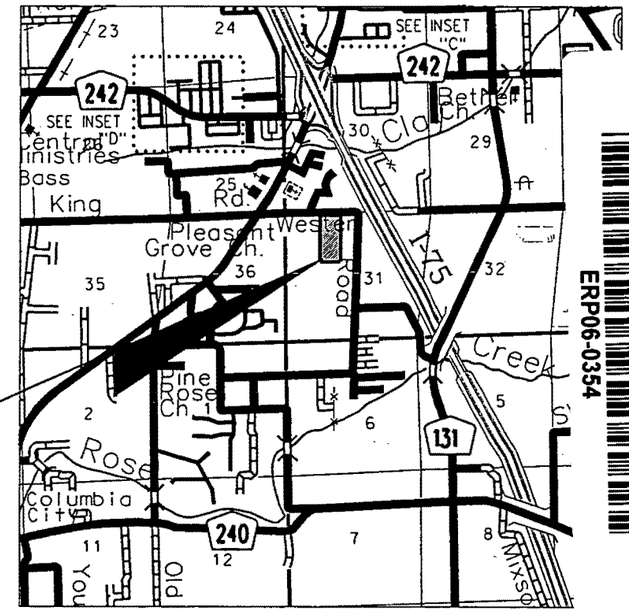
Approved Plans
Date: 11-29-06
Initials: JN

BRIARWOOD
RESIDENTIAL SUBDIVISION

FOR:
KARENA CREWS
AMERIPRISE LAND GROUP, LLC.
930 SW BAYA AVE.
LAKE CITY, FL. 32025
OFFICE:386.867.5000



PROJECT LOCATION

LOCATION MAP

SECTION 31, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

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STRUCTURAL/CIVIL ENGINEERS

GTC Design Group
P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
Chadwick Williams, PE 63144
Auth. #: 9461

GTC PROJECT NUMBER:
PF05-313

REVISIONS:
1. 8/16/06 PER COLUMBIA COUNTY
2. 10/25/06 PER CLIENT

SHEET INDEX

1	GENERAL NOTES AND TYPICAL SECTION
2	EXISTING CONDITIONS
3	SITE AND STORMWATER POLLUTION PREVENTION PLAN
4	KEY SHEET
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7	EROSION CONTROL DETAILS
8-9	MISCELLANEOUS NOTES AND DETAILS
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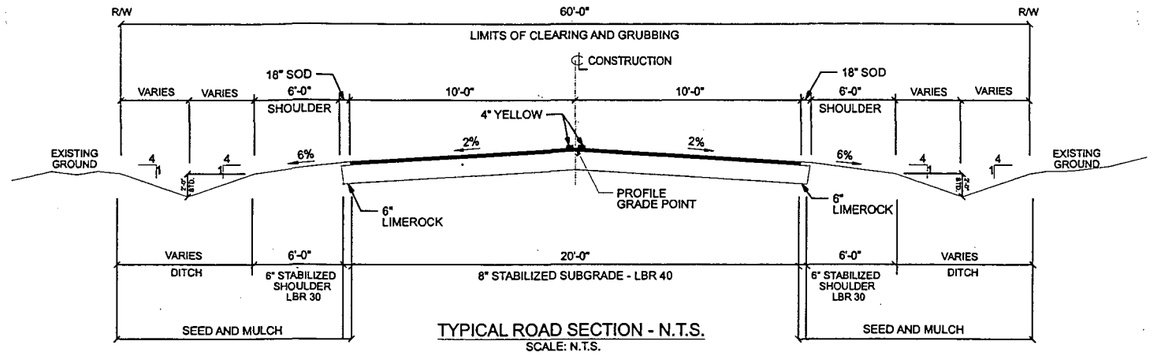
XS1-XS3	CROSS SECTIONS

HUNTER'S GLEN SUBDIVISION
ERP06-0354

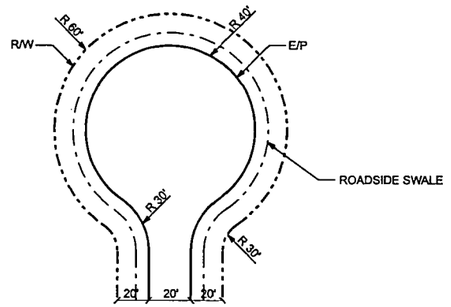
GENERAL NOTES

1. The contractor shall verify all existing conditions and dimensions at the job site to insure that all new work will fit in the manner intended on the plans. Should any conditions exist that are contrary to those shown on the plans, the contractor shall notify the engineer of such differences immediately prior to proceeding with the work.
2. The contractor shall maintain the construction site at all times in a secure manner. All open trenches and excavated areas shall be protected from access by the general public.
3. Boundary and topographical information shown was obtained from surveys performed by J. Sherman Frier and Associates, Inc., Florida Certificate No. 2245
4. Any public land corner within the limits of construction is to be protected. If a corner monument is in danger of being destroyed and has not been properly referenced, the contractor should notify the engineer.
5. The site is located in Section 31, Township 4 South, Range 17 East, Columbia County, Florida.
6. Contractors shall adhere to the Erosion Control Plan. All erosion control measures shall be implemented prior to construction and be continued until construction is complete.
7. The stormwater system is designed in accordance with SRWMD.
8. All disturbed areas not sodded shall be seeded with a mixture of long-term vegetation and quick-growing short-term vegetation for the following conditions. For the months from September through March, the mix shall consist of 70 pounds per acre of long-term seed and 20 pounds per acre of winter rye. For the months of April through August, the mix shall consist of 70 pounds per acre of long-term seed and 20 pounds per acre of millet.
9. A pad of rubble riprap shall be placed at the bottom of all collection flumes and collection pipe outlets.
10. Existing drainage structures within the construction limits shall be removed, unless otherwise specified in the plans.
11. The location of the utilities shown in the plans is approximate only. The exact location shall be determined by the contractor during construction.
12. The contractor shall waste all excess earth on site as directed by the engineer.
13. All site construction shall be in accordance with the Columbia County Land Development Regulations.
14. Contractor shall provide an as-built survey meeting the requirements of Chapter 61G17 F.A.C. for the stormwater management systems. Include horizontal and vertical dimensional data so that improvements are located and delineated relative to the boundary. Provide sufficient detailed data to determine whether the improvements were constructed in accordance with the plans. Submit the survey to the engineer on reproducible 20 lb. Vellum.
15. Contractor shall review and become familiar with all required utility connections prior to bidding. Contractor shall provide all work and materials required to complete connection to the existing utilities. This includes, but is not limited to, manhole coring, wet taps, pavement repairs and directional boring.
16. Contractor shall coordinate all work with other contractors within project limits.
17. Contractor shall sod all slopes of 3' horizontal to 1' vertical and staple sod all slopes of 2' horizontal to 1' vertical.
18. When establishing a finished floor elevation of a structure, the contractor shall set the minimum finished floor elevation to be a minimum of 6" above the highest point within 25 feet of the building footprint. In addition, on sloping lots the natural drainage shall be directed around structures with swales
19. All construction of armament shown in these plans shall conform to FDOT indexes and specifications.
20. All stormwater pipes shall have a minimum cover of 6". Use Limerock backfill if pipe under pavement has less than 12" cover.
21. Additional water runoff created by homes and driveways shall be directed into the proposed stormwater system



TYPICAL ROAD SECTION - N.T.S.
SCALE: N.T.S.

1.25" Super Pave 9.5 (Virgin Mix) Structural Course
0.1 Gal/SY Prime Coat
6" Limerock Base Course
Design Speed = 25 mph



TYPICAL CUL-DE-SAC - N.T.S.

LEGEND

STORMWATER PIPE	- - - - - - - - - - - - - -
RIGHT-OF-WAY LINE	---·---·---·---·---
PROPOSED CENTERLINE	—·—·—·—·—·—·—
PROPOSED DITCH LINE	—·—·—·—·—·—·—

INSPECTIONS BY COUNTY ENGINEER OR REPRESENTATIVES

1. Completion of clearing and grubbing. Visual only – no test requirements.
2. Rough graded and drainage structures in place. Test results L.B.R. – pipe backfill density.
3. Subgrade complete. Test results – density.
4. Limerock placed and finished. Test results – thickness, cross-section and density.
5. Asphaltic concrete in place. Test results – thickness and density.
6. Final inspection for acceptance to be performed by county engineer, public works director and county commissioner (should he/she desire to attend).
7. The developer/contractor shall be responsible for notifying the director of public works or county engineer's representative when each construction phase is ready for inspection.

COLUMBIA COUNTY ROADWAY CONSTRUCTION REQUIREMENTS FOR DEVELOPERS GENERAL REQUIREMENTS

1. The roadway construction plans must be reviewed and approved prior to commencing construction.
2. All materials and construction shall conform to the requirements of the FDOT Standard Specifications for Road and Bridge Construction.
3. The materials and construction shall be certified by a testing laboratory retained by the developer or contractor. Copies of all test results shall be provided prior to acceptance.
4. All traffic control and safety items (striping, stop bars, regulatory signs, etc.) shall be in place. 06-0354M
5. The temporary grass shall be sufficient to control erosion.
6. Final inspection for acceptance to be performed by country engineer, public works director and county commissioner (should he/she desire to attend).

DATE	REVISION NOTES

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GENERAL NOTES & TYPICAL SECTION

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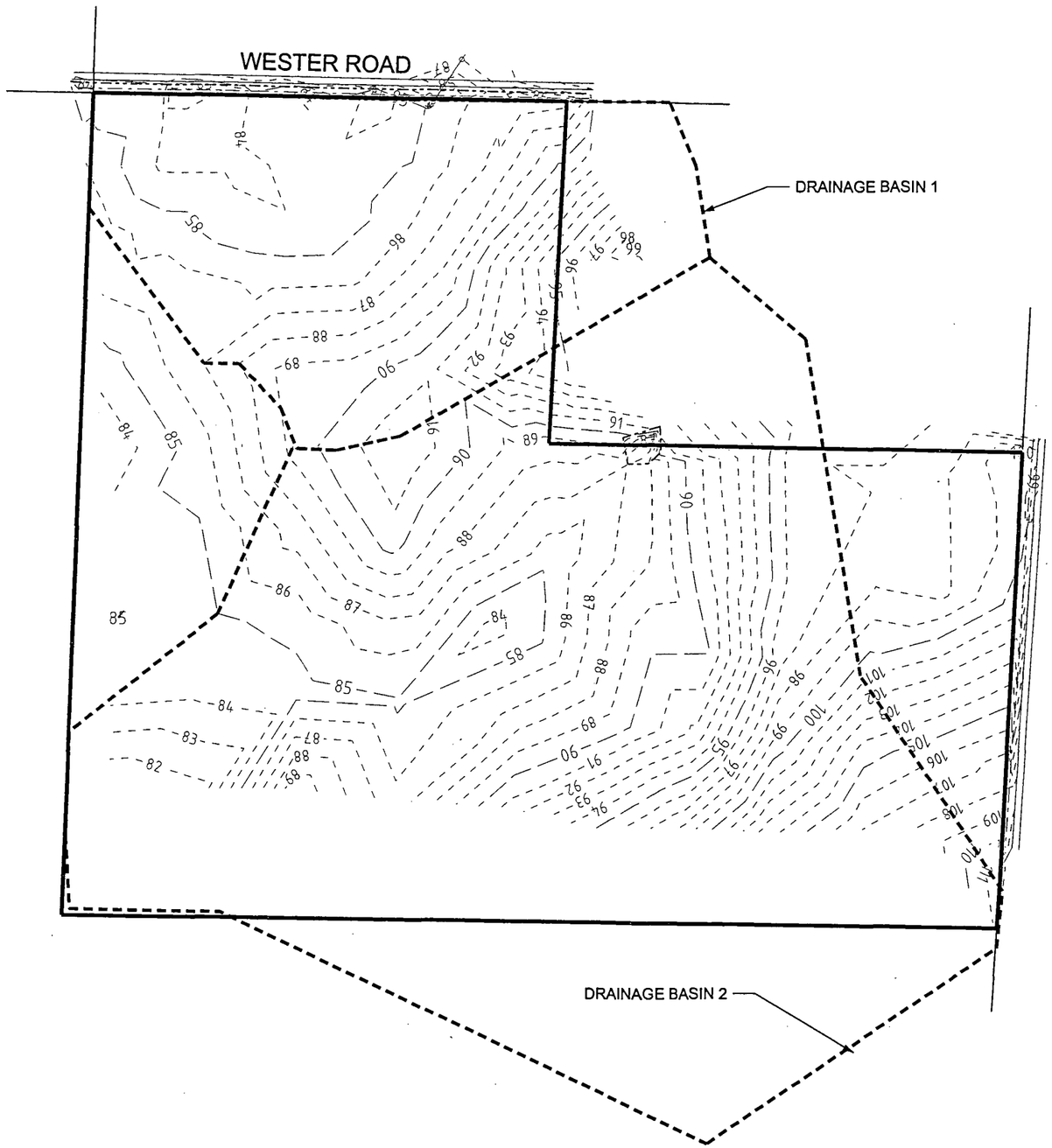

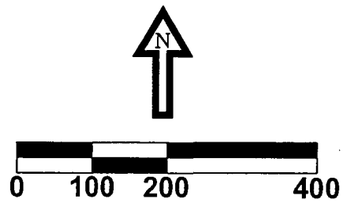

DATE	REVISION NOTES
8/16/06	ADDED DRAINAGE BASINS

dgg
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BRIARWOOD

EXISTING CONDITIONS

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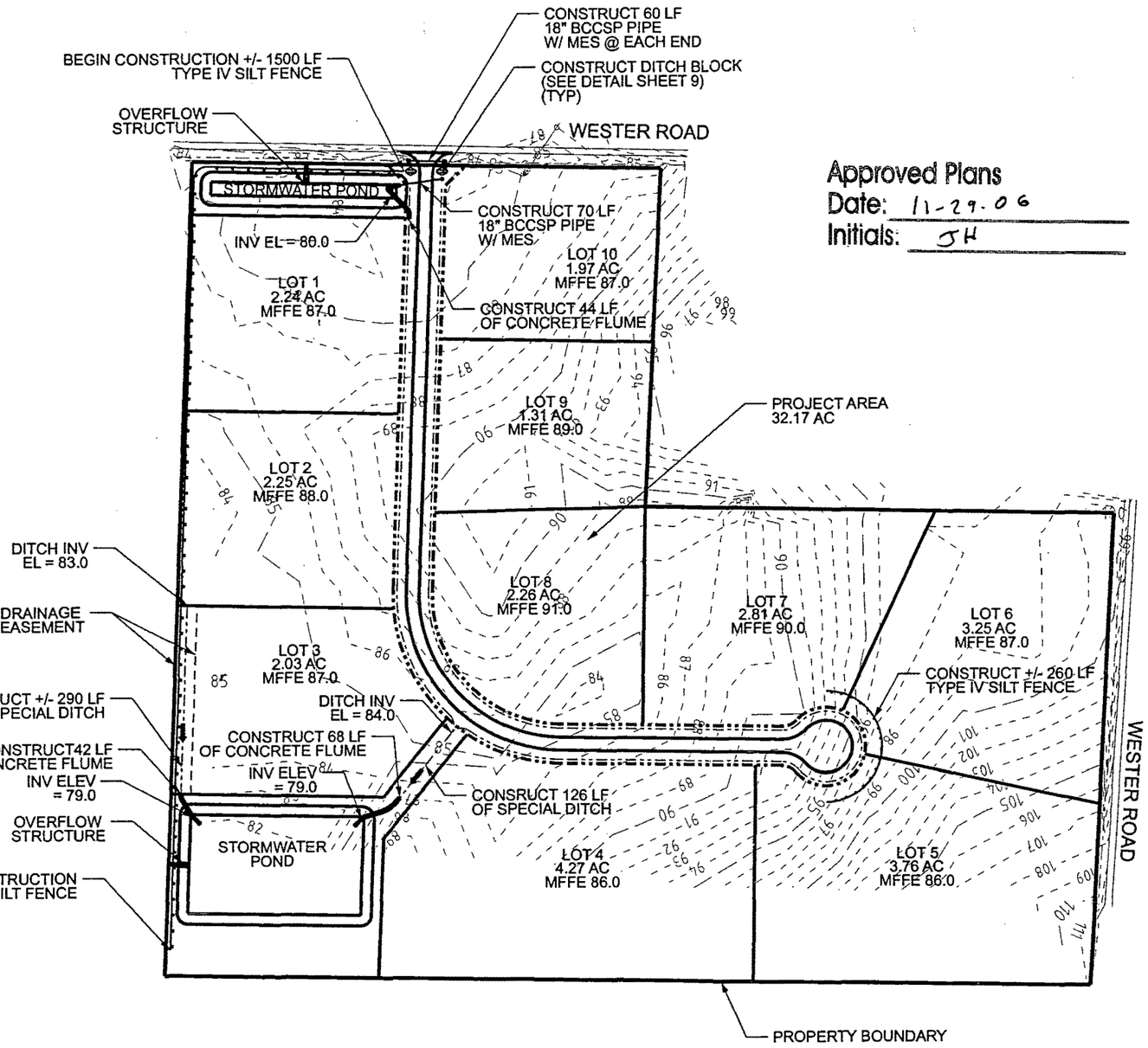

Approved Plans
Date: 11-29-06
Initials: JH

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0 100 200 400

NOTE:

CONTRACTOR SHALL CONSTRUCT A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE TO MINIMIZE SEDIMENT LEAVING THE PROJECT SITE

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dgl
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BRIARWOOD

SITE PLAN & SWPPP

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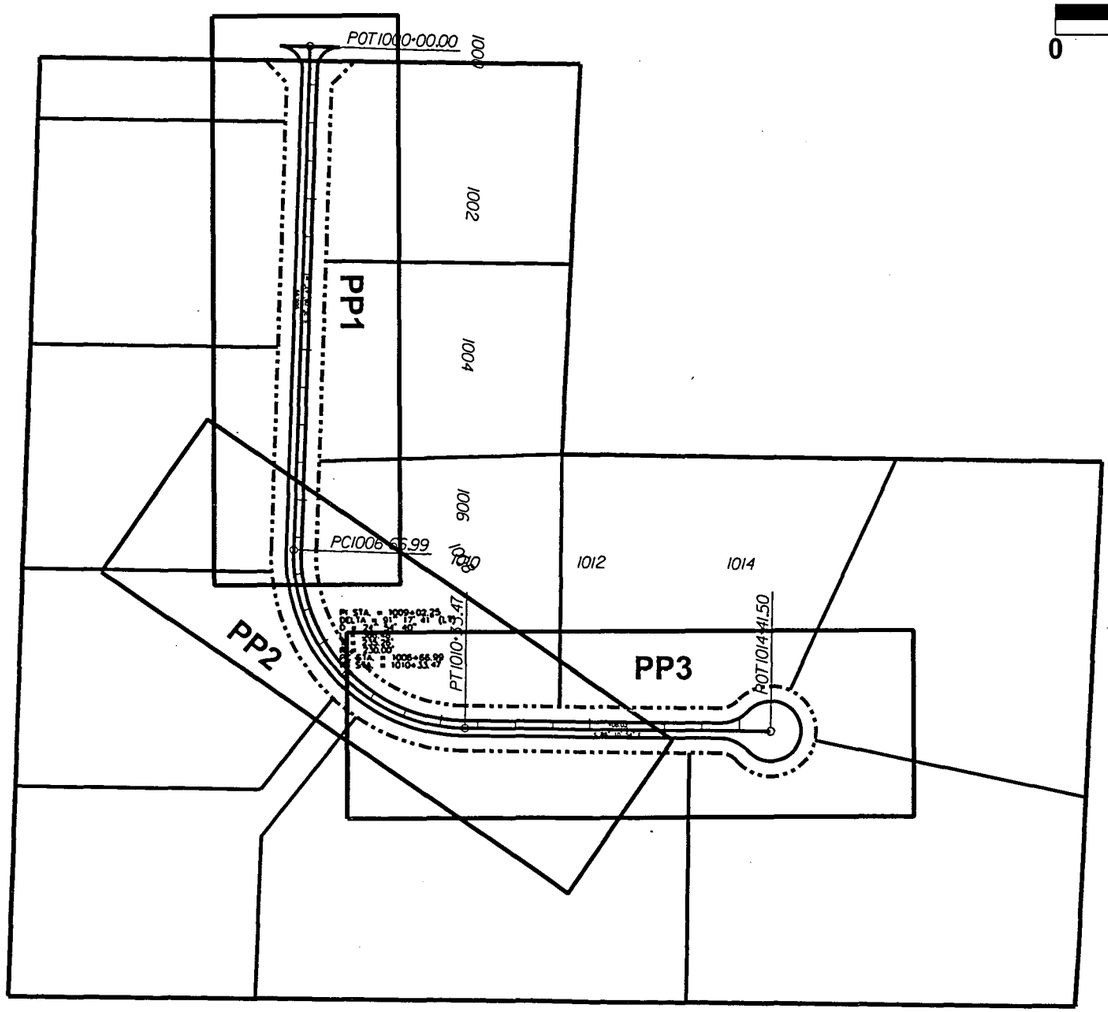

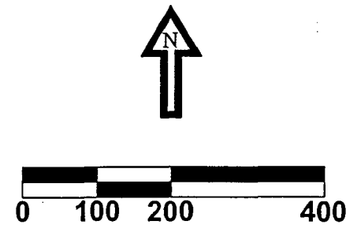

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dg
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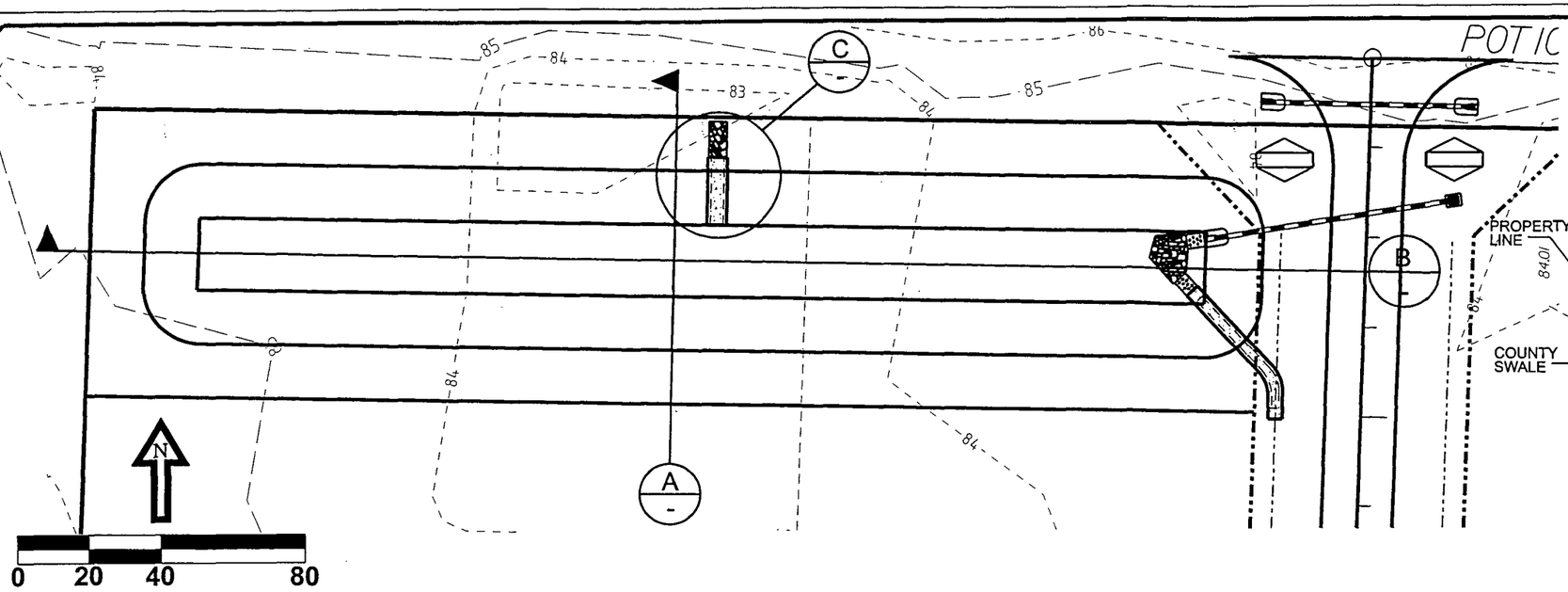
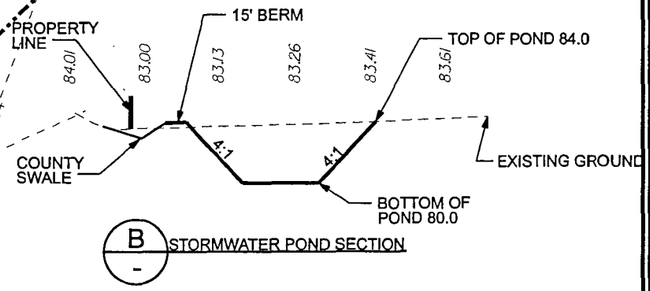
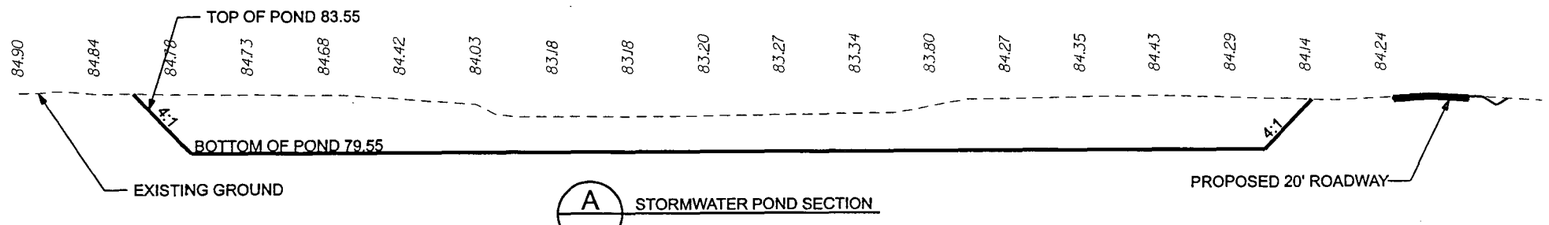
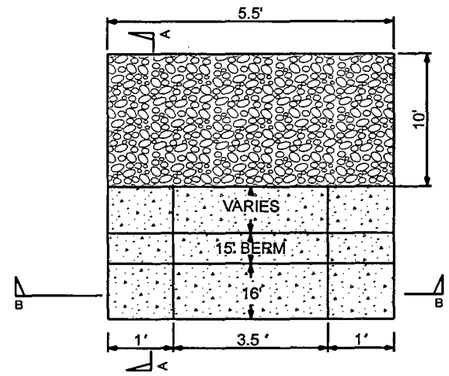




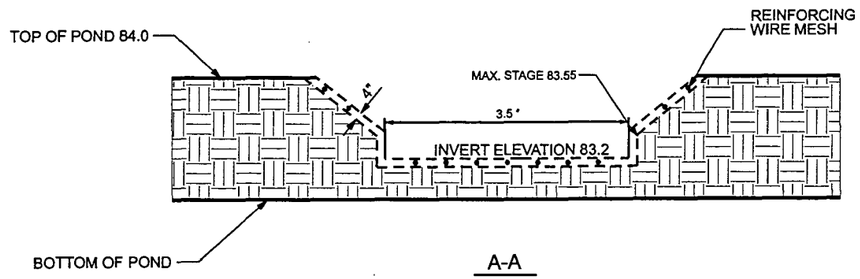
B STORMWATER POND SECTION



A STORMWATER POND SECTION



C OVERFLOW WEIR
CONCRETE WEIR AND SPILLWAY TYPICAL DETAIL



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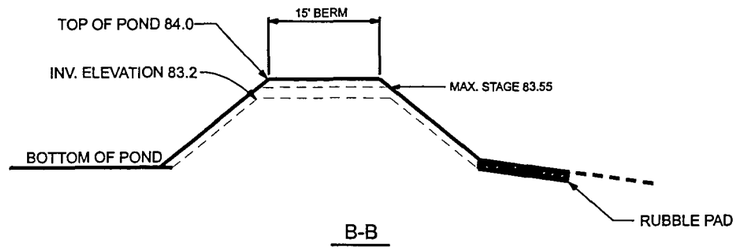

B-B

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STRUCTURAL/CIVIL ENGINEERS

BRIARWOOD

STORMWATER POND 1

PROJECT NUMBER
PF05-313

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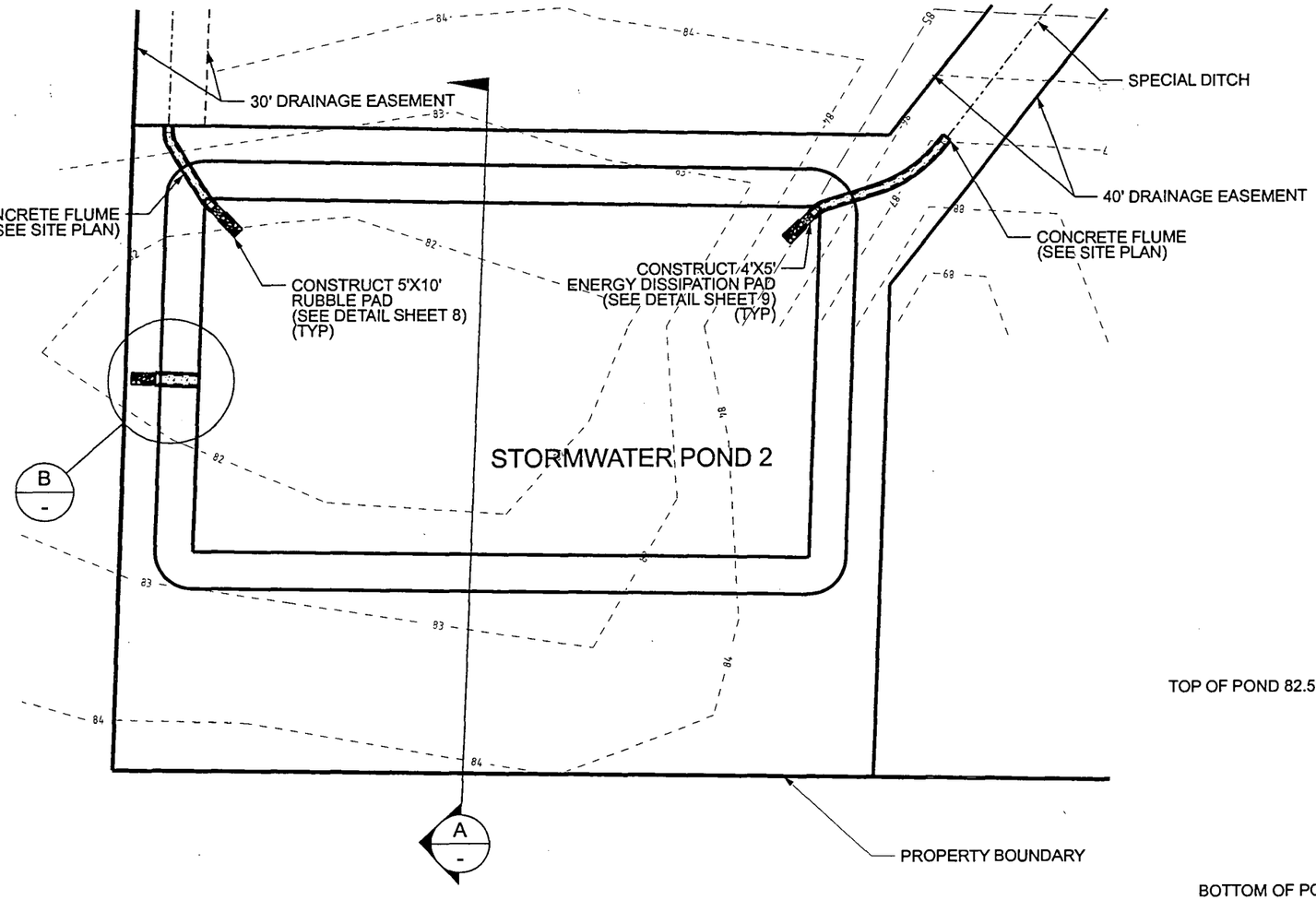
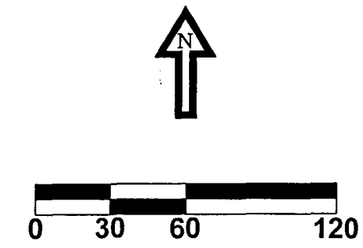
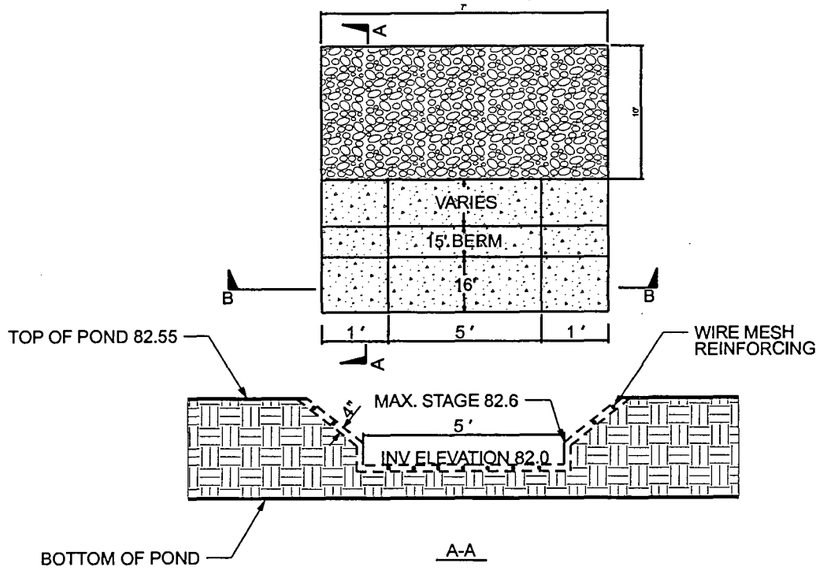
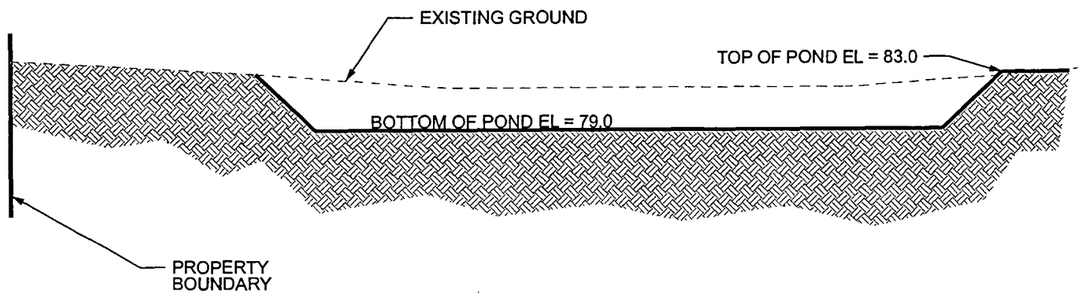
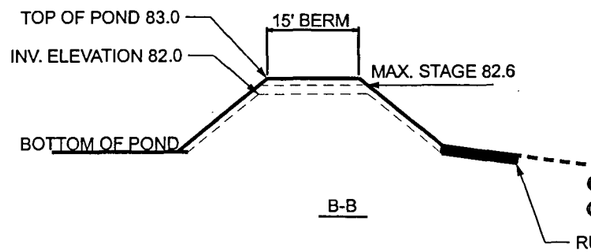








STORMWATER POND CROSS SECTION (A)
NTS



OVERFLOW WEIR
CONCRETE WEIR AND SPILLWAY TYPICAL DETAIL (B)

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STORMWATER POND 2

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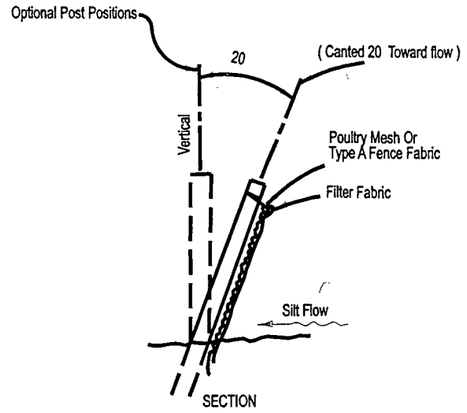
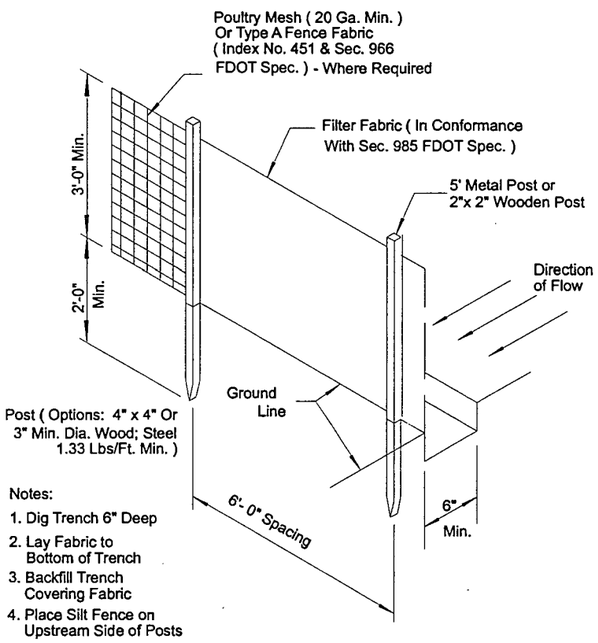
EROSION CONTROL NOTES

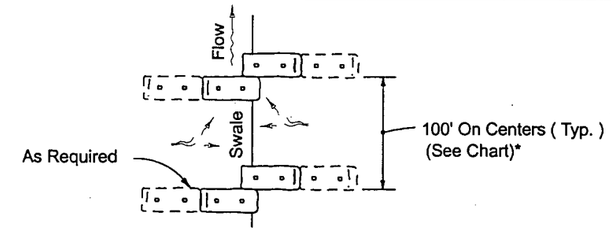
1. Contractor shall adhere to Columbia County, SRWMD and other governing authorities for erosion and sediment control regulations. Contractor shall use BMP's from "The Florida Erosion and Sediment Control Inspector's Manual".
2. Sediment and erosion control facilities, storm drainage facilities and detention basins shall be installed prior to any other construction.
3. Erosion control measures shall be inspected weekly and after each rainfall and replaced as necessary.
4. Sediment and erosion control measures shall not be removed until all construction is complete and until a permanent ground cover has been established.
5. All open drainage swales shall be grassed and riprap shall be placed as required to control erosion.
6. Silt fences shall be located on site to prevent sediment and erosion from leaving right-of-way limits.
7. Additional erosion control devices shall be used as required.
8. Silt fence shall be cleaned or replaced when silt builds up to within one foot of top of silt fence.
9. During construction and after construction is complete, all structures shall be cleaned of all debris and excess sediment.
10. All grades areas shall be stabilized immediately with a temporary fast-growing cover and/or mulch.
11. A pad of rubble riprap shall be placed at the bottom of all collection flumes and collection pipe outlets.
12. All disturbed areas not sodded shall be seeded with a mixture of long-term vegetation and quick-growing short-term vegetation for the following conditions. For the months from September through March, the mix shall consist of 70 pounds per acre of long-term seed and 20 pounds per acre of winter rye. For the months of April through August, the mix shall consist of 70 pounds per acre of long-term seed and 20 pounds per acre of millet.
13. Staked silt fences shall be placed near all box culvert extensions in accordance with FDOT Standard Index 102.
14. Disturbed areas shall be stabilized with sodding and grassing and mulching. All side slopes steeper than 3:1 shall be adequately protected from erosion through the use of hay bales or sodding.
15. All stabilization practices shall be initiated as soon as practicable in areas of the job where construction activities have temporarily or permanently stopped, but in no case shall the disturbed area be left unprotected for more than three (3) days.
16. If the proposed erosion control plan does not work, the contractor should use the BMP's in the Florida Erosion and Sediment Control Inspecor's manual to implement a plan that will work and meet actual field conditions.
17. All waste generated on the project shall be disposed of by the contractor in areas provided by contractor.
18. Loaded haul trucks shall be covered with tarps.
19. Excess dirt shall be removed daily.
20. Fertilizer shall be applied as specified in the plans and specifications.
21. This project shall comply with all water quality standards. Permit required from SRWMD has been obtained.
22. All pollution controls shall be maintained at all times.
23. Straw bales shall be placed to remove sediment. Straw bales shall be replaced after three (3) months or when sediment reaches one-half (1/2) the height of the bales.
24. Qualified personnel shall inspect the area used for storage of stockpiles, the silt fence and straw bales, the location where vehicles enter or exit the site, and the disturbed areas that have not been finally stabilized, at least once every seven (7) calendar days and within 24 hours of the end of a storm of 0.2 inches or greater.
25. Sites that have been finally stabilized with sod or grassing shall be inspected at least once every week.
26. Contractor is responsible for the construction and maintenance of all erosion and sedimentation controls during proposed construction.



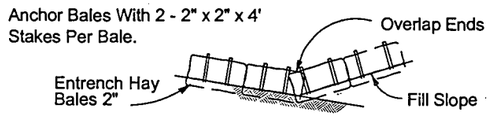


TYPE IV SILT FENCE

AS COMPARED TO TYPE III SILT FENCE, TYPE IV FENCE HAS GREATER STRENGTH AND HEIGHT WHICH REDUCES THE POSSIBILITY OF SEDIMENT AND WATER FROM OVERTOPPING THE FENCE. AS A RESULT, AVOID USING TYPE IV FENCE IN AREAS WHERE THE DETAINED WATER WOULD BACK INTO TRAVEL LANES OR OFF THE RIGHT OF WAY.

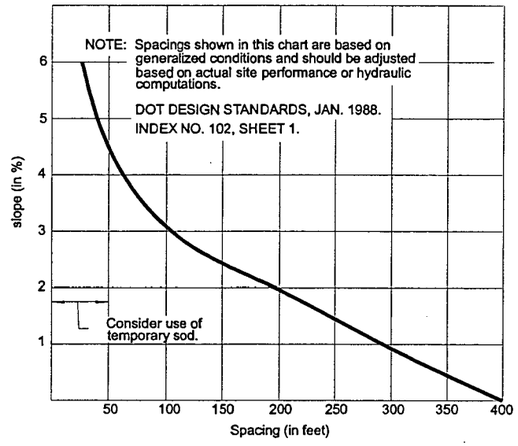


PLAN

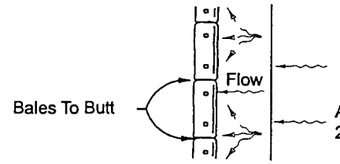


ELEVATION

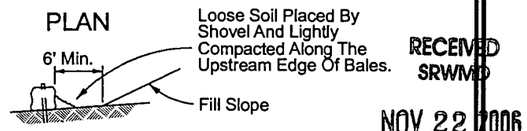
TO BE USED ALONG ALL DITCHES AND AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE



*RECOMMENDED SPACING FOR TYPE I HAY BALE BARRIERS.



PLAN



ELEVATION

TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

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STAKED HAY BALES

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BRIARWOOD
EROSION CONTROL
NOTES & DETAILS

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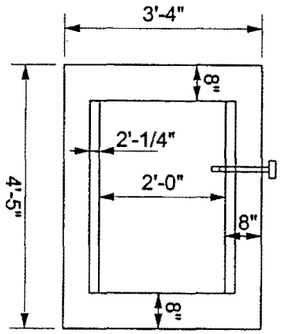

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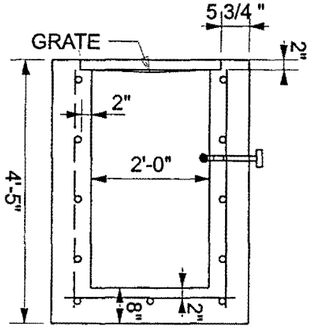
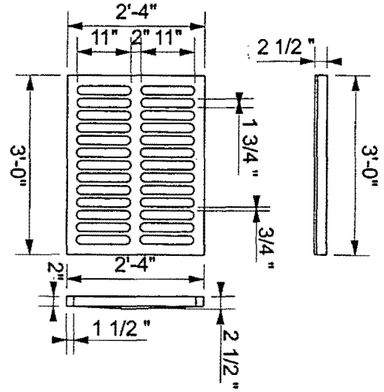


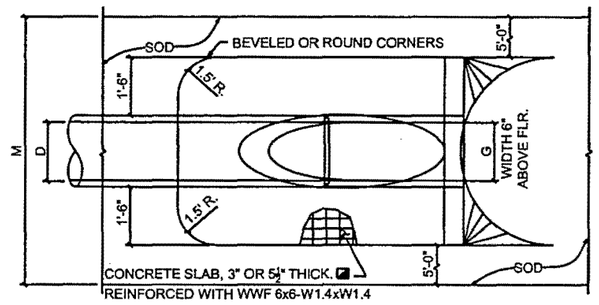
SECTION
TYPE C

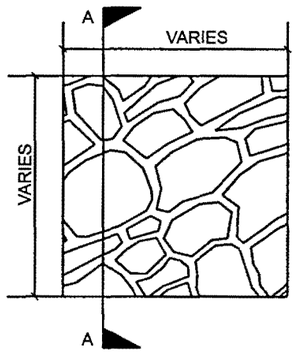
RECOMMENDED MAXIMUM PIPE SIZE:
2'-0" WALL 18" PIPE
3'-1" WALL 24" PIPE (18" WHERE ON 18" PIPE ENTERS A 2'-0" WALL)



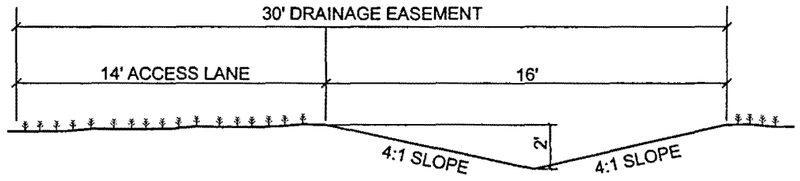
TYPE C
APPROX. WEIGHT 235 Lbs.

DIMENSIONS AND QUANTITIES												
4d SLOPE	D	X	A	B	C	E	F	G	M SINGLE PIPE	N	CONC. (cy) SINGLE PIPE	CONC. (sy) SINGLE PIPE
	15"	2'-7"	2.5'	3.09'	5.59'	3.0'	7'	1.23'	4.33'	1.04'	0.44	22
	18"	2'-10"	2.5'	4.12'	6.62'	4.0'	8'	1.41'	4.58'	1.04'	0.49	24
	24"	3'-5"	2.5'	6.18'	8.68'	6.0'	10'	1.73'	5.08'	1.04'	0.65	27

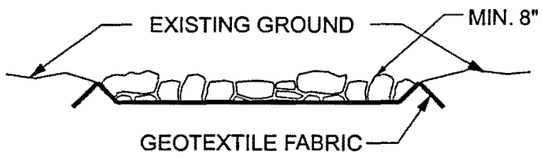




PLAN VIEW

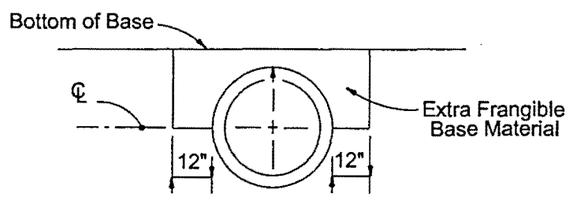


DRAINAGE SWALE DETAIL
NTS



SECTION A-A

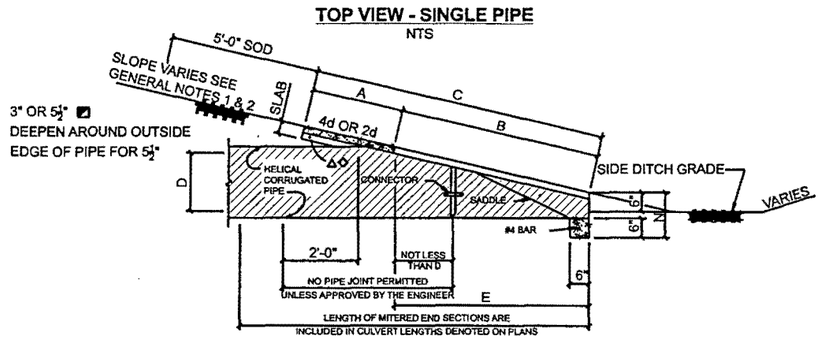
RUBBLE PAD
NTS



LIMEROCK BASE

EXTRA BASE FOR CROSS CULVERTS
UNDER FLEXIBLE PAVEMENTS

TOP VIEW - SINGLE PIPE
NTS



SECTION
NTS

* SLOPE: 4d MITER: TO C.L. PIPE FOR PIPES 16" AND SMALLER.
2d FOR PIPES 24" AND LARGER.
2d MITER: TO C.L. PIPE FOR PIPES 18" AND SMALLER.
1d FOR PIPES 24" AND LARGER.

ERP06-0354M

DATE	REVISION NOTES
8/16/06	MODIFIED SWALE DETAIL

P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133

STRUCTURAL/CIVIL ENGINEERS

BRIARWOOD
MISCELLANEOUS
NOTES AND DETAILS

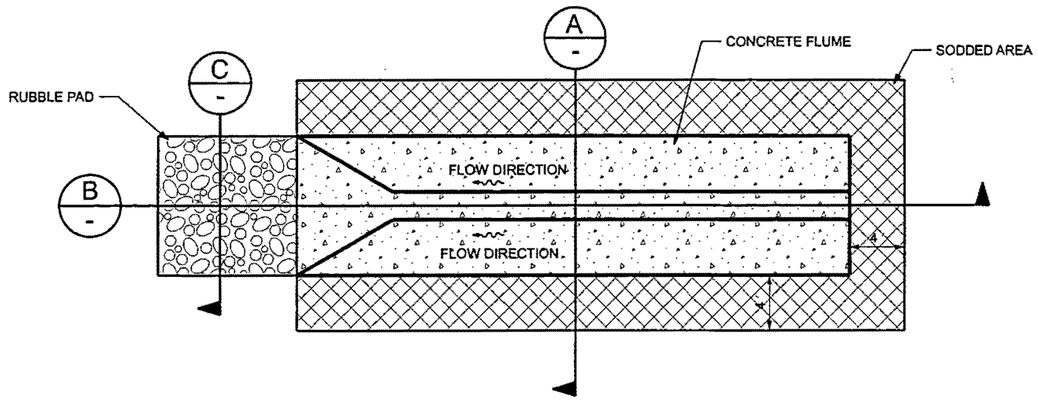
RECEIVED
SRWMD
NOV 22 2006

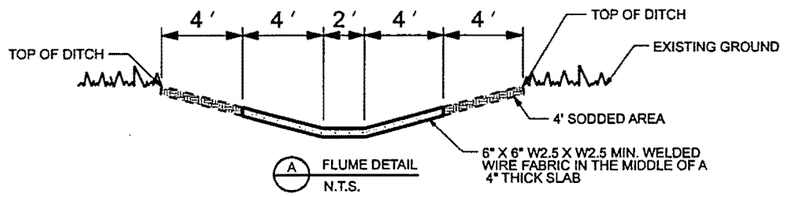
ORIGINAL TO FILE
COPIES TO

4/21/06

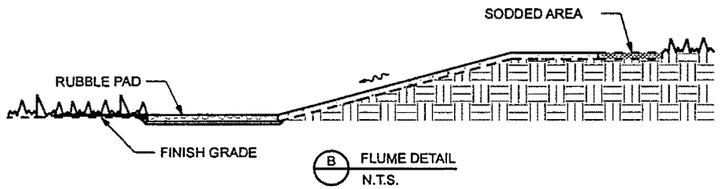
PROJECT NUMBER
PF05-313

SHEET
8

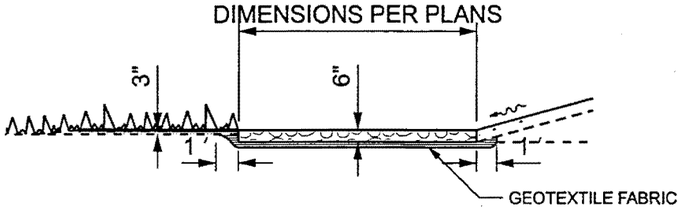




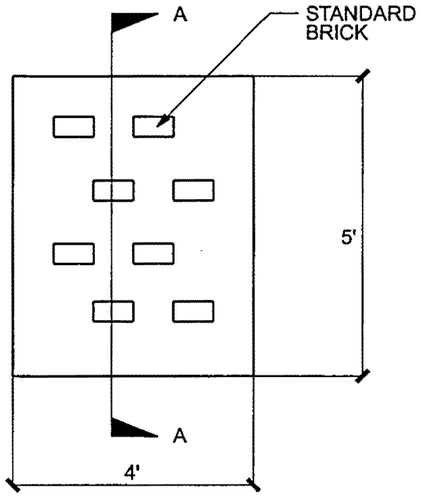
A FLUME DETAIL
N.T.S.



B FLUME DETAIL
N.T.S.

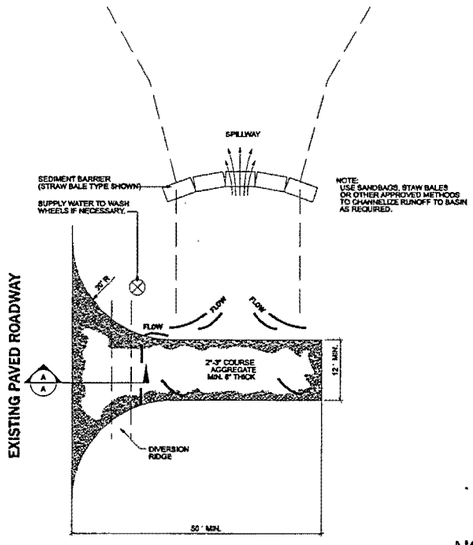


C RUBBLE PAD DETAIL
N.T.S.



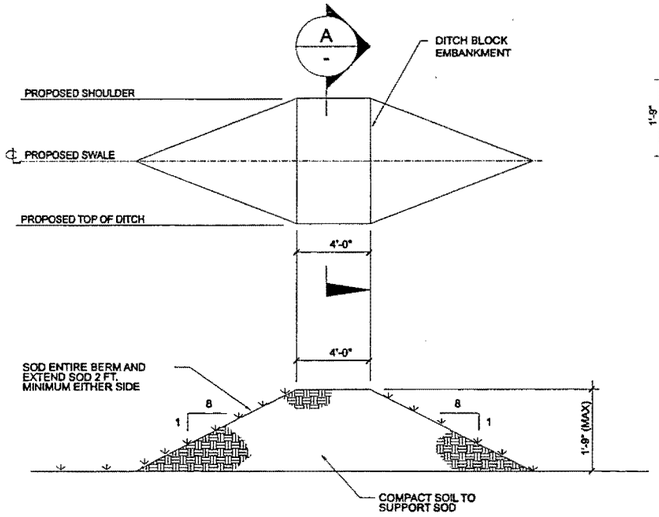
PLAN VIEW

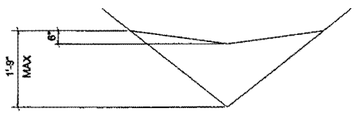
SECTION A - A



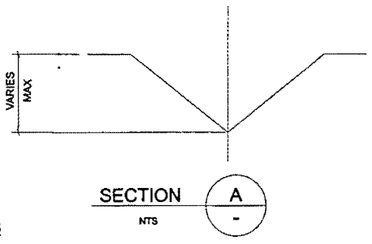
PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS ONTO AN APPROVED SEDIMENT TRAPPING DEVICE.



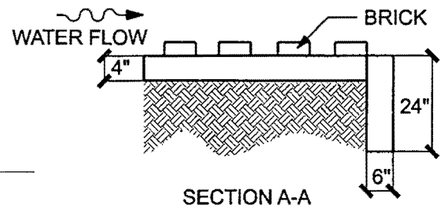


SECTION A
NTS



SECTION A
NTS

DITCH BLOCKS
SCALE: N.T.S.



SECTION A-A

ENERGY DISIPATION PAD DETAIL
NTS

ERP06-0354M

DATE	REVISION NOTES

P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133
STRUCTURAL/CIVIL ENGINEERS

BRIARWOOD
MISCELLANEOUS
NOTES AND DETAILS

RECEIVED
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PF05-313

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9

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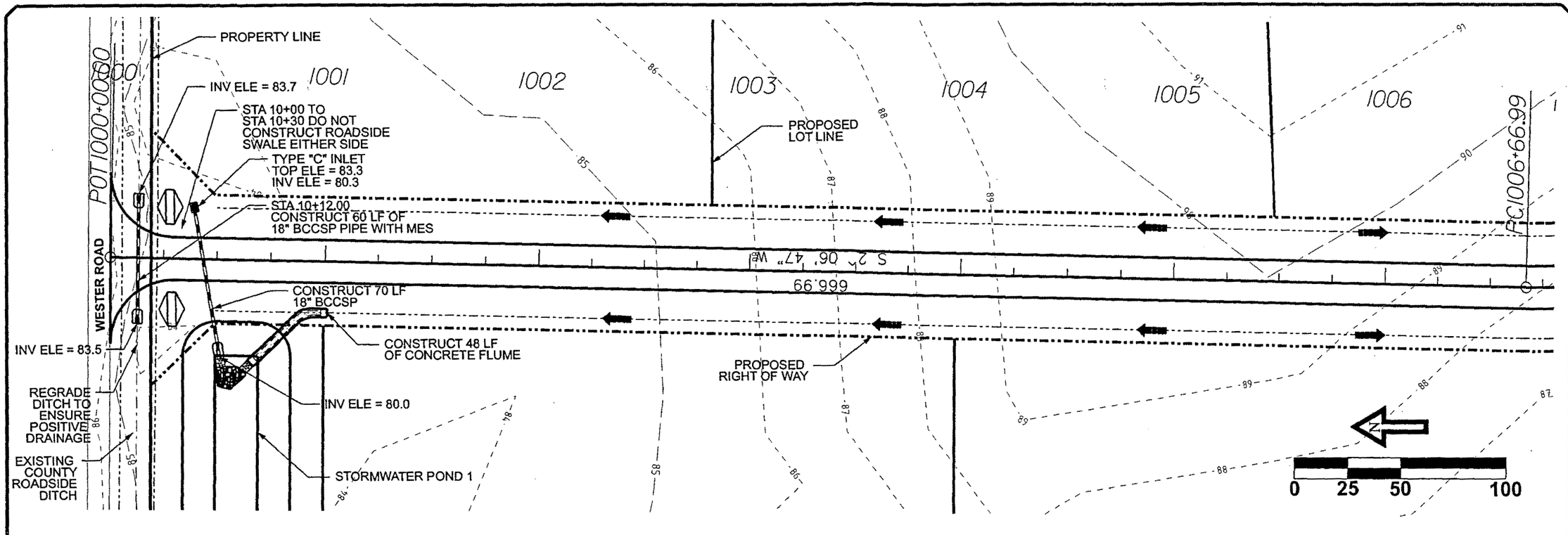

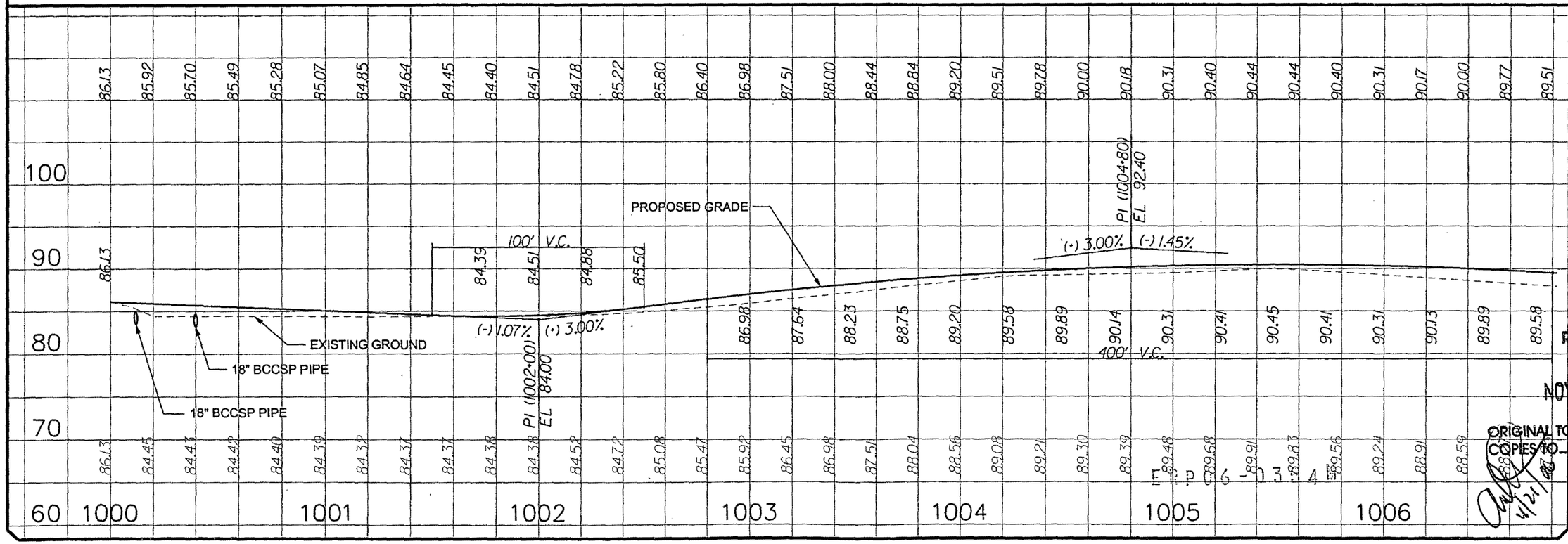

DATE	REVISION NOTES
8/16/06	BCCMP TO BCCSP
8/16/06	RAISED PROFILE

P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133

STRUCTURAL/CIVIL ENGINEERS

BRIARWOOD

PLAN/PFOFILE

RECEIVED SRWMD NOV 22 2006

ORIGINAL TO FILE
COPIES TO

PROJECT NUMBER
PF05-313

SHEET
PP1

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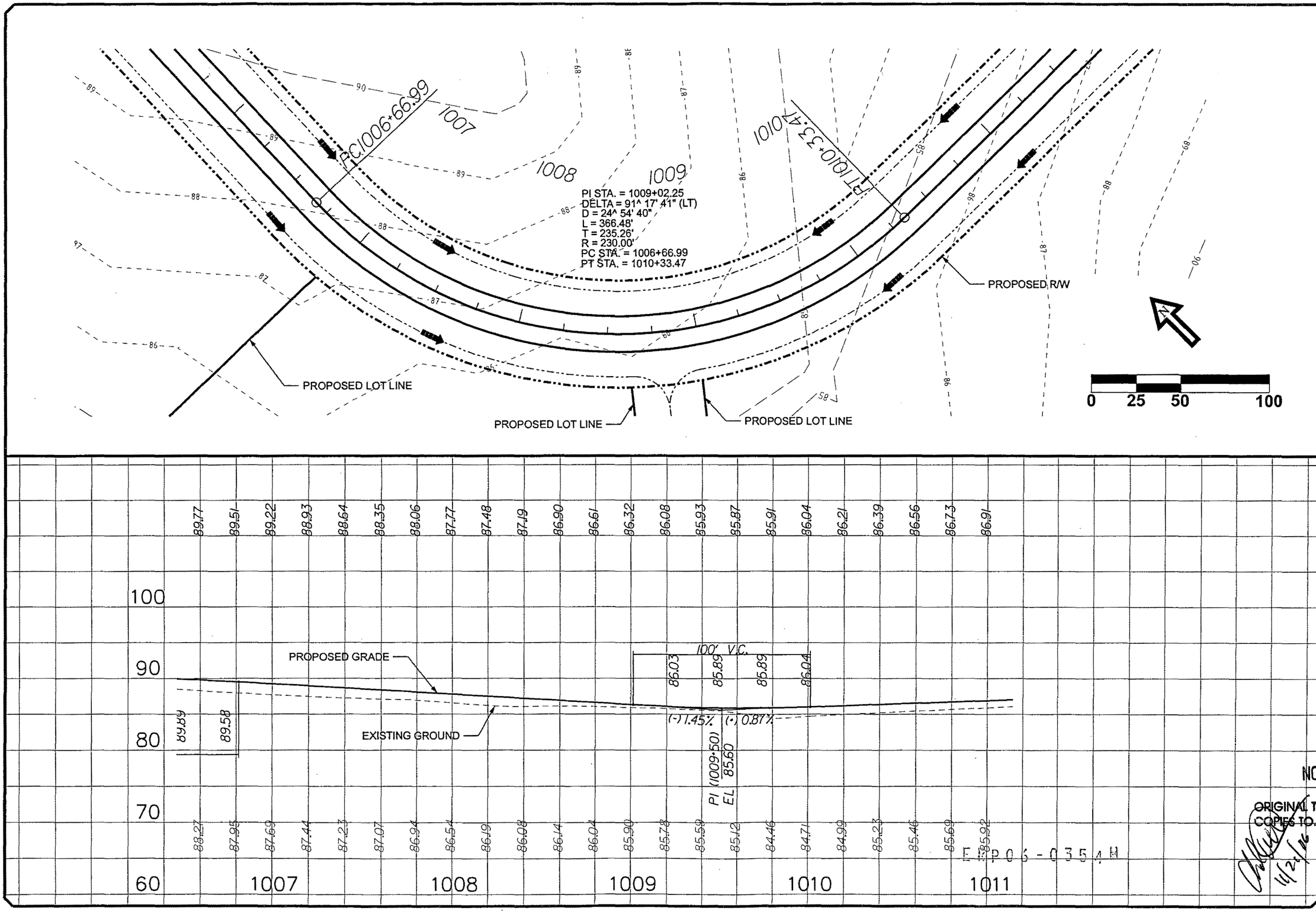

DATE	REVISION NOTES

P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133

STRUCTURAL/CIVIL ENGINEERS

GREENBRIAR
PLAN / PROFILE

RECEIVED
SRWMD
NOV 22 2006
ORIGINAL TO FILE
COPIES TO
11/21/06

PROJECT NUMBER
PF05-313

SHEET
PP2

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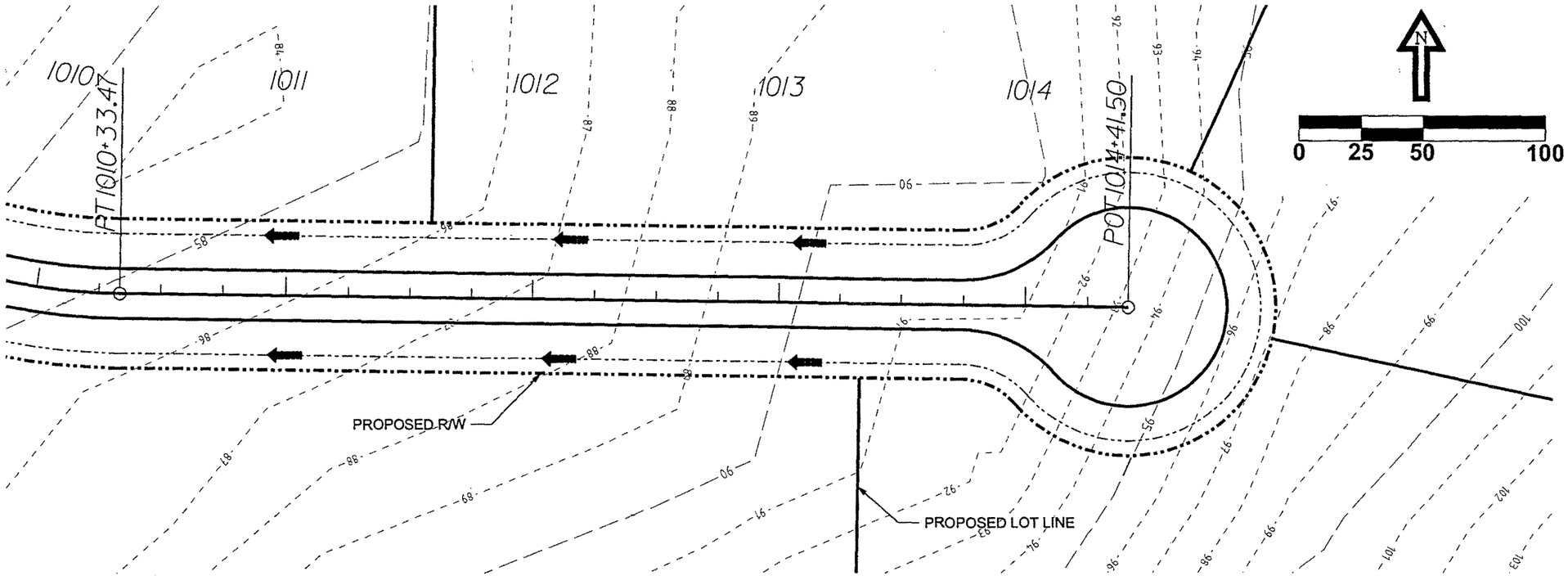

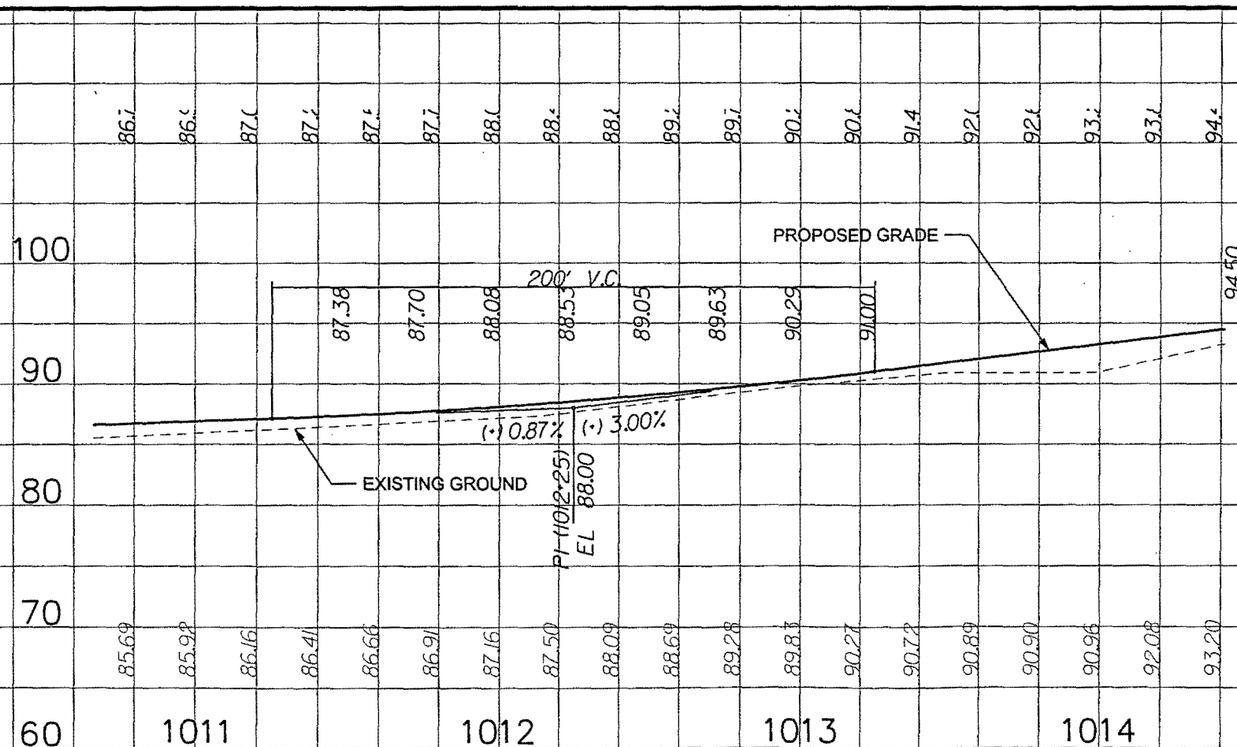

DATE	REVISION NOTES

P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133

STRUCTURAL/CIVIL ENGINEERS

GREENBRIAR

PLAN / PROFILE

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SRWMD
NOV 22 2006

ORIGINAL TO FILE
COPIES TO

PROJECT NUMBER
PF05-313

SHEET
PP3

ERP06-0354

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PRRD BOOK 1, PAGE 37

SHEET 3 OF 3

REPLAT OF BRIARWOOD

A PLANNED RURAL RESIDENTIAL DEVELOPMENT

IN

SECTION 31

TOWNSHIP 04 SOUTH, RANGE 17 EAST

COLUMBIA COUNTY, FLORIDA.

OFFICAL RECORDS BOOK 1209 PAGE 327

GRAPHIC SCALE
SCALE: 1" = 100'
-100' -50' 0 100' 200'

NW CORNER OF SECTION 31
TWP. 04 S., RGE 17 E.

POINT OF COMMENCEMENT
NW CORNER OF NE 1/4 OF NW 1/4

25 | 30
36 | 31

RANGE 16 EAST | RANGE 17 EAST

S 88°33'08" E 1478.92'

S 01°49'19" W 131.28'

S 88°33'08" E 1478.92' (D)

SECTION 30
SECTION 31

PSM 5757

NE CORNER OF NORTHWEST 1/4

SW WESTER DRIVE
(FORMERLY WESTER ROAD) (ASPHALT)
(AVERAGE 60' RIGHT-OF-WAY)

NO ID

POINT OF BEGINNING
BEACH MARK - TOP OF CM
ELEVATION = 84.41

SOUTH R/W LINE

S 88°56'11"E (BEARING BASIS)
298.06'

20' | 60.01' | 60.01' | 20'

717.46'
299.39'

0.59\+- ACRES
RETENTION
PARCEL "A"

S 43°23'44"E
42.04'

42.81'
N 46°36'16"E

50.01'

80.01'

S 88°56'11"E
328.06'

SOUTH R/W LINE

PART OF NORTHEAST 1/4 OF NORTHWEST 1/4
NOT INCLUDED

OWNER: MICHAEL HUNTER

N

LOT 1
2.24 ACRES ±

LOT 10
2.01 ACRES ±

SETBACK LINE

298.05' | 298.05'

200'

647.90'

244.50'

263.14'

515.64'

S 89°03'05"W
326.08'

20' | 20'

200'

S 02°55'26" W

252.50'

SW PADDOCK COURT

20' UTILITY EASEMENT

SETBACK LINE

LOT 9
2.01 ACRES ±

1174.13'

328.06'
N 88°56'11"W

288.67'

WEST R/W LINE

S 03°52'10" W 1290.13'

THE NW 1/4 OF THE NW 1/4
OWNER: LELAND R. BRYAN
(UNPLATTED)

N 02°06'47" E
299.36'

LOT 2
2.25 ACRES ±

20' UTILITY EASEMENT

269.28'

S 2°06'47"W

30' | 30'

85.28'

S 82°39'43"W
326.48'

S 88°56'11" E
445.09'

718.05'

272.96'

S 02°55'26" W 77.66'

200'

200'

P.C.

C10

LOT 8
2.14 ACRES ±

LOT 7
2.81 ACRES ±

S 0°49'08"W
336.10'

N 24°49'33"E
338.68'

N 88°56'11"W
329.80'

LOT 6
3.25 ACRES ±

SETBACK LINE

C5 C6 C12 C11

C8

C7

125.15' | 20' | 215.80'

C1 C2 C3

P.T.

S 89°10'54"E
408.03'

300.00' | 20' | 40.95'

C5 C4

N 77°51'13"W
367.26'

369.59'

575.17'

S 02°53'30" W

LOT 3
2.42 ACRES ±

289.74'

WEST LINE OF
NE 1/4 OF NW 1/4

SETBACK LINE

154.96'
N 38°52'05"E

S 38°52'05"W
204.59'

S 88°56'11"E
324.18'

SETBACK LINE | LOT 4
4.27 ACRES ± | SETBACK LINE | LOT 5
3.76 ACRES ±

RETENTION
PARCEL "B"
2.24 ACRES ±

206.97'

212.48'

200'

N 0°49'06"E
330.00'

205.58'

SW WESTER DRIVE
(FORMERLY WESTER ROAD) (ASPHALT)
(AVERAGE 60' RIGHT-OF-WAY)

THE NW 1/4 OF THE NE 1/4

SW CORNER OF NE 1/4 OF NW 1/4 &
NW CORNER OF SE 1/4 OF NW 1/4

NE CORNER OF SE 1/4 OF NW 1/4 &
SE CORNER OF NE 1/4 OF NW 1/4 &

LB 6645

N 02°06'55" E
70.65'

SOUTH LINE OF NE 1/4 OF NW 1/4
NORTH LINE OF SE 1/4 OF NW 1/4

S 89°10'53" E

LB 6645

19.58'

S 03°37'58" W 70.71'

LB 6645

326.56'

574.93'
N 89°10'54" W

1417.55'

516.06'

LB 6645

BENCH MARK - TOP OF CM
ELEVATION = 111.17'

THE SW 1/4 OF
THE NW 1/4
OWNER:
LELAND R. BRYAN
(UNPLATTED)

WEST LINE OF SE 1/4 OF NW 1/4

THE SE 1/4 OF THE NW 1/4
OWNER: LELAND R. BRYAN
(UNPLATTED)

THE SW 1/4 OF
THE NE 1/4

WEST R/W LINE

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	48°11'23"	30.00	25.23	13.42	24.49	N 66°43'25"E
2	72°11'50"	60.00	75.60	43.75	70.70	N 78°43'38"E
3	77°19'13"	60.00	80.97	48.00	74.96	S 26°30'50"E
4	126°51'42"	60.00	132.85	119.98	107.33	S 75°34'38"W
5	48°11'23"	30.00	25.23	13.42	24.49	N 65°05'13"W
6	91°17'41"	260.00	414.28	265.94	371.83	N 43°32'04"W
7	33°38'17"	260.00	152.64	78.59	150.46	N 72°21'46"W
8	8°49'24"	260.00	40.04	20.06	40.00	N 51°07'55"W
9	42°11'52"	260.00	191.49	100.32	187.19	N 25°37'17"W
10	6°38'08"	260.00	30.11	15.07	30.09	N 1°12'17"W
11	91°17'41"	200.00	318.68	204.57	286.02	N 43°32'04"W
12	91°17'41"	230.00	366.48	235.26	328.92	N 43°32'04"W

SURVEYOR:
TIMOTHY B. ALCORN
J. SHERMAN FRIER & ASSOCIATES, INC.
130 WEST HOWARD STREET
LIVE OAK, FLORIDA 32064
(386) 362-4629
REG. NO. 6332

SCALE: 1" = 100'	DATE DRAWN: 09-10-10
DATE SURVEYED: 09-08-10	DRAWN BY: SH
APPROVED BY:	
REVISED:	

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION, LB# 7170
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064
PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270

JOB. NO. 731-05 RP

REPLAT OF BRIARWOOD

A PLANNED RURAL RESIDENTIAL DEVELOPMENT
IN
SECTION 31
TOWNSHIP 04 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA.

PRRD BOOK 1, PAGE 35

SHEET 1 OF 3

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON THIS 4th DAY OF November, 2010 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Marlin Feagle, as County attorney.
ATTORNEY

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IS IN ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $ -0- HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED: _____ DATE: 11/03/10
DIRECTOR OF PUBLIC WORKS

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

THIS IS TO CERTIFY THAT ON THE 7th DAY OF October, 2010, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

CHAIRMAN

ATTEST: P. DeWitt Cason

CLERK'S CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 12 DAY OF November, 2010, IN PLAT BOOK 1, PAGES 35-37

SIGNED: P. DeWitt Cason
CLERK OF CIRCUT COURT

FILE NUMBER 2010018316
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
11/12, 2010 AT 3:18 O'CLOCK PM
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: K. Vercher D.C.

OFFICIAL RECORDS
BOOK 1004 PAGE 217

CERTIFICATE OF COUNTY SURVEYOR

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 LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THIS 27th DAY OF OCTOBER, 2010 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 472, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 472, AS AMENDED.

NAME: Timothy A. Delaney
TIMOTHY A. DELANEY - DAVID F. LEE & ASSOC.
DATE: 10/27/2010
REGISTRATION NO. 5594

TIMOTHY A. DELANEY LICENSED No. 5594 STATE OF FLORIDA REGISTERED

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON THIS 10 OF SEPT, 2010, CHADWICK WARD WILLIAMS, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 63144, 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.

REGISTERED FLORIDA ENGINEER

CHADWICK WARD WILLIAMS LICENSE NO. 63144 STATE OF FLORIDA REGISTERED

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOWN ALL MEN BY THESE PRESENT THAT AMERIPRISE LAND GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY,AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS " REPLAT OF BRIARWOOD", 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.

OWNER: _____
CHARLES S. SPARKS, MANAGING MEMBER
AMERIPRISE LAND GROUP, LLC
930 SW BAYA DRIVE
LAKE CITY, FLORIDA 32025
(386) 752-8522

WITNESS _____
WITNESS _____

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2010 CHARLES S. SPARKS, AS MANAGING MEMBER OF AMERIPRISE LAND GROUP, FOR AND ON BEHALF OF SAID SUBDIVISION. HE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 18th DAY OF October A.D. 2010

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: _____

JANET L. HISSEIN MY COMMISSION # DD 966374 EXPIRES: April 11, 2014 Bonded Thru Notary Public Underwriters

DEDICATION OF MORTGAGEE:

KNOWN ALL MEN BY THESE PRESENT THAT COLUMBIA COUNTY BANK, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AS MORTGAGEE, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "REPLAT OF BRIARWOOD", 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 IN WITNESS WHEREOF COLUMBIA COUNTY BANK, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS' SENIOR VICE PRESIDENT, ROGER W. WARD, BY AND WITH THE AUTHORITY OF ITS' BOARD OF DIRECTORS IN ITS' NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 18 DAY OF OCTOBER A.D. 2010.

ROGER W. WARD, SENIOR VICE PRESIDENT

WITNESS: Nancy M. Bench
WITNESS: J Elaine Gonzalez

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS _____ DAY OF _____ A.D. 2010, BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ROGER W. WARD, SENIOR VICE PRESIDENT OF COLUMBIA COUNTY BANK, TO ME KNOW TO BE THE PERSON WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID SAID CORPORATION AFFIXED THERETO.
EXECUTION THEREOF

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 18th DAY OF October A.D. 2010

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: _____

JANICE ELAINE GONZALEZ MY COMMISSION # DD 966374 EXPIRES: April 11, 2014 Bonded Thru Notary Public Underwriters

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 10 DAY OF SEPT, 2010.

TIMOTHY B. ALCORN
PROFESSIONAL SURVEYOR AND MAPPER
FLA. CERT. NO. 6332
DATE: SEPTEMBER 10, 2010
JOB. NO. 731-05 RP

" NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

STATE OF FLORIDA TIMOTHY B. ALCORN LICENSED No. 6332 PROFESSIONAL SURVEYOR AND MAPPER

SCALE: 1" = 100'	DATE SURVEYED: 09-08-10	DATE DRAWN: 09-10-10
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION, LB# 7170
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064
PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270

JOB. NO. 731-05 RP

REPLAT OF BRIARWOOD

PRRD BOOK 1, PAGE 36

SHEET 2 OF 3

A PLANNED RURAL RESIDENTIAL DEVELOPMENT
IN
SECTION 31
TOWNSHIP 04 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA.

DESCRIPTION:
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 04 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN SOUTH 01°49'19" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 131.28 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WESTER ROAD AND THE POINT OF BEGINNING; THENCE RUN SOUTH 88°56'11" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 717.46 FEET; THENCE RUN SOUTH 02°55'26" WEST, A DISTANCE OF 515.64 FEET; THENCE RUN SOUTH 88°56'11" EAST, A DISTANCE OF 718.05 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF WESTER ROAD; THENCE RUN SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 02°55'26" WEST, 77.66 FEET; SOUTH 02°53'30" WEST, 575.17 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 03°37'58" WEST, 70.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 89°10'54" WEST, A DISTANCE OF 1417.55 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN NORTH 02°06'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 70.65 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN NORTH 02°06'47" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1174.13 FEET TO THE POINT OF BEGINNING.
CONTAINING 32.17 ACRES MORE OR LESS.

STATEMENT OF OBJECTIVES

THE DEVELOPMENT CONTAINS APPROXIMATELY 32.17 ACRES LOCATED AT SW WESTER DRIVE. THE DEVELOPMENT INCLUDES 10 LOTS RANGING IN SIZE FROM 1.93± ACRES TO 4.27± ACRES AND 2 RETENTION PARCELS RANGING IN SIZE FROM 0.59± ACES TO 2.24± ACRES.

THE DEVELOPMENT ALLOWS ONLY SINGLE FAMILY HOMES AND APPERTINENT STRUCTURES. THERE WILL BE AN ATTRACTIVELY LANDSCAPED ENTRANCE. THE ROADS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE COUNTY.

THE PROPERTY IS BORDERED ON THE NORTH BY SW WESTER DRIVE; ON THE EAST BY AGRICULTURAL LAND AND SW WESTER DRIVE; ON THE AGRICULTURAL LANDS; ON THE SOUTH BY AGRICULTURAL LANDS. THE EXISTING LAND USE DESIGNATION OF THE PROPERTY IS PLANEED RURAL RESIDENTIAL DEVELOPMENT (PRRD).

1) LAND USE: RESIDENTIAL SINGLE FAMILY WITH ONE RESIDENCE PER LOT, EXCEPT AS PROVIDED BY SECTION 14.9 ENTITLED SPECIAL FAMILY LOT PERMIT OF THE COUNTY'S LAND DEVELOPMENT REGULATIONS, AS AMENDED.

2) BUILDING SETBACKS: BUILDING SETBACKS SHALL BE AS FOLLOWS:
A. SIDE AND REAR OF PROPERTY LINES - 25 FEET
B. FRONT ALONG STREETS - 30 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 CORNER OF THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT TOP 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 A HEIGHT THREE- FOURTHS THE DISTANCE FROM THE GROUND TO THE APEX OF A-FRAME AND DOME ROOFS.

4) ARTERIAL STREET: THE ONLY ARTERIAL STREET INVOLVED IN THIS DEVELOPMENT IS SW WESTER ROAD. THE LOCAL ACCESS STREET IS STATE ROAD NO. 47 TO THE NORTHWEST, BUT THERE IS NO DIRECT ACCESS TO THE DEVELOPMENT FROM STATE ROAD NO. 47.

5) COMMON OUTSIDE STORAGE AREA: THERE WILL BE NO PROVISION MADE FOR COMMON OUTSIDE STORAGE AREAS. EACH LOT IS LARGE ENOUGH THAT THE OWNER 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.

STATEMENT CONCERNING 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 ON SHEET NO. 3 OF THE PRRD PLAN.

UTILITY SERVICE PLAN

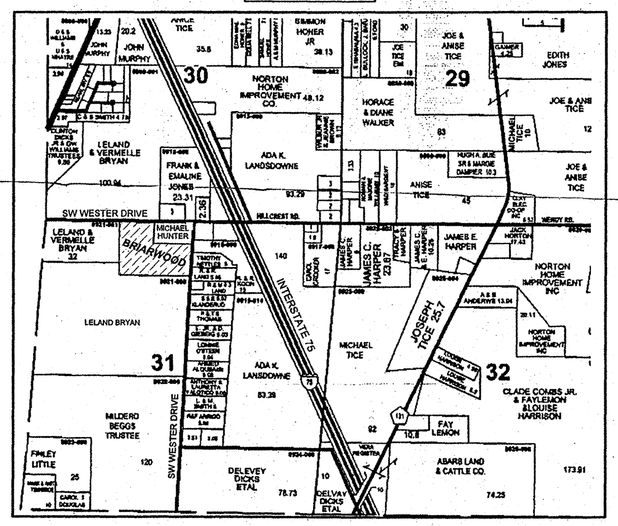
THIS AREA IS NOT SERVED BY A PUBLIC WATER OR SEWER SYSTEM. EACH LOT WILL RECEIVE WATER FROM ITS' OWN PRIVATE WELL AND EACH RESIDENCE WILL HAVE ITS' OWN SEPTIC TANK.

UTILITY COMPANIES WILL BE GRANTED EASEMENTS WITHIN THE DEVELOPMENT TO CONSTRUCT UTILITY FACILITES.

LAND USE

TOTAL LOT ACREAGE (RESIDENTIAL) -	27.16 ±
TOTAL RETENTION ACREAGE -	2.83±
TOTAL RIGHT-OF-WAY ACREAGE -	2.18±
TOTAL ACREAGE -	32.17 ±

VICINITY MAP
NOT TO SCALE



ABBREVIATIONS

N - NORTH
S - SOUTH
E - EAST
W - WEST
CONC. - CONCRETE
STY - STORY
I.P. - IRON PIPE
REB. - REBAR
ST. - STREET
AVE - AVENUE
NO ID - NO IDENTIFICATION
FD. - FOUND
CM - CONCRETE MONUMENT
± - MORE OR LESS
ORB - OFFICIAL RECORDS BOOK
PG - PAGE (S)
(P) - PLAT
(D) - DEED
(C) - CALCULATED
(A) - ACTUAL
(R) - RECORD
O/S - OFFSET
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
R - RADIUS
R/W - RIGHT-OF-WAY
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT
E/P - EDGE OF PAVE
E/G - EDGE OF GRADE
C/G - CURB AND GUTTER
ST. M/H - STORM MANHOLE
SS. M/H - SANITARY SEWER MANHOLE
ELEV. - ELEVATION
B.M. - BENCHMARK
℄ - CENTERLINE
Twp - TOWNSHIP
Rge - RANGE
LB - LICENSED BUSINESS

LEGEND AND NOTES:

- ☐ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" X 24" CONCRETE MONUMENT , LB # 7170
- ■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) , FOUND CONCRETE MONUMENT, IDENTIFICATION NOTED
- ● DENOTES REBAR / IRON PIPE, FOUND, NUMBER NOTED.
- ☒ DENOTES P.C.P. (PERMANENT CONTROL POINT) ALUMINUM PLATE (STAMPED L.B. # 7170) SET.

1) BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF SW WESTER DRIVE (S 88°56'11"E)

2) CLOSURE EXCEEDS 1:10,000

3) THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120700 0175B.

4) A BUFFER ZONE OF 200 FEET HAS BEEN ESTABLISHED ALONG A PORTION OF THE SUBDIVISION BOUNDARY AFFECTING ALL LOTS IN WHICH NO BUILDINGS CAN BE PLACED OR CONSTRUCTED.

5) 5/8" x 20" REBAR (WITH CAP STAMPED L.B. # 7170) ON ALL LOT LINES EXCEPT AS SHOWN.

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 ANO 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.

SURVEYOR:
TIMOTHY B. ALCORN
J. SHERMAN FRIER & ASSOCIATES, INC.
130 WEST HOWARD STREET
LIVE OAK, FLORIDA 32064
(386) 362-4629
REG. NO. 6332

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