

BAILEY BISHOP & LANE, INC.
 3107 SW BARNETT WAY
 P. O. BOX 3717
 LAKE CITY, FL 32056-3717
 PH. (904) 752-5640 FAX (904) 755-7771
 Eng. Lic. 7382 Survey Lic. LB-0006685

CALLAWAY, PHASE TWO
 A SUBDIVISION IN
 SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST
 COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 77
 SHEET 2 OF 2

NOTES:

- BEARINGS PROJECTED FROM THE EAST LINE OF SECTION 15, T4-S, R16-E, COLUMBIA COUNTY, FLORIDA.
- TOTAL ACRES IN SUBDIVISION IS 20.37 ACRES.
- ERROR OF CLOSURE BALANCED TO ZERO.
- SUBDIVISION CONSISTS OF 24 LOTS RANGING IN SIZE FROM 0.5000 TO 0.7780 ACRES.
- PRELIMINARY PLAT APPROVED ON JUNE 1, 2000.
- PROPERTY IS ZONED RSF-2.
- ACCORDING TO THE 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.
- FINISH FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY OR AS NOTED FOR THE INDIVIDUAL LOT. DURING THE DEVELOPMENT OF EACH LOT, THE LOT SHALL BE GRADED TO DRAIN TO THE ROADSIDE DITCH OF THE ADJACENT ROADWAY.
- BUILDING SETBACK LINES ARE TO BE AS FOLLOWS:
 FRONT - 25'
 REAR - 15'
 SIDE - 10'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Callaway Land Trust, as owner, and Mary Frances Devane Living Trust, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as CALLAWAY, PHASE TWO, and that all rights-of-way and easements are hereby dedicated to the perpetual use of the public for uses as shown hereon, and that Retention Areas A and B are dedicated to the Callaway Phase Two Homeowners Association, Inc. for the use as shown hereon.

OWNER:

Callaway Land Trust
 BY: Daniel D. Crapps
 Daniel D. Crapps, Trustee

Signed, sealed and delivered
 in the presence of:

Vera Lisa Hicks
 Witness

MORTGAGE HOLDER:

Mary Frances Devane Living Trust

BY: Harvey D. Devane
 Harvey D. Devane, Trustee

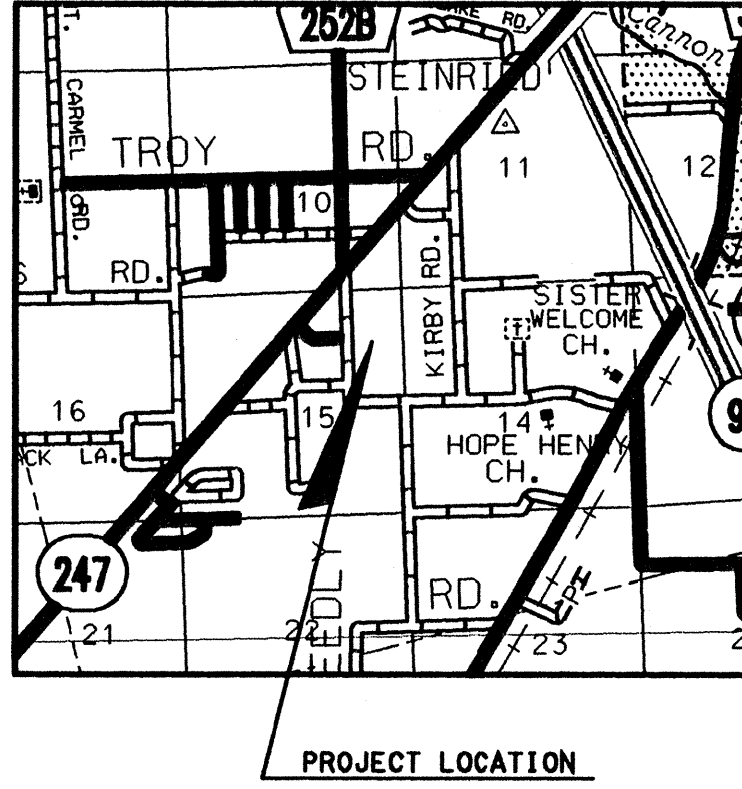
Mary Lyons
 Witness

Vera Lisa Hicks
 Witness

BY: Mary Frances Devane
 Mary Frances Devane, Trustee

Vera Lisa Hicks
 Witness

Mary Lyons
 Witness



CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

Examined on May 21, 2001

AND

Approved as to legal form and sufficiency by

Malin Seep, as County atty.
 Attorney

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

THIS IS TO CERTIFY that on May 3, 2001 the foregoing plat was approved by the Board of County Commissioners for Columbia County, Florida.

Danny A. Weaver
 Chairman

Attest:

CURVE DATA					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
32-1	340.00'	33° 12' 28" RT	197.06'	194.31'	S 49° 25' 08" W
33-1	467.70'	24° 13' 54" RT	197.80'	196.33'	S 20° 41' 57" W
34-1	467.70'	4° 17' 50" RT	35.08'	35.07'	S 6° 26' 05" W
35-1	30.00'	90° 00' 00" RT	47.12'	42.43'	S 40° 42' 50" E
37-1	60.00'	48° 46' 04" LT	51.07'	49.54'	N 77° 15' 38" E
37-2	60.00'	41° 24' 35" RT	43.36'	42.43'	N 73° 34' 53" E
38-1	60.00'	59° 59' 27" LT	62.82'	59.99'	S 48° 21' 36" E
39-1	60.00'	66° 13' 56" LT	69.36'	65.56'	S 14° 45' 05" W
40-1	60.00'	87° 49' 41" LT	91.97'	83.23'	N 88° 13' 06" W
41-1	60.00'	41° 24' 35" RT	43.36'	42.43'	N 65° 00' 32" W
42-1	60.00'	55° 23' 04" LT	58.00'	55.71'	S 9° 25' 52" E
42-2	60.00'	41° 24' 35" RT	43.36'	42.43'	S 16° 25' 07" E
42-3	30.00'	90° 00' 00" RT	47.12'	42.43'	S 49° 17' 10" W
43-1	60.00'	60° 02' 01" LT	62.87'	60.03'	S 48° 16' 40" W
44-1	60.00'	65° 04' 30" LT	68.15'	64.54'	N 69° 10' 04" W
45-1	60.00'	82° 19' 34" LT	86.21'	78.98'	N 4° 31' 58" E
46-1	60.00'	16° 14' 15" RT	17.00'	16.95'	N 12° 24' 18" E
46-2	60.00'	25° 10' 19" RT	26.36'	26.15'	N 33° 06' 35" E
49-1	527.70'	1° 40' 14" LT	15.39'	15.39'	N 5° 07' 17" E
50-1	527.70'	8° 43' 59" LT	80.43'	80.35'	N 10° 19' 24" E
51-1	527.70'	9° 15' 45" LT	85.31'	85.21'	N 19° 19' 15" E
52-1	527.70'	8° 51' 46" LT	81.63'	81.54'	N 28° 23' 00" E
53-1	400.00'	16° 18' 04" LT	113.80'	113.42'	N 40° 31' 55" E
54-1	400.00'	14° 56' 44" LT	104.34'	104.04'	N 56° 35' 19" E
55-1	480.00'	9° 07' 08" LT	76.39'	76.31'	N 70° 34' 56" E
55-2	400.00'	1° 57' 41" LT	13.69'	13.69'	N 65° 02' 31" E
CL1-2	370.00'	33° 12' 28" LT	214.45'	211.46'	N 49° 25' 08" E
CL1-3	497.70'	28° 31' 43" LT	247.81'	245.26'	N 18° 33' 02" E

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 24th day of May, 2001, in Plat Book 087, Pages 70 and 71.

SIGNED: R. Danielson
 Clerk of Circuit Court

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: Styfle Crowder DATE: 5/22/01
 Director of Public Works

SURVEYOR'S CERTIFICATE

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 Surveyors and Mappers, does hereby certify that on 3/15/01 he completed the survey of the lands as shown in the foregoing plat or plan that said plat is a true and correct representation of the lands therein described and platted and subdivided; that the survey was made under my responsible direction and supervision; permanent reference monuments and permanent control points have been placed as shown and that the survey data shown hereon complies with all of the requirements of the Columbia County Subdivision Ordinance and Chapter 177, Florida Statutes, as amended; and that said lands are located in Section _____ Township _____ South, Range _____ East, Columbia County, Florida.

Date: 3/15/01 Signed: John M. Lane
 John M. Lane Registration No. LS 4303
 Bailey, Bishop & Lane, Inc. LB 6685
 Date of Drawing: 3/14/01 3107 SW Barnett Way, Lake City, FL 32056

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 21st day of April, 2001 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: Vera Lisa Hicks
 Notary Public

My Commission Expires: 8-23-02

CERTIFICATE OF COUNTY SURVEYOR

Know all men by these presents, 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 that on behalf of Columbia County, Florida on _____ reviewed this plat for conformity to Chapter 177, Florida Statutes and said plat meets all the requirements of Chapter 177, as amended.

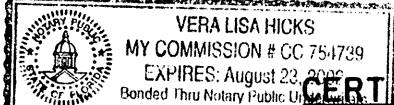
Name: Timothy A. DeBene
 Date: 4/25/2001
 Registration Number LS 5514

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 21st day of April, 2001 by Harvey D. Devane, as trustee of Mary Frances Devane Living Trust, for and on behalf of said trust. He is personally known to me or has produced _____ as identification.

SIGNED: Vera Lisa Hicks
 Notary Public

My Commission Expires: 8-23-02



CERTIFICATE OF SUBDIVIDER'S ENGINEER

This is TO CERTIFY that on 4/9/01, 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.

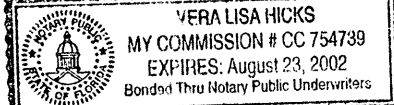
Gregory G. Bailey
 Registered Florida Engineer

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 21st day of April, 2001 by Mary Frances Devane, as trustee of Mary Frances Devane Living Trust, for and on behalf of said trust. She is personally known to me or has produced _____ as identification.

SIGNED: Vera Lisa Hicks
 Notary Public

My Commission Expires: 8-23-02



OFFICIAL RECORDS
 BOOK 087 PAGE 526



BAILEY BISHOP & LANE, INC.
 3107 SW BARNETT WAY
 P. O. BOX 3717
 LAKE CITY, FL 32056-3717
 PH. (904) 752-5640 FAX (904) 755-7771
 Eng. Lic. 7362 Survey Lic. LB-0006865

CALLAWAY, PHASE TWO

A SUBDIVISION IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

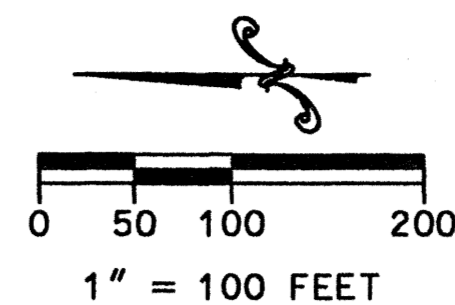
DEVELOPER:
 DANIEL D. DRAPPS
 CALLAWAY LAND TRUST
 400 WEST U.S. HIGHWAY 90
 LAKE CITY, FL 32055
 (904) 755-510

SURVEYOR:
 JOHN W. LAKE
 3107 SW BARNETT WAY
 LAKE CITY, FLORIDA 32056
 (904) 752-5640
 REG. NO. 4303

ENGINEER:
 GREGORY G. BAILEY
 3107 SW BARNETT WAY
 LAKE CITY, FLORIDA 32056
 (904) 752-5640
 REG. NO. 43659

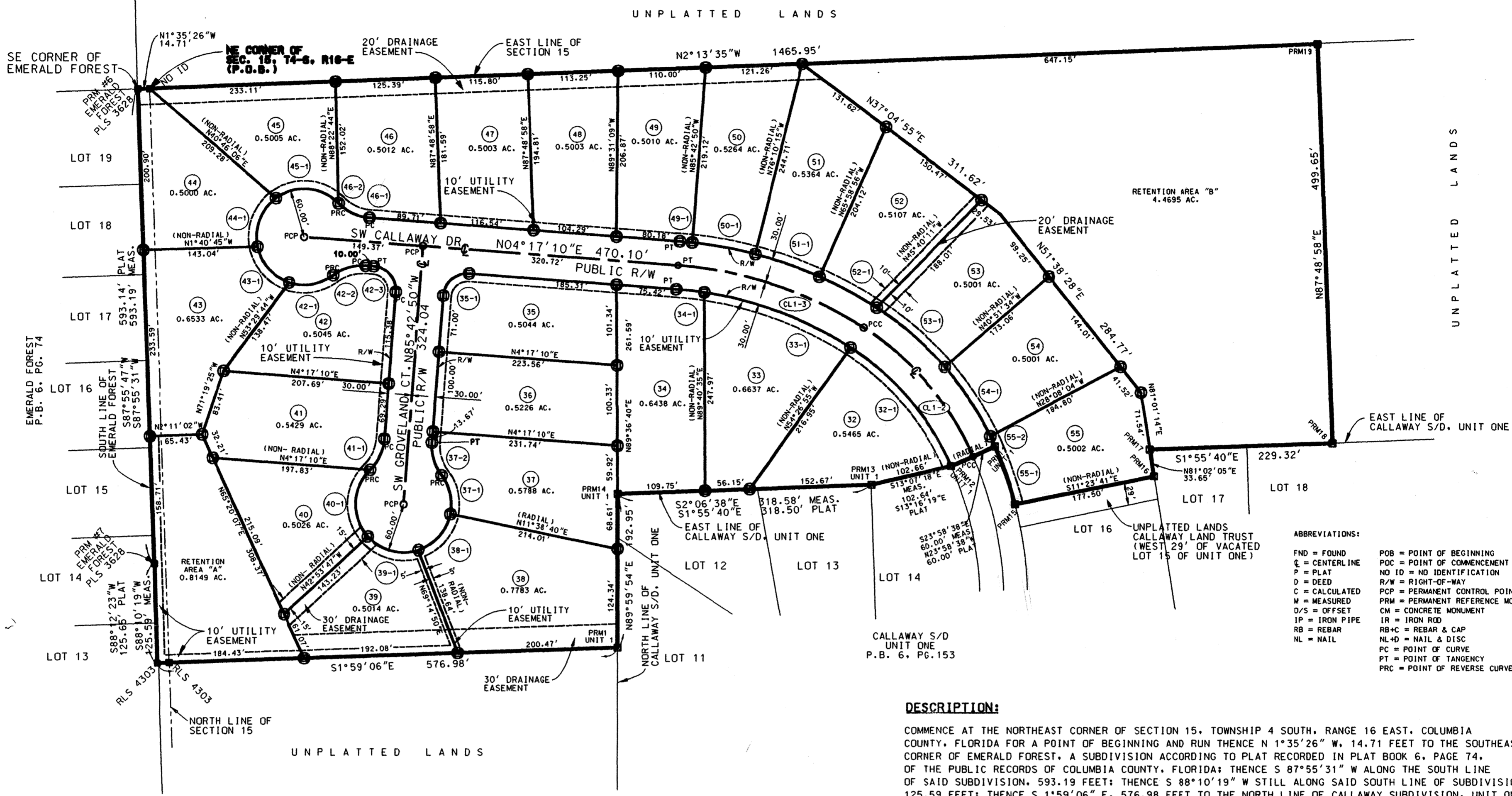
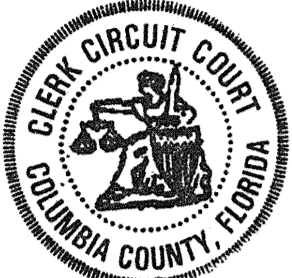
LEGEND

- ⊠ PERMANENT REFERENCE MONUMENT (PRM)
- 4"x4" CONC. MON. (LB 6685)
- ⊙ 5/8" IRON ROD & CAP SET AT EACH LOT CORNER (LB 6685)
- CONC. MON. FOUND AS NOTED
- PERMANENT CONTROL POINT (PCP) NAIL & DISC (LB 6685)



FILE NUMBER 01-09288
 FILED AND RECORDED IN THE OFFICIAL RECORDS
 OF COLUMBIA COUNTY, FLORIDA
05/24/10 AT 9:47 O'CLOCK A.M.
 RECORD VERIFIED
P. David Casazi
 COUNTY CLERK
 COLUMBIA COUNTY, FLORIDA
 BY Janice Low D.C.

OFFICIAL RECORDS
 BOOK # 2 PAGE # 56



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.

DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA FOR A POINT OF BEGINNING AND RUN THENCE N 1°35'26" W, 14.71 FEET TO THE SOUTHEAST CORNER OF EMERALD FOREST, A SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 74, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 87°55'31" W ALONG THE SOUTH LINE OF SAID SUBDIVISION, 593.19 FEET; THENCE S 88°10'19" W STILL ALONG SAID SOUTH LINE OF SUBDIVISION, 125.59 FEET; THENCE S 1°59'06" E, 576.98 FEET TO THE NORTH LINE OF CALLAWAY SUBDIVISION, UNIT ONE, ACCORDING TO PLAT BOOK 6, PAGE 153, AS RECORDED IN SAID PUBLIC RECORDS; THENCE N 89°59'54" E ALONG SAID NORTH LINE OF SUBDIVISION, 192.95 FEET TO THE EAST LINE OF SAID CALLAWAY SUBDIVISION, UNIT ONE; THENCE S 2°06'38" E ALONG SAID EAST LINE, 318.58 FEET; THENCE S 13°07'18" E STILL ALONG SAID EAST LINE, 102.66 FEET; THENCE S 23°58'38" E, STILL ALONG SAID EAST LINE, 60.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW CALLAWAY DRIVE AND A POINT ON A CURVE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG SAID CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 480.00 FEET, AND A CENTRAL ANGLE OF 9°07'08", AN ARC DISTANCE OF 76.39 FEET; THENCE S 11°23'41" E, 177.50 FEET TO THE NORTH LINE OF LOT 17 OF SAID SUBDIVISION; THENCE N 81°02'05" E ALONG SAID NORTH LINE OF LOT 17, 33.65 FEET TO THE EAST LINE OF SAID CALLAWAY SUBDIVISION; THENCE S 1°55'40" E ALONG SAID EAST LINE, 229.32 FEET; THENCE N 87°48'58" E, 499.65 FEET TO THE EAST LINE OF SAID SECTION 15; THENCE N 2°13'35" W, ALONG SAID EAST LINE, 1465.95 FEET TO THE POINT OF BEGINNING.

- ABBREVIATIONS:
- FND = FOUND
 - CL = CENTERLINE
 - P = PLAT
 - D = DEED
 - C = CALCULATED
 - M = MEASURED
 - D/S = OFFSET
 - IP = IRON PIPE
 - RB = REBAR
 - NL = NAIL
 - PB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - NO ID = NO IDENTIFICATION
 - R/W = RIGHT-OF-WAY
 - PCP = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE MONUMENT
 - CM = CONCRETE MONUMENT
 - IR = IRON ROD
 - RB & C = REBAR & CAP
 - NL & D = NAIL & DISC
 - PC = POINT OF CURVE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVE