

# Southern Meadows Phases 1-2-3

For 2014

Parent Parcel – 34-5s-16-03752-002 – 160.00 ac. (all used up)

35-5s-16-03754-002 – 40.00 ac. (all used up)

Header Parcel – 34-5s-16-03752-400 – A subdivision lying in the N1/2 of the S1/2 of Sec 34-5s-16 and also lying in the NW1/4 of the SW1/4 of Sec 35-5s-16 containing 200.00 ac. Recorded in Plat Book 9 pages 106 thru 111 on 11/12/2013.

Lot 1	34-5S-16-03752-401	5.29 AC.	
Lot 2	34-5s-16-03752-402	4.77 ac.	
Lot 3	34-5s-16-03752-403	4.77 ac.	
Lot 4	34-5s-16-03752-404	4.77 ac.	PHS 1
Lot 5	34-5s-16-03752-405	4.77 ac.	
Lot 6	34-5s-16-03752-406	4.77 ac.	
Lot 7	34-5s-16-03752-407	4.77 ac.	
Lot 8	34-5s-16-03752-408	4.72 ac.	_____
Lot 9	34-5s-16-03752-409	4.78 ac.	
Lot 10	34-5s-16-03752-410	4.78 ac.	
Lot 11	34-5s-16-03752-411	4.78 ac.	
Lot 12	34-5s-16-03752-412	4.78 ac.	PHS 2
Lot 13	34-5s-16-03752-413	4.77 ac.	
Lot 14	34-5s-16-03752-414	4.77 ac.	
Lot 15	34-5s-16-03752-415	4.77 ac.	
Lot 16	34-5s-16-03752-416	4.52 ac.	_____

Lot 17	35-5s-16-03752-417	4.77 ac.	
Lot 18	35-5s-16-03752-418	4.78 ac.	
Lot 19	35-5s-16-03752-419	4.76 ac.	
Lot 20	35-5s-16-03752-420	4.73 ac.	PHS 3
Lot 21	35-5s-16-03752-421	4.72 ac.	
Lot 22	35-5s-16-03752-422	4.76 ac.	
Lot 23	35-5s-16-03752-423	4.77 ac.	
Lot 24	35-5s-16-03752-424	4.77 ac.	_____
Lot 25	34-5s-16-03752-425	4.54 ac.	
Lot 26	34-5s-16-03752-426	4.77 ac.	
Lot 27	34-5s-16-03752-427	4.77 ac.	
Lot 28	34-5s-16-03752-428	4.77 ac.	PHS 2
Lot 29	34-5s-16-03752-429	4.77 ac.	
Lot 30	34-5s-16-03752-430	4.77 ac.	
Lot 31	34-5s-16-03752-431	4.77 ac.	
Lot 32	34-5s-16-03752-432	4.78 ac.	_____
Lot 33	34-5s-16-03752-433	4.72 ac.	
Lot 34	34-5s-16-03752-434	4.77 ac.	
Lot 35	34-5s-16-03752-435	4.77 ac.	
Lot 36	34-5s-16-03752-436	4.77 ac.	PHS 1
Lot 37	34-5s-16-03752-437	4.77 ac.	
Lot 38	34-5s-16-03752-438	4.77 ac.	
Lot 39	34-5s-16-03752-439	9.00 ac.	_____





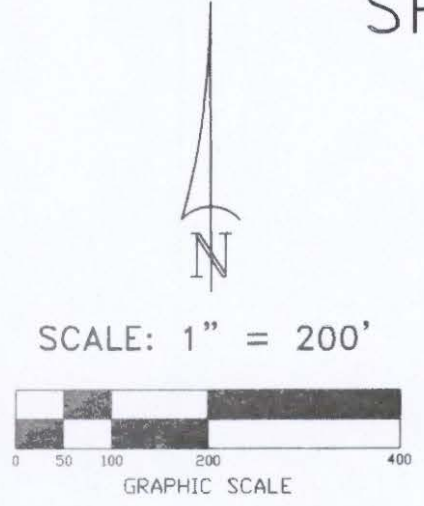
# SOUTHERN MEADOWS PHASE 1

IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA

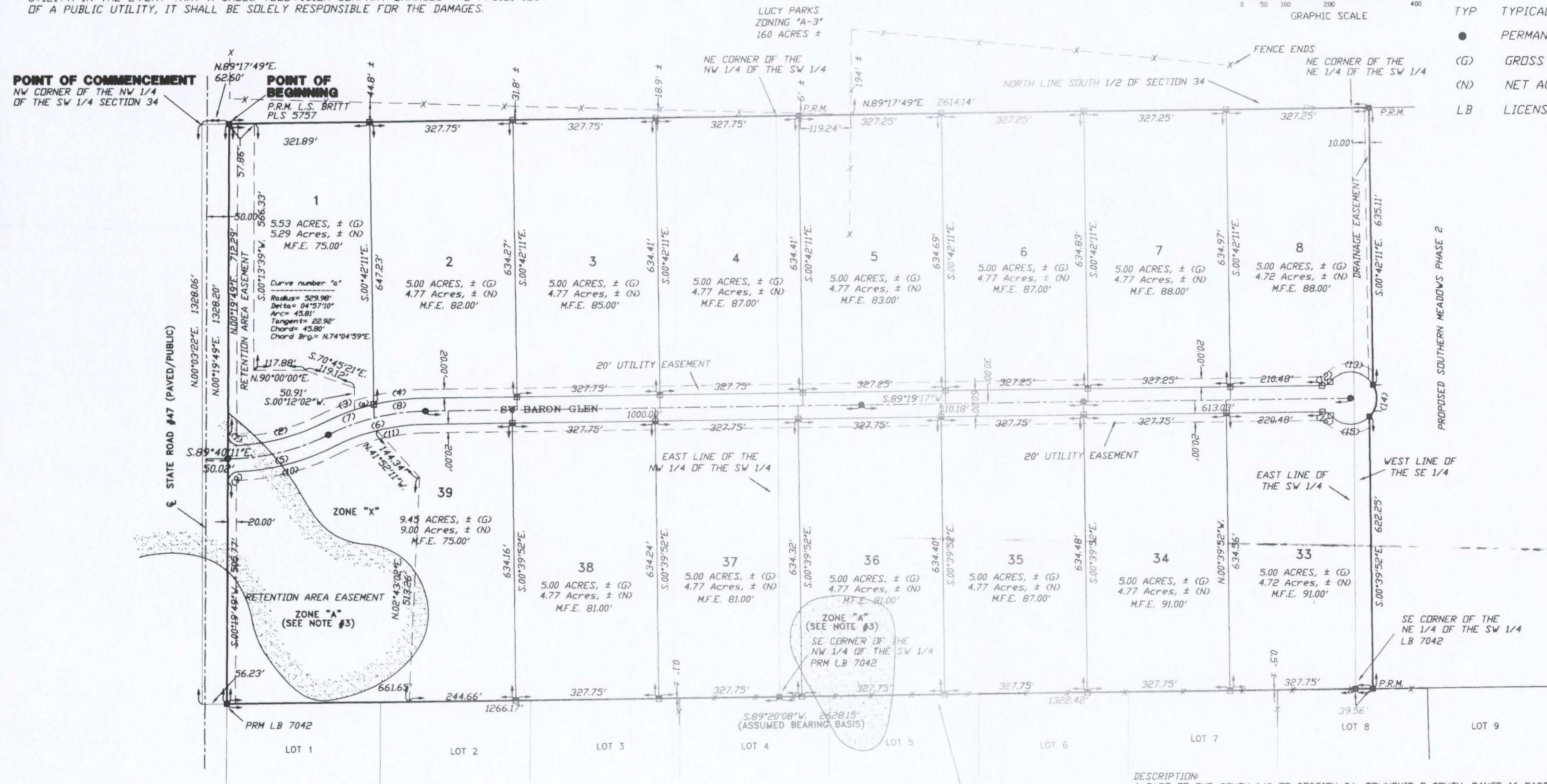
PLAT BOOK 9 PAGE 107  
SHEET 2 OF 2

**NOTICE:**  
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL 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 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.



- SYMBOL LEGEND:**
- P.R.M. PERMANENT REFERENCE MONUMENT
  - PLS PROFESSIONAL LAND SURVEYOR
  - CL CENTERLINE
  - 4"x4" CONCRETE MONUMENT
  - MFE MINIMUM FLOOR ELEVATION
  - TYP TYPICAL
  - PERMANENT CONTROL POINT
  - (G) GROSS ACREAGE
  - (N) NET ACREAGE
  - LB LICENSED BUSINESS



**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	93°13'08"	40.67'	26.45'	36.33'	N.46°16'45"W
2	469.98'	24°08'50"	198.07'	100.53'	196.61'	N.75°02'16"E
3	529.98'	13°35'43"	125.75'	63.17'	125.46'	N.69°45'43"E
4	529.98'	12°45'43"	118.05'	59.27'	117.80'	N.82°56'26"E
5	499.98'	27°21'58"	238.80'	121.73'	236.54'	S.76°38'50"W
6	499.98'	26°21'26"	230.00'	117.07'	227.98'	N.76°08'34"E
7	499.98'	12°49'01"	111.84'	56.16'	111.61'	N.69°22'22"E
8	499.98'	13°32'25"	118.16'	59.35'	117.88'	N.82°33'05"E
9	25.00'	87°25'10"	38.14'	23.90'	34.55'	N.44°02'24"E
10	529.98'	24°47'08"	229.26'	116.45'	227.48'	S.75°21'25"W
11	469.98'	26°21'26"	216.20'	110.05'	214.30'	N.76°08'34"E
12	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.64°28'54"W
13	60.00'	109°40'47"	114.86'	85.18'	98.11'	S.85°31'06"E
14	60.00'	74°56'57"	78.49'	46.00'	73.01'	S.06°47'46"W
15	60.00'	94°43'50"	99.20'	65.17'	88.28'	N.88°21'51"W
16	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.65°50'19"E

**DESCRIPTION:**  
A PART OF THE SOUTH 1/2 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SW 1/4 AND RUN THENCE N.89°17'49"E, ALONG SAID NORTH LINE OF SAID SOUTH 1/2, 62.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE ROAD #47 SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N.89°17'49"E, ALONG SAID NORTH LINE OF SAID SOUTH 1/2, 2614.14 FEET; THENCE S.00°42'11"E, 635.11 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, AN INCLUDED ANGLE OF 74°56'57", A CHORD BEARING OF S.06°47'46"W, AND A CHORD DISTANCE OF 73.01 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 78.49 FEET; THENCE S.00°39'52"E, 622.25 FEET TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2; THENCE S.89°20'08"W, ALONG THE SOUTH LINE OF THE N 1/2 OF THE S 1/2, 2628.15 FEET TO SAID EAST RIGHT-OF-WAY OF STATE ROAD #47; THENCE N.00°19'49"E, ALONG SAID RIGHT-OF-WAY 1328.20 FEET TO THE POINT OF BEGINNING, CONTAINING 80.00 ACRES, MORE OR LESS.

OFFICIAL RECORDS  
BOOK 9 PAGE 107

FILE NUMBER: 201315017516-4  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
November 19, 2013 AT 10:52 O'CLOCK A.M.  
RECORDED BY  
**P. DeWITT CASON**  
- CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY: *Shawn Stage* D.C.

## BRITT SURVEYING

LAND SURVEYORS AND MAPPERS  
830 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055  
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573  
www.brittsurvey.com WORK ORDER # L-20372



**SOUTHERN MEADOWS PHASE 1**  
IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9 PAGE 106  
SHEET 1 OF 2

**SURVEYOR'S NOTES:**

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.89°20'08"W. FOR THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 34
- IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NO. 12023C 0390C, HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THE LAND USE FOR THIS PARCEL IS: AGRICULTURE
- THE ZONING FOR THIS PARCEL IS: A-3
- THE WATER SOURCE WILL BE INDIVIDUAL WELLS.
- THE WASTE WATER TREATMENT WILL BE INDIVIDUAL SEPTIC SYSTEMS.

**FLOOD NOTICE:**

SOME LOTS MAY BE AFFECTED BY THE 100 YEAR FLOOD ELEVATION

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**DEDICATION:**

KNOW ALL MEN BY THESE PRESENT THAT BULLARD-DENUNE INVESTMENT COMPANY, AS OWNER, AND TD BANK N.A. SUCCESSORS IN INTEREST TO MERCANTILE BANK A DIVISION OF CAROLINA FIRST BANK, AS MORTGAGEE, HAS CAUSED THE LANDS HEREDIN DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SOUTHERN MEADOWS PHASE 1", AND THAT ALL ROADS, STREETS, ALL EASEMENTS FOR UTILITIES, DRAINAGE EASEMENTS, INGRESS AND EGRESS EASEMENTS AND RETENTION AREAS AS SHOWN AND/OR DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT SHALL BE MAINTAINED BY A SEPARATE HOME OWNERS ASSOCIATION.

**ATTEST:**

WITNESS AS TO OWNER

*[Signature]*  
WITNESS AS TO MORTGAGEE

WITNESS AS TO OWNER

*[Signature]*  
WITNESS AS TO MORTGAGEE

CHRIS BULLARD  
AS VICE PRESIDENT

*[Signature]*  
BILL COBB  
AS VICE-PRESIDENT

**ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.**

I HEREBY CERTIFY THAT ON THIS 28 DAY OF August 2012 A.D., BEFORE ME PERSONALLY APPEARED CHRIS BULLARD, AS VICE PRESIDENT OF BULLARD-DENUNE INVESTMENT COMPANY, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

**HOLLY C. HANOVER**  
Commission # DD 953514  
Expires May 18, 2014  
Notary Public - State of Florida

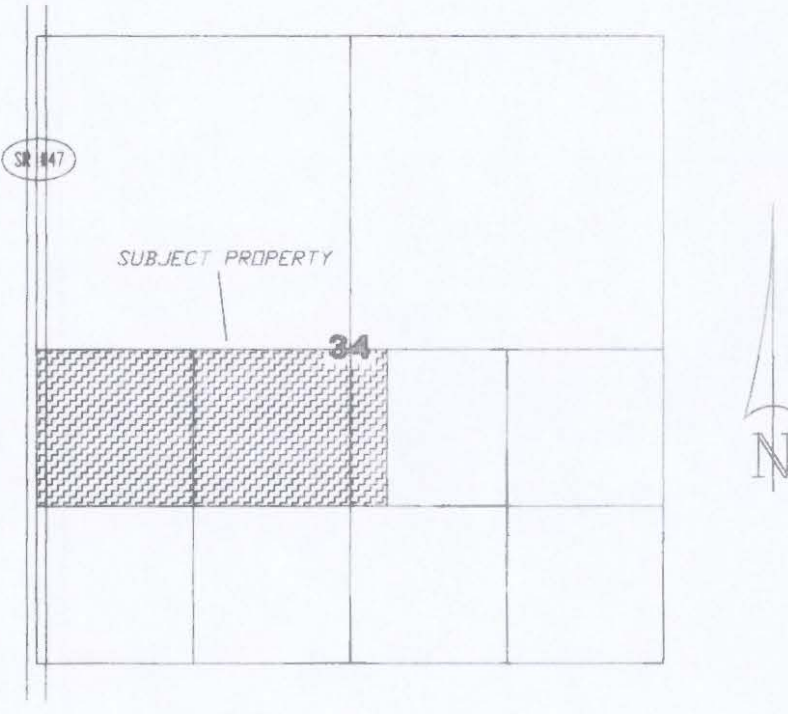
*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
5/18/14

**ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.**

I HEREBY CERTIFY THAT ON THIS 28 DAY OF August 2012 A.D., BEFORE ME PERSONALLY APPEARED BILL COBB, AS VICE-PRESIDENT OF TD BANK N.A. SUCCESSORS IN INTEREST TO MERCANTILE BANK A DIVISION OF CAROLINA FIRST BANK, AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

**APRIL D. ROGERS**  
Notary Public - State of Florida  
My Comm. Expires Feb 5 2013  
Commission # DD 844499  
Notary Public - State of Florida

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
1/3



LOCATION SKETCH  
NOT TO SCALE

**APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.**

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF \$ \_\_\_\_\_ OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

*[Signature]* 09/21/12  
DIRECTOR OF PUBLIC WORKS DATE

**APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.**

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF July 5 2012 A.D.

*[Signature]*  
CHAIRMAN

**COUNTY ATTORNEY CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: November 6, 2012

*[Signature]*  
COUNTY ATTORNEY

**CERTIFICATE OF CLERK OF CIRCUIT COURT:**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS DAY OF November 2012 A.D., IN PLAT BOOK 9 PAGE 106

*[Signature]*  
CLERK OF CIRCUIT COURT, COLUMBIA COUNTY, FLORIDA

**CERTIFICATE OF ENGINEER:**

THIS IS TO CERTIFY, THAT ON 11-7-2013 Brett A. Crews A REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 65592 DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND AS APPLICABLE, ANY SUBMITTED "AS BUILT" BLUE PRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

CREWS ENGINEERING SERVICES, LLC NAME: Brett A. Crews  
P.O. Box 970 LAKE CITY, FL

DEVELOPER:  
BULLARD-DENUNE INVESTMENT COMPANY  
P.O. BOX 1733  
LAKE CITY, FLORIDA 32056  
386-755-4050

PROJECT ENGINEER:  
DAD WILLIAMS, P.E.  
GTC DESIGN GROUP, LLC  
130 WEST HOWARD STREET,  
LIVE OAK, FLORIDA  
176 NW LAKE JEFFREY ROAD,  
LAKE CITY, FL  
PHONE: 386-362-3888

**SPECIAL DEVELOPER NOTE:**

ANY STANDING HIGH WATER MARKS AS A RESULT OF TROPICAL STORM DEBBIE IN 2012 DID NOT EXCEED THE AREAS AS DESIGNATED FOR STORM WATER RETENTION WITHIN THE DEVELOPMENT.

*[Signature]*  
DEVELOPER

**CERTIFICATE OF COUNTY SURVEYOR:**

KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE 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. DelBene DATE: 8/28/12 REGISTRATION #: 5594

PRINT: Timothy A. DelBene (DONALD F. LEE + ASSOC.)

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND 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.

*[Signature]*  
SCOTT BRITT, PSM #5757

8-17-12  
DATE:



**BRITT SURVEYING**

LAND SURVEYORS AND MAPPERS

830 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055  
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

www.brittsurvey.com WORK ORDER # L-20372

OFFICIAL RECORDS  
BOOK 9 PAGE 106

FILE NUMBER 2013 130 17564  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA

November 12, 2013 AT 10:42 O'CLOCK A.M.

**P. DEWITT GASON**  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA

BY: *[Signature]* D.C.



# SOUTHERN MEADOWS PHASE 2

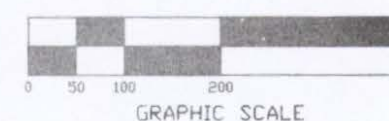
IN SECTION 34 & 35, TOWNSHIP 5 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9 PAGE 109  
SHEET 2 OF 2

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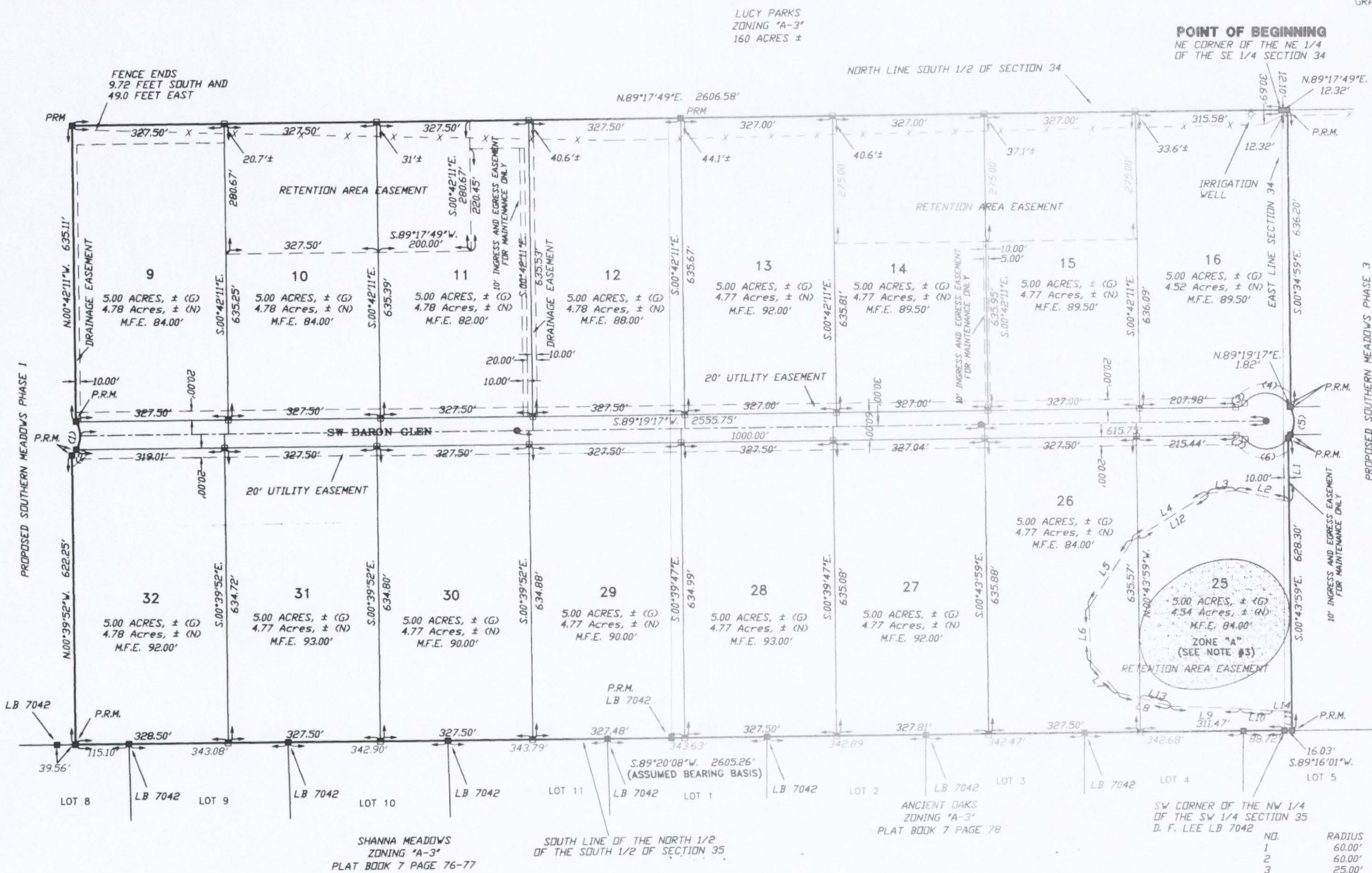
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SCALE: 1" = 200'



**SYMBOL LEGEND:**

- P.R.M. PERMANENT REFERENCE MONUMENT
- PLS PROFESSIONAL LAND SURVEYOR
- CL CENTERLINE
- 4"x4" CONCRETE MONUMENT
- MFE MINIMUM FLOOR ELEVATION
- TYP TYPICAL
- PERMANENT CONTROL POINT
- (G) GROSS ACREAGE
- (N) NET ACREAGE
- LB LICENSED BUSINESS



**LINE TABLE**

Line	Bearing	Distance
L1	S.00°43'59"E	136.73'
L2	S.78°39'16"E	117.77'
L3	N.84°26'13"E	59.90'
L4	N.57°58'47"E	193.17'
L5	N.33°01'48"E	169.73'
L6	N.01°45'53"E	118.00'
L7	N.41°47'56"W	88.00'
L8	N.75°49'16"W	116.77'
L9	N.87°54'34"W	151.18'
L10	N.86°14'03"W	69.80'
L11	S.00°43'59"E	41.56'
L12	N.57°58'47"E	178.63'
L13	N.75°49'16"W	68.32'
L14	S.89°30'13"E	40.91'

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	60.00'	74°56'57"	78.49'	46.00'	73.01'	N.06°47'46"E
2	60.00'	14°56'57"	15.65'	7.87'	15.61'	N.36°47'46"E
3	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.64°28'54"W
4	60.00'	109°40'47"	114.86'	85.18'	98.11'	S.85°31'06"E
5	60.00'	68°01'39"	71.24'	40.49'	67.13'	S.03°20'07"W
6	60.00'	101°39'09"	106.45'	73.64'	93.03'	S.88°10'30"W
7	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.65°50'19"E

**DESCRIPTION:**  
A PART OF THE SOUTH 1/2 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF NE 1/4 OF THE SE 1/4 AND RUN THENCE N.89°17'49"E, ALONG THE NORTH LINE OF SAID SOUTH 1/2, 12.32 FEET; THENCE S.00°34'59"E, 636.20 FEET; THENCE S.89°19'17"W, 1.82 FEET TO A POINT ON A CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, AN INCLUDED ANGLE OF 68°01'39", A CHORD BEARING OF S.03°20'07"W, AND A CHORD DISTANCE OF 67.13 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 71.24 FEET; THENCE S.00°43'59"E, 628.30 FEET; THENCE S.89°16'01"W, 16.03 FEET; THENCE S.89°20'08"W, 2605.26 FEET; THENCE N.00°39'52"W, 632.25 FEET; TO A POINT ON A CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN INCLUDED ANGLE OF 74°56'57", A CHORD BEARING OF N.06°47'46"E, AND A CHORD DISTANCE OF 73.01 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 78.49 FEET; THENCE N.00°42'11"W, 635.11 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 34; THENCE N.89°17'49"E, ALONG SAID NORTH LINE THEREOF, 2606.58 FEET TO THE POINT OF BEGINNING, CONTAINING 80.02 ACRES, MORE OR LESS.

OFFICIAL RECORDS  
BOOK 9 PAGE 109

FILE NUMBER 201312012565  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
November 12, 2013 AT 10:52 O'CLOCK A.M.  
RECORDED BY  
**P. DEWITT GASON**  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY: *Sharon Seagr* D.C.

**BRITT** BRITT SURVEYING  
LAND SURVEYORS AND MAPPERS  
830 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055  
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573  
www.brittsurvey.com WORK ORDER # L-20372

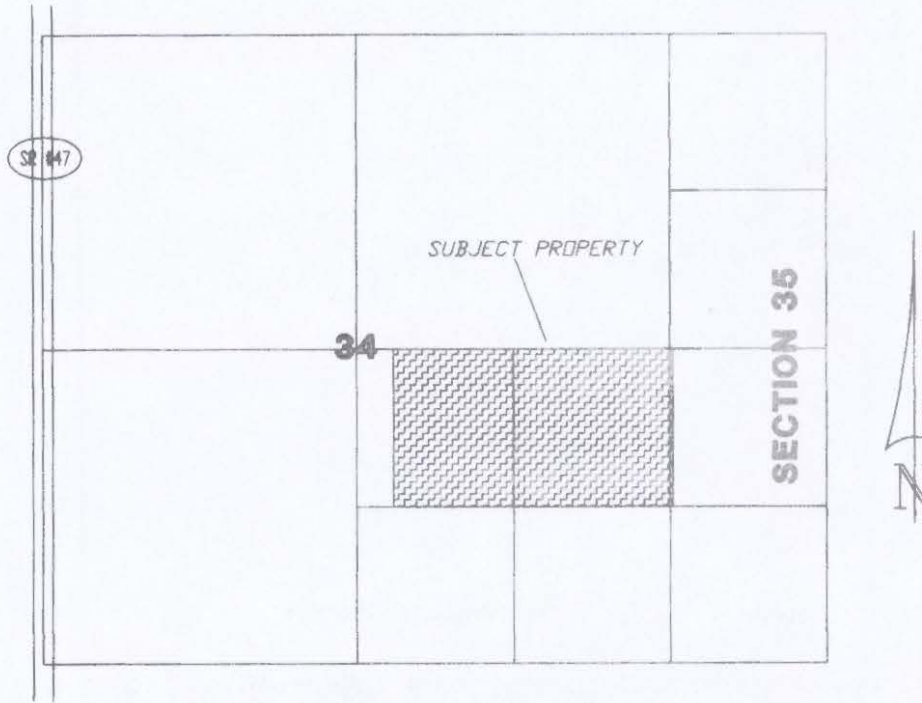


**SOUTHERN MEADOWS PHASE 2**  
 IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 16 EAST,  
 COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9 PAGE 108  
 SHEET 1 OF 2

**SURVEYOR'S NOTES:**

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.89°24'01"E. FOR THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 34
3. IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING, HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NO. 12023C 0390C, HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE LAND USE FOR THIS PARCEL IS: AGRICULTURE
10. THE ZONING FOR THIS PARCEL IS: A-3
11. THE WATER SOURCE WILL BE INDIVIDUAL WELLS.
12. THE WASTE WATER TREATMENT WILL BE INDIVIDUAL SEPTIC SYSTEMS.



LOCATION SKETCH  
 NOT TO SCALE

**FLOOD NOTICE:**

SOME LOTS MAY BE AFFECTED BY THE 100 YEAR FLOOD ELEVATION

**NOTICE:**

THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL 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 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.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENT THAT BULLARD-DENUNE INVESTMENT COMPANY, AS OWNER, AND TD BANK N.A. SUCCESSORS IN INTEREST TO MERCANTILE BANK A DIVISION OF CAROLINA FIRST BANK, AS MORTGAGEE, HAS CAUSED THE LANDS HEREDON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SOUTHERN MEADOWS PHASE 2", AND THAT ALL ROADS, STREETS, ALL EASEMENTS FOR UTILITIES, DRAINAGE EASEMENTS, INGRESS AND EGRESS EASEMENTS AND RETENTION AREAS AS SHOWN AND/OR DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT SHALL BE MAINTAINED BY A SEPARATE HOME OWNERS ASSOCIATION.

**APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.**

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF \$ \_\_\_\_\_ OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

*[Signature]* DIRECTOR OF PUBLIC WORKS  
 DATE: 8/13/12

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

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF JULY 5, 2012, A.D.

*[Signature]*  
 CHAIRMAN

**COUNTY ATTORNEY CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: November 6, 2012

*[Signature]*  
 COUNTY ATTORNEY

**CERTIFICATE OF CLERK OF CIRCUIT COURT:**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS DAY OF November, 2012 A.D., IN PLAT BOOK 9 PAGE 108

*[Signature]*  
 CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

**CERTIFICATE OF ENGINEER:**

THIS IS TO CERTIFY, THAT ON 11-7-2013 *[Signature]* A REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 65592, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND AS APPLICABLE, ANY SUBMITTED "AS BUILT" BLUE PRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

**CREWS ENGINEERING SERVICES, LLC**  
 P.O. Box 970 LAKE CITY, FL  
 DEVELOPER:  
 BULLARD-DENUNE INVESTMENT COMPANY  
 P.O. BOX 1733  
 LAKE CITY, FLORIDA 32056  
 386-755-4050

**SPECIAL DEVELOPER NOTE:**

ANY STANDING HIGH WATER MARKS AS A RESULT OF TROPICAL STORM DEBBIE IN 2012 DID NOT EXCEED THE AREAS AS DESIGNATED FOR STORM WATER RETENTION WITHIN THE DEVELOPMENT.

*[Signature]*  
 DEVELOPER

CERTIFICATE OF COUNTY SURVEYOR:  
 KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE 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. DeLange DATE: 8/28/12 REGISTRATION #: 5594  
 PRINT: TIMOTHY A. DELANGE (DANIEL F. LEE + ASSOCI)

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND 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.

*[Signature]* DATE: 8-17-12  
 L. SCOTT BRITT, PSM #5757

*[Signature]* WITNESS AS TO OWNER  
*[Signature]* WITNESS AS TO OWNER  
*[Signature]* WITNESS AS TO MORTGAGEE  
*[Signature]* WITNESS AS TO MORTGAGEE  
*[Signature]* AS VICE-PRESIDENT  
*[Signature]* AS VICE-PRESIDENT

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.  
 I HEREBY CERTIFY THAT ON THIS 28 DAY OF August, 2012 A.D., BEFORE ME PERSONALLY APPEARED CHRIS BULLARD, AS VICE-PRESIDENT OF BULLARD-DENUNE INVESTMENT COMPANY, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

*[Signature]*  
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
 MY COMMISSION EXPIRES: 5/18/14

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.  
 I HEREBY CERTIFY THAT ON THIS 28 DAY OF August, 2012 A.D., BEFORE ME PERSONALLY APPEARED BILL COBB, AS VICE-PRESIDENT OF TD BANK N.A. SUCCESSORS IN INTEREST TO MERCANTILE BANK A DIVISION OF CAROLINA FIRST BANK, AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

*[Signature]*  
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
 MY COMMISSION EXPIRES: 2-5-13

OFFICIAL RECORDS  
 BOOK 9 PAGE 108

FILE NUMBER 201312010565  
 FILED AND RECORDED IN THE OFFICIAL RECORDS  
 OF COLUMBIA COUNTY, FLORIDA  
 November 13, 2013 AT 10:54 CLOCK A.M.  
 P. DEWITT GASON  
 CLERK OF COURTS  
 COLUMBIA COUNTY, FLORIDA  
 BY: *[Signature]* D.C.

**BRITT SURVEYING**

LAND SURVEYORS AND MAPPERS  
 830 WEST DUVAL STREET  
 LAKE CITY, FLORIDA 32055  
 TELEPHONE: (386) 752-7163 FAX: (386) 752-5573  
 www.brittsurvey.com WORK ORDER # L-20372



# SOUTHERN MEADOWS PHASE 3

SECTION 35, TOWNSHIP 5 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9 PAGE 111

SHEET 2 OF 2

**NOTICE:**  
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL 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 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.

### CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	60.00'	68°01'39"	71.24'	40.49'	67.13'	N.03°20'07"E.
2	60.00'	08°01'39"	8.41'	4.21'	8.40'	N.33°20'07"E.
3	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.65°50'19"E.
4	60.00'	23°04'12"	24.16'	12.25'	24.00'	S.52°32'01"E.
5	60.00'	116°09'13"	121.64'	96.31'	101.85'	N.57°51'18"E.
6	60.00'	110°46'20"	116.00'	86.93'	98.76'	N.55°36'31"W.
7	60.00'	29°21'49"	30.75'	15.72'	30.41'	S.54°19'25"W.
8	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.64°28'54"W.

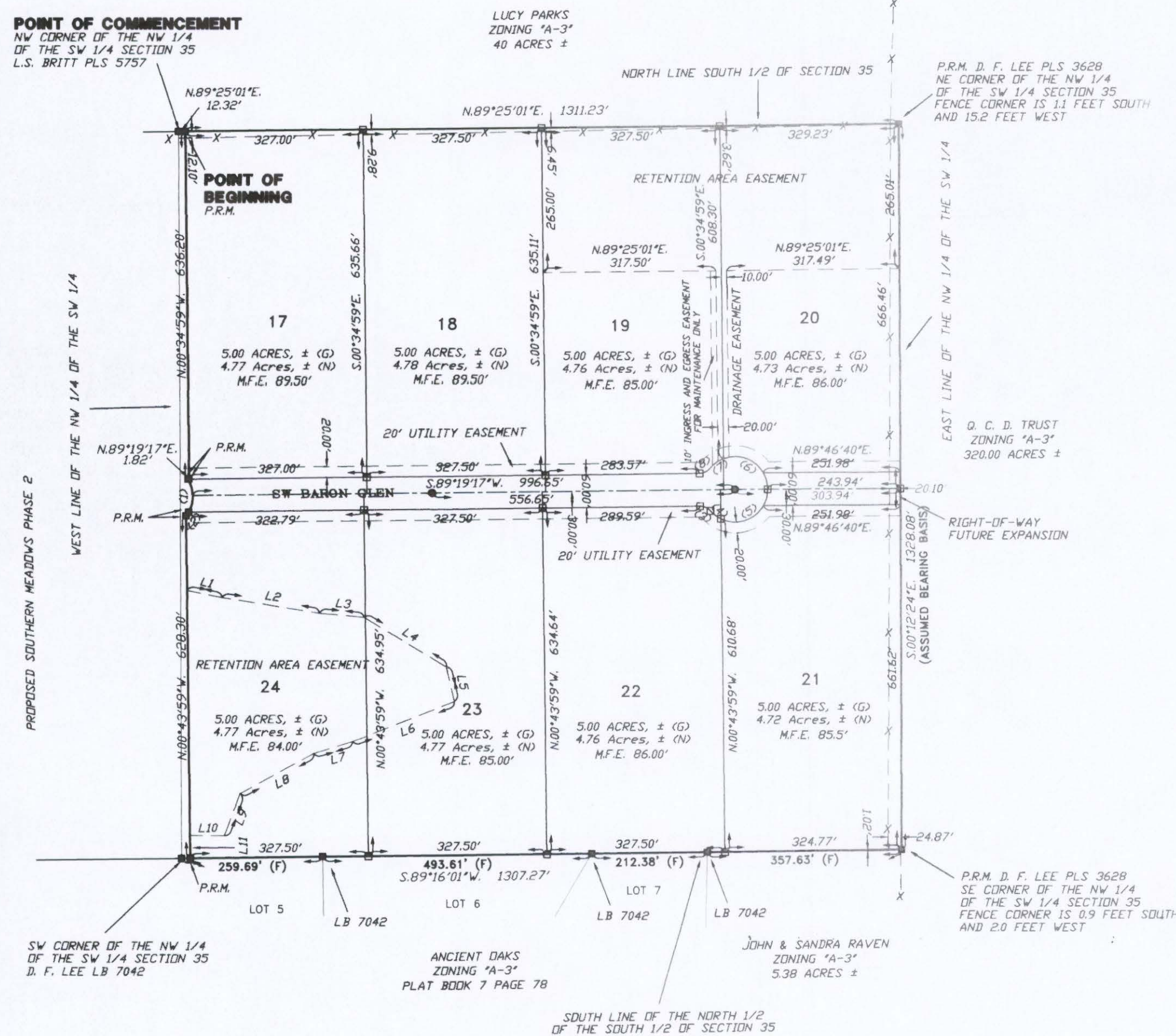
SCALE: 1" = 200'



### SYMBOL LEGEND:

- P.R.M. PERMANENT REFERENCE MONUMENT
- PLS PROFESSIONAL LAND SURVEYOR
- CL CENTERLINE
- 4"x4" CONCRETE MONUMENT
- MFE MINIMUM FLOOR ELEVATION
- TYP TYPICAL
- PERMANENT CONTROL POINT
- (G) GROSS ACREAGE
- (N) NET ACREAGE
- LB LICENSED BUSINESS

**POINT OF COMMENCEMENT**  
NW CORNER OF THE NW 1/4  
OF THE SW 1/4 SECTION 35  
L.S. BRITT PLS 5757



### LINE TABLE

Line	Bearing	Distance
L1	S.78°39'16"E.	65.79'
L2	S.80°58'22"E.	182.05'
L3	S.84°58'21"E.	82.17'
L4	S.58°45'00"E.	175.74'
L5	S.13°01'29"E.	65.19'
L6	S.68°11'20"W.	200.25'
L7	S.72°54'25"W.	74.65'
L8	S.61°32'03"W.	154.71'
L9	S.20°15'24"W.	82.12'
L10	N.89°30'13"W.	63.63'
L11	S.00°43'59"E.	41.56'

**DESCRIPTION:**  
A PART OF THE SW 1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 35 AND RUN N.89°25'01"E., ALONG THE NORTH LINE THEREOF, A DISTANCE OF 12.32 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.89°25'01"E., A DISTANCE OF 1311.23 FEET TO THE NORTHEAST CORNER OF THE SAID NW 1/4 OF SW 1/4; THENCE S.00°12'24"E., ALONG THE EAST LINE THEREOF, A DISTANCE OF 1328.08 FEET TO THE SOUTHEAST CORNER OF THE SAID NW 1/4 OF SW 1/4; THENCE S.89°16'01"W., ALONG THE SOUTH LINE OF SAID NW 1/4 OF SW 1/4, A DISTANCE OF 1307.27 FEET; THENCE N.00°43'59"W., A DISTANCE OF 628.30 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 60.00 FEET, AN INCLUDED ANGLE OF 68°01'39", A CHORD BEARING OF N.03°20'07"E., A CHORD DISTANCE OF 67.13 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 71.24 FEET; THENCE N.89°19'17"E., A DISTANCE OF 1.82 FEET; THENCE N.00°34'59"W., A DISTANCE OF 636.20 FEET TO THE POINT OF BEGINNING, CONTAINING 40.00 ACRES MORE OR LESS.

OFFICIAL RECORDS  
BOOK 9 PAGE 211  
FILE NUMBER 2013 120 1 366  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
November 18, 2013 AT 10:42 O'CLOCK AM  
RECORDED & VERIFIED  
P. DEWITT GASON  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY: *[Signature]* D.C.

**BRITT SURVEYING**  
LAND SURVEYORS AND MAPPERS  
830 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055  
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573  
www.brittsurveying.com WORK ORDER # L-20372



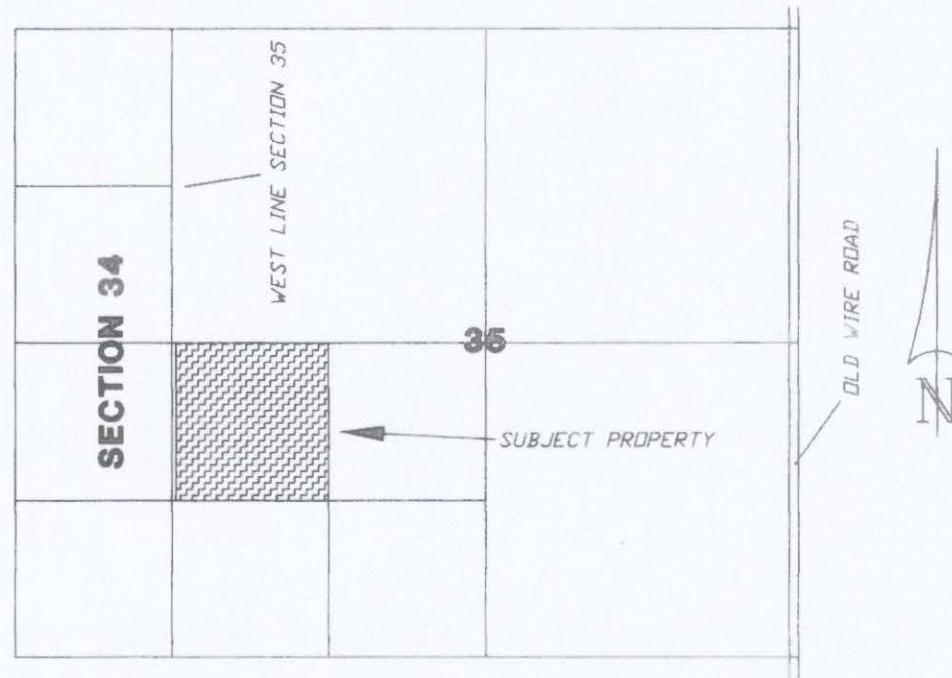
# SOUTHERN MEADOWS PHASE 3

SECTION 34 & 35, TOWNSHIP 5 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9 PAGE 110  
SHEET 1 OF 2

**SURVEYOR'S NOTES:**

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.00°12'24"E. FOR THE EAST LINE OF THE NW 1/4 OF THE SW 1/4.
- IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NO. 12023C 0390C, HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THE LAND USE FOR THIS PARCEL IS: AGRICULTURE
- THE ZONING FOR THIS PARCEL IS: A-3
- THE WATER SOURCE WILL BE INDIVIDUAL WELLS.
- THE WASTE WATER TREATMENT WILL BE INDIVIDUAL SEPTIC SYSTEMS.



LOCATION SKETCH  
NOT TO SCALE

**FLOOD NOTICE:**

SOME LOTS MAY BE AFFECTED BY THE 100 YEAR FLOOD ELEVATION

**NOTICE:**

THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL 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 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.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENT THAT BULLARD-DENUNE INVESTMENT COMPANY, AS OWNER, AND TD BANK N.A. SUCCESSORS IN INTEREST TO MERCANTILE BANK A DIVISION OF CAROLINA FIRST BANK, AS MORTGAGEE, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SOUTHERN MEADOWS PHASE 3", AND THAT ALL ROADS, STREETS, ALL EASEMENTS FOR UTILITIES, DRAINAGE EASEMENTS, INGRESS AND EGRESS EASEMENTS AND RETENTION AREAS AS SHOWN AND/OR DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT SHALL BE MAINTAINED BY A SEPARATE HOME OWNERS ASSOCIATION.

**APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.**

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF \$ \_\_\_\_\_ OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

*[Signature]*  
DIRECTOR OF PUBLIC WORKS  
DATE: 09-13-12

**APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.**

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF JULY 5, 2012, A.D.

*[Signature]*  
CHAIRMAN

**COUNTY ATTORNEY CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: November 6, 2012  
*[Signature]*  
COUNTY ATTORNEY

**CERTIFICATE OF CLERK OF CIRCUIT COURT:**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 12th DAY OF November, 2012, A.D., IN PLAT BOOK 9, PAGE 110

*[Signature]*  
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

**CERTIFICATE OF ENGINEER:**  
THIS IS TO CERTIFY, THAT ON 11-7-2013, *[Signature]*, A REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 05592, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND AS APPLICABLE, ANY SUBMITTED "AS BUILT" BLUE PRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

**CREWS ENGINEERING SERVICES, LLC** NAME: Brett A. Crews  
P.O. Box 970 LAKE CITY, FL  
DEVELOPER:  
BULLARD-DENUNE INVESTMENT COMPANY  
P.O. BOX 1733  
LAKE CITY, FLORIDA 32056  
386-755-4050

**PROJECT ENGINEER:**  
*[Signature]*  
L. SCOTT BRITT, PSM #5757

**SPECIAL DEVELOPER NOTE:**

ANY STANDING HIGH WATER MARKS AS A RESULT OF TROPICAL STORM DEBBIE IN 2012 DID NOT EXCEED THE AREAS AS DESIGNATED FOR STORM WATER RETENTION WITHIN THE DEVELOPMENT.

*[Signature]*  
DEVELOPER

**CERTIFICATE OF COUNTY SURVEYOR:**

KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE 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. DeLone DATE: 8/28/12 REGISTRATION #: 5590

PRINT: TIMOTHY A. DELONE (DONALD F. LEGG & ASSOC.)

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND 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.

*[Signature]*  
DATE: 8-17-12

**ATTEST:**

*[Signature]*  
WITNESS AS TO OWNER

*[Signature]*  
WITNESS AS TO OWNER

*[Signature]*  
CHRIS BULLARD  
AS VICE PRESIDENT

*[Signature]*  
WITNESS AS TO MORTGAGEE

*[Signature]*  
WITNESS AS TO MORTGAGEE

*[Signature]*  
BILL COBB  
AS VICE-PRESIDENT

**ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.**

I HEREBY CERTIFY THAT ON THIS 28 DAY OF August, 2012 A.D., BEFORE ME PERSONALLY APPEARED CHRIS BULLARD, AS VICE PRESIDENT OF BULLARD-DENUNE INVESTMENT COMPANY, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

*[Signature]*  
Notary Public, State of Florida at Large  
Commission # DD 963514  
Expires May 18, 2014

MY COMMISSION EXPIRES: 5/18/14

**ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.**

I HEREBY CERTIFY THAT ON THIS 28 DAY OF August, 2012 A.D., BEFORE ME PERSONALLY APPEARED BILL COBB, AS VICE-PRESIDENT OF TD BANK N.A. SUCCESSORS IN INTEREST TO MERCANTILE BANK A DIVISION OF CAROLINA FIRST BANK, AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

*[Signature]*  
Notary Public, State of Florida  
My Comm. Expires Sep 5, 2013  
Commission # 444499

MY COMMISSION EXPIRES: 9-5-13

OFFICIAL RECORDS  
BOOK 9 PAGE 110

FILE NUMBER 201312012566  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
November 12, 2013 AT 10:48 O'CLOCK A.M.  
RECORDED & VERIFIED  
P. DEWITT CASON  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY: *[Signature]* D.C.

**BRITT SURVEYING**  
LAND SURVEYORS AND MAPPERS  
830 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055  
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573  
www.brittsurveying.com WORK ORDER # L-20372