


# BICENTENNIAL ACRES UNIT ONE ADDITION

PLAT BOOK \_\_\_\_\_  
 PAGES \_\_\_\_\_  
 SHEET 1 OF 2

A REPLAT OF PARTS OF LOTS 20 AND PART OF LOT 21, BICENTENNIAL ACRES UNIT ONE  
 SECTION 11, TOWNSHIP 7 SOUTH, RANGE 17 EAST,  
 COLUMBIA COUNTY, FLORIDA

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.  
 THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS  
 DAY OF 4-3-2025, 2025, A.D.  
  
 CHAIRMAN

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.  
 I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN  
 ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT  
 A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF  
 \$ \_\_\_\_\_ OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF  
 \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED  
 IMPROVEMENTS IN CASE OF DEFAULT.

DIRECTOR OF PUBLIC WORKS \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEYOR'S NOTES:**

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
- BEARINGS ARE BASED ON THE PLATTED BEARING OF N.02°35'58"W., FOR THE EASTERLY LINE OF PARCEL SHOWN HEREON.
- TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. A PORTION OF THIS PARCEL IS IN FLOODABLE ZONE "X" AND IS SUBJECT TO AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. A PORTION OF THIS PARCEL IS IN ZONE "AE" AND IS SUBJECT TO FLOODING. A BASE FLOOD ELEVATION IS ESTABLISHED TO BE 52.3 FEET AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NO. 12023C 0514C. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. (ELEVATION BASED ON NAVD 88 DATUM).
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THE FIELD WORK WAS PERFORMED ON 06/19/2024.
- EASEMENTS ARE AS SHOWN HEREON.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
- PRELIMINARY PLAN APPROVAL WAS COMPLETED AS REQUIRED.
- NO ROADS WERE CONSTRUCTED OR IMPROVED FOR THE PURPOSES OF THIS DEVELOPMENT.

**DESCRIPTION:**

LOT 1 OF BICENTENNIAL ACRES UNIT ONE ADDITION, BEING PART OF LOT 20, "BICENTENNIAL ACRES - UNIT ONE" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 35 & 35A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF SAID LOT 20 AND RUN N.02°35'58"W., ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 392.65 FEET; THENCE N.55°23'58"E., ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 747.33 FEET TO THE INTERSECTION OF THE NORTHEAST CORNER OF SAID LOT 20 AND THE WEST RIGHT-OF-WAY LINE OF SW BRAWLEY TERRACE (A COUNTY MAINTAINED DIRT ROAD); THENCE S.02°33'54"E., ALONG SAID WEST RIGHT-OF-WAY LINE, 34.78 FEET TO THE POINT OF A CURVE OF A CUL-DE-SAC BEING CONCAVE TO THE TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 FEET AND AN INCLUDED ANGLE OF 97°21'19"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 101.95 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.08°46'14"W., 90.12 FEET; THENCE S.33°47'50"W., 498.90 FEET; THENCE S.05°04'20"W., 268.63 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20; THENCE S.87°51'18"W., ALONG THE SAID SOUTH LINE, A DISTANCE OF 284.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES, MORE OR LESS.

**ALSO:**

LOT 2 OF BICENTENNIAL ACRES UNIT ONE ADDITION, BEING PART OF LOT 20 AND PART OF LOT 21, "BICENTENNIAL ACRES - UNIT ONE" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 35 & 35A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF SAID LOT 21 AND RUN N.87°51'18"E., ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 402.50 FEET; THENCE N.12°25'47"E., A DISTANCE OF 662.80 FEET TO A POINT OF CURVE OF A CURVE ON A CUL-DE-SAC FOR SW BRAWLEY TERRACE (A COUNTY MAINTAINED DIRT ROAD), BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 60.00 FEET AND AN INCLUDED ANGLE OF 28°42'50" THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 30.07 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.54°15'51"W., 23.76 FEET; THENCE S.33°47'50"W., 498.90 FEET; THENCE S.05°04'20"W., 268.63 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20; THENCE N.87°51'18"E., ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING.

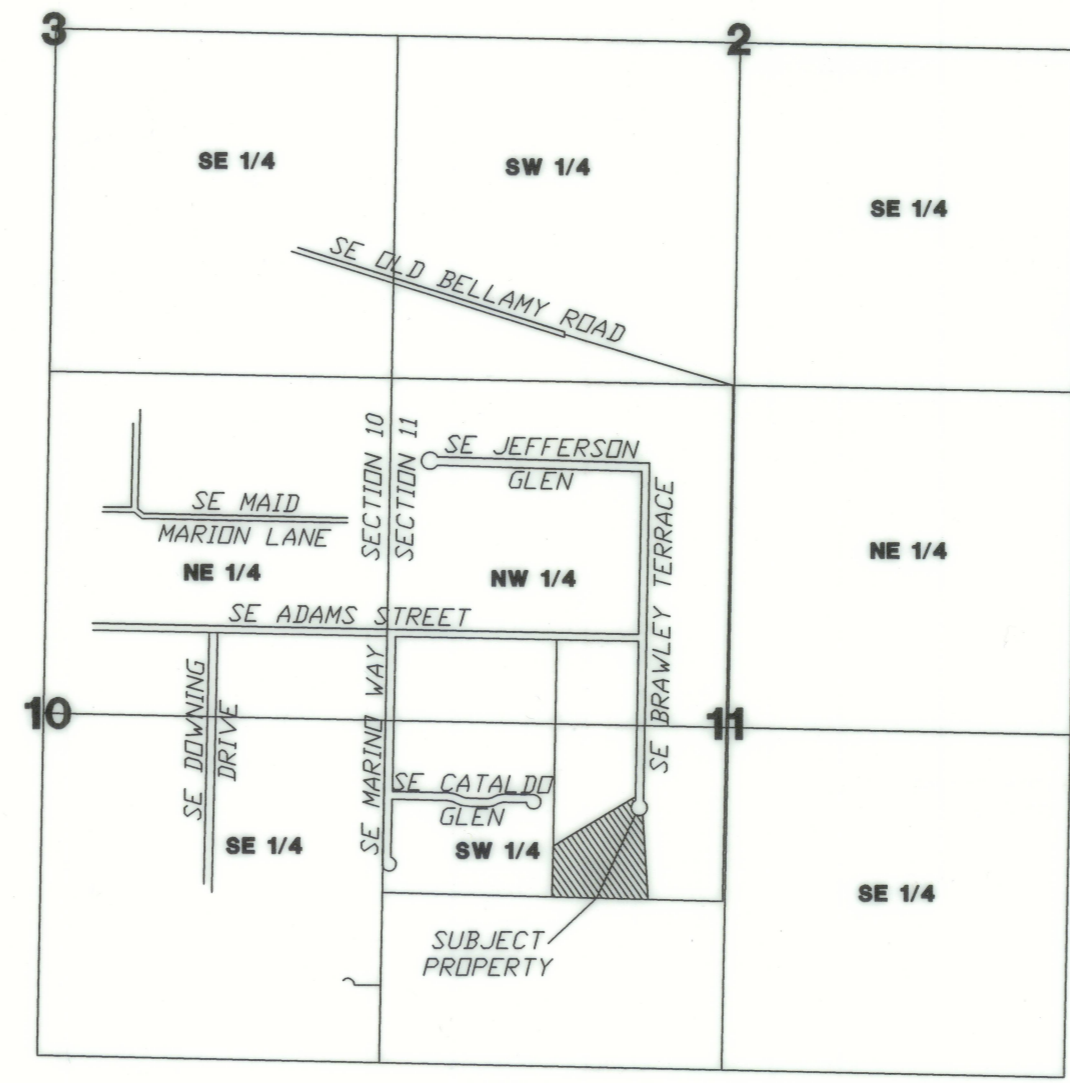
CONTAINING 4.49 ACRES, MORE OR LESS.

**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.

**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.




SECTION 11,  
 TOWNSHIP 7 SOUTH,  
 RANGE 17 EAST  
**LOCATION SKETCH**  
 NOT TO SCALE

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENT THAT KING YOU GU, AS OWNER AND YOU WANG AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS "BICENTENNIAL ACRES UNIT ONE ADDITION", AND THAT ALL ROADS, STREETS, RETENTION AREAS, STORM WATER BASINS, AND ALL EASEMENTS FOR UTILITIES, DRAINAGE, AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

**ATTESTS:**

  
 WITNESS AS TO OWNER  
  
 WITNESS AS TO OWNER  
 KING YOU GU  
 YOU WANG

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

I HEREBY CERTIFY THAT ON THIS 26<sup>th</sup> DAY OF February, 2025 A.D., BEFORE ME PERSONALLY APPEARED KING YOU GU, 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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: Sept 16, 2028

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

I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BEFORE ME PERSONALLY APPEARED YOU WANG, 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.

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: 4-3-25 COUNTY ATTORNEY 

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, A.D., IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

**CERTIFICATE OF COUNTY SURVEYOR:**

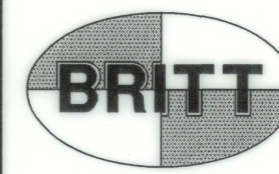
KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES) AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: Scott Daniel DATE: 5-14-25 REGISTRATION #: 6449  
 PRINT: SCOTT DANIEL

**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 DATE: 2-24-25



## BRITT SURVEYING & MAPPING, LLC

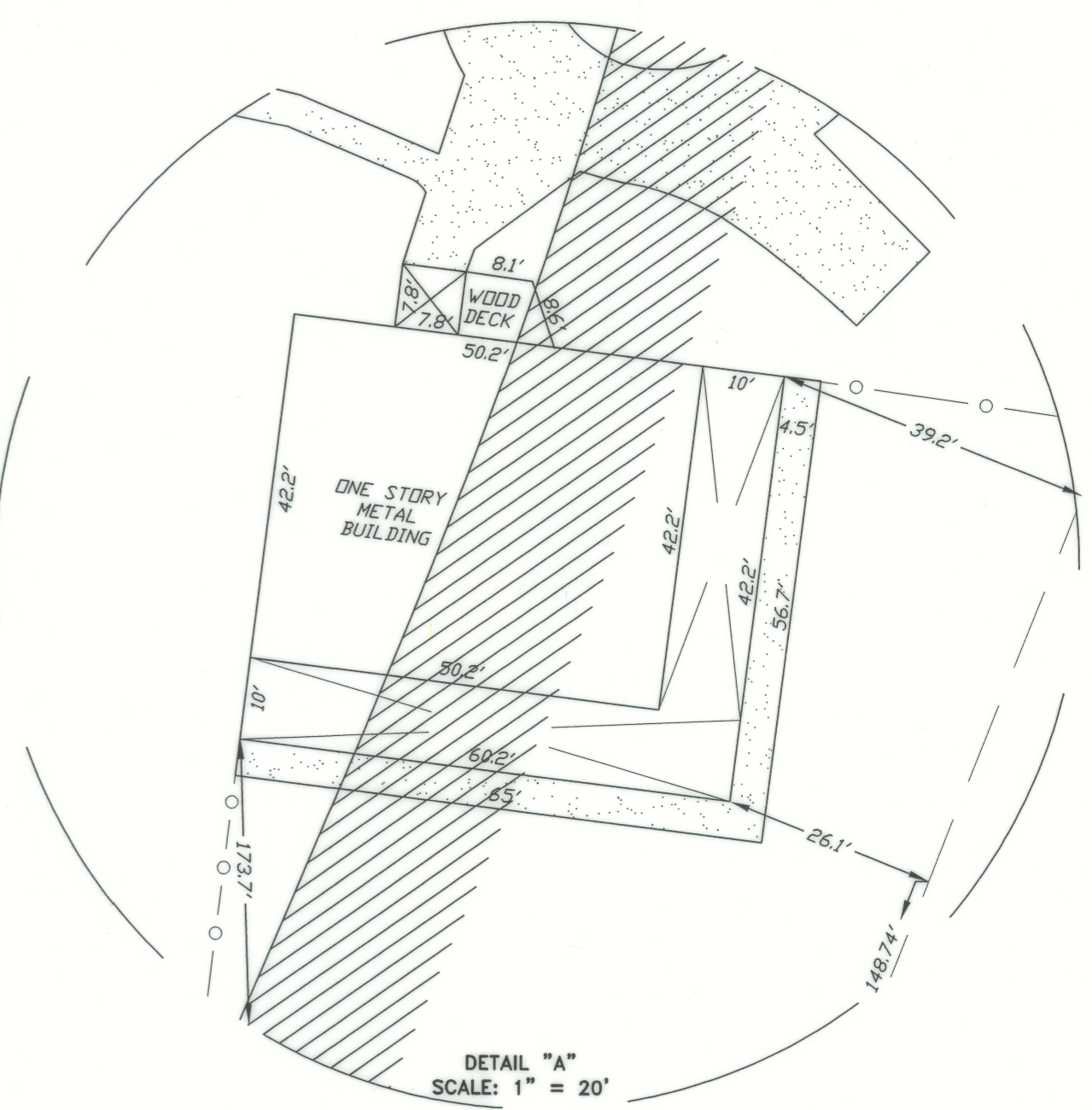
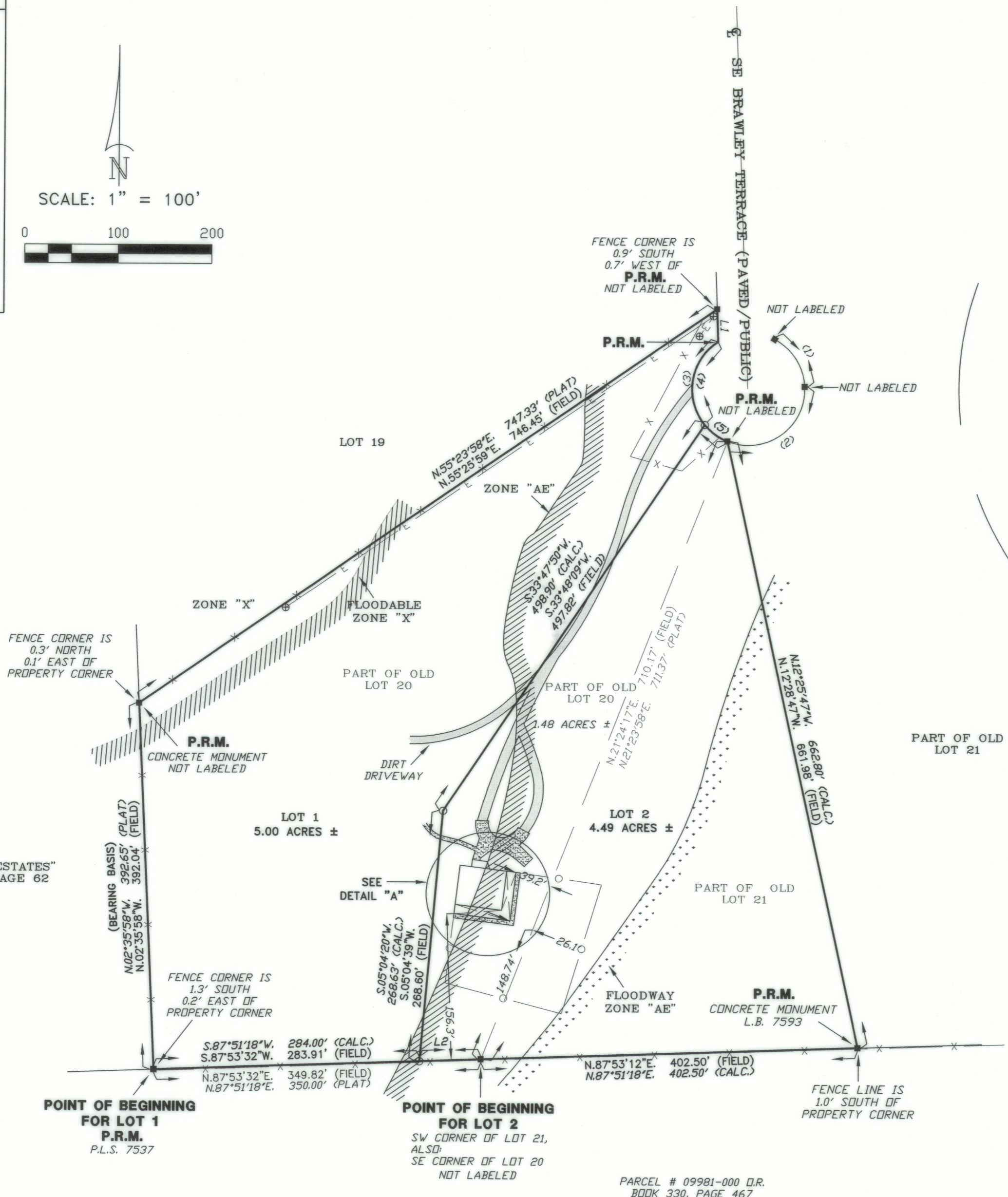
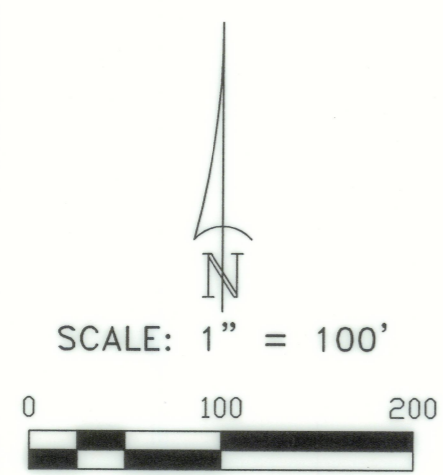
LAND SURVEYORS AND MAPPERS, L.B. # 8016  
 2086 SW YAIN BOULEVARD #112  
 LAKE CITY, FLORIDA 32025

www.brittsurvey.com  
 TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 JOB NUMBER: **L-30478**

DEVELOPER:  
 KING YOU GU  
 578 SE BRAWLEY TERRACE  
 HIGH SPRINGS, FL 32643

**SYMBOL LEGEND:**

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIN AND CAP SET
×	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊕	NAIL & DISK
⊙	POWER POLE
+	SIGN POST
▲	WATER METER
⊕	UTILITY BOX
⊙	WELL
⊕	SANITARY MANHOLE
—	CENTERLINE
---	SECTION LINE
—	ELECTRIC LINES
-x-	WIRE FENCE
-o-	CHAIN LINK FENCE
-□-	WOODEN FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC.)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT



**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
1 (FIELD)	60.13'	59°43'48"	62.69'	34.53'	59.89'	S.32°45'06"E
1 (PLAT)	60.00'				59.98'	S.32°33'23"E
2 (FIELD)	60.13'	114°19'30"	119.99'	93.18'	101.05'	S.54°16'32"W
2 (PLAT)	60.00'				100.61'	S.54°24'57"W
3 (FIELD)	60.05'	125°43'08"	131.76'	117.14'	106.87'	N.05°42'09"W
3 (PLAT)	60.00'				106.94'	N.05°34'31"W
4 (FIELD)	60.05'	96°46'16"	101.42'	67.60'	89.79'	N.08°46'14"E
4 (CALC.)	60.00'	97°21'19"	101.95'	68.24'	90.12'	N.08°46'14"E
5 (FIELD)	60.05'	28°56'52"	30.34'	15.50'	30.02'	N.54°05'17"E
5 (CALC.)	60.00'	28°42'50"	30.07'	15.36'	29.76'	N.54°15'51"E

**LINE TABLE**

LINE	BEARING	DISTANCE
L1 (PLAT)	S.02°33'54"E	34.78'
L2 (FIELD)	S.87°53'32"W	65.91'
L2 (CALC.)	S.87°51'18"W	66.00'

**BRITT SURVEYING & MAPPING, LLC**

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