

For 2005
CALLAWAY
UNIT 3

15-4s-16-03023-099 - Parent parcel 33.06 Ac (delete - entire parcel used up for S/D)

**15-4s-16-03023-300 - Header parcel
A S/D of a part of the SE1/4 of NE1/4 of Sec 15-4s-16E, containing 30.54
Ac mol & recorded in Plat Bk 7, Pg 145.**

**15-4s-16-03023-199 - Retention Area for Unit 3 combined with this
parcel. 5.27 + 1.48 = 6.75 Ac total.**

Lot 56	15-4s-16-03023-356	Lot 82	15-4s-16-03023-382
Lot 57	-357	Lot 83	-383
Lot 58	-358	Lot 84	-384
Lot 59	-359	Lot 85	-385
Lot 60	-360	Lot 86	-386
Lot 61	-361	Lot 87	-387
Lot 62	-362	Lot 88	-388
Lot 63	-363	Lot 89	-389
Lot 64	-364	Lot 90	-390
Lot 65	-365	Lot 91	-391
Lot 66	-366	Lot 92	-392
Lot 67	-367	Lot 93	-393
Lot 68	-368	Lot 94	-394
Lot 69	-369	Lot 95	-395
Lot 70	-370	Lot 96	-396
Lot 71	-371	Lot 97	-397
Lot 72	-372	Lot 98	-398
Lot 73	-373	Lot 99	-399
Lot 74	-374	Lot 100	-400
Lot 75	-375	Lot 101	-401
Lot 76	-376	Lot 102	-402
Lot 77	-377		
Lot 78	-378		
Lot 79	-379		
Lot 80	-380		
Lot 81	-381		



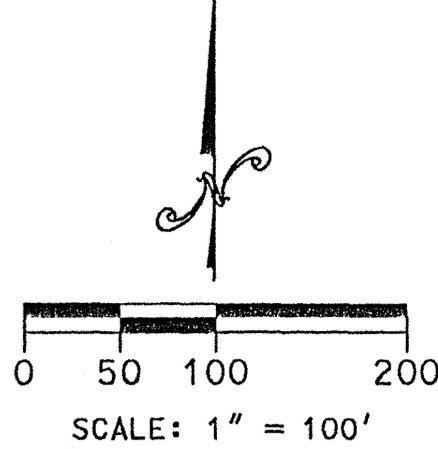
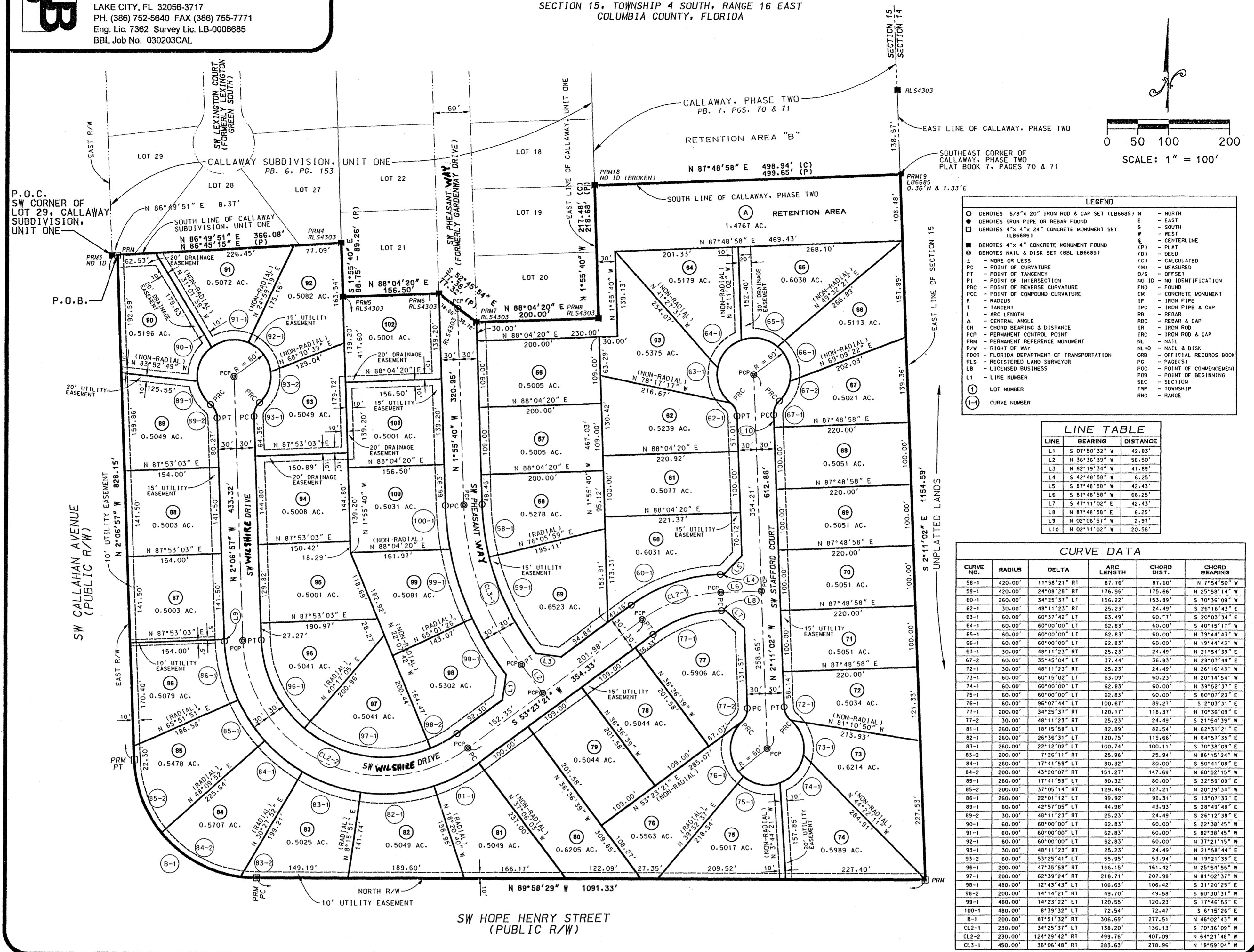
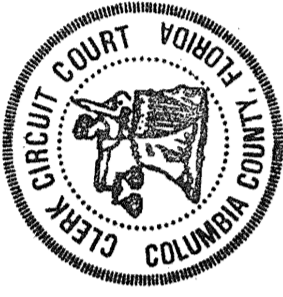
BAILEY BISHOP & LANE, INC.
 484 SW COMMERCE DRIVE, SUITE 135
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 LAKE CITY, FL 32056-3717
 PH. (386) 752-5640 FAX (386) 755-7771
 Eng. Lic. 7362 Survey Lic. LB-0006685
 BBL Job No. 030203CAL

CALLAWAY, UNIT THREE

IN
 THE E 1/2 OF THE NE 1/4
 SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST
 COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS
 BOOK PAGE 2277

FILE NUMBER 200400003
 FILED AND RECORDED IN THE OFFICIAL RECORDS
 OF COLUMBIA COUNTY, FLORIDA
 12-19-04
 P. DEWITT CASON
 CLERK OF COURTS
 COLUMBIA COUNTY, FLORIDA



LEGEND

- DENOTES 5/8" x 20" IRON ROD & CAP SET (L86455) N
- DENOTES IRON PIPE OR REBAR FOUND
- DENOTES 4" x 4" x 24" CONCRETE MONUMENT SET
- DENOTES 4" x 4" CONCRETE MONUMENT FOUND
- DENOTES NAIL & DISK SET (BBL L86695)
- MORE OR LESS
- PC — POINT OF CURVATURE
- PI — POINT OF INTERSECTION
- PRC — POINT OF REVERSE CURVATURE
- PTC — POINT OF COMPOUND CURVATURE
- R — RADIUS
- L — ARC LENGTH
- Δ — CENTRAL ANGLE
- CH — CHORD BEARING & DISTANCE
- PCP — PERMANENT CONTROL POINT
- PRM — PERMANENT REFERENCE MONUMENT
- R/W — RIGHT OF WAY
- FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
- RLS — REGISTERED LAND SURVEYOR
- LB — LICENSEE BUSINESS
- LI — LINE NUMBER
- ① — LOT NUMBER
- ② — CURVE NUMBER

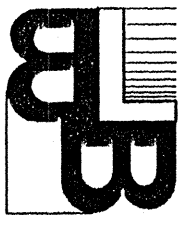
- NORTH
- EAST
- SOUTH
- WEST
- CENTERLINE
- PLAT
- DEED
- CALCULATED
- MEASURED
- OFFSET
- NO IDENTIFICATION
- FOUND
- CONCRETE MONUMENT
- IRON PIPE & CAP
- REBAR
- REBAR & CAP
- IRON ROD
- IRON ROD & CAP
- NAIL
- NAIL & DISK
- OFFICIAL RECORDS BOOK
- PAGE(S)
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- SECTION
- TOWNSHIP
- RANGE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 07°50'32" W	42.83'
L2	N 36°35'32" E	58.50'
L3	N 82°19'34" W	41.83'
L4	S 42°48'58" W	6.25'
L5	S 87°48'58" W	42.43'
L6	S 87°48'58" W	68.25'
L7	S 47°11'02" E	42.43'
L8	N 87°48'58" E	6.25'
L9	N 02°06'57" W	2.97'
L10	N 02°11'02" W	20.56'

CURVE DATA

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
58-1	420.00'	11°58'21" RT	87.76'	87.60'	N 7°54'50" W
59-1	420.00'	24°08'28" RT	176.96'	175.66'	N 25°58'14" W
60-1	260.00'	34°25'37" LT	156.22'	153.89'	S 70°36'09" W
61-1	30.00'	48°11'23" RT	25.23'	24.89'	S 26°16'43" E
62-1	60.00'	60°00'00" LT	62.83'	60.00'	S 40°15'17" W
63-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
64-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
65-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
66-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
67-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
68-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
69-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
70-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
71-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
72-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
73-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
74-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
75-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
76-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
77-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
78-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
79-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
80-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
81-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
82-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
83-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
84-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
85-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
86-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
87-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
88-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
89-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
90-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
91-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
92-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
93-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
94-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
95-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
96-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
97-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
98-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
99-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
100-1	60.00'	60°00'00" LT	62.83'	60.00'	N 19°44'23" W
CL-1	450.00'	36°06'48" RT	283.63'	278.96'	N 19°59'04" W

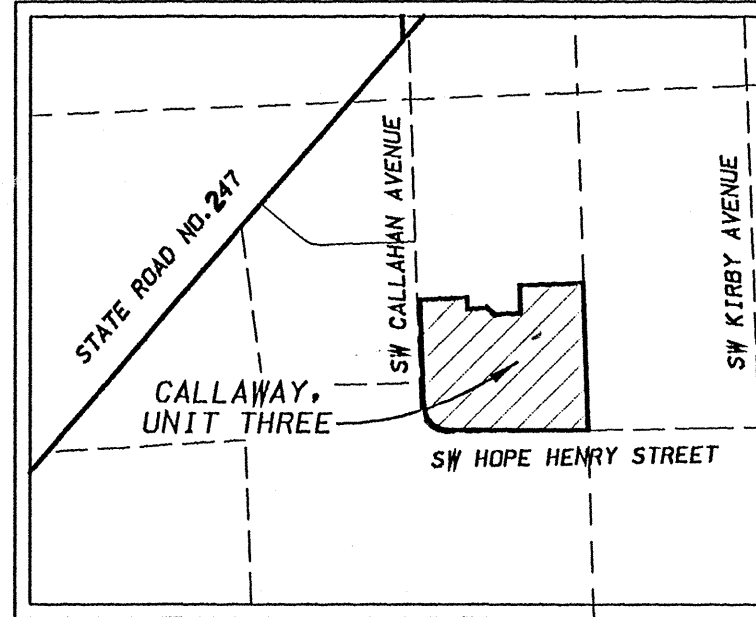


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CALLAWAY, UNIT THREE
 IN
 THE E 1/2 OF THE NE 1/4
 SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST
 COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

A PART OF THE E 1/2 OF THE NE 1/4, SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF LOT 29, CALLAWAY SUBDIVISION, UNIT ONE, AS RECORDED IN PLAT BOOK 6 AT PAGE 153 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N 86°49'51" E, ALONG THE SOUTHERLY LINE OF SAID CALLAWAY SUBDIVISION, UNIT ONE, 8.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE AND THE WEST AND EAST LINES OF SAID CALLAWAY SUBDIVISION, UNIT ONE, THE FOLLOWING COURSES: N 86°49'51" E, 366.08 FEET; S 01°55'40" E, 88.75 FEET; N 88°04'20" E, 156.50 FEET; S 52°45'54" E, 17.38 FEET; N 88°04'20" E, 200.00 FEET; N 01°55'40" W, 217.48 FEET TO THE SOUTH LINE OF CALLAWAY, PHASE TWO, A SUBDIVISION, AS RECORDED IN PLAT BOOK 7 AT PAGES 7 AND 71 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND THE END OF SAID COURSE; THENCE N 87°48'58" E, ALONG THE SOUTH LINE OF SAID CALLAWAY, PHASE TWO, 498.94 FEET TO THE EAST LINE OF SAID SECTION 15; THENCE S 02°11'02" E, ALONG SAID EAST LINE, 1154.59 FEET TO THE NORTH RIGHT OF WAY OF SW HOPE HENRY STREET; THENCE N 89°58'29" W, ALONG SAID NORTH RIGHT OF WAY, 1091.33 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET, A DELTA OF 87°51'32", A CHORD BEARING AND DISTANCE OF N 46°02'43" W - 277.51 FEET, AN ARC LENGTH OF 306.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 2°06'57" W, ALONG THE EAST RIGHT OF WAY OF SW CALLAHAN AVENUE, 828.15 FEET TO THE POINT OF BEGINNING, CONTAINING 30.54 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST, BEING S 02°11'02" E.
2. TOTAL ACRES IN SUBDIVISION IS 30.54 ACRES.
3. SUBDIVISION CONSISTS OF 47 LOTS, RANGING IN SIZE FROM 0.5001 AC. TO 0.6214 AC. AND 1 RETENTION AREA.
4. BM DATUM IS NGVD 1929, CONTOURS DETERMINED FROM FIELD DATA.
5. PROPERTY IS ZONED RSF-2 (RESIDENTIAL SINGLE FAMILY).
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. POTABLE WATER IS TO BE CITY WATER.
9. WASTE WATER IS TO BE PRIVATE SEPTIC SYSTEMS.
10. PRELIMINARY PLAT APPROVED ON AUGUST 7, 2003.
11. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 25 FEET
SIDE - 10 FEET
REAR - 15 FEET
12. ALL LOT CORNERS ARE SET CONCRETE MONUMENTS UNLESS OTHERWISE INDICATED.

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.

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT CALLAWAY LAND TRUST, AS OWNER, AND FIRST FEDERAL SAVINGS BANK OF FLORIDA, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS CALLAWAY, UNIT THREE, 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 CALLAWAY, UNIT THREE HOMEOWNERS ASSOCIATION, INC. FOR THE USE AS SHOWN HEREON.

OWNER:

CALLAWAY LAND TRUST
 BY: Daniel D. Crapps
 DANIEL D. CRAPPS

Candyn Ann Maddalino
 WITNESS

MORTGAGEE:

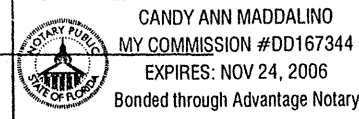
BY: Park Jones
 PARK JONES
 COMMERCIAL LOAN OFFICER
 FIRST FEDERAL SAVINGS BANK OF FLORIDA

Jessica Williams
Jessica Kelly
 WITNESS

ACKNOWLEDGEMENT:
 STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF JAN, 2004 BY DANIEL D. CRAPPS, AS TRUSTEE OF CALLAWAY LAND TRUST, FOR AND ON BEHALF OF SAID TRUST, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

SIGNED: Candyn Ann Maddalino
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 11-24-06

ACKNOWLEDGEMENT:
 STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF JAN, 2004 BY PARK JONES, AS COMMERCIAL LOAN OFFICER FOR FIRST FEDERAL SAVINGS BANK OF FLORIDA, FOR AND ON BEHALF OF SAID BANK, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

SIGNED: Jane R. Sparrow
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 5-5-07

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: Shirley Chandler DATE: 1/29/04
 DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON January 28, 2004
 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Markus Temple
 COUNTY ATTORNEY

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

THIS IS TO CERTIFY THAT ON January 15, 2004 THE AFORESAID 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 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 B. Alcorn
 DATE: 1/29/04
 REGISTRATION NUMBER: #5594

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON 1/16/2004, 2004, GREGORY G. BAILEY, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 43858, 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.

Gregory G. Bailey
 REGISTERED FLORIDA ENGINEER

CLERK'S CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 29th DAY OF JAN, 2004, IN PLAT BOOK 7, PAGES 145-146.

SIGNED: P. Dewitt Cason
 CLERK OF CIRCUIT COURT

CERTIFICATE OF SURVEYOR

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 SUBDIVISION ORDINANCE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 4th DAY OF DECEMBER, 2003. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 4th DAY OF DECEMBER, 2003.

DATE: 01-19-04
Timothy B. Alcorn
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 6332

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

FILE NUMBER 2004-00223
 FILED IN THE OFFICIAL RECORDS
 OF COLUMBIA COUNTY, FLORIDA
 1/29/04 10:42 AM
 RECORDED
 P. DEWITT CASON
 CLERK OF COURTS
 COLUMBIA COUNTY, FLORIDA
 BY: Morced Mean D.C.

