

# SABOURIN REPLAT

A REPLAT OF LOTS 32 AND 33, EMERALD COVE, PHASE II  
 PLAT BOOK 8, PAGES 68 AND 69  
 SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST  
 COLUMBIA COUNTY, FLORIDA

PLAT BOOK 10, PAGE 18

**LEGAL DESCRIPTION:**

LOT 32 AND LOT 33, EMERALD COVE, PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

**SPECIAL NOTE FOR DRAINAGE EASEMENT**  
 THE NORTH 15.00 FEET OF LOT 1 IS DESIGNATED FOR USE AS A DRAINAGE EASEMENT.

**UTILITY EASEMENT**  
 THERE IS A 20.00 FOOT UTILITY EASEMENT WITHIN LOT 1 ADJACENT TO THE RIGHT OF WAY OF SW WOODLEAF COURT.

**NOTE:**  
 FINISH FLOOR ELEVATION FOR LOT 1 SHALL COMPLY WITH THE REQUIREMENTS OF EMERALD COVE, PHASE II.

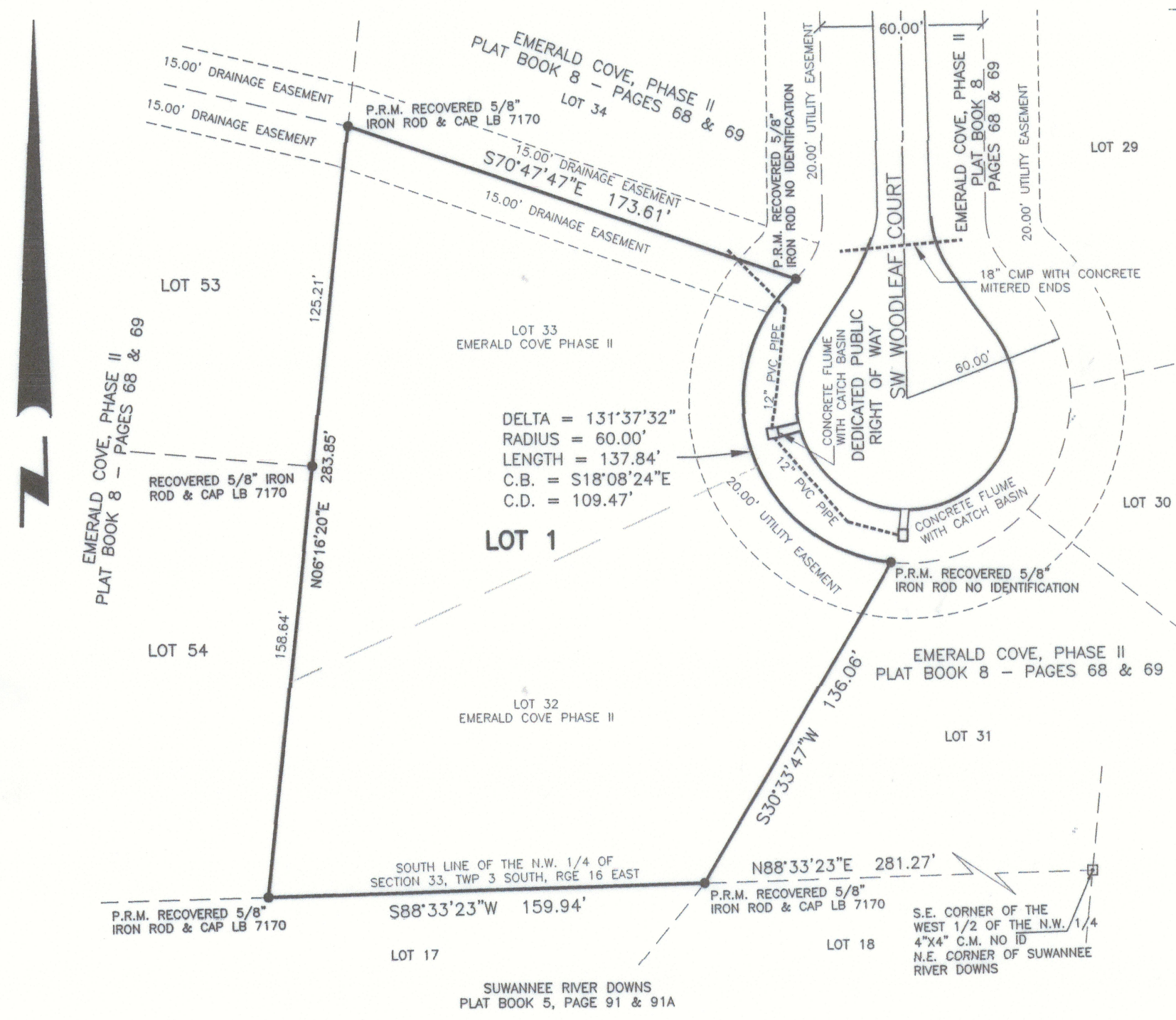
**LEGEND:**

P.R.M. PERMANENT REFERENCE MONUMENT DENOTES A 5/8" IRON ROD AS NOTED

1) BEARINGS ARE BASED ON THE WEST LINE OF LOT 1 BEING N16°16'20"E AS SHOWN ON EMERALD COVE, PHASE II, IN PLAT BOO 8, PAGES 68 & 69.

**LEGEND**

P.B. PLAT BOOK	P.O.C. POINT OF COMMENCEMENT
PGS. PAGES	P.O.B. POINT OF BEGINNING
PT POINT OF TANGENCY	CL CENTERLINE
PC POINT OF CURVATURE	C.D. CHORD DISTANCE
PI POINT OF INTERSECTION	C.B. CHORD BEARING
PRC POINT OF REVERSE CURVE	L LENGTH OF CURVE
PCC POINT OF COMPOUND CURVATURE	LB LICENSED BUSINESS
PNTC POINT OF NON-TANGENT CURVE	R RADIUS
● FOUND 5/8" IRON ROD AS NOTED	RLS REGISTERED LAND SURVEYOR
○ FOUND 5/8" IRON ROD WITH CAP LB 3270 (PRM)	RP RADIUS POINT
⊙ PERMANENT CONTROL POINT PCP (NAIL & DISC LB #3270)	Δ DELTA OR CENTRAL ANGLE EASEMENT
PRM PERMANENT REFERENCE MONUMENT	R/W RIGHT OF WAY
SEC. SECTION	S/W SIDEWALK
O.R.B. OFFICIAL RECORDS BOOK	D&U DRAINAGE & UTILITY
FND FOUND	TAN TANGENT
CMP CORRUGATED METAL PIPE	CM CONCRETE MONUMENT
	CONC. CONCRETE
	N.T.S. NOT TO SCALE
	N.R. NON RADIAL



**CERTIFICATE OF DEDICATION & OWNERSHIP**

KNOW ALL MEN BY THESE PRESENT THAT KYLE SABOURIN, AS PRESIDENT OF THE BRANFORD GATHERING, INC, HAS CAUSED THE LANDS SHOWN AND DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS A SINGLE LOT TO BE KNOWN AS SUBDIVISION NAME AND THAT ALL RIGHTS OF WAY AND EASEMENTS ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

*Kyle Sabourin*  
 KYLE SABOURIN, PRESIDENT  
 THE BRANFORD GATHERING, INC.

*Heather Sabourin*  
 WITNESS

*[Signature]*  
 WITNESS

**ACKNOWLEDGEMENT:**

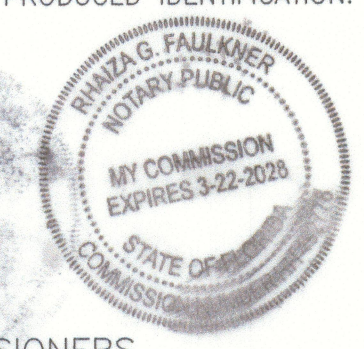
**STATE OF FLORIDA, COLUMBIA COUNTY**

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 10 DAY OF Jan 2025, 2024, BY KYLE SABOURIN, AS PRESIDENT OF THE BRANFORD GATHERING, INC, FOR AND ON BEHALF OF SAID CORPORATION. SUCH PERSON IS [ ] PERSONALLY KNOWN TO ME OR HAS [ ] PRODUCED IDENTIFICATION.

TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-22-2028



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

THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA

**CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA**

EXAMINED ON THIS 3 DAY OF February, 2024 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY:

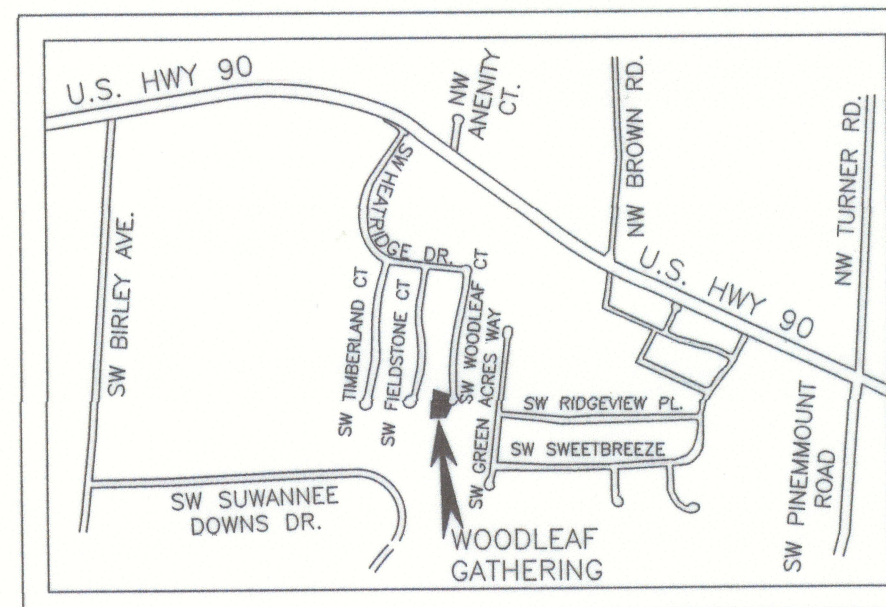
*[Signature]*  
 COUNTY ATTORNEY

**CERTIFICATE OF THE CLERK OF COURTS**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS IS HEREBY ACCEPTED FOR RECORDING WITHIN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA THIS 11th DAY OF February, 2024 AND SAHLL BE RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

SIGNED: *[Signature]*  
 CLERK OF CIRCUIT COURT

VICINITY MAP  
 1" = 2000'



**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 IN GOOD STANDING WITH THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT MEETS ALL REQUIREMENTS OF CHAPTER 177, AS AMENDED

SIGNATURE: *[Signature]* DATE: 12-4-24

REGISTRATION NUMBER 9151

PRINT NAME: L. SCOTT BRETT

**FLOOD ZONE INFORMATION:**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 12023C0290 D, COMMUNITY NO. 120070, EFFECTIVE NOVEMBER 2, 2018, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (UNSHADED), AN AREA SUBJECT TO MINIMAL FLOODING

BUILDING SET BACKS:  
 FRONT: 25 FEET  
 SIDE: 10 FEET  
 REAR: 15 FEET

**NOTICE:**  
 ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISIONS SERVICES, PROVIDED, HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISIONS SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

**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 OF 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.

**CERTIFICATE OF SURVEYOR**

I, THE UNDERSIGNED PROFESSIONAL LAND 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN FOUND OR PLACED AS SHOWN HEREON.

*[Signature]*  
 CAROLL CASTLEBERRY, PLS # 4226

DATE: 05/22/24

**E.C. CASTLEBERRY, P.L.S.**  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 4226  
 LAND SURVEYING AND MAPPING  
 723 N.W. BALTIC ROAD  
 MAYO, FLORIDA PHONE 407 508-8147