PRELIMINARY PLAT OF PRESERVE HIGHLAND

BOUNDARY SURVEY
IN SECTION __3_,
TOWNSHIP__4_SOUTH,
RANGE_16_EAST
COLUMBIA COUNTY, FL

LEGAL DESCRIPTION:

A PART OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NW CORNER OF LOT 79, PRESERVE AT LAUREL LAKE, UNIT 1, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 19-25 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND THENCE RUN N 1° 58' 07" W, 341.29 FEET TO THE POINT OF BEGINNING. THENCE N 2° 03' 06" W, 699.70 FEET; THENCE N 2° 24' 03" W, 774.33 FEET; THENCE N 72° 40' 20" E, 200.23 FEET; THENCE N 1° 47' 06" W, 274.61 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTHWEST WITH A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 29° 40' 37" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 16° 37' 27" W, 38.41 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 38.85 FEET; THENCE N 31° 27' 43" W, 47.47 FEET; THENCE N 58° 42' 31" E, 95.76 FEET; THENCE S 1 ° 47' 06" W, 399.96 FEET; THENCE N 88° 04' 19" E, 55.79 FEET; THENCE S 2° 26' 50" E, ALONG SAID WEST LINE OF LAUREL LAKE, PHASE 3, 382.07 FEET; THENCE S 17° 18' 00" W, 292.98 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTHWEST WITH A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 70° 16' 35" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 52° 26' 17" W, 270.51 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 288.24 FEET; THENCE S 87° 34' 34" W, 179.59 FEET; THENCE S 2° 03' 06" E, 520.01 FEET; THENCE N 87° 43' 07" E, 188.56 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 128° 30' 36" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 28° 01' 35" E, 324.27 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 403.73 FEET; THENCE N 25° 43' 36" W, 35.02 FEET TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE TO THE NORTH WITH A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 105° 58' 51" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 82° 55' 05" W, 239.56 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 277.46 FEET; THENCE S 87° 43' 06" W, 181.15 FEET; THENCE N 2° 16' 54" W, 111.83 FEET; THENCE N 81° 54' 04" W, 52.10 FEET; THENCE S 88° 17' 29" W, 125.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 21.73 ACRES, MORE OR LESS.

SUBJECT TO AND TOGETHER WITH A 20 FOOT WIDE EASEMENT FOR DRAINAGE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NW CORNER OF LOT 79, PRESERVE AT LAUREL LAKE, UNIT 1, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 19-25 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND THENCE RUN N 87° 52' 56" E, 124.90 FEET; THENCE RUN N 82° 51' 07" E, 50.09 FEET; THENCE RUN N 87° 52' 55" E, 272.25 FEET; THENCE RUN N 64° 16' 24" E, 222.78 FEET TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING, RUN N 25° 43' 36" W, 154.50 FEET; THENCE RUN N 61° 03' 34" W, 97.83 FEET TO A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 23° 04' 26" WITH A CHORD BEARING AND DISTANCE OF N 28° 56' 26" E, 20.00 FEET; THENCE RUN ALONG ARC OF SAID CURVE AN ARC DISTANCE OF 20.14 FEET; THENCE RUN S 61° 03' 34" E, 104.20 FEET; THENCE RUN S 25° 43' 36" E, 160.87 FEET; THENCE RUN S 64° 16' 24" W, 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS / EGRESS AND UTILITIES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NW CORNER OF LOT 79, PRESERVE AT LAUREL LAKE, UNIT 1, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 19-25 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND THENCE RUN N 87° 52' 56" E, 124.90 FEET TO THE POINT OF BEGINNING OF EASEMENT; THENCE RUN N 2° 10' 20" W, 340.22 FEET; THENCE RUN S 81° 54' 04" E, 52.10 FEET; THENCE RUN S 2° 16' 54" E, 111.83 FEET; THENCE RUN S 1° 13' 46" E, 214.77 FEET; THENCE RUN S 82° 51' 07" W, 50.09 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES BASED ON THE EVIDENCE OF PRIOR SURVEYS AND RECORDS PROVIDED TO OR OTHERWISE OBTAINED BY THIS OFFICE.
2. BEARINGS ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (NORTH ZONE), USING FDOT CONTROL POINT 2901016C1, WHICH HAS PUBLISHED COORDINATES OF N= 434104.160, E= 2536756.440 AND THE NORTH AMERICAN DATUM OF 1983 ((NAD83 (2011)) U.S. SURVEY FEET USING GPS METHODS. ELEVATIONS ARE BASED ON NAVD88, USING FDOT CONTROL POINT 2901016BMI, WHICH HAS A PUBLISHED ELEVATION OF 158.61.
3. THIS PARCEL LIES IN ZONE "A", AN AREA INSIDE THE 100-YEAR FLOOD PLAIN AND ZONE "X", AN AREA OUTSIDE OF THE 500-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP, DATED NOVEMBER 2, 2018, COMMUNITY PANEL NO. 12023C0290D. FLOOD ZONE LINES, IF ANY, ARE SHOWN FROM DATA PROVIDED BY FEMA.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
7. CLOSURE OF FIELD SURVEY IS BETTER THAN 1/10,000. BOUNDARY AND CONTROL MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 0.2 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE NOTED. OTHER IMPROVEMENTS SUCH AS UTILITY POLES, SEPTIC TANKS, TREES, INTERIOR FENCES, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS OTHERWISE NOTED.
8. EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS OF RECORD, IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS OR DISCOVERED BY THIS OFFICE. AN EFFORT HAS BEEN MADE IN GOOD FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.
9. EXISTING TOPOGRAPHY AND TREES SHOWN HEREIN WAS TAKEN FROM A SURVEY PERFORMED BY DANIEL AND GORE (LB 7683), SIGNED BY BRIAN SCOTT DANIEL LS 6449.

STATISTICAL INFORMATION

1. TOTAL ACREAGE OF THE SITE IS APPROXIMATELY 21.73 ACRES.
2. MAXIMUM IMPERVIOUS COVERAGE PER LOT OF SINGLE FAMILY HOMES NOT TO EXCEED 65%
3. GROSS RESIDENTIAL DENSITY (SINGLE FAMILY HOMES) = 93 HOMES/21.73 ACRES = 4.28 UNITS/ACRE.
4. NET RESIDENTIAL ACREAGE (SINGLE FAMILY HOMES): 15.69 ACRES.
5. SUMMARY OF TOTAL SITE ACREAGE OF 21.73 ACRES:

LOTS OF SINGLE FAMILY HOMES	15.69
RETENTION PONDS	0.00
ROAD RIGHT OF WAY AREA	4.35
COMMON AREA / GREEN AREA	1.69
WETLANDS/CONSERVATION AREA	0.00

UTILITY SERVICE PLAN:
THE LOTS WILL BE SERVED BY CITY WATER AND SEWER. THE CITY OF LAKE CITY WILL BE GRANTED THE NECESSARY EASEMENTS WITHIN THE PROJECT SITE TO CONSTRUCT THE UTILITY FACILITIES. THESE ARE TO BE DETERMINED PRIOR TO FINAL PRD APPROVAL.
BELLSOUTH / AT&T AND FLORIDA POWER AND LIGHT COMPANY WILL BE GRANTED EASEMENTS WITHIN THE PROJECT SITE TO CONSTRUCT UTILITY FACILITIES. THESE ARE TO BE DETERMINED PRIOR TO FINAL PRD APPROVAL.

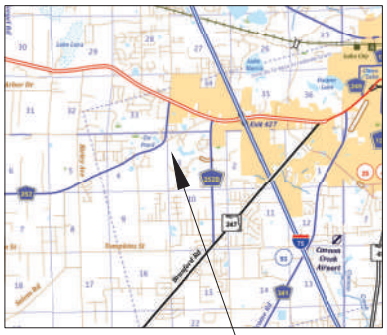
MANAGEMENT OF COMMON AREAS:
THE COMMON AREAS AND RETENTION AREAS IN THE DEVELOPMENT ARE PRIVATELY OWNED AS GRANTED TO THE HOMEOWNERS ASSOCIATION. TITLE TO THESE AREAS WILL BE HELD BY A FLORIDA NOT FOR PROFIT HOMEOWNERS ASSOCIATION, "PRESERVE HIGHLAND OWNERS ASSOCIATION, INC.", WHICH WILL OWN, MANAGE, AND CONTROL SAID COMMON ELEMENTS IN ACCORDANCE WITH DECLARATIONS AND RESTRICTIONS, ARTICLES OF INCORPORATION AND BYLAWS. EACH LOT OWNER WILL BE A MEMBER OF THE HOMEOWNERS ASSOCIATION. THE ASSOCIATION WILL GOVERN BY MAJORITY RULE AND HAS THE AUTHORITY TO ASSESS FOR MAINTENANCE AND IMPROVEMENTS OF THE COMMON ELEMENTS.

THE DEVELOPMENT IS LIMITED TO SINGLE FAMILY RESIDENCES. NO MOBILE HOMES, CAMPERS, MOTOR HOMES, OR SIMILAR ARRANGEMENTS CAN BE USED FOR A DWELLING.

REFER TO BOUNDARY SURVEY BY DANIEL & GORE, LLC, DATED 05/26/23.

REFER TO UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLE MAP, LAKE CITY WEST, FLORIDA QUADRANGLE.

NOT FOR FINAL RECORDING



IN ACCORDANCE WITH COUNTY ORDINANCE NO. 98-1 WHICH ENACTED SECTION 4.18 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, THE UNDERSIGNED DEVELOPERS HEREBY PROPOSE AND REQUEST APPROVAL OF THE PLANNED RESIDENTIAL DEVELOPMENT DESCRIBED HEREIN TO BE KNOWN AS PRESERVE HIGHLAND.

STATEMENT OF OBJECTIVES

THE DEVELOPMENT CONSISTS OF APPROXIMATELY 21.73 ACRES LOCATED SOUTH OF SW DEPUTY JEFF DAVIS LANE IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST.

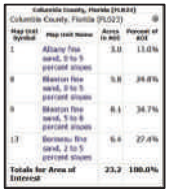
THE DEVELOPMENT INCLUDES 93 LOTS RANGING IN SIZE FROM A MINIMUM OF 0.14 ACRE TO 0.38 ACRE AND GREEN AREAS OF APPROXIMATELY 1.69 ACRES.

THE PROPERTY IS BORDERED ON THE SOUTH AND EAST BY RESIDENTIAL LAND AND ON THE WEST BY AGRICULTURAL LAND.

1. THE EXISTING LAND USE DESIGNATION ON THE PROPERTY IS PLANNED RESIDENTIAL DEVELOPMENT (PRD).
2. BUILDING SETBACKS: BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT - LOTS 1-24 & 64-70: 10 FT; LOTS 25-63 & 71-93: 20 FT
   SIDE - 10 FEET FOR EACH SIDE YARD
   REAR - 15 FEET
3. MAXIMUM HEIGHT OF BUILDINGS: THE MAXIMUM HEIGHT OF BUILDINGS SHALL BE 35 FEET. HEIGHT OF BUILDING IS THE VERTICAL DISTANCE MEASURED FROM THE ESTABLISHED GRADE AT A CORNER OF THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT ROOF, TO THE DECK LINE OF A MANSARD OR BERMUDA ROOF, TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE OF GABLE, HIP, CONE, GAMBREL AND SHED ROOFS, AND TO THE HEIGHT THREE-FOURTHS (3/4) THE DISTANCE FROM THE GROUND TO THE APEX OF A-FRAME AND DOME ROOFS.
4. ACCESS STREETS: THE ARTERIAL STREETS RELATED TO THIS DEVELOPMENT ARE U.S. HIGHWAY 90 TO THE NORTH, INTERSTATE 75 TO THE NORTH AND EAST, AND STATE ROAD NO. 247 (BRANFORD HIGHWAY) TO THE EAST AND SOUTH. COLLECTOR STREETS FROM WHICH THERE IS DIRECT ACCESS TO THE DEVELOPMENT IS SW DEPUTY JEFF DAVIS LANE ON THE NORTH. THERE IS ONE ACCESS STREET INTO THE DEVELOPMENT FROM SAID COLLECTOR STREET.
5. COMMON OUTSIDE STORAGE AREAS: THERE WILL BE NO PROVISION MADE FOR COMMON OUTSIDE STORAGE AREAS. EACH LOT IS LARGE ENOUGH THAT THE HOMEOWNER CAN PROVIDE HIS OR HER OWN STORAGE AREA.
6. SCREENING, BUFFERING AND LANDSCAPING: SCREENING, BUFFERING, AND LANDSCAPE BUFFERED AREAS SHALL BE IN COMPLIANCE WITH CHAPTER 20-A, COLUMBIA COUNTY ZONING REGULATIONS, OR SUCH REGULATIONS IN EFFECT AT THE TIME EACH HOME IS BUILT, WHICHEVER IS LESS RESTRICTIVE.
7. ADDITIONAL SETBACK REQUIREMENTS: THE LOCATION OF ANY STRUCTURE (EXCEPT PERMITTED DOCKS, WALKWAYS, AND PIERS) SHALL BE SET BACK A MINIMUM OF THIRTY-FIVE (35) FEET FROM WETLANDS AND FIFTY (50) FEET FROM ALL PERENNIAL RIVERS, CREEKS, AND STREAMS.

REVISION BOX		
DATE	BY	DESCRIPTION

SOIL MAP



SOIL MAP LEGEND

SYMBOL LEGEND

O.R.I.	OFFICIAL RECORD INSTRUMENT
■	CONCRETE MONUMENT FOUND
□	CONCRETE MONUMENT SET, LS 4708
●	IRON PIN OR PIPE FOUND
○	5/8" IRON ROD SET, LB 8494
—x—	WIRE FENCE
—E—	ELECTRIC UTILITY LINE (OVERHEAD)
UGE	UNDERGROUND ELECTRIC SERVICE
CTV	CABLE TV LINE (OVERHEAD)
—o—	CHAIN LINK FENCE
—o—	WOODEN FENCE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
⊗	UTILITY POLE
R/W	RIGHT-OF-WAY
NO ID.	NO IDENTIFICATION
F.L.A. D.O.T.	FLA. DEPT. OF TRANSPORTATION
℄	CENTERLINE
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
I.P.	IRON PIPE
"SRD"	STATE ROAD DEPARTMENT

EXTRA ABBREVIATION:
(F) FIELD, AS IN "FIELD MEASUREMENT").
(D) DEED, AS IN "DEED DIMENSION").
(P) PLAT, AS IN "PLAT DIMENSION").
(R) RECORD, AS IN "RECORD DIMENSION").
(C) RECORD, AS IN "CALCULATED DIMENSION").

DEVELOPER:

TAMARAK LAND - PRESERVE HIGHLAND, LLC
P.O. BOX 357006
GAINESVILLE, FL 32635
(352) 281-1823

SURVEYOR:

MARK D. DUREN, LS 4708
1604 SW SISTERS WELCOME RD
LAKE CITY, FL 32025
(386) 758-9831

ENGINEER:

BRIAN PITMAN, P.E. 87495
P.O. BOX 1238
LAKE CITY, FL 32056
(386) 965-5919

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BEARING AND DISTANCES SHOWN ON THIS PRELIMINARY PLAT ARE TRUE AND CORRECT ACCORDING TO SURVEY MADE UNDER MY DIRECTION OF THE LANDS HEREON DESCRIBED.

SIGNED: _____
MARK D. DUREN, LS 4708

DATE: _____

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT ANY PROPOSED DRAINAGE SYSTEM, IF REQUIRED, WILL BE DESIGNED ACCORDING TO THE REQUIREMENTS OF THE COLUMBIA COUNTY LAND DEVELOPMENT CODE.

SIGNED: _____
BRIAN PITMAN, P.E.
FLORIDA CERT NO. 87495

DATE: _____

ENGINEER OF RECORD:
BRIAN JAMES PITMAN, P.E.
PE LICENSE NUMBER: 87495
(386) 965-5919
BPITMAN@PITMANENGINEERING.COM

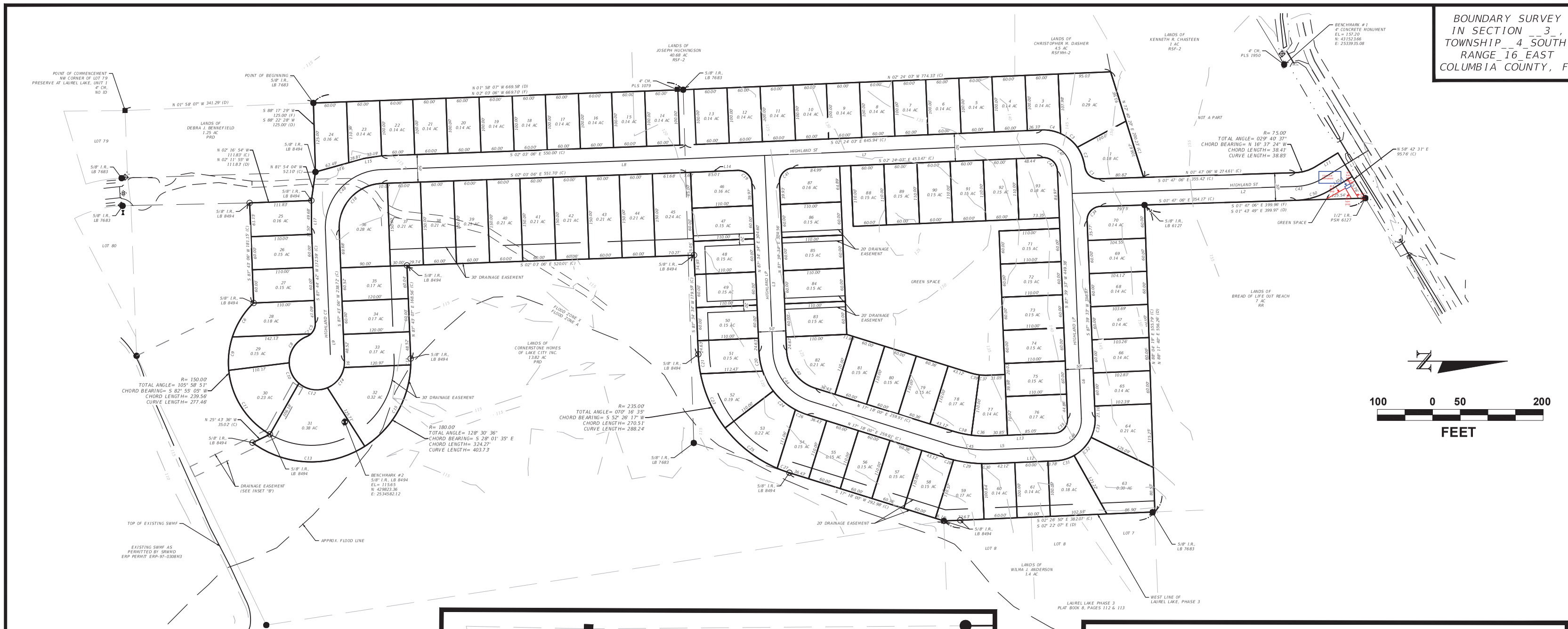
FIRM NAME AND CONTACT INFORMATION:
PITMAN ENGINEERING
P.O. BOX 1238
LAKE CITY, FL 32056
(386) 965-5919
PITMANENGINEERING.COM
DBPR REGISTRY #: 33013

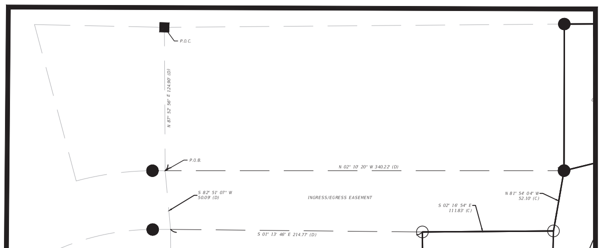
PROJECT NAME AND SITE ADDRESS:
PRESERVE HIGHLAND SUBDIVISION
LAKE CITY, FLORIDA

SHEET NAME: COVER SHEET
DATE: 03/25
SHEET #: 1 OF 2
PROJECT NUMBER: 24-19SAB

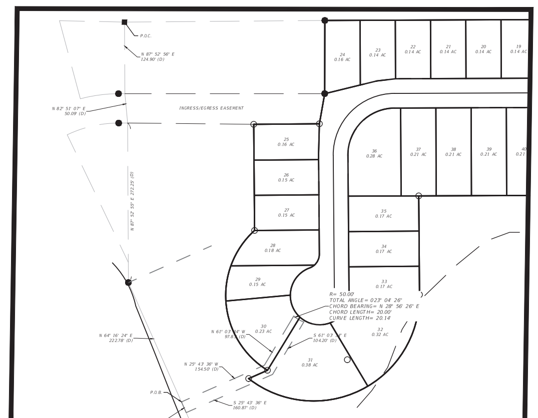
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

Brian Pitman 4/18/2025 4:22:50 PM C:\Users\BrianPitman\DC\ACCDocs\Pitman Engineering\Preserve Highland Subdivision\Project Files\5.CADD\Survey\PLAT01.dwg





INSET "A"



INSET "B"

PARCEL CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	37.15'	25.00'	085° 08' 37"	33.83'	S 40° 47' 13" W
C2	37.86'	75.00'	028° 55' 15"	37.46'	S 68° 53' 54" W
C3	39.49'	75.00'	030° 09' 59"	39.03'	S 39° 21' 16" W
C4	34.91'	75.00'	026° 40' 20"	34.60'	S 10° 56' 07" W
C5	21.44'	25.00'	049° 08' 07"	20.79'	S 67° 42' 50" E
C6	73.27'	150.00'	027° 59' 11"	72.54'	N 58° 05' 05" W
C7	9.33'	25.00'	021° 23' 36"	9.28'	S 32° 26' 59" E
C8	60.59'	50.00'	069° 25' 47"	56.95'	S 56° 28' 04" E
C9	61.09'	150.00'	023° 20' 10"	60.67'	N 83° 44' 45" W
C10	42.17'	50.00'	048° 19' 12"	40.93'	N 64° 39' 27" E
C11	143.10'	150.00'	054° 39' 31"	137.73'	S 57° 15' 25" W
C12	55.06'	50.00'	063° 05' 27"	52.32'	N 08° 57' 07" E
C13	216.05'	180.00'	068° 46' 15"	203.31'	S 01° 50' 35" W
C14	49.23'	50.00'	056° 24' 57"	47.27'	N 50° 48' 05" W
C15	176.19'	180.00'	056° 04' 57"	169.24'	S 60° 35' 01" E
C16	11.58'	50.00'	013° 16' 20"	11.56'	N 85° 38' 44" W
C17	11.49'	180.00'	003° 39' 24"	11.49'	N 89° 32' 49" E
C18	125.98'	80.00'	090° 13' 48"	113.36'	N 47° 10' 00" W
C19	39.26'	25.00'	089° 58' 38"	35.35'	S 42° 35' 16" W
C20	35.86'	125.00'	016° 26' 07"	35.73'	N 79° 21' 31" E
C21	35.50'	235.00'	008° 39' 21"	35.47'	S 83° 14' 54" W
C22	40.80'	125.00'	018° 42' 10"	40.62'	N 61° 47' 22" E
C23	108.62'	235.00'	026° 28' 57"	107.65'	S 65° 40' 45" W
C24	52.95'	125.00'	024° 16' 10"	52.55'	N 40° 18' 12" E
C25	120.51'	235.00'	029° 22' 54"	119.19'	S 37° 44' 50" W
C26	23.71'	125.00'	010° 52' 08"	23.68'	N 22° 44' 03" E
C27	23.61'	235.00'	005° 45' 23"	23.60'	S 20° 10' 41" W
C28	16.89'	250.00'	003° 52' 15"	16.89'	N 15° 21' 52" E
C29	51.38'	250.00'	011° 46' 28"	51.29'	N 07° 32' 31" E
C30	17.90'	250.00'	004° 06' 07"	17.89'	N 00° 23' 47" W
C31	35.25'	75.00'	026° 55' 35"	34.92'	N 15° 54' 37" W
C32	45.77'	75.00'	034° 57' 55"	45.06'	N 46° 51' 22" W
C33	36.65'	75.00'	028° 00' 08"	36.29'	N 78° 20' 23" W
C34	39.51'	25.00'	090° 33' 21"	35.53'	N 47° 03' 46" W
C35	39.22'	25.00'	089° 53' 37"	35.32'	S 47° 23' 39" E
C36	34.47'	200.00'	009° 52' 25"	34.42'	S 02° 29' 22" W
C37	15.51'	90.00'	009° 52' 25"	15.49'	N 02° 29' 22" E
C38	34.47'	200.00'	009° 52' 25"	34.42'	S 12° 21' 47" W
C39	15.51'	90.00'	009° 52' 25"	15.49'	N 12° 21' 47" E
C40	91.99'	75.00'	070° 16' 35"	86.33'	S 52° 26' 17" W
C41	39.28'	25.00'	090° 01' 22"	35.36'	N 47° 24' 44" W
C42	39.30'	25.00'	090° 03' 36"	35.37'	N 42° 37' 45" E
C50	64.75'	125.00'	029° 40' 37"	64.02'	N 16° 37' 24" W

ROW LINE TABLE		
LINE	LENGTH	DIRECTION
L10	47.320	N31° 27' 43.19"W
L11	47.469	N31° 27' 43.19"W
L12	115.894	S02° 26' 49.90"E
L13	115.894	N02° 26' 49.90"W
L14	92.627	S02° 24' 03.25"E
L15	32.195	N08° 29' 58.24"W
L16	91.298	N15° 35' 45.90"W
L17	49.685	S89° 44' 12.49"W

ROADWAY CENTERLINE LINE TABLE				
LINE	DIRECTION	LENGTH	START STATION	END STATION
L1	S 31° 27' 43" E	96.38	100+00.00	100+96.38
L2	S 01° 47' 06" E	404.66	101+48.17	105+52.83
L3	N 87° 34' 34" E	354.58	200+00.00	203+54.58
L4	N 17° 18' 00" E	259.91	204+77.24	207+37.15
L5	N 02° 26' 50" W	115.89	208+14.70	209+30.59
L6	S 87° 39' 33" W	449.38	210+09.04	214+58.42
L7	S 02° 24' 03" E	646.02	215+37.01	221+83.03
L8	S 02° 03' 06" E	551.62	221+83.03	227+34.66
L9	N 87° 43' 06" E	225.77	229+00.01	231+25.78

ROADWAY CENTERLINE CURVE TABLE							
CURVE	P.C. STATION	P.I. STATION	P.T. STATION	DELTA (Δ)	T	CHORD	R
C43	100+96.38	101+22.87	101+48.17	029° 40' 37"	26.49'	51.22'	100.00'
C44	203+54.58	204+24.96	204+77.24	070° 16' 35"	70.38'	115.11'	100.00'
C45	207+37.15	207+76.31	208+14.70	019° 44' 49"	39.16'	77.16'	225.00'
C46	209+30.59	209+80.50	210+09.04	089° 53' 37"	49.91'	70.65'	50.00'
C47	214+58.42	215+08.47	215+37.01	090° 03' 36"	50.05'	70.75'	50.00'
C48	227+34.66	228+40.08	229+00.01	090° 13' 48"	105.42'	148.79'	105.00'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BEARING AND DISTANCES SHOWN ON THIS PRELIMINARY PLAT ARE TRUE AND CORRECT ACCORDING TO SURVEY MADE UNDER MY DIRECTION OF THE LANDS HEREON DESCRIBED.

SIGNED: ______________________
MARK D. DUREN, LS 4708

DATE: ______________________

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT ANY PROPOSED DRAINAGE SYSTEM, IF REQUIRED, WILL BE DESIGNED ACCORDING TO THE REQUIREMENTS OF THE COLUMBIA COUNTY LAND DEVELOPMENT CODE.

SIGNED: ______________________
BRIAN PITMAN, P.E.
FLORIDA CERT NO. 87495

DATE: ______________________

FIELD SURVEY DATE JANUARY 13, 2025
DATE DRAWN APRIL 9, 2025
FOR PFS SOLUTIONS
FIELD BOOK ______ PAGE ______
DRAWN BY R. DAVIS

NOT FOR FINAL RECORDING

SHEET NAME: PLAN SHEET
DATE: 03/25
PITMAN ENGINEERING PROJECT #: 24-19SAB
SHEET #: 2 OF 2

PROJECT NAME AND SITE ADDRESS:
PRESERVE HIGHLAND SUBDIVISION
LAKE CITY, FLORIDA

FIRM NAME AND CONTACT INFORMATION:
PITMAN ENGINEERING
P.O. BOX 1238
LAKE CITY, FL 32056
(386) 965-5919
PITMANENGINEERING.COM
DBPR REGISTRY #: 35013

ENGINEER OF RECORD:
BRIAN JAMES PITMAN, P.E.
PE LICENSE NUMBER: 87495
BPITMAN@PITMANENGINEERING.COM
(386) 965-5919

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.