

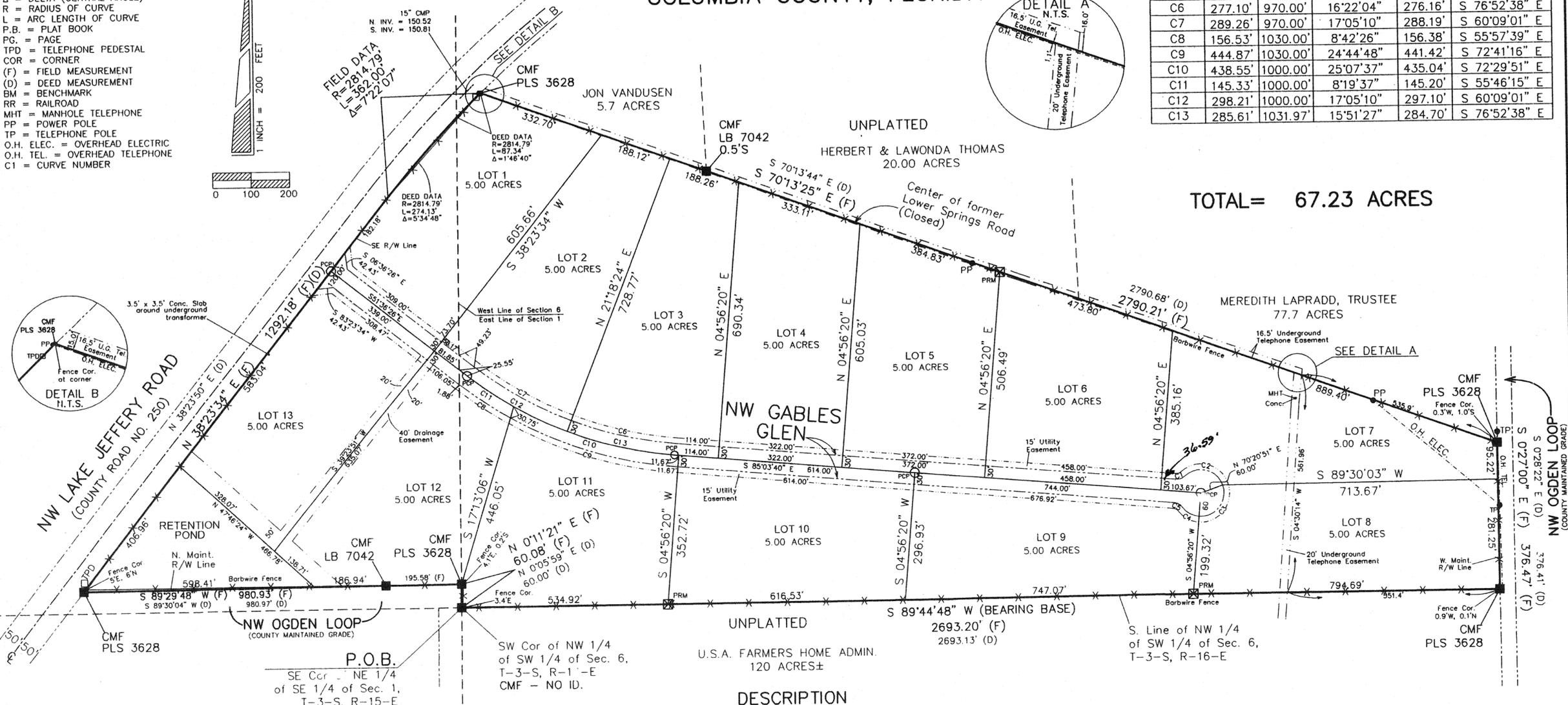
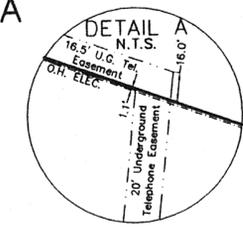
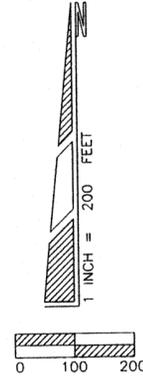
9/37

# GABLES

## IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 15 EAST & IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	25.23'	30.00'	48°11'23"	24.49'	N 70°50'39" W
C2	118.96'	60.00'	113°35'53"	100.41'	N 76°27'06" W
C3	120.00'	60.00'	114°35'30"	100.98'	N 37°38'35" E
C4	50.46'	60.00'	48°11'23"	48.99'	S 60°57'58" E
C5	25.23'	30.00'	48°11'23"	24.49'	S 60°57'58" E
C6	277.10'	970.00'	16°22'04"	276.16'	S 76°52'38" E
C7	289.26'	970.00'	17°05'10"	288.19'	S 60°09'01" E
C8	156.53'	1030.00'	8°42'26"	156.38'	S 55°57'39" E
C9	444.87'	1030.00'	24°44'48"	441.42'	S 72°41'16" E
C10	438.55'	1000.00'	25°07'37"	435.04'	S 72°29'51" E
C11	145.33'	1000.00'	8°19'37"	145.20'	S 55°46'15" E
C12	298.21'	1000.00'	17°05'10"	297.10'	S 60°09'01" E
C13	285.61'	1031.97'	15°51'27"	284.70'	S 76°52'38" E

**ABBREVIATION LEGEND**  
P.L.S. = PROFESSIONAL LAND SURVEYOR  
LB = LICENSED BUSINESS  
P.O.B. = POINT OF BEGINNING  
R/W = RIGHT-OF-WAY  
PRM = PERMANENT REFERENCE MONUMENT  
PCP = PERMANENT CONTROL POINT  
CONC. = CONCRETE  
MON. = MONUMENT  
Δ = DELTA (CENTRAL ANGLE)  
R = RADIUS OF CURVE  
L = ARC LENGTH OF CURVE  
P.B. = PLAT BOOK  
PG. = PAGE  
TPD = TELEPHONE PEDESTAL  
COR = CORNER  
(F) = FIELD MEASUREMENT  
(D) = DEED MEASUREMENT  
BM = BENCHMARK  
RR = RAILROAD  
MHT = MANHOLE TELEPHONE  
PP = POWER POLE  
TP = TELEPHONE POLE  
O.H. ELEC. = OVERHEAD ELECTRIC  
O.H. TEL. = OVERHEAD TELEPHONE  
C1 = CURVE NUMBER



TOTAL = 67.23 ACRES

OFFICIAL RECORDS  
BOOK 1131 PAGE 2023

FILE NUMBER 20071202155  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
9/21/07 AT 3:21 O'CLOCK P.M.  
P. DEWITT CARSON  
RECORDS MANAGER  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA



**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS that Daniel Cropps, as owner, and South Eastern Bank, as mortgagee, have caused the lands hereon described to be surveyed, subdivided, and platted to be known as GABLES, and that all roads, streets, and easements for utilities as shown and/or depicted hereon, are hereby dedicated to the perpetual use of the public. That retention areas, stormwater basins and drainage easements as shown and/or depicted hereon are not dedicated to the public but will be privately owned and maintained by a private owner's association.

*Daniel Cropps*  
Daniel Cropps  
Owner

*Maureen Panner*  
Maureen Panner  
Witness

*Todd Mullis*  
Todd Mullis  
Commercial Lending Agent  
South Eastern Bank

*Lisa Hicks*  
Lisa Hicks  
Witness

*Maureen Panner*  
Maureen Panner  
Witness

*Lisa Hicks*  
Lisa Hicks  
Witness

NOTARY SEAL  
My Commission Expires: 8/22/07

**ACKNOWLEDGMENT** STATE OF FLORIDA  
COUNTY OF COLUMBIA  
The foregoing dedication was acknowledged before me this 21 day of AUGUST, 2007, by Daniel Cropps, as owner. He is personally known to me or has produced \_\_\_\_\_ as identification and (did / did not) take an oath.  
SIGNED: *Vera Lisa Hicks*  
Notary Public

NOTARY SEAL  
My Commission Expires: 8/22/07

**ACKNOWLEDGMENT** STATE OF FLORIDA  
COUNTY OF COLUMBIA  
The foregoing dedication was acknowledged before me this 21 day of August, 2007, by Todd Mullis, as mortgagee. He is personally known to me or has produced \_\_\_\_\_ as identification and (did / did not) take an oath.  
SIGNED: *Todd Mullis*  
Notary Public

**DESCRIPTION**  
BEGIN at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 3 South, Range 15 East, (being also the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 6, Township 3 South, Range 16 East), Columbia County, Florida and run N. 00°05'59" E. along the East line of said Section 1, (being also the West line of said Section 6) a distance of 60.00 feet; thence S.89°30'04" W. along the Northerly Maintained Right-of-Way line of a County Graded Road 980.97 feet to a point on the Southeasterly Right-of-Way line of County Road No. 250; thence N.38°23'50"E. along said Southeasterly Right-of-Way line 1292.18 feet to the Point of Curve of a curve concave to the Southeast having a radius of 2814.79 feet and a central angle of 07°21'28", said curve also having a Chord Bearing of N.42°04'34" E. and a Chord Distance of 361.22 feet; thence along the arc of said curve (being also said Southeasterly Right-of-Way line) 274.13 feet to a point where said curve intersects with the East line of said Section 1, Township 3 South, Range 15 East, being also the West line of said Section 6, Township 3 South, Range 16 East; thence continue along the arc of said curve (being also said Southeasterly Right-of-Way line) 87.34 feet; thence S.70°13'44" E. 2790.68 feet to a point on the Westerly Maintained Right-of-Way line of a County Graded Road; thence S.00°28'22"E. along said Westerly Maintained Right-of-Way line 376.41 feet; thence S.89°44'48"W. 2693.13 feet to the POINT OF BEGINNING. Said lands lying partly in Section 1, Township 3 South, Range 15 East and partly in Section 6, Township 3 South, Range 16 East, Columbia County, Florida. Containing 67.23 acres, more or less. SUBJECT to a 20 foot Easement for AT&T Underground Telephone Cable.

**DEVELOPER**  
Daniel Cropps Agency  
2806 West U.S. Hwy 90, Suite 101; Lake City, FL 32055  
Contact: Daniel Cropps (386) 755-5110

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY this to be a true and correct representation of the lands 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.

SIGNED: *Timothy A. Delbene*  
Timothy A. Delbene, P.L.S.  
Florida Registered Cert. No. 5594

DATE: 8 / 8 / 2007

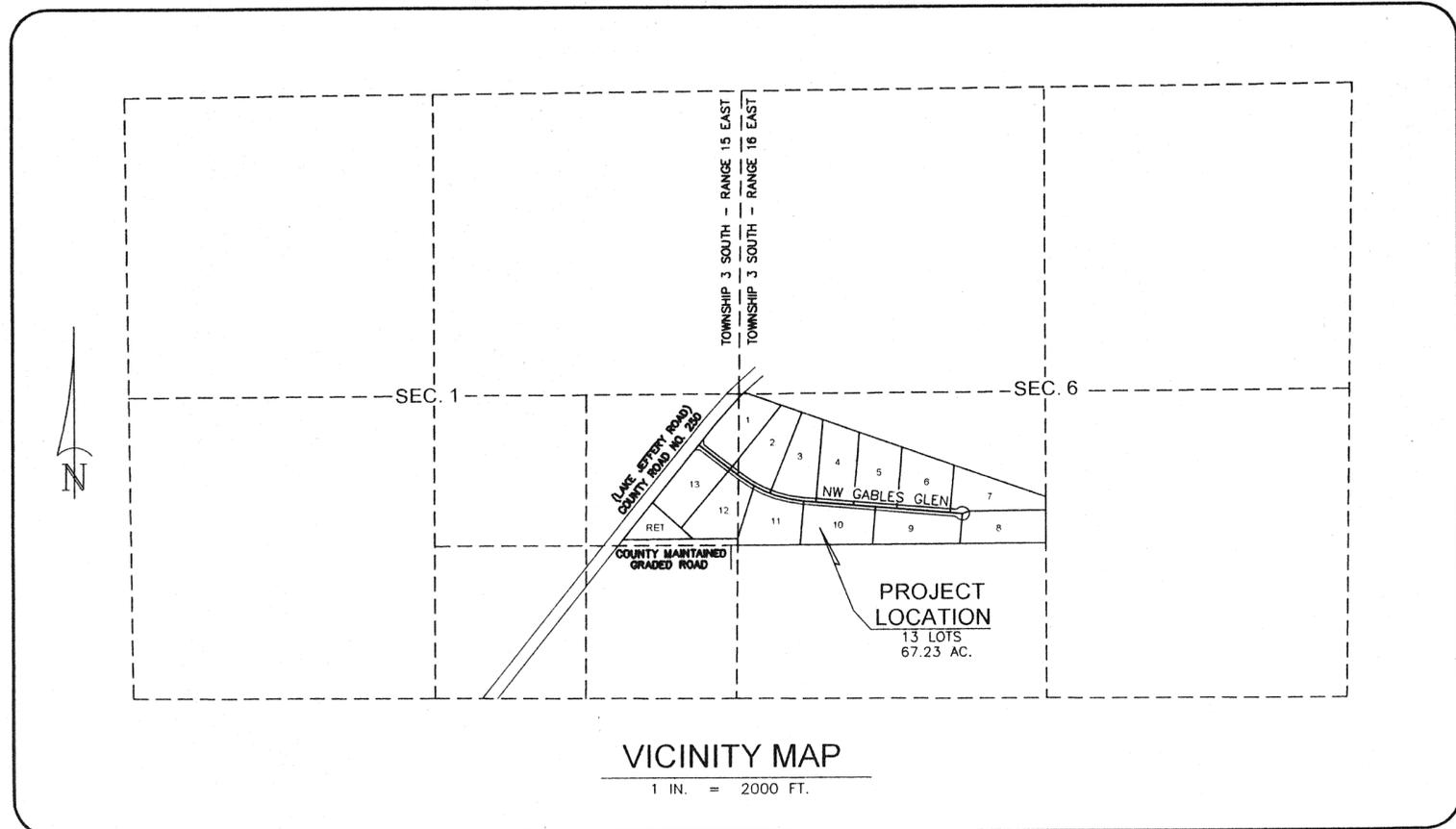
SHEET 1 OF 2 PLAT DATE: 04/02/2007

**Donald F. Lee and Associates, Inc.**  
SURVEYORS - ENGINEERS  
140 Northwest Ridgewood Avenue, Lake City, Florida 32055  
Phone: (386) 755-6166 FAX: (386) 755-6167

# GABLES

IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 15 EAST  
& IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

**DEVELOPER**  
Daniel Cropps Agency  
2806 West U.S. Hwy 90, Suite 101; Lake City, FL 32055  
Contact: Daniel Cropps (386) 755-5110



**VICINITY MAP**  
1 IN. = 2000 FT.

OFFICIAL RECORDS  
BOOK 1131 PAGE 2003

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.

### COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Mark S. Smith, Attorney DATE: 9/30/07  
County Attorney, Columbia County

### ACCEPTANCE FOR MAINTENANCE

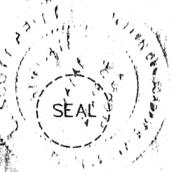
I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with County specifications or that a performance bond or instrument in the amount of \$22,216.68 has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: Angela Crowder DATE: 9/13/2007  
Director of Public Works

### COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licenced and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on 04/16/2007 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: L. Scott Brest  
NAME: L. SCOTT BREST  
Florida Reg. Cert. No. LS #5752



### LEGEND & NOTES

- 1.)  = P.R.M. set with brass cap stamped LB 7042 and date - 4" x 4" Concrete Monument.
- 2.)  = 4"x4" Concrete Monument set, LB 7042.
- 3.)  = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.
- 4.) Boundary based on description from client, monuments found and prior survey by this Company.
- 5.) Bearings projected from South line of Northwest 1/4 of Southwest 1/4 of Section 6.
- 6.) Interior improvements or underground encroachments, if present, were not located with this survey.
- 7.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 8.) Examination of the flood hazard maps (F.I.R.M.) of the Federal Emergency Management Agency, the proposed development lies within Flood Zone "X" which, per said maps is defined as an area outside of the 500 year flood plain (ref: Community Panel No. 120070 0125 B).
- 9.) Preliminary approval: April 20, 2006
- 10.) Water supply by individual wells and sewage disposal by individual septic tank/drainfields per County and Health Dept. approval.

### COMMISSION APPROVAL

SIGNED: E.W. Porter  
Chairman  
DATE: 05/03/2007  
ATTEST: P. R. Wilkerson  
Clerk

### CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 21 day of September 2007, in Plat Book 9, Page 31-38.  
SIGNED: P. R. Wilkerson  
Clerk of Circuit Court

### ENGINEER'S CERTIFICATE

I HEREBY CERTIFY that the proposed drainage system is sufficient with respect to the Columbia County Subdivision Regulations.  
SIGNED: Chad Williams  
Chad Williams, P. E.  
Florida Reg. # 63144  
DATE: 4/2/07



SHEET 2 OF 2 PLAT DATE: 04/02/2007

**Donald F. Lee and Associates, Inc.**  
SURVEYORS - ENGINEERS  
140 Northwest Ridgewood Avenue, Lake City, Florida 32055  
Phone: (386) 755-6166 FAX: (386) 755-6167

# GABLES FOR 2008

**PARENT PARCEL – 01-3S-15-00130-002 – 13.90 AC. (DELETED ALL USED UP)**

**PARENT PARCEL – 06-3S-16-02017-001 – 53.33 AC. (DELETED ALL USED UP)**

**HEADER PARCEL – 06-3S-16-02017-100 – A S/D LYING IN THE N1/2 OF THE SW1/4 OF 06-3S-16 AND ALSO LYING IN THE NE1/4 OF THE SE1/4 OF SEC 01-3S-15 CONTAINING 67.23 AC'S RECORDED ON 09-21-2007 IN PLAT BOOK 9 PAGES 37 & 38.**

LOT	1	06-3S-16-02017-101	4.75 AC.	
LOT	2	06-3S-16-02017-102	4.80 AC.	
LOT	3	06-3S-16-02017-103	4.80 AC.	
LOT	4	06-3S-16-02017-104	4.80 AC.	
LOT	5	06-3S-16-02017-105	4.80 AC.	
LOT	6	06-3S-16-02017-106	4.70 AC.	
LOT	7	06-3S-16-02017-107	4.85 AC.	
LOT	8	06-3S-16-02017-108	4.90 AC.	
LOT	9	06-3S-16-02017-109	4.50 AC.	
LOT	10	06-3S-16-02017-110	4.60 AC.	
LOT	11	06-3S-16-02017-111	4.70 AC.	
LOT	12	01-3S-15-02017-112	4.90 AC. *	
LOT	13	01-3S-15-02017-113	4.75 AC. *	
<b>RETENTION AREAS -</b>			<b>01-3S-15-02017-099</b>	<b>2.18 AC.</b>

**: NOTE : ABOVE LOTS ARE PLATTED TO CENTER LINE OF NW GABLES GLEN WICH IS DEDICATED TO THE PUBLIC AND THE ABOVE ACREAGE DOES NOT INCLUDE ROAD R/W.**

**\*\* ALSO LOTS 12 & 13 ARE LYING IN SEC 01-3S-15. \*\***

