

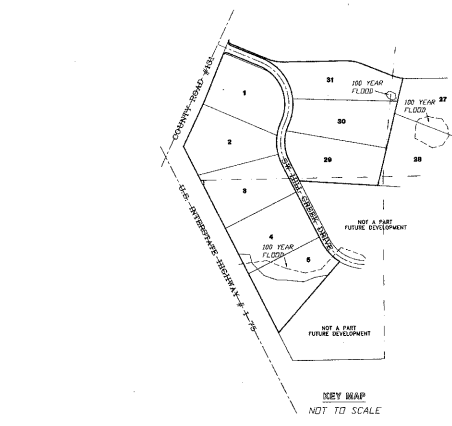
# 'HILLS AT ROSE CREEK PHASE 2'

IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND  
SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST,  
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9  
PAGES 154  
SHEET 1 OF 2

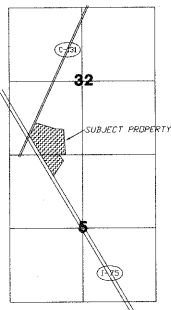
**DESCRIPTION PARCEL 36\***  
A PART OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 32 AND RUN EASTERLY 89°12'30" W. 100 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 32, BEING A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2500 FEET, AN INCLUSIVE ANGLE OF 90°00'00", A CHORD BEARING OF S20°00'00" W. AND A CHORD DISTANCE OF 3536 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 3927 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN INCLUSIVE ANGLE OF 90°00'00", A CHORD BEARING OF S70°00'00" W. AND A CHORD DISTANCE OF 6007 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 1034 FEET, THENCE N60°00'00" W. 4589 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 3000 FEET, AN INCLUSIVE ANGLE OF 20°00'00", A CHORD BEARING OF S70°00'00" W. AND A CHORD DISTANCE OF 5274 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 3084 FEET, THENCE ALONG THE ARC OF SAID CURVE TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 2500 FEET, AN INCLUSIVE ANGLE OF 90°00'00", A CHORD BEARING OF S20°00'00" W. AND A CHORD DISTANCE OF 3536 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 3927 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN INCLUSIVE ANGLE OF 90°00'00", A CHORD BEARING OF S70°00'00" W. AND A CHORD DISTANCE OF 6007 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 1034 FEET, THENCE N60°00'00" W. 4589 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 3000 FEET, AN INCLUSIVE ANGLE OF 20°00'00", A CHORD BEARING OF S70°00'00" W. AND A CHORD DISTANCE OF 5274 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 3084 FEET, THENCE ALONG THE ARC OF SAID CURVE TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 2500 FEET, AN INCLUSIVE ANGLE OF 90°00'00", A CHORD BEARING OF S20°00'00" W. AND A CHORD DISTANCE OF 3536 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 3927 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN INCLUSIVE ANGLE OF 90°00'00", A CHORD BEARING OF S70°00'00" W. AND A CHORD DISTANCE OF 6007 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 1034 FEET, THENCE N60°00'00" W. 4589 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA, CONTAINING 15.50 ACRES, MORE OR LESS.

**DESCRIPTION PARCEL 37\***  
A PART OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 32 AND RUN EASTERLY 89°12'30" W. 100 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 32, BEING A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2500 FEET, AN INCLUSIVE ANGLE OF 90°00'00", A CHORD BEARING OF S20°00'00" W. AND A CHORD DISTANCE OF 3536 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 3927 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN INCLUSIVE ANGLE OF 90°00'00", A CHORD BEARING OF S70°00'00" W. AND A CHORD DISTANCE OF 6007 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 1034 FEET, THENCE N60°00'00" W. 4589 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 3000 FEET, AN INCLUSIVE ANGLE OF 20°00'00", A CHORD BEARING OF S70°00'00" W. AND A CHORD DISTANCE OF 5274 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 3084 FEET, THENCE ALONG THE ARC OF SAID CURVE TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 2500 FEET, AN INCLUSIVE ANGLE OF 90°00'00", A CHORD BEARING OF S20°00'00" W. AND A CHORD DISTANCE OF 3536 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 3927 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN INCLUSIVE ANGLE OF 90°00'00", A CHORD BEARING OF S70°00'00" W. AND A CHORD DISTANCE OF 6007 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 1034 FEET, THENCE N60°00'00" W. 4589 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA, CONTAINING 15.50 ACRES, MORE OR LESS.



**FLOOD NOTICE:**  
THE FOLLOWING LOTS ARE AFFECTED BY THE 100 YEAR FLOOD ELEVATION  
THE 100 YEAR FLOOD ELEVATION IS 86.50 FEET FFD  
LOTS 4 AND 5  
THE 100 YEAR FLOOD ELEVATION IS 111.50 FEET FFD  
LOT 31

NOTICE  
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE ORIGINAL DEPICTION OF THE SURVEYED LANDS DESCRIBED AND THE CIRCUMSTANCES BEING SURVEYED 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 AND COUNTY.



**COUNTY ATTORNEY CERTIFICATE**  
I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLEIES IN FORM WITH THE PROVISIONS OF COUNTY COMMISSION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.  
DATE: January 28, 2004  
COUNTY ATTORNEY

**APPROVAL STATE OF FLORIDA, COUNTY OF COLUMBIA**  
THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF DECEMBER 30, 2003 A.D.  
*Way A. Johnson*  
DIRECTOR

**CERTIFICATE OF CLERK OF CIRCUIT COURT**  
THIS INSTRUMENT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS, IT IS ACCEPTED FOR FILES AND RECORDED THIS 14 DAY OF JANUARY, 2004. PAGE 581-155  
*W. R. K. K. K.*  
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

**APPROVAL PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA**  
*Way A. Johnson* 1/5/04  
DIRECTOR

**REGULATION**  
KNOW ALL MEN BY THESE PRESENTS THAT A BAR S LAND AND CATTLE COMPANY, WITH ROBY TROBILLEVE AS PRESIDENT, AS OWNER AND COB NATIONAL BANK, WITH CLARENCE B. GANNON III AS SENIOR VICE-PRESIDENT AS MORTGAGEE, HAS CAUSED THE LANDS HEREIN REFERRED TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS 'HILLS AT ROSE CREEK PHASE 2' AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THEREIN AS SHOWN AND DESCRIBED HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.  
*Roby A. Johnson* *Way A. Johnson*  
PRESIDENT AS OWNER FOR MORTGAGEE PRESIDENT AS OWNER FOR MORTGAGEE  
*Way A. Johnson*  
WITNESS AS TO MORTGAGEE WITNESS AS TO MORTGAGEE SENIOR VICE-PRESIDENT

**ACKNOWLEDGMENT STATE OF FLORIDA, COUNTY OF COLUMBIA**  
I HEREBY CERTIFY THAT ON THIS 7 DAY OF JANUARY, 2004 A.D., BEFORE ME PERSONALLY APPEARED ROBY TROBILLEVE AS PRESIDENT OF A BAR S LAND AND CATTLE COMPANY AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF IN WITNESS WHEREOF I HAVE SET MY HAND AND FINGERPRINTS THEREON EXPRESSED IN MY OFFICIAL CAPACITY AS NOTARY PUBLIC AND SEAL ON THE ABOVE DATE.  
May 30, 2004  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

**ACKNOWLEDGMENT STATE OF FLORIDA, COUNTY OF COLUMBIA**  
I HEREBY CERTIFY THAT ON THIS 14 DAY OF JANUARY, 2004 A.D., BEFORE ME PERSONALLY APPEARED CLARENCE B. GANNON III AS SENIOR VICE-PRESIDENT OF COB NATIONAL BANK AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF IN WITNESS WHEREOF I HAVE SET MY HAND AND FINGERPRINTS THEREON EXPRESSED IN MY OFFICIAL CAPACITY AS NOTARY PUBLIC AND SEAL ON THE ABOVE DATE.  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

**ACKNOWLEDGMENT STATE OF FLORIDA, COUNTY OF COLUMBIA**  
I HEREBY CERTIFY THAT ON THIS 14 DAY OF JANUARY, 2004 A.D., BEFORE ME PERSONALLY APPEARED CLARENCE B. GANNON III AS SENIOR VICE-PRESIDENT OF COB NATIONAL BANK AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF IN WITNESS WHEREOF I HAVE SET MY HAND AND FINGERPRINTS THEREON EXPRESSED IN MY OFFICIAL CAPACITY AS NOTARY PUBLIC AND SEAL ON THE ABOVE DATE.  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

**ACKNOWLEDGMENT STATE OF FLORIDA, COUNTY OF COLUMBIA**  
I HEREBY CERTIFY THAT ON THIS 14 DAY OF JANUARY, 2004 A.D., BEFORE ME PERSONALLY APPEARED CLARENCE B. GANNON III AS SENIOR VICE-PRESIDENT OF COB NATIONAL BANK AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF IN WITNESS WHEREOF I HAVE SET MY HAND AND FINGERPRINTS THEREON EXPRESSED IN MY OFFICIAL CAPACITY AS NOTARY PUBLIC AND SEAL ON THE ABOVE DATE.  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

**CERTIFICATE OF COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBILITY AND THAT I AM A LICENSED SURVEYOR AND AN INDIVIDUAL MEMBER OF THE NATIONAL BOARD OF LAND SURVEYORS, INC. IN THE STATE OF FLORIDA. I HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLES WITH THE COLUMBIA COUNTY, SUBDIVISION MAP ACT, CHAPTER 177 OF THE FLORIDA STATUTES.  
RECORDED WITH THE CLERK OF COUNTY COMMISSIONERS AND SAID PLAT METS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.  
Way A. Johnson 1/04 REGISTRATION # 5594  
WAY A. JOHNSON  
SURVEYOR'S CERTIFICATE

**DEVELOPER:**  
A BAR S LAND AND CATTLE COMPANY  
386-752-5035  
384 S. 1st STREET  
LAKE CITY, FL 32055



**BRITT SURVEYING**  
LAND SURVEYORS AND MAPPERS

1426 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055  
TELEPHONE: (386) 752-7163 FAX: (386) 758-5973 WORK ORDER # L-12564

OFFICIAL RECORDS  
BOOK PAGE 154

FILE NUMBER: 2004-0007-7  
PLAT AS RECORDED IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.  
DATE: 1/28/04  
P. DEWITT CASON  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA



- SURVEYOR'S NOTES**
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR THE DEED OF RECORD AS PROVIDED BY CLERK.
  2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N80°00'00" W. FOR THE NORTHERLY BEARING OF W/4 LINE US INTERSTATE HIGHWAY 17.
  3. SOME PORTIONS OF THIS PARCEL ARE IN ZONE "M" AND MAY BE SUBJECT TO FLOODING; HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN ESTABLISHED FOR ZONE "M". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAPS DATED 6 JAN 2004 COMBINED PANEL NO 10500-00B AS HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
  4. IF THEY EXIST, ALL UNDERGROUND ENCUMBRANCES AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
  5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
  6. EASEMENTS OF 100 FEET WIDE IN WIDTH ALONG THE BOUNDARY OF EACH LOT AND (75) SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSES OF ACCOMMODATING THE INSTALLATION AND OPERATION OF CABLE TELEVISION SERVICES WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID LOTS SHALL BE SUBJECT TO THE LEFT BOUNDARY OF SAID LOTS.
  7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
  8. SURVEY CLASSIFICATION PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
  9. THE PRELIMINARY PLAN FOR 'HILLS AT ROSE CREEK PHASE 2' WAS APPROVED ON JULY 02, 2003.

**NOTICE:**  
ALL RELATED 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.

# "HILLS AT ROSE CREEK PHASE 2"

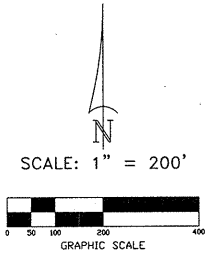
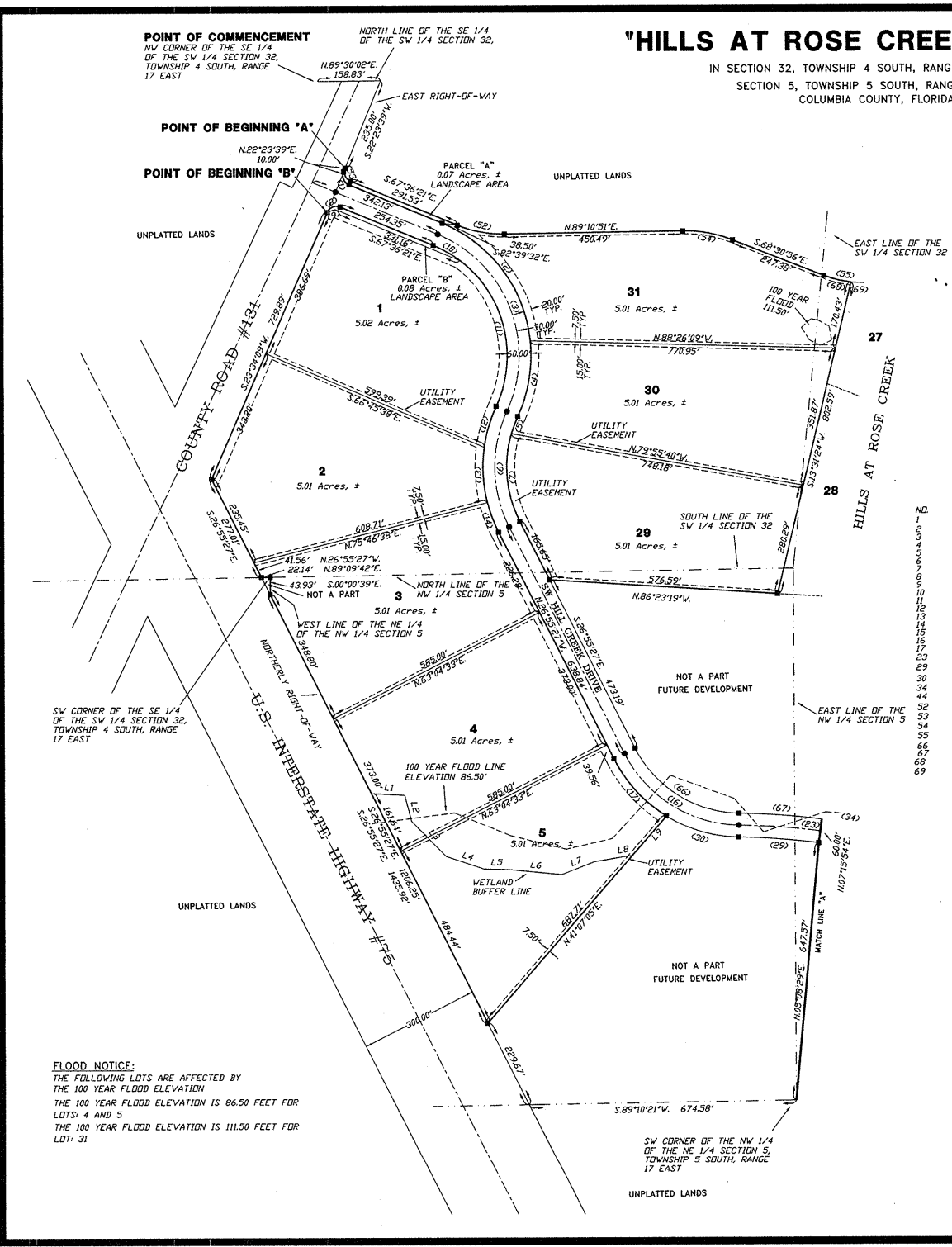
IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7  
PAGES 155  
SHEET 2 OF 2

OFFICIAL RECORDS  
BOOK 112 PAGE 230

FILE NUMBER 2004-02-22  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
DATE 11/15/04 TIME 12:00 PM

BY: E. DEWITT CASON  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA



**SYMBOL LEGEND**

- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- TYP TYPICAL

### CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00	90°00'00"	39.27	25.00	35.36	N22°36'21"W
2	360.00	61°46'35"	388.15	215.35	369.62	S36°43'03"E
3	330.00	92°39'14"	333.55	345.55	477.31	S21°17'14"E
4	360.00	193.90	92.37	191.57	191.57	S09°36'04"W
5	300.00	08°52'07"	46.44	23.26	46.39	S20°35'50"W
6	330.00	31°57'29"	299.24	160.79	269.10	N00°56'47"W
7	300.00	43°02'14"	265.60	118.44	260.33	S05°26'50"E
8	25.00	90°00'00"	39.27	25.00	35.36	N67°23'39"E
9	25.00	90°00'00"	39.27	25.00	35.36	N67°23'39"E
10	300.00	14°50'06"	77.68	39.06	77.46	S60°11'18"E
11	300.00	77°49'08"	407.37	242.08	375.79	S13°52'11"E
12	360.00	17°07'38"	107.60	34.89	107.20	S16°28'09"W
13	360.00	22°07'47"	139.05	70.40	138.18	S03°09'20"E
14	360.00	12°42'06"	79.81	40.07	79.64	S20°14'24"E
15	300.00	62°01'15"	324.74	180.33	303.12	N57°56'05"W
16	330.00	62°01'15"	357.21	198.37	348.03	N57°56'05"W
17	360.00	31°25'53"	197.49	101.30	195.02	S42°39'23"E
23	1900.00	11°55'08"	395.25	196.34	394.53	S82°59'08"E
29	1870.00	06°12'36"	202.68	101.44	202.58	N89°50'24"W
30	360.00	30°35'23"	192.20	98.45	189.93	N73°59'01"W
34	1930.00	04°13'59"	142.59	71.33	142.56	S80°37'06"E
38	25.00	83°24'09"	36.39	22.28	33.26	S59°47'49"W
52	300.00	23°12'48"	121.54	61.62	120.71	S79°12'45"E
53	25.00	90°00'00"	39.27	25.00	35.36	S22°36'21"E
54	330.00	22°18'13"	128.46	65.05	127.65	S79°40'02"E
55	270.00	21°59'03"	103.60	52.44	102.96	S79°30'27"E
66	300.00	62°01'15"	324.74	180.33	309.12	S57°56'05"E
67	1930.00	06°12'36"	209.18	104.23	209.08	S85°50'24"E
68	270.00	15°01'36"	70.81	35.61	70.61	S76°01'44"E
69	270.00	06°57'27"	32.79	16.41	32.77	S87°01'15"E

### LINE TABLE

Line	Bearing	Distance
L1	S86°56'42"E	83.63'
L2	S14°50'07"E	67.91'
L3	S44°31'54"E	124.23'
L4	S71°33'53"E	100.56'
L5	S88°49'17"E	60.54'
L6	S84°21'23"E	136.43'
L7	N68°36'10"E	88.56'
L8	N80°25'25"E	149.30'
L9	S62°39'41"E	97.31'

**FLOOD NOTICE:**  
THE FOLLOWING LOTS ARE AFFECTED BY THE 100 YEAR FLOOD ELEVATION  
THE 100 YEAR FLOOD ELEVATION IS 86.50 FEET FOR LOTS 4 AND 5  
THE 100 YEAR FLOOD ELEVATION IS 111.50 FEET FOR LOT: 31

**BRITT** BRITT SURVEYING  
LAND SURVEYORS AND MAPPERS

1426 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-12564