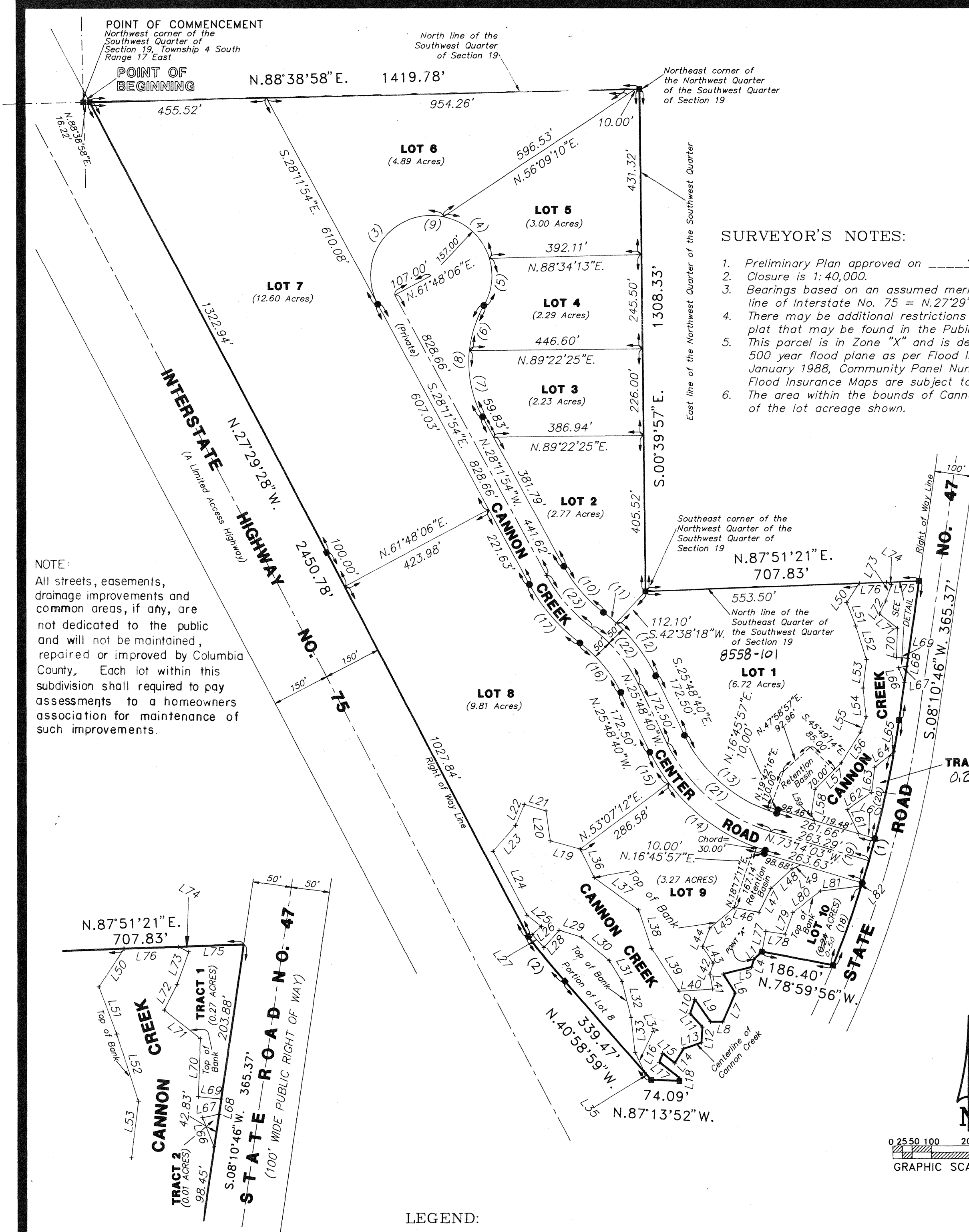


# "CANNON CREEK CENTER"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19,  
TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA



### SURVEYOR'S NOTES:

1. Preliminary Plan approved on 5-19-94.
2. Closure is 1:40,000.
3. Bearings based on an assumed meridian. Easterly right of way line of Interstate No. 75 = N.27°29'28"W.
4. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
5. This parcel is in Zone "X" and is determined to be outside of the 500 year flood plane as per Flood Insurance Rate Map dated 6, January 1988, Community Panel Number 120070 0175 B. However Flood Insurance Maps are subject to change.
6. The area within the bounds of Cannon Creek is not included as part of the lot acreage shown.

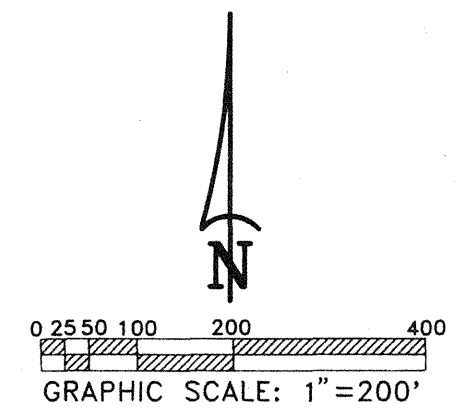
NOTE:  
All streets, easements, drainage improvements and common areas, if any, are not dedicated to the public and will not be maintained, repaired or improved by Columbia County. Each lot within this subdivision shall be required to pay assessments to a homeowners association for maintenance of such improvements.

### LINE TABLE

Line	Bearing	Distance	Line	Bearing	Distance
L1	N.46°59'50"W.	29.05'	L43	N.32°12'09"W.	51.41'
L4	S.16°27'11"W.	21.45'	L44	N.21°09'15"E.	52.03'
L5	S.76°08'48"W.	75.56'	L45	N.49°37'52"E.	82.74'
L6	S.32°27'43"E.	58.83'	L46	S.78°30'51"E.	65.79'
L7	S.23°23'10"W.	82.04'	L47	N.26°10'17"E.	69.48'
L8	N.89°15'33"W.	31.99'	L48	N.46°46'07"E.	74.51'
L9	N.34°36'55"W.	71.80'	L49	N.64°51'15"E.	25.50'
L10	S.18°30'20"W.	39.73'	L50	S.33°18'22"W.	59.66'
L11	S.43°11'05"E.	47.44'	L51	S.20°31'39"E.	65.81'
L12	S.03°44'33"W.	41.28'	L52	S.17°47'07"E.	91.97'
L13	S.71°17'57"W.	49.11'	L53	S.06°57'13"W.	74.60'
L14	S.31°38'59"W.	43.90'	L54	S.05°58'31"E.	75.29'
L15	N.50°45'35"W.	40.76'	L55	S.19°43'11"W.	42.34'
L16	S.19°40'32"W.	25.04'	L56	S.32°06'51"W.	94.38'
L17	S.52°09'18"E.	67.29'	L57	S.44°10'46"W.	96.04'
L18	S.03°13'45"W.	7.72'	L58	S.09°01'04"W.	64.91'
L19	N.74°01'48"W.	80.47'	L59	S.24°47'50"E.	19.08'
L20	N.08°10'19"W.	78.46'	L60	N.73°14'03"W.	43.72'
L21	N.73°05'02"W.	58.07'	L61	N.25°24'09"W.	69.75'
L22	S.22°09'15"W.	59.70'	L62	N.54°42'42"E.	77.85'
L23	S.40°40'11"W.	88.64'	L63	N.06°41'20"E.	65.76'
L24	S.27°34'34"E.	187.90'	L64	N.51°05'18"E.	63.46'
L25	S.51°37'28"E.	47.23'	L65	N.14°32'10"E.	2.73'
L26	S.48°20'20"W.	31.78'	L66	N.21°34'04"W.	41.28'
L27	S.42°21'27"E.	45.40'	L67	N.79°18'55"E.	21.63'
L28	N.41°09'46"E.	59.22'	L68	N.08°10'46"E.	20.21'
L29	S.72°51'57"E.	60.42'	L69	N.83°42'03"W.	29.75'
L30	S.49°18'38"E.	93.83'	L70	N.01°57'15"E.	75.94'
L31	S.31°21'44"E.	63.94'	L71	N.51°33'19"W.	59.61'
L32	S.14°00'34"E.	96.06'	L72	N.26°20'08"E.	37.54'
L33	S.06°36'21"E.	92.21'	L73	N.19°23'10"E.	45.03'
L34	S.25°19'25"E.	57.47'	L74	N.64°09'52"W.	14.47'
L35	S.40°58'59"E.	25.58'	L75	S.87°51'21"W.	84.17'
L36	S.25°52'23"E.	82.58'	L76	S.87°51'21"W.	70.16'
L37	S.53°44'29"E.	141.79'	L77	N.10°27'40"E.	54.02'
L38	S.18°40'04"E.	105.86'	L78	S.81°24'03"E.	50.56'
L39	S.32°36'43"E.	132.91'	L79	N.19°06'02"E.	59.54'
L40	N.86°32'40"E.	87.56'	L80	N.52°00'02"E.	90.76'
L41	N.10°58'07"W.	39.41'	L81	N.82°39'05"E.	101.57'
L42	N.17°01'48"E.	29.85'	L82	N.39°30'17"E.	10.75'

### CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	2814.93'	13°29'55"	663.19'	333.13'	661.65'	S.14°55'44"W.
2	1849.86'	04°39'37"	150.46'	75.27'	150.42'	N.38°53'14"W.
3	157.00'	129°55'38"	356.02'	336.13'	284.50'	N.36°45'55"E.
4	157.00'	61°33'42"	168.69'	93.52'	160.69'	S.47°29'25"E.
5	157.00'	46°23'20"	127.11'	67.27'	123.67'	S.06°29'06"W.
6	300.00'	23°46'41"	124.50'	63.16'	123.61'	N.17°47'25"E.
7	300.00'	34°05'59"	178.55'	92.00'	175.92'	N.11°08'55"W.
8	300.00'	57°52'40"	303.05'	165.87'	290.33'	N.00°44'26"E.
9	157.00'	237°52'40"	651.82'	---	274.79'	N.89°15'34"W.
10	368.29'	24°36'46"	158.21'	80.34'	156.99'	N.40°30'17"W.
11	456.95'	05°26'58"	43.46'	21.75'	43.44'	S.50°05'11"E.
12	456.95'	21°33'02"	171.87'	86.96'	170.86'	S.36°35'11"E.
13	390.00'	47°25'23"	322.80'	171.29'	313.66'	N.49°31'21"W.
14	490.00'	36°21'15"	310.90'	160.89'	305.72'	N.55°03'25"W.
15	490.00'	11°04'08"	94.66'	47.48'	94.52'	N.31°20'44"W.
16	356.95'	27°00'00"	168.21'	85.70'	166.66'	S.39°18'40"E.
17	468.29'	24°36'46"	201.17'	102.16'	199.62'	N.40°30'17"W.
18	2814.93'	04°37'49"	227.48'	113.80'	227.42'	N.19°21'47"E.
19	2814.93'	02°26'35"	120.03'	60.02'	120.02'	N.15°49'35"E.
20	2814.93'	04°45'30"	233.77'	116.95'	233.71'	N.12°13'29"E.
21	440.00'	47°25'23"	364.18'	193.25'	353.88'	N.49°31'21"W.
22	406.95'	27°00'00"	191.77'	97.70'	190.00'	S.39°18'40"E.
23	418.29'	24°36'46"	179.69'	91.25'	178.31'	N.40°30'17"W.



### LEGEND:

- - Denotes Permanent Reference Monument Set, P.L.S. #1079 (PRM)
- - Denotes Permanent Control Point Set, P.L.S. #1079 (PCP)

DETAIL  
SCALE: 1"=100'

BRITT SURVEYING  
1426 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055  
(904) 752-7163

OFFICIAL RECORDS  
BOOK 22 PAGE 527

# "CANNON CREEK CENTER"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19,  
TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

**DESCRIPTION:**

Commence at the Northwest corner of the Southwest Quarter of Section 19, Township 4 South, Range 17 East, Columbia County, Florida, and run N.88°38'58"E., along the North line of said Southwest Quarter, a distance of 16.22 feet to a point on the easterly Right-of-Way line of Interstate Highway No. 75 (A limited access highway) and the Point of Beginning; thence continue N.88°38'58"E., still along said North line of the Southwest Quarter, a distance of 1419.78 feet to the Northeast corner of the Northwest Quarter of said Southwest Quarter; thence S.00°39'57"E., along the East line of said Northwest Quarter of the Southwest Quarter, a distance of 1308.33 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence N.87°51'21"E., along the North line of the Southeast Quarter of said Southwest Quarter, a distance of 707.83 feet to its intersection with the westerly Right-of-Way line of State Road No. 47; thence S.08°10'46"W., along said westerly Right-of-Way line, 365.37 feet to the point of curve of a curve concave to the West having a radius of 2814.93 feet and a central angle of 13°29'56", said curve also having a chord bearing of S.14°55'43"W., and a chord distance of 661.66 feet; thence southerly along the arc of said curve, being also said westerly Right-of-Way line 663.19 feet; thence N.78°59'56"W., 186.40 feet; thence S.46°59'50"W., 29.05 feet, more or less to a point on the centerline of Cannon Creek, said point being designated as Point "A" on a survey plat by Donald F. Lee and Associates, Inc., dated 24 February 1988; thence southwesterly, along and with the meander of said centerline of Cannon Creek, 703 feet, more or less, to a point designated as Point "B" on said survey plat by Donald F. Lee and Associates, Inc., said point being on the easterly Right-of-Way line of Interstate No. 75 (A limited access highway); thence N.87°13'52"W., along said easterly Right-of-Way line 74.09 feet; thence N.40°58'59"W., still along said easterly Right-of-Way line, 339.47 feet to the point of curve of a curve concave to the Northeast having a radius of 1849.86 feet and a central angle of 04°39'37", said curve also having a chord bearing of N.38°53'14"W., and a chord distance of 150.42 feet; thence northwesterly along the arc of said curve, being also said easterly Right-of-Way line of Interstate Highway No. 75, a distance of 150.46 feet; thence N.27°29'28"W., still along said easterly Right-of-Way line, 2450.78 feet to the Point of Beginning.

Columbia County, Florida.  
Containing 59.91 Acres, more or less.

**DEDICATION:**

Know all Men by these present that Ring Power Corporation, as owner with Mark Hill as Branch Manager, has caused the lands hereon described, to be surveyed, subdivided and platted, to be known as "CANNON CREEK CENTER", and that all roads, streets, alleys, creeks and other Right-of-Ways and all easements for utilities, drainage and other purposes incident thereto as shown and/or depicted hereon are hereby reserved to be private to the owner and/or to those so delegated by said owner.

Witness: Mark Hill  
Mark Hill, Branch Manager, on behalf of Ring Power Corporation.

Witness: Jerry Brooks

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

I hereby certify that on this 22 day of August, 1994, A.D., before me personally appeared Mark Hill, acting as Branch Manager for the Ring Power Corporation, to me known to be the person described in and who executed the foregoing dedication and acknowledged the execution thereof to be his 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.



Donna Michelle Burnett  
Notary Public, State of Florida at Large

My Commission expires: May 21, 1997

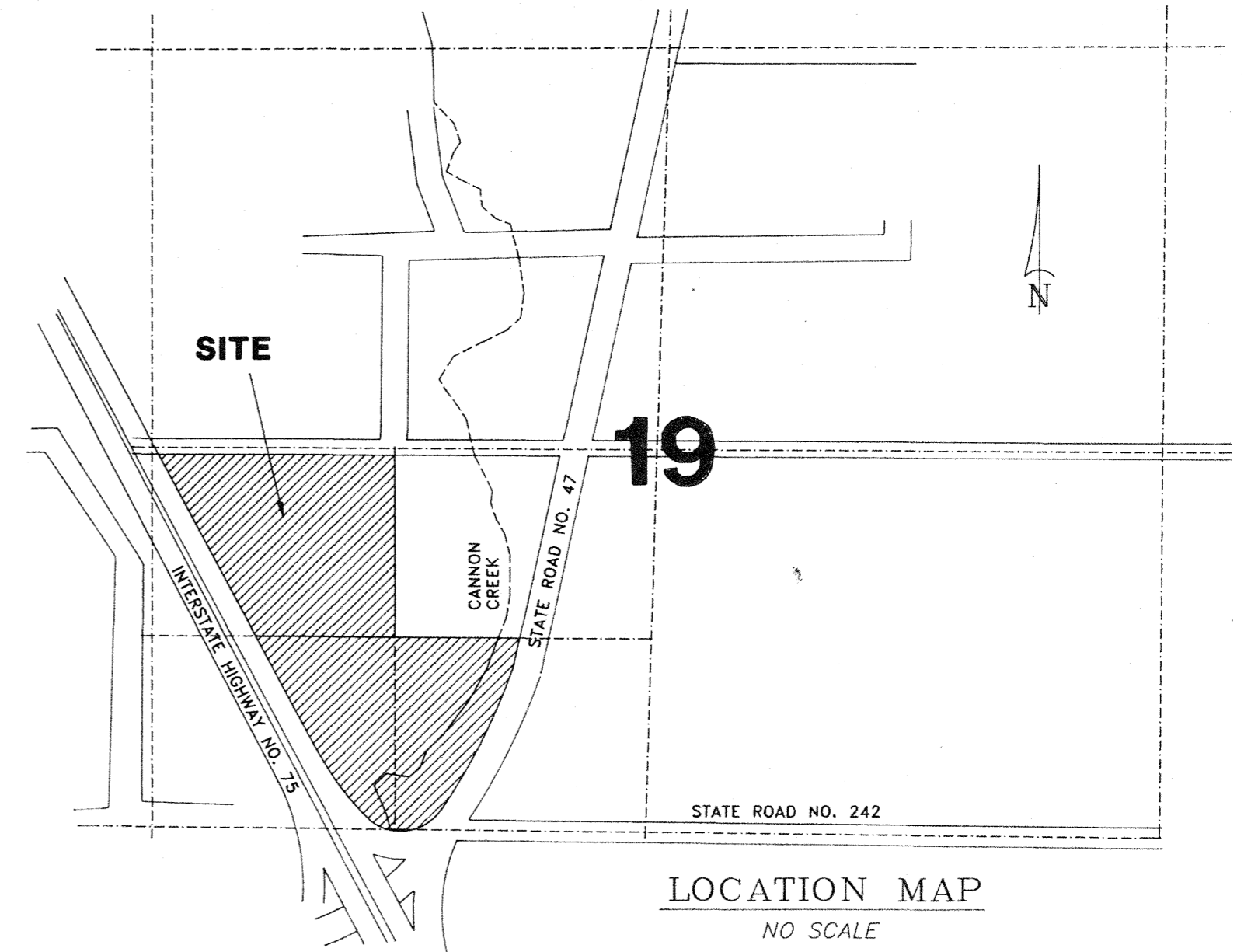
**LOT LINE EASEMENTS:**

Unless otherwise noted easements of fifteen (15) feet in width along the front lot line and ten (10) feet along each side lot line are hereby created and provided for the purpose of accommodating overhead, surface and underground utilities and drainage. Where an area greater than one lot is used as a building site, the outside boundary of said site shall be subject to the lot line easements.

**SURVEYORS CERTIFICATE:**

I hereby certify that this survey was made under my responsible direction and supervision and is a correct representation of the land surveyed and that the Permanent Reference Points have been set and that the survey data and monumentation complies with Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

Date: 7-11-94  
Lauren E. Britt  
Lauren E. Britt, Professional Land Surveyor  
Florida Certificate No. 1079.



**COUNTY ATTORNEY CERTIFICATE:**

I hereby certify that I have examined the foregoing plat and that it complies in form with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

Date: August 30, 1994  
Mark Seagle  
County Attorney

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

This plat is hereby approved by the Columbia County Commission this 4<sup>th</sup> day of August, 1994, A.D.

Donald H. [Signature]  
Chairman

**PUBLIC WORKS DIRECTOR, COLUMBIA COUNTY, FLORIDA.**

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.

Date: Sept. 19, 1994  
Jerry Brooks  
Public Works Director

**CERTIFICATE OF CLERK:**

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 29 day of September, 1994, A.D., in Plat Book 6, Pages 113-114

P. Dewitt Cannon  
Clerk of Court, Columbia County, Florida

**BRITT SURVEYING**  
1426 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055  
(904) 752-7163

FILE NUMBER 94-12853  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
2-27 1994 AT 2:26 O'CLOCK P.M.  
RECORD VERIFIED  
P. Dewitt Cannon  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY: Michael [Signature] D.C.

OFFICIAL RECORDS  
BOOK 22 PAGE 507