BRIARWOOD

A PLANNED RURAL RESIDENTIAL DEVELOPMENT
FOR 2008

PARENT PARCEL – 31-4S-17-08920-001 – 32.17 AC.(DELETED, ALL USED UP)

HEADER PARCEL – 31-4S-17-08920-100 – A PLANNED RURAL RESIDENTIAL DEVELOPMENT LOCATED IN THE NE1/4 OF THE NW1/4 CONTAINING 32.17 AC. RECORDED ON 08/23/07 IN PRRD BOOK 1 PAGES 32 THRU 34.

LOT	**1**	**31-4S-17-08920-101**	**2.24 AC.**
LOT	**2**	**31-4S-17-08920-102**	**2.25 AC.**
LOT	**3**	**31-4S-17-08920-103**	**2.42 AC.**
LOT	**4**	**31-4S-17-08920-104**	**4.27 AC.**
LOT	**5**	**31-4S-17-08920-105**	**3.76 AC.**
LOT	**6**	**31-4S-17-08920-106**	**3.25 AC.**
LOT	**7**	**31-4S-17-08920-107**	**2.81 AC.**
LOT	**8**	**31-4S-17-08920-108**	**2.26 AC.**
LOT	**9**	**31-4S-17-08920-109**	**1.93 AC.**
LOT	**10**	**31-4S-17-08920-110**	**1.97 AC.**

RETENTION AREAS – 31-4S-17-08920-099 **2.83 AC.**

PRRD

BRIARWOOD

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

PLAT BOOK 1, PAGE 32

SHEET 1 OF 3

FILE NUMBER 2007-019171
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
OFFICIAL RECORDS
BOOK 1129 PAGE 18
RECORD VERIFIED
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON THIS 2nd DAY OF August, 2007 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Marlin Feagle, 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 $ 25,000.00 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED: Hoyle Crowder DATE: 8/7/2007
DIRECTOR OF PUBLIC WORKS

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

THIS IS TO CERTIFY THAT ON THE 2nd DAY OF August, 2007, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

E W Porter
CHAIRMAN

ATTEST: _____

CLERK'S CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 23 DAY OF August, 2007, IN PLAT BOOK 1, PAGES 32-33-34

SIGNED: P. DeWitt Cason PRRD
CLERK OF CIRCUIT COURT

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 21st DAY OF August, 2007 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. Ollerton
TIMOTHY A. OLLERTON, PSM DONALD F. LEE & ASSOC.
DATE: 8/21/07
REGISTRATION NO. 5594

LICENSED No. 5594 STATE OF FLORIDA Surveyor

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON THIS 27 OF JULY, 2007, 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.

Chad Ward
REGISTERED FLORIDA ENGINEER

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 "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: Karena J Crews
KARENA J. CREWS, MANAGING MEMBER
AMERIPRISE LAND GROUP, LLC
930 SW BAYA DRIVE
LAKE CITY, FLORIDA 32025
(386) 752-8522

WITNESS: Chad Ward
WITNESS: Roy Wells

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

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF July, 2007 BY KARENA J. CREWS AND CHARLES S. SPARKS, AS MANAGING MEMBERS OF AMERIPRISE LAND GROUP, FOR AND ON BEHALF OF SAID SUBDIVISION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 27th DAY OF July A.D. 2007

Susan A. Vaughan
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: SUSAN A. VAUGHAN MY COMMISSION # DD 478332 EXPIRES: July 5, 2009 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 "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 27 DAY OF July A.D. 2007.

Roger W Ward
ROGER W. WARD, SENIOR VICE PRESIDENT

WITNESS: Matt Glen
WITNESS: Scott Cain

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS 27th DAY OF July A.D. 2007, 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 27th DAY OF July A.D. 2007

Susan A. Vaughan
NOTARY PUBLIC, STATE OF FLORIDA

SUSAN A. VAUGHAN MY COMMISSION # DD 478332 EXPIRES: July 5, 2009 Bonded Thru Notary Public Underwriters

MY COMMISSION EXPIRES: July 5, 2009

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 27 DAY OF July, 2007.

Timothy B Alcorn
TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLA. CERT. NO. 6332
DATE: JUNE 18, 2007
JOB. NO. 731-05 RP

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

SCALE: 1" = 100'	DATE SURVEYED: 06-17-07	DATE DRAWN: 06-18-07
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

OFFICIAL RECORDS
BOOK 1129 PAGE 18

BRIARWOOD

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

PLAT BOOK 1, PAGE 33

SHEET 2 OF 3

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 88°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 PPOPERTY 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.

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

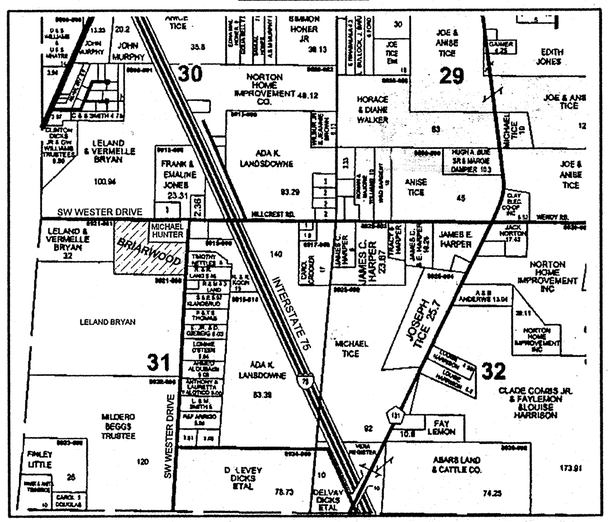
THIS AREA IS NOT SERVED BY A PUBLIC WATER OR SEWER SYSTEM. EACH LOT WILL RECEIVE WATER FROM ITS' OWN PRIVATE WELL AND EACH RESIDENCE WILL HAVE ITS' OWN SEPTIC TANK.

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



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.

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 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 I WHICH NO BUILDINGS CAN BE PLACED OR CONSTRUCTED.

6) 5/8" x 20" REBAR (WITH CAP STAMPED L.B. # 7170) ON ALL LOT LINES EXCEPT AS SHOWN.

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

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 SURVEYED: 06-17-07	DATE DRAWN: 06-18-07
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
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SHEET 3 OF 3

BRIARWOOD

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

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
EAST 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
(ASPHALT)

NO ID
S 88°56'11"E (BEARING BASIS)
298.06'
717.46'
299.39'
20'
60.01'
60.01'
80.01'
50.01'
SOUTH R/W LINE
POINT OF BEGINNING
BENCH MARK - TOP OF CM
ELEVATION = 84.41'
0.59\+- ACRES
RETENTION
PARCEL "A"
S 43°04'42"E
425.04'
N 48°35'18"E
427.61'
S 88°56'11"E
328.06'
SETBACK LINE

PART OF NORTHEAST 1/4 OF NORTHWEST 1/4
NOT INCLUDED
OWNER: MICHAEL HUNTER

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

N

LOT 1
2.24 ACRES ±
LOT 10
1.97 ACRES ±
LOT 9
1.93 ACRES ±
LOT 2
2.25 ACRES ±
LOT 8
2.26 ACRES ±
LOT 7
2.81 ACRES ±
LOT 6
3.25 ACRES ±
LOT 3
2.42 ACRES ±
LOT 4
4.27 ACRES ±
LOT 5
3.76 ACRES ±
RETENTION
PARCEL "B"
2.24 ACRES ±

SW PADDOCK COURT
20' UTILITY EASEMENT
WEST R/W LINE
SOUTH R/W LINE
SETBACK LINE

THE NW 1/4 OF THE NW 1/4
OWNER: LELAND R. BRYAN
THE SW 1/4 OF THE NW 1/4
OWNER: LELAND R. BRYAN
THE NW 1/4 OF THE NE 1/4
THE SW 1/4 OF THE NE 1/4
THE SE 1/4 OF THE NW 1/4
OWNER: LELAND R. BRYAN

SW WESTER DRIVE
(18' WIDE ASPHALT PAVEMENT)

SW CORNER OF NE 1/4 OF NW 1/4 &
NW CORNER OF SE 1/4 OF NW 1/4
LB 6645
SOUTH LINE OF NE 1/4 OF NW 1/4
NORTH LINE 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 &
WEST LINE OF SE 1/4 OF NW 1/4
WEST LINE OF NE 1/4 OF NW 1/4
BENCH MARK - TOP OF CM
ELEVATION = 111.17'

SURVEYOR:
TIMOTHY B. ALCORN
J. SHERMAN FRIER & ASSOCIATES, INC.
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(386) 362-4629
REG. NO. 6332

SCALE: 1" = 100'
DATE SURVEYED: 06-17-07
DATE DRAWN: 06-18-07
APPROVED BY:
DRAWN BY: SH
REVISED:

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION, LB# 7170
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