OFFICIAL RECORDS
BOOK 1211 PAGE 755

FILE NUMBER 201120038
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
3/5 2011 AT 2:54 O'CLOCK PM
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Bonnie Dow D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

C:\Temp\119537FIN.dwg Tue Jan 25 14:32:06 2011

# "AMELIA LANDING PHASE 1"

## A PLANNED RESIDENTIAL DEVELOPMENT

SECTION 13, TOWNSHIP 4 SOUTH, RANGE 16 EAST.
COLUMBIA COUNTY, FLORIDA

PRRD
PLAT BOOK 1 PAGE 38
SHEET 1 OF 2

OVER ALL DEVELOPMENT

LAND USE:

18.77 ACRES± = RESIDENTIAL LAND USE
3.88 ACRES± = RETENTION
1.40 ACRES± = TAXI-WAY (COMMON AREA)
0.58 ACRES± = OPEN AREA (COMMON AREA)
6.12 ACRES± = WETLANDS INCLUDING BUFFER
4.77 ACRES± = ROAD RIGHT-OF-WAY AREA
35.53 ACRES± = TOTAL AREA

PHASE 1

LAND USE:

9.36 ACRES± = RESIDENTIAL LAND USE
1.54 ACRES± = RETENTION
0.47 ACRES± = TAXI-WAY (COMMON AREA)
0.0 ACRES± = OPEN AREA (COMMON AREA)
2.85 ACRES± = WETLANDS INCLUDING BUFFER
2.55 ACRES± = ROAD RIGHT-OF-WAY AREA
16.77 ACRES± = TOTAL AREA

FLOOD NOTICE:
SOME LOTS MAY BE AFFECTED BY THE 100 YEAR FLOOD ELEVATION

**NOTICE:**
**THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED 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 OF THIS COUNTY.**

**NOTICE:**
ALL PLATTED 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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT AMELIA LANDING, INC., AS OWNER, AND PEOPLES STATE BANK, AS MORTGAGEE, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "AMELIA LANDING PHASE 1", AND THAT ALL ROADS, STREETS, AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND RETENTION 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.

ATTEST:

Holly Hanover
WITNESS AS TO OWNER
Holly Hanover

Ruby R. Middleton
WITNESS AS TO OWNER
Ruby R. Middleton

CHRIS BULLARD
AS PRESIDENT

Diane H. Kilbrew
WITNESS AS TO MORTGAGEE
Diane H. Killebrew

Jody M. Goble
WITNESS AS TO MORTGAGEE
Jody M. Goble

CHRIS DAMPIER
AS SENIOR VICE-PRESIDENT

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 25 DAY OF January, 2011 A.D., BEFORE ME PERSONALLY APPEARED CHRIS BULLARD, AS PRESIDENT OF AMELIA LANDING, INC., AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

HOLLY C. HANOVER
Commission # DD 953514
Expires May 18, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

Holly C Hanover
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 25 DAY OF January, 2011 A.D., BEFORE ME PERSONALLY APPEARED CHRIS DAMPIER, AS SENIOR VICE-PRESIDENT OF PEOPLES STATE BANK, AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

Notary Public State of Florida
Jody M Goble
My Commission DD860171
Expires 02/10/2013

Jody M. Goble
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

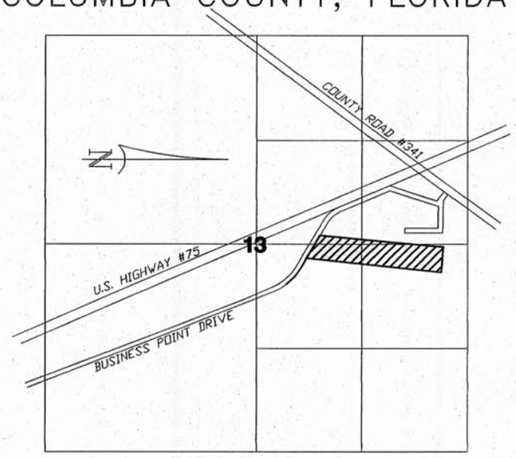
MY COMMISSION EXPIRES:

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: February 24, 2011

Marlin Feagle
COUNTY ATTORNEY




LOCATION SKETCH
NOT TO SCALE

PROPOSED FLOOR AREA RATIOS

THE MAXIMUM FLOOR AREA SHALL NOT EXCEED 20% AND THE MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 40% OF THE TOTAL DEVELOPED AREA OF EACH LOT AS SHOWN HEREON THIS PRD PLAN.

UTILITY SERVICE

THIS AREA IS TO BE SERVED BY A PUBLIC WATER SYSTEM IN WHICH EACH LOT OWNER WILL BE RESPONSIBLE FOR THEIR OWN CONNECTION FEES AS REQUIRED BY THE GOVERNING MUNICIPALITY IN CHARGE OF DISTRIBUTION. EACH RESIDENCE WILL HAVE A COMMUNITY SEWER CONNECTION AND EACH LOT OWNER BE RESPONSIBLE FOR ITS OWN PERMITTING, INSTALLATION AND THE FEES INCURRED TO DO SO.

BELLSOUTH/AT&T, TIME WARNER CABLE, CLAY ELECTRIC AND ANY OTHER NECESSARY UTILITY COMPANY WILL BE GRANTED EASEMENTS WITHIN THE PROJECT SITE TO CONSTRUCT UTILITY FACILITIES.

SET ASIDE AREAS

THE ONLY ANTICIPATED SET-A-SIDE AREAS ARE AS SHOWN HEREIN AS TAXI-WAYS. THE SET-A-SIDE AREAS IN THE DEVELOPMENT ARE PRIVATELY OWNED BY THE DEVELOPER, OWNERS ASSOCIATIONS AND OR ASSIGNS AND WILL HOLD TITLE TO THESE AREAS. WHICH WILL OWN, MANAGE AND CONTROL SAID SET-A-SIDE AREAS IN ACCORDANCE WITH DECLARATIONS AND RESTRICTIONS ARTICLES OF INCORPORATION AND BYLAWS.

STATEMENT OF OBJECTIVES

THE DEVELOPMENT CONSISTS OF APPROXIMATELY 22.06 ACRES LOCATED IN THE CANNON CREEK AIRPARK AREA WITH MANY 1/2 ACRE DEVELOPMENTS NEARBY. THE DEVELOPMENT INCLUDES 37 LOTS RANGING IN SIZE FROM APPROXIMATELY 20,500 SQUARE FEET TO 32,670 SQUARE FEET AND COMMON AREAS OF APPROXIMATELY 1.40 ACRES.

THE DEVELOPMENT ALLOWS ONLY SINGLE FAMILY HOMES AND APPURTENANT STRUCTURES. THE ROADS WILL BE PRIVATELY OWNED AND NOT MAINTAINED BY THE COUNTY.

**APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.**

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF MAY 20, 2010, A.D.

CHAIRMAN

BUILDING NOTE:

FRONT = 25.00 FEET
SIDE = 10.00 FEET
REAR = 15.00 FEET
BUILDING HEIGHT = 35.00 FEET MAX
MAXIMUM LOT COVERAGE = 40%
LANDSCAPED BUFFER = NATURAL VEGETATION
ROADWAYS AND EASEMENTS ARE NOT DEDICATED TO THE PUBLIC

DEVELOPER:
AMELIA LANDINGS, INC
P.O. BOX 1733
LAKE CITY, FLORIDA 32056
386-755-4050

SPECIAL NOTES:

1. LAND USE FOR THIS PARCEL IS RESIDENTIAL LOW DENSITY AND RESIDENTIAL VERY LOW DENSITY.
2. 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.
3. SCREENING, BUFFERING AND NATURAL 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. IN ACCORDANCE WITH COUNTY ORDINANCE NO. 97-29 WHICH ENACTED SECTION 20-A OF THE COLUMBIA COUNTY ZONING REGULATIONS.
4. THE SURROUNDING ZONING AND LAND USE IS "RR", C1, AND "RSF 2".
5. THE STREETS WILL BE CONSTRUCTED TO THE STANDARDS OF COLUMBIA COUNTY, FLORIDA, LAND DEVELOPMENT REGULATIONS.

SURVEYOR'S NOTES

1. WATER SOURCE TO BE A COMMUNITY WATER SOURCE.
2. WASTE WATER DISPOSAL TO BE A COMMUNITY COLLECTION SOURCE.
3. MINIMUM LOT SIZE TO BE 20,000 SQUARE FEET, MORE OR LESS.
4. VEGETATION IS GRASS LAND AND WOODED.
5. ELEVATIONS BASED ON U.S.C. AND G.S. AND FIELD ELEVATIONS ON SITE.
6. ALL LOTS TO BE USED FOR RESIDENTIAL PURPOSES.
7. DRAINAGE EASEMENTS AS REQUIRED WILL BE SHOWN ON THE FINAL PLAT.
8. EASEMENTS ARE TO BE PROVIDED FOR UTILITIES, AND WILL BE SHOWN ON FINAL PLAT TO SERVICE ALL LOTS SHOWN HEREON. THESE EASEMENTS WILL BE LOCATED SO AS TO REMOVE THE MINIMUM NUMBER OF TREES ON THE PROPERTY.
9. LOT DIMENSIONS ARE SUBJECT TO FINAL CALCULATIONS.
10. IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NO. 12023C 0293 C, HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
11. THE BEARING SHOWN HEREON IS BASED ON AN ASSUMED BEARING OF N.01°09'39"W. FOR THE WEST LINE OF THE NE 1/4 OF SECTION 13.

**CERTIFICATE OF CLERK OF CIRCUIT COURT:**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 15 DAY OF March, 2011 A.D., IN PLAT BOOK 1 PAGE 38-39

P. DeWitt Cason
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF ENGINEER:
THIS IS TO CERTIFY, THAT ON 1-25-11, A REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 33605 DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND AS APPLICABLE, ANY SUBMITTED "AS BUILT" BLUE PRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

NAME:

CERTIFICATE OF COUNTY SURVEYOR:
KNOWN ALL MEN BY THESE PRESENT, 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 ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE 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. DeLaney DATE: 1/25/11 REGISTRATION # 5590

PRINT: TIMOTHY A. DELANEY - DONALD LEE & ASSOC.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND 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.

L. SCOTT BRITT, PSM #5757

12-2-10
DATE:

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-16538

OFFICIAL RECORDS
BOOK 1211 PAGE 755

# "AMELIA LANDING PHASE 1"

## A PLANNED RESIDENTIAL DEVELOPMENT

SECTION 13, TOWNSHIP 4 SOUTH, RANGE 16 EAST.
COLUMBIA COUNTY, FLORIDA

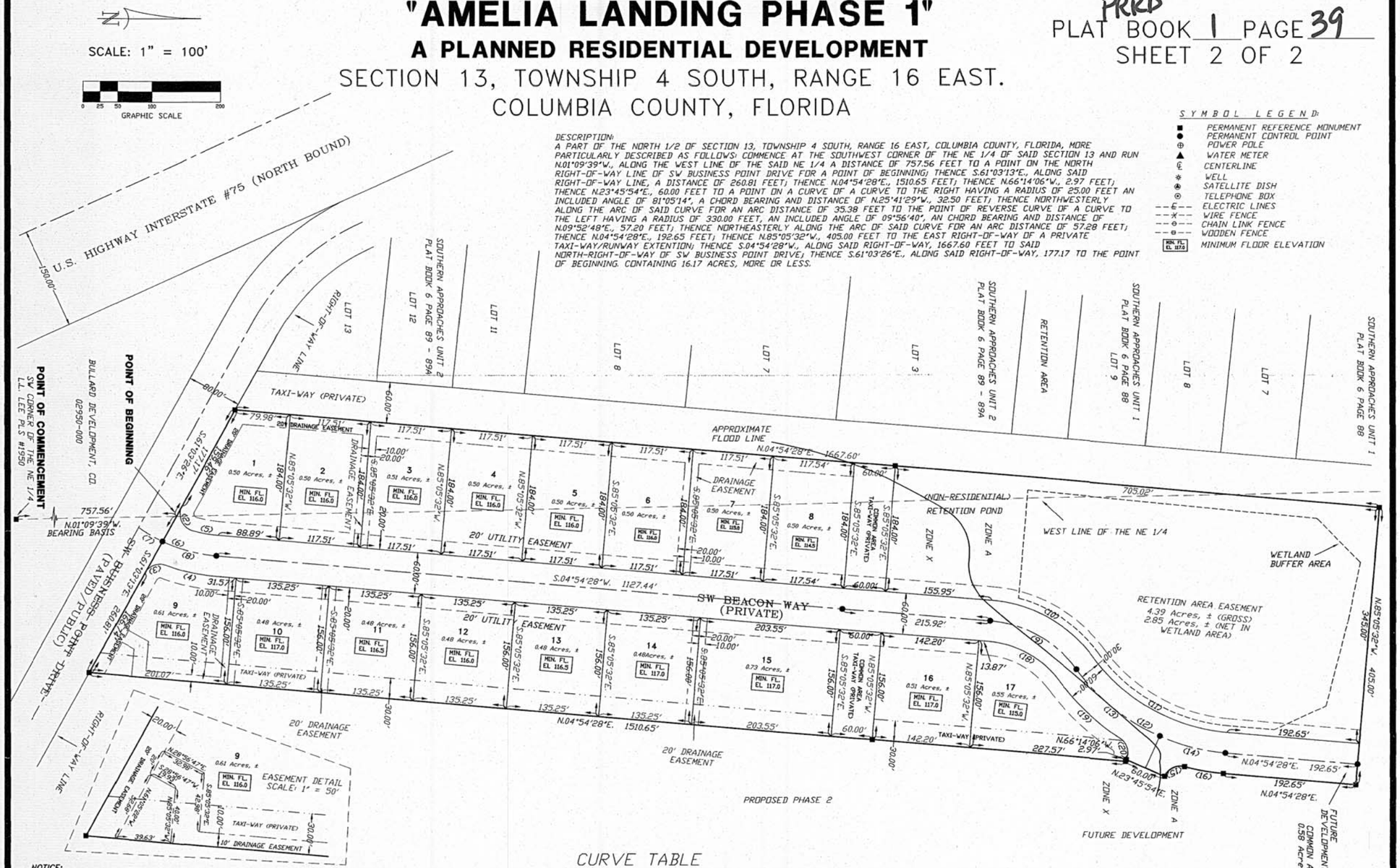
PRRD
PLAT BOOK 1 PAGE 39
SHEET 2 OF 2

SCALE: 1" = 100'

GRAPHIC SCALE 0 25 50 100 200

DESCRIPTION:
A PART OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 13 AND RUN N.01°09'39"W., ALONG THE WEST LINE OF THE SAID NE 1/4 A DISTANCE OF 757.56 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW BUSINESS POINT DRIVE FOR A POINT OF BEGINNING; THENCE S.61°03'13"E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 260.81 FEET; THENCE N.04°54'28"E., 1510.65 FEET; THENCE N.66°14'06"W., 2.97 FEET; THENCE N.23°45'54"E., 60.00 FEET TO A POINT ON A CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AN INCLUDED ANGLE OF 81°05'14", A CHORD BEARING AND DISTANCE OF N.25°41'29"W., 32.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 35.38 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN INCLUDED ANGLE OF 09°56'40", AN CHORD BEARING AND DISTANCE OF N.09°52'48"E., 57.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 57.28 FEET; THENCE N.04°54'28"E., 192.65 FEET; THENCE N.85°05'32"W., 405.00 FEET TO THE EAST RIGHT-OF-WAY OF A PRIVATE TAXI-WAY/RUNWAY EXTENTION; THENCE S.04°54'28"W., ALONG SAID RIGHT-OF-WAY, 1667.60 FEET TO SAID NORTH-RIGHT-OF-WAY OF SW BUSINESS POINT DRIVE; THENCE S.61°03'26"E., ALONG SAID RIGHT-OF-WAY, 177.17 TO THE POINT OF BEGINNING. CONTAINING 16.17 ACRES, MORE OR LESS.

SYMBOL LEGEND:
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- POWER POLE
- WATER METER
- CENTERLINE
- WELL
- SATELLITE DISH
- TELEPHONE BOX
- ELECTRIC LINES
- WIRE FENCE
- CHAIN LINK FENCE
- WOODEN FENCE
- MIN. FL. EL. 117.5 — MINIMUM FLOOR ELEVATION

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CURVE TABLE

| NO. | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| 1 | 756.20' | 34°31'55" | 455.76' | 235.04' | 448.89' | N.43°53'20"W. |
| 2 | 25.00' | 103°05'56" | 44.99' | 31.48' | 39.16' | S.67°23'49"W. |
| 3 | 25.00' | 82°00'03" | 35.78' | 21.73' | 32.80' | N.20°03'12"W. |
| 4 | 260.00' | 16°02'22" | 72.78' | 36.63' | 72.55' | S.12°53'39"W. |
| 5 | 200.00' | 10°56'23" | 38.19' | 19.15' | 38.13' | S.10°22'40"W. |
| 6 | 230.00' | 30°21'50" | 121.89' | 62.41' | 120.47' | S.20°05'23"W. |
| 7 | 230.00' | 09°58'47" | 40.06' | 20.08' | 40.01' | N.30°16'54"E. |
| 8 | 230.00' | 20°23'03" | 81.83' | 41.35' | 81.40' | N.15°05'59"E. |
| 9 | 175.00' | 48°37'11" | 148.50' | 79.05' | 144.09' | N.29°13'04"E. |
| 10 | 205.00' | 48°37'11" | 173.96' | 92.60' | 168.79' | N.29°13'04"E. |
| 11 | 270.00' | 48°37'11" | 229.12' | 121.97' | 222.30' | S.29°13'04"W. |
| 12 | 300.00' | 48°37'11" | 254.57' | 135.52' | 247.00' | S.29°13'04"W. |
| 13 | 300.00' | 29°45'45" | 155.84' | 79.72' | 154.09' | N.38°38'47"E. |
| 14 | 300.00' | 18°51'26" | 98.74' | 49.82' | 98.29' | N.14°20'11"E. |
| 15 | 25.00' | 81°05'14" | 35.38' | 21.38' | 32.50' | N.25°41'29"W. |
| 16 | 330.00' | 09°56'40" | 57.28' | 28.71' | 57.20' | N.09°52'48"E. |
| 17 | 20.00' | 71°08'34" | 24.83' | 14.30' | 23.27' | S.30°39'49"E. |
| 18 | 145.00' | 48°37'11" | 123.04' | 65.50' | 119.38' | N.29°13'04"E. |
| 19 | 330.00' | 20°50'59" | 120.09' | 60.71' | 119.42' | S.43°06'10"W. |
| 20 | 25.00' | 81°05'14" | 35.38' | 21.38' | 32.50' | N.73°13'17"E. |


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- 16538


C:\Temp\119537FIN.dwg Tue Jan 25 14:08:19 2011