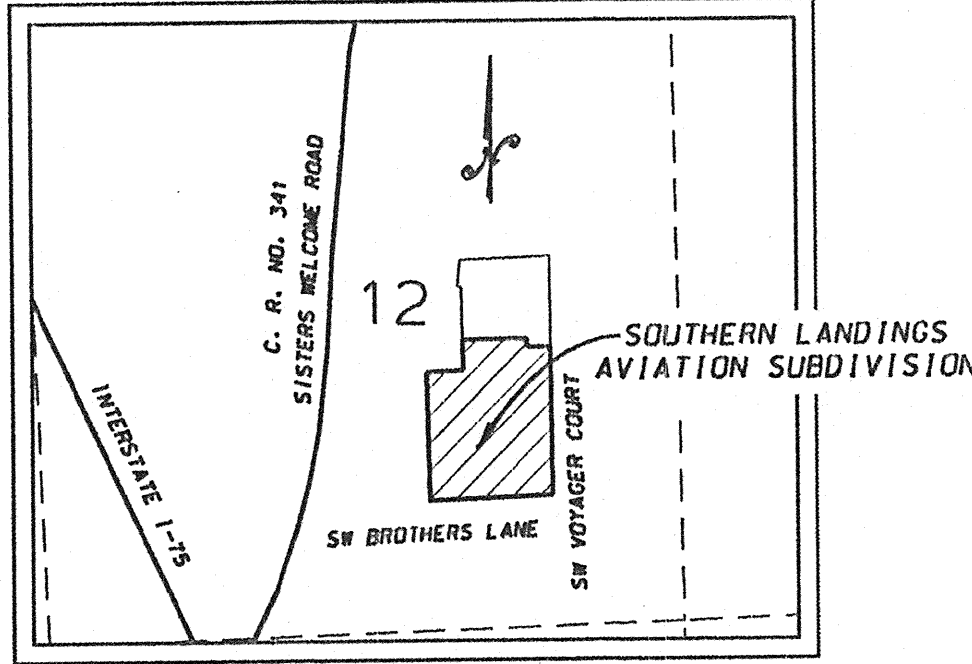
**SOUTHERN LANDINGS AVIATION SUBDIVISION**

IN  
 THE E 1/2 OF  
 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 16 EAST  
 COLUMBIA COUNTY, FLORIDA

DEVELOPER:  
 M & D DOUGLAS PROPERTIES, LTD.  
 C/O MARSHALL DOUGLAS  
 P. O. BOX 2648  
 LAKE CITY, FL. 32056  
 (386) 961-8133

SURVEYOR:  
 BRIAN SCOTT DANIEL  
 P. O. BOX 3717  
 LAKE CITY, FL. 32056  
 (386) 752-5640

ENGINEER:  
 ANN M. NEWLAND  
 P. O. BOX 3717  
 LAKE CITY, FL. 32056  
 (386) 752-5640



LOCATION MAP  
 NOT TO SCALE

**DESCRIPTION:**

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 16 EAST AND RUN THENCE N 87°41'23" E, ALONG THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4, 535.79 FEET FOR A POINT OF BEGINNING; THENCE N 01°07'58" W, 678.09 FEET; THENCE N 87°42'17" E, 288.75 FEET; THENCE N 01°08'33" W, 239.03 FEET; THENCE N 89°23'22" E, 480.30 FEET; THENCE S 57°15'01" E, 30.00 FEET; THENCE S 00°36'38" E, 200.00 FEET; THENCE N 89°26'56" E, 180.04 FEET; THENCE S 00°33'04" E, 991.56 FEET; THENCE S 87°42'40" W, 962.99 FEET; THENCE N 01°07'55" W, 310.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.67 ACRES, MORE OR LESS.

**CERTIFICATE OF DEDICATION & OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT H. MARSHALL DOUGLAS, DIANA S. DOUGLAS AND JOY R. DOUGLAS, AS OWNERS, AND COLUMBIA COUNTY BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREIN SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS SOUTHERN LANDINGS AVIATION SUBDIVISION, AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON AND THAT THE RETENTION AREA IS DEDICATED TO THE SOUTHERN LANDINGS AVIATION SUBDIVISION HOMEOWNERS ASSOCIATION, INC. FOR THE USE AS SHOWN HEREON.

**OWNERS:**

BY: H. Marshall Douglas Ed M. Cole  
 H. MARSHALL DOUGLAS WITNESS  
 BY: Diana S. Douglas Ed M. Cole  
 DIANA S. DOUGLAS WITNESS  
 BY: Joy R. Douglas Ed M. Cole  
 JOY R. DOUGLAS WITNESS  
 MORTGAGEE: Margaret Smith  
 GERALD H. GRAY WITNESS  
 SENIOR VICE-PRESIDENT WITNESS  
 COLUMBIA COUNTY BANK WITNESS

**ACKNOWLEDGEMENT:  
 STATE OF FLORIDA, COUNTY OF COLUMBIA**

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>ST</sup> DAY OF September, 2004 BY H. MARSHALL DOUGLAS, AS PART OWNER OF THE LANDS AS DESCRIBED HEREIN. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

SIGNED: Andrew S. Walden  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: Oct. 21, 2007

**ACKNOWLEDGEMENT:  
 STATE OF FLORIDA, COUNTY OF COLUMBIA**

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>ST</sup> DAY OF September, 2004 BY DIANA S. DOUGLAS, AS PART OWNER OF THE LANDS AS DESCRIBED HEREIN. SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

SIGNED: Andrew S. Walden  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: October 21, 2007

**ACKNOWLEDGEMENT:  
 STATE OF FLORIDA, COUNTY OF COLUMBIA**

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>ST</sup> DAY OF September, 2004 BY JOY R. DOUGLAS, AS PART OWNER OF THE LANDS AS DESCRIBED HEREIN. SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

SIGNED: Andrew S. Walden  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: October 21, 2007

**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 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. DeBenedictis  
 DATE: 9/23/04  
 REGISTRATION NUMBER: 5594

**NOTES:**

1. BEARINGS ARE BASED ON THE BBL OPS CONTROL POINTS 2019 AND 2020, BEING S 24°47'11" E.
2. TOTAL ACRES IN SUBDIVISION IS 25.60 ACRES.
3. SUBDIVISION CONSISTS OF 28 LOTS, RANGING IN SIZE FROM 0.5033 AC. TO 1.6596 AC. AND 1 STORMWATER BASIN.
4. BM DATUM IS NAVD 1988. CONTOURS DETERMINED FROM FIELD DATA.
5. PROPERTY IS ZONED RSF/M1-2 (RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME).
6. CLOSURE EXCEEDS 1:10000.
7. 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.
8. PRELIMINARY PLAT APPROVED ON FEBRUARY 19, 2004.
9. WATER SERVICE WILL BE INDIVIDUAL WELLS.
10. WASTE WATER IS TO BE PRIVATE SEPTIC SYSTEMS.
11. BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT - 25 FEET  
 SIDE - 10 FEET  
 REAR - 15 FEET
12. ALL LOT CORNERS ARE SET REDBARK & CAP (5/8") UNLESS OTHERWISE INDICATED.

**ACKNOWLEDGEMENT:  
 STATE OF FLORIDA, COUNTY OF COLUMBIA**

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17<sup>TH</sup> DAY OF September, 2004 BY GERALD H. GRAY, AS SENIOR VICE-PRESIDENT OF COLUMBIA COUNTY BANK, FOR AND ON BEHALF OF SAID BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

SIGNED: Gerald H. Gray  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: January 28, 2006

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

THIS IS TO CERTIFY THAT ON Sept. 16, 2004 THE AFOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

George A. Steiner  
 CHAIRMAN

ATTEST: \_\_\_\_\_ FILE FOR RECORD ON \_\_\_\_\_  
 CITY CLERK

**CERTIFICATE OF SUBDIVIDER'S ENGINEER**

THIS IS TO CERTIFY THAT ON Sept. 21, 2004, ANN M. NEWLAND, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 59918, 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.

Ann M. Newland  
 REGISTERED FLORIDA ENGINEER

**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.

**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: Steve Pender DATE: 9/17/04  
 DIRECTOR OF PUBLIC WORKS

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

EXAMINED ON September 21, 2004  
 AND  
 APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Mark Joseph  
 COUNTY ATTORNEY

**CLERK'S CERTIFICATE**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 2<sup>ND</sup> DAY OF November, 2004, IN PLAT BOOK 7, PAGES 205-206.

SIGNED: P. R. Smith  
 CLERK OF CIRCUIT COURT

**CERTIFICATE OF SURVEYOR**

1. 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 SUBDIVISION ORDINANCE AND THAT THE PERMANENT REFERENCE MONUMENTS AND THAT THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 7<sup>TH</sup> DAY OF JULY, 2004. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 7<sup>TH</sup> DAY OF JULY, 2004.

9-22-04  
 DATE Brian Scott Daniel  
 BRIAN SCOTT DANIEL  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 6449

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

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