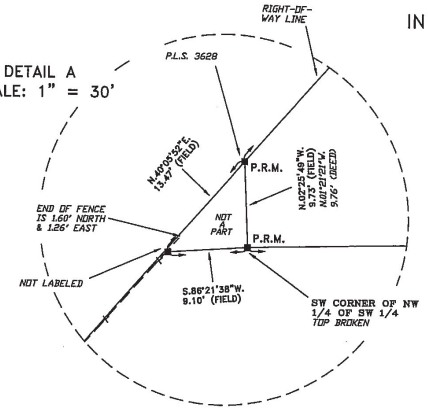
"FOREST COVE"

IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____
PAGES _____
SHEET 2 OF 2

DETAIL A
SCALE: 1" = 30'



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	97°45'30"	42.66'	28.64'	37.67'	S.07°22'10"E.
2	120.00'	34°55'07"	73.13'	37.74'	72.01'	S.73°42'29"E.
3	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.63°59'34"E.
4	60.00'	27°55'49"	29.25'	14.92'	28.96'	N.53°07'05"E.
5	60.00'	71°52'34"	75.27'	43.49'	70.43'	S.76°58'44"E.
6	60.00'	63°38'55"	66.65'	37.24'	63.28'	S.09°13'00"E.
7	60.00'	61°12'10"	64.09'	35.49'	61.09'	S.53°12'33"W.
8	60.00'	54°42'06"	57.28'	31.04'	55.13'	N.66°50'19"W.
9	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.66°19'39"W.
10	180.00'	13°11'03"	41.42'	20.80'	41.33'	N.84°34'31"W.
11	180.00'	25°54'23"	81.39'	41.40'	80.70'	N.65°01'49"W.
12	25.00'	86°24'48"	37.70'	23.48'	34.23'	S.84°42'59"W.
13	150.00'	42°40'36"	111.73'	58.60'	109.16'	S.69°49'44"E.
14	35.00'	41°30'35"	25.36'	13.26'	24.81'	S.20°45'17"W.

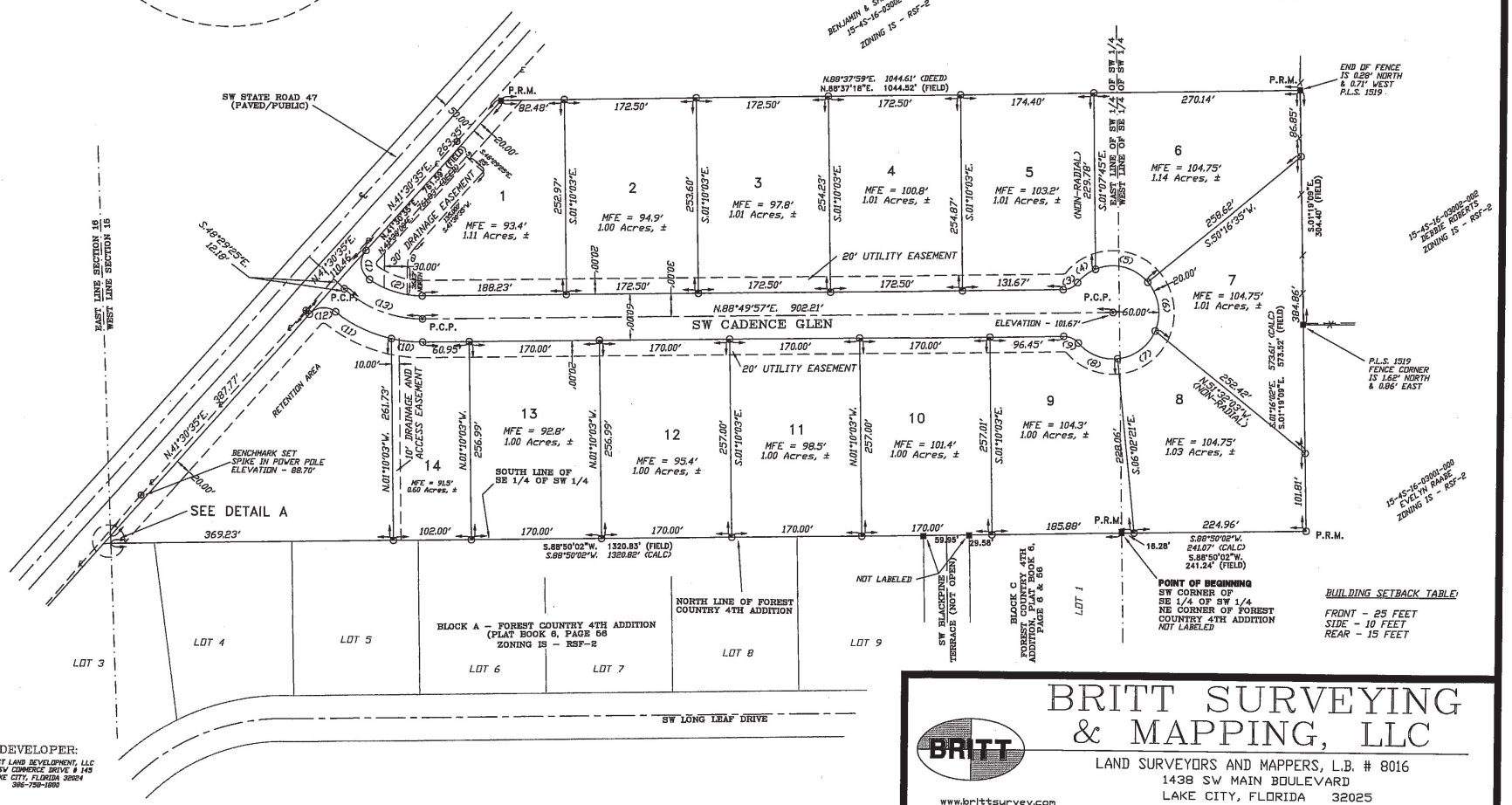
SYMBOL LEGEND:

- 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
- WIRE FENCE
- 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

N

SCALE: 1" = 100'

0 25 50 100 200
GRAPHIC SCALE



BUILDING SETBACK TABLE:

FRONT - 25 FEET
SIDE - 10 FEET
REAR - 15 FEET

DEVELOPER:
FOREST LAND DEVELOPMENT, LLC
426 SW COMMERCE DRIVE # 145
LAKE CITY, FLORIDA 32024
386-752-1800

BRITT SURVEYING & MAPPING, LLC
LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BOULEVARD
LAKE CITY, FLORIDA 32025
www.brittsurvey.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L-30401

"FOREST COVE"

IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____
PAGES _____
SHEET 1 OF 2

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.

DESCRIPTION:
BEGIN AT THE SE CORNER OF THE SW 1/4 OF SW 1/4, SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ALSO BEING THE NE CORNER OF FOREST COUNTRY 4TH ADDITION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 56, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S.88°50'02"W., ALONG THE SOUTH LINE OF SW 1/4 OF SW 1/4 AND SAID NORTH LINE OF FOREST COUNTRY 4TH ADDITION A DISTANCE OF 1320.82 FEET; THENCE N.01°21'21"W., 9.76 FEET TO THE INTERSECTION OF THE WEST LINE OF SECTION 15 AND THE EAST RIGHT-OF-WAY LINE OF SW STATE ROAD #47; THENCE N.41°30'00"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD #47 A DISTANCE OF 761.83 FEET; THENCE N.88°37'59"E., 1044.61 FEET, THENCE S.01°16'02"E., 573.61 FEET; THENCE S.88°50'02"W., 241.07 FEET TO THE POINT OF BEGINNING. CONTAINING 17.15 ACRES MORE OR LESS.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF _____ , 2024, A.D.

_____
CHAIRMAN

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.

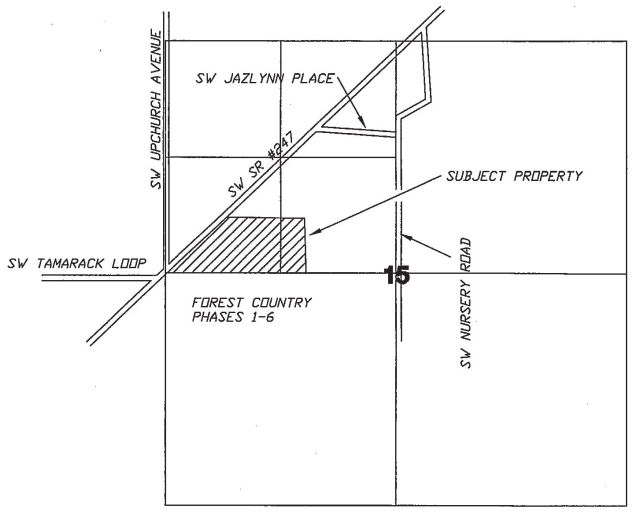
I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF $_____ OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $_____ HAS BEEN POSTED TO ASSURE COMPLETION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

_____ _____
DIRECTOR OF PUBLIC WORKS DATE

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON A BEARING OF S.88°50'02"W. OF THE SOUTH LINE AS SHOWN HEREON.
3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NUMBER 12023C0289D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
6. EASEMENTS ARE AS SHOWN HEREON.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
8. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA.
9. NO PRELIMINARY PLAN WAS APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM.
11. MAXIMUM LOT COVERAGE BY ALL BUILDINGS IS 40%

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.

SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST.



LOCATION SKETCH
1" = 1000'

SPECIAL NOTICE:

THIS SUBDIVISION INCLUDES A STORMWATER DRAINAGE AND MANAGEMENT DESIGN PERMITTED AND CONSTRUCTED PURSUANT TO AN ENVIRONMENTAL RESOURCE PERMIT ISSUED BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT, PERMIT NUMBER _____. IN MANY INSTANCES THE DESIGN CAN PROVIDE FOR STORMWATER TO FLOW ONTO OR ACROSS ONE OR MORE LOTS WITHIN THE SUBDIVISION BEFORE THE STORMWATER ENTERS THE STORMWATER SYSTEM OF DRAINS, DITCHES, OR PONDS. PROPERTY OWNERS AND PROSPECTIVE PURCHASERS ARE ENCOURAGED TO CAREFULLY REVIEW THE STORMWATER DESIGN FOR THIS SUBDIVISION AND SHOULD EXPECT RUNOFF TO EXIT OR ENTER THEIR PROPERTY FROM TIME TO TIME. LOTS INCLUDED IN THE STORMWATER DRAINAGE AND MANAGEMENT DESIGN PURSUANT TO THE PERMIT MAY NOT BE PERMITTED TO DECREASE THE AMOUNT OF WATER FLOWING TO THEIR PROPERTY OR TO INCREASE THE AMOUNT OF WATER FLOWING FROM THEIR PROPERTY. PLEASE CONSULT AN ATTORNEY OR ENGINEER FOR SPECIFIC QUESTIONS ABOUT YOUR LOT.

AND

PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR STRUCTURES ON LOTS WITHIN THE SUBDIVISION, AN AS BUILT SURVEY WILL BE PROVIDED TO SHOW THE PROPER LOT GRADING HAS BEEN OBTAINED, ACCORDING TO THE STORMWATER DESIGN DEPICTED ON THE STORMWATER/ROADWAY CONSTRUCTION PLANS, UNDER THE ENVIRONMENTAL RESOURCE PERMIT ISSUED BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT, PERMIT NUMBER_____.

DEVELOPER:
FOREST LAND DEVELOPMENT, LLC
426 SW COMMERCE DRIVE # 145
LAKE CITY, FLORIDA 32024
386-758-1888

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT FOREST LAND DEVELOPMENT, LLC, OWNER, HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS "FOREST COVE", 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.

ATTEST:

_____ _____ _____
WITNESS AS TO OWNER WITNESS AS TO OWNER ROBERT S. STEWART
AS MANAGER

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS _____DAY OF_____, 2024 A.D., BEFORE ME PERSONALLY APPEARED ROBERT S. STEWART, AS MANAGER OF FOREST LAND DEVELOPMENT, LLC, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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:_____ _____
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 _____,2024, 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:_____ DATE:_____ REGISTRATION #: _____

PRINT:_____

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:

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1438 SW MAIN BOULEVARD
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