PRRD BOOK 7
PAGE 194
SHEET 1 OF 4

HILLS AT ROSE CREEK PHASE 3

A PLANNED RURAL RESIDENTIAL DEVELOPMENT
SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS BOOK 1037 PAGE 933

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

FILE NUMBER 2004012546
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
8-24-2004 AT 11:32 O'CLOCK A.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Maureen Cason D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT A BAR S LAND AND CATTLE COMPANY, WITH RON TURBEVILLE AS PRESIDENT, AS OWNER, AND CNB NATIONAL BANK, WITH SUZANNE NORRIS, MARKETING PRESIDENT CNB NATIONAL BANK - MERCANTILE BANK, AS MORTGAGEE, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "HILLS AT ROSE CREEK PHASE 2", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTESTS

WITNESS AS TO OWNER — WITNESS AS TO OWNER — RON TURBEVILLE

WITNESS AS TO MORTGAGEE — WITNESS AS TO MORTGAGEE — SUZANNE NORRIS MARKETING PRESIDENT

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS____DAY OF_____, 2004 A.D., BEFORE ME PERSONALLY APPEARED RON TURBEVILLE AS PRESIDENT OF A BAR S LAND AND CATTLE COMPANY, 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 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:_____

Karyn L Congressi
My Commission DD166139
Expires November 18 2006

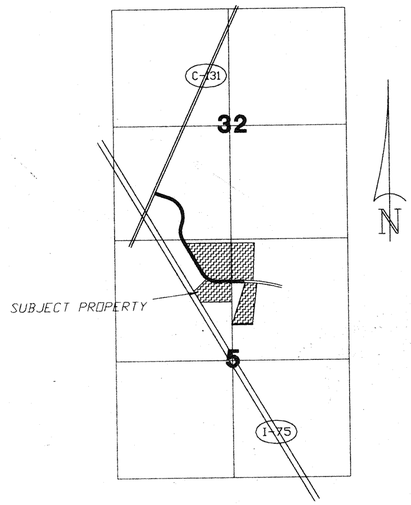
ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS____DAY OF_____, 2004 A.D., BEFORE ME PERSONALLY APPEARED SUZANNE NORRIS AS MARKETING PRESIDENT OF CNB NATIONAL BANK - MERCANTILE BANK, AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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:_____

Karyn L Congressi
My Commission DD166139
Expires November 18, 2006



LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR THE DEED OF RECORD AS PROVIDED BY CLIENT.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.26°55'27"W. , FOR THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #75.
3. SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JAN. 1988 COMMUNITY PANEL NO. 120070 0200 B. 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 OF (20') TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND (7.5') SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.
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 MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
9. THE ZONING WAS CHANGED AND APPROVED TO P.R.R.D. ON APRIL 15 2004.

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.

BUILDING NOTE:

BUILDING SETBACK EXCEPT ON 200 FOOT BUFFER SIDE ARE:
FRONT = 50.00 FEET
SIDE = 25.00 FEET
REAR = NONE
BUILDING HEIGHT = 35.00 FEET
MAXIMUM LOT COVERAGE = 40%
LANDSCAPED BUFFER = NATURAL VEGETATION
ROADWAYS AND EASEMENTS ARE DEDICATED TO THE PUBLIC

FLOOD NOTICE:

THE FOLLOWING LOTS ARE AFFECTED BY THE 100 YEAR FLOOD ELEVATION

THE 100 YEAR FLOOD ELEVATION IS 86.50 FEET FOR LOTS: 33, 34, 35, 36, 37, AND 38

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.

DEVELOPER:
A BAR S LAND AND CATTLE COMPANY
386-752-5035
3814 S. 1st. STREET
LAKE CITY, FL 32025

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: August 24, 2004 — COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF August 19 , 2004, A.D.

CHAIRMAN

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 24th DAY OF August ,2004, A.D., PLAT BOOK 7 , PAGE 194-197

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

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

Hoyle Crowder — DIRECTOR — 8/24/04 DATE

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, REVIEW THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: Timothy A. DeLeene DATE: 8/2/04 REGISTRATION #: 5594
PRINT: TIMOTHY A. DELEENE

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.

E. SCOTT BRITT, PLS #5757 — DATE: 8/2/04

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L- 12564P

\\Aaron\wdc usb2 (e)\Scott\TEMP\L12564PRD.dwg Fri Jul 30 08:47:49 2004

HILLS AT ROSE CREEK PHASE 3

A PLANNED RURAL RESIDENTIAL DEVELOPMENT

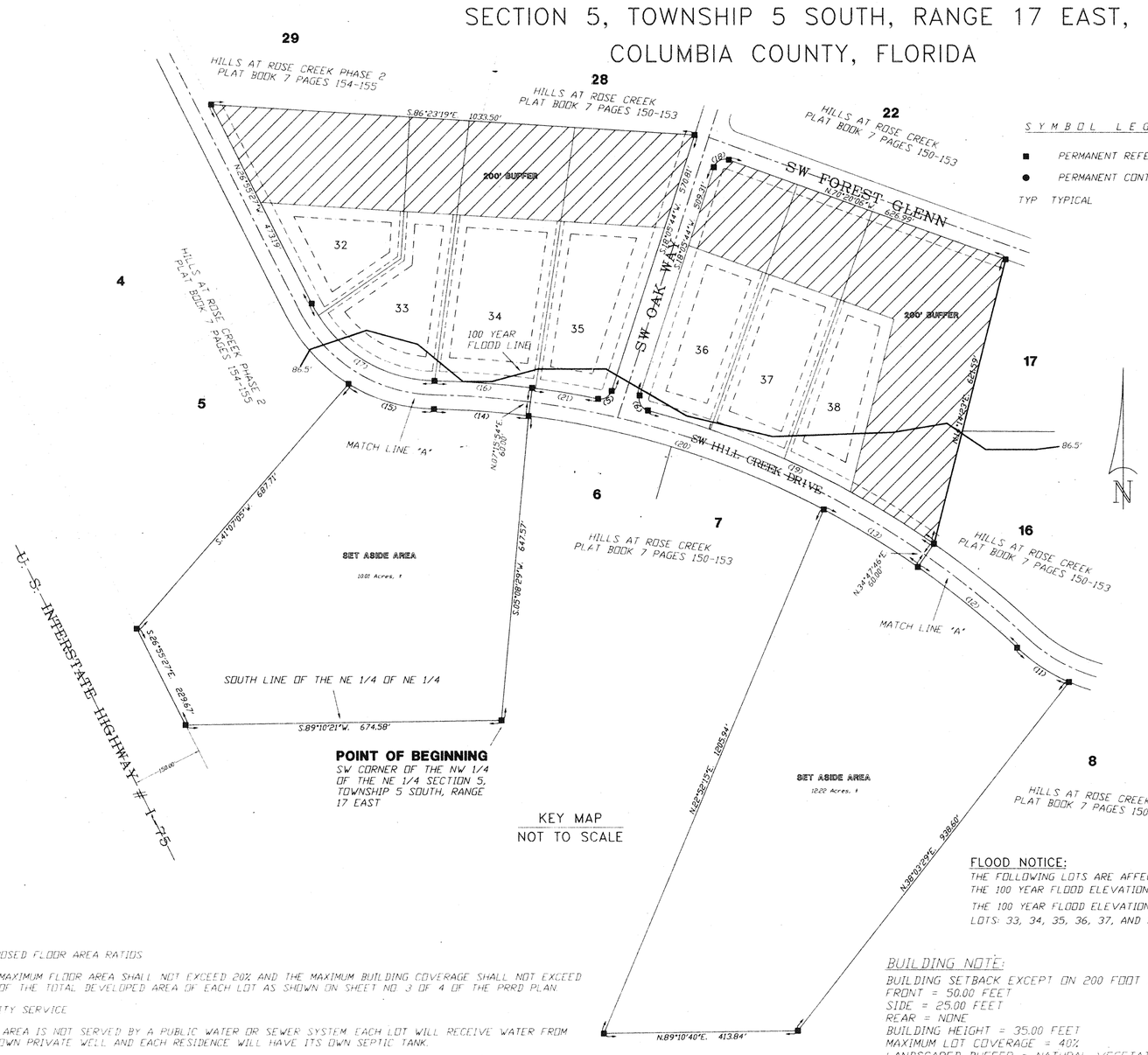
SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST,

COLUMBIA COUNTY, FLORIDA

PRRD BOOK 7

PAGE 195

SHEET 2 OF 4



KEY MAP

NOT TO SCALE

SYMBOL LEGEND:

- ■ PERMANENT REFERENCE MONUMENT
- ● PERMANENT CONTROL POINT

TYP TYPICAL

DESCRIPTION:

A PART OF THE N 1/2 OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 5 AND RUN; THENCE S.89°10'21"W., ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 A DISTANCE OF 674.58 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U. S. INTERSTATE HIGHWAY # I-75; THENCE N.26°55'27"W., ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 229.67 FEET; THENCE N.41°07'05"E., A DISTANCE OF 687.71 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW HILL CREEK DRIVE TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 30°35'23", A TANGENT LENGTH OF 98.45 FEET, A CHORD BEARING OF S.73°39'01"E. AND A CHORD LENGTH OF 189.93 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 192.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1870.00 FEET, A CENTRAL ANGLE OF 06°12'36", A TANGENT LENGTH OF 101.44 FEET, A CHORD BEARING OF S.85°50'24"E. AND A CHORD LENGTH OF 202.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 202.68 FEET TO THE END OF SAID CURVE; THENCE N.07°15'54"E., A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY OF SAID SW HILL CREEK DRIVE TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 1930.00 FEET, A CENTRAL ANGLE OF 06°12'36", A TANGENT LENGTH OF 104.69 FEET, A CHORD BEARING OF N.85°50'24"W. AND A CHORD LENGTH OF 209.08 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 209.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 62°01'15", A TANGENT LENGTH OF 180.33 FEET, A CHORD BEARING OF N.57°56'05"W. AND A CHORD LENGTH OF 309.12 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 324.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.26°55'27"W., STILL ALONG THE NORTHERLY RIGHT-OF-WAY A DISTANCE OF 473.19 FEET; THENCE S.86°23'19"E., A DISTANCE OF 1033.50 FEET TO THE WEST RIGHT-OF-WAY OF SW OAK WAY; THENCE S.18°05'44"W., ALONG SAID WEST RIGHT-OF-WAY OF SW OAK WAY A DISTANCE OF 570.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°24'09", A TANGENT LENGTH OF 22.28 FEET, A CHORD BEARING OF S.59°47'49"W. AND A CHORD LENGTH OF 33.26 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 36.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1930.00 FEET, A CENTRAL ANGLE OF 04°13'59", A TANGENT LENGTH OF 71.33 FEET, A CHORD BEARING OF N.80°37'06"W. AND A CHORD LENGTH OF 142.56 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 142.59 FEET TO THE END OF SAID CURVE; THENCE S.07°15'54"W., A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1870.00 FEET, A CENTRAL ANGLE OF 20°19'26", A TANGENT LENGTH OF 335.19 FEET, A CHORD BEARING OF S.72°34'23"E. AND A CHORD LENGTH OF 659.86 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 663.33 FEET TO THE END OF SAID CURVE; THENCE S.22°52'15"W., A DISTANCE OF 1205.94 FEET; THENCE N.89°10'40"E., A DISTANCE OF 413.84 FEET; THENCE N.38°03'29"E., A DISTANCE OF 938.60 FEET TO THE SOUTH RIGHT-OF-WAY OF SW HILL CREEK DRIVE TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 19°33'46", A TANGENT LENGTH OF 67.23 FEET, A CHORD BEARING OF N.56°37'25"W. AND A CHORD LENGTH OF 132.51 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 133.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1870.00 FEET, A CENTRAL ANGLE OF 08°21'42", A TANGENT LENGTH OF 136.70 FEET, A CHORD BEARING OF N.51°01'23"W. AND A CHORD LENGTH OF 272.66 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 272.90 FEET TO THE END OF SAID CURVE; THENCE N.34°47'46"E., A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY OF SW HILL CREEK DRIVE; THENCE N.14°14'23"E., A DISTANCE OF 621.59 FEET TO THE SOUTH RIGHT-OF-WAY OF SW FOREST GLEN; THENCE N.70°20'06"W., A DISTANCE OF 626.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°34'10", A TANGENT LENGTH OF 25.69 FEET, A CHORD BEARING OF S.63°52'49"W. AND A CHORD LENGTH OF 35.84 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.18°05'44"W., ALONG THE EAST RIGHT-OF-WAY OF SW OAK WAY A DISTANCE OF 509.31 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°21'40", A TANGENT LENGTH OF 26.51 FEET, A CHORD BEARING OF S.28°35'06"E. AND A CHORD LENGTH OF 36.38 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 40.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1930.00 FEET, A CENTRAL ANGLE OF 20°03'42", A TANGENT LENGTH OF 341.38 FEET, A CHORD BEARING OF S.65°14'05"E. AND A CHORD LENGTH OF 672.32 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 675.77 FEET TO THE END OF SAID CURVE; THENCE S.34°47'46"W., A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 1870.00 FEET, A CENTRAL ANGLE OF 07°12'26", A TANGENT LENGTH OF 117.77 FEET, A CHORD BEARING OF N.58°48'27"W. AND A CHORD LENGTH OF 235.07 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 235.22 FEET TO THE END OF SAID CURVE TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 1870.00 FEET, A CENTRAL ANGLE OF 20°19'26", A TANGENT LENGTH OF 335.19 FEET, A CHORD BEARING OF N.72°34'23"W. AND A CHORD LENGTH OF 659.86 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 663.33 FEET TO THE END OF SAID CURVE; THENCE S.05°08'29"W., A DISTANCE OF 647.57 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 41.10 ACRES, MORE OR LESS.

FLOOD NOTICE:

THE FOLLOWING LOTS ARE AFFECTED BY THE 100 YEAR FLOOD ELEVATION

THE 100 YEAR FLOOD ELEVATION IS 86.50 FEET FOR LOTS: 33, 34, 35, 36, 37, AND 38

BUILDING NOTE:

BUILDING SETBACK EXCEPT ON 200 FOOT BUFFER SIDE ARE:
FRONT = 50.00 FEET
SIDE = 25.00 FEET
REAR = NONE
BUILDING HEIGHT = 35.00 FEET
MAXIMUM LOT COVERAGE = 40%
LANDSCAPED BUFFER = NATURAL VEGETATION
ROADWAYS AND EASEMENTS ARE DEDICATED TO THE PUBLIC

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 4 OF THE PRRD PLAN.

UTILITY SERVICE

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.

BELLSOUTH/AT&T, TIME WARNER CABLE, CLAY ELECTRIC AND ANY OTHER NECESSARY UTILITY COMPANY WILL BE GRANTED EASEMENTS WITHIN THE PROJECT SITE TO CONSTRUCT UTILITY FACILITIES.

SET ASIDE AREAS

THE ONLY ANTICIPATED SETASIDE AREAS ARE AS SHOWN HEREIN. THE SETASIDE AREAS IN THE DEVELOPMENT ARE PRIVATELY OWNED BY THE DEVELOPER AND OR ASSIGNS AND WILL HOLD TITLE TO THESE AREAS. WHICH WILL OWN, MANAGE AND CONTROL SAID SET ASIDE AREAS IN ACCORDANCE WITH DECLARATIONS AND RESTRICTIONS ARTICLES OF INCORPORATION AND BYLAWS.

STATEMENT OF OBJECTIVES

THE DEVELOPMENT CONSISTS OF APPROXIMATELY 41.10 ACRES LOCATED IN THE CENTER OF HILLS AT ROSE CREEK SUBDIVISIONS. THE DEVELOPMENT INCLUDES 7 LOTS RANGING IN SIZE FROM APPROXIMATELY 1.8 ACRES TO 4.4 ACRES AND COMMON AREAS OF APPROXIMATELY 22.3 ACRES. THE 200 FOOT BUFFER IS TO BE SOLD AS PART OF THE RESIDENTIAL LOT HOWEVER IT IS TO REMAIN A NON-BUILDABLE AREA.

THE DEVELOPMENT ALLOWS ONLY SINGLE FAMILY HOMES AND APPURTENANT STRUCTURES. THE ROADS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE COUNTY.

SPECIAL NOTES:

1. LAND USE FOR THIS PARCEL IS A-3
2. THE MAXIMUM HEIGHT OF BUILDINGS SHALL BE 35 FEET
3. THERE WILL BE NO PROVISION MADE FOR COMMON OUTSIDE STORAGE AREAS. EACH LOT IS LARGE ENOUGH THAT THE HOMEOWNER CAN PROVIDE HIS OR HER OWN STORAGE AREA.
4. SCREENING, BUFFERING AND NATURAL 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. IN ACCORDANCE WITH COUNTY ORDINANCE NO. 97-29 WHICH ENACTED SECTION 20-A OF THE COLUMBIA COUNTY ZONING REGULATIONS.
5. THE SURROUNDING ZONING AND LAND USE IS "A-3"

LAND USE:

9.66 ACRES± = RESIDENTIAL LAND USE
31.44 ACRES± = COMMON AREAS AND BUFFERS
41.10 ACRES± = TOTAL AREA

BRITT SURVEYING

LAND SURVEYORS AND MAPPERS

1426 WEST DUVAL STREET

LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-12564P

\\Aaron\wdc usb2 (e)\Scott\TEMPLL12564PRD.dwg Thu Jul 29 10:43:47 2004

HILLS AT ROSE CREEK PHASE 3

A PLANNED RURAL RESIDENTIAL DEVELOPMENT
SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

PRRD BOOK 7
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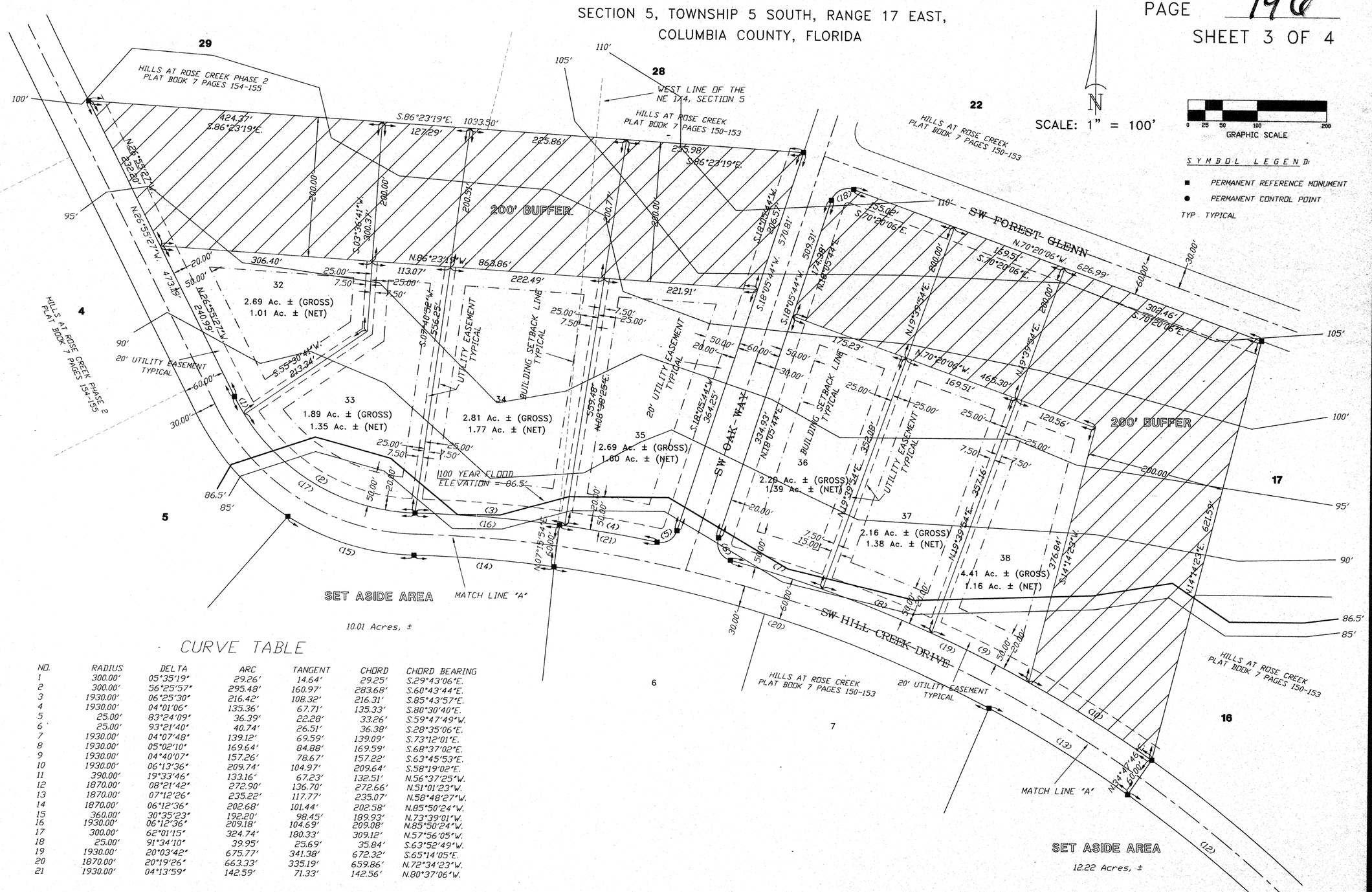
SHEET 3 OF 4



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	300.00'	05°35'19"	29.26'	14.64'	29.25'	S.29°43'06"E.
2	300.00'	56°25'57"	295.48'	160.97'	283.68'	S.60°43'44"E.
3	1930.00'	06°25'30"	216.42'	108.32'	216.31'	S.85°43'57"E.
4	1930.00'	04°01'06"	135.36'	67.71'	135.33'	S.80°30'40"E.
5	25.00'	83°24'09"	36.39'	22.28'	33.26'	S.59°47'49"W.
6	25.00'	93°21'40"	40.74'	26.51'	36.38'	S.28°35'06"E.
7	1930.00'	04°07'48"	139.12'	69.59'	139.09'	S.73°12'01"E.
8	1930.00'	05°02'10"	169.64'	84.88'	169.59'	S.68°37'02"E.
9	1930.00'	04°40'07"	157.26'	78.67'	157.22'	S.63°45'53"E.
10	1930.00'	06°13'36"	209.74'	104.97'	209.64'	S.58°19'02"E.
11	390.00'	19°33'46"	133.16'	67.23'	132.51'	N.56°37'25"W.
12	1870.00'	08°21'42"	272.90'	136.70'	272.66'	N.51°01'23"W.
13	1870.00'	07°12'26"	235.22'	117.77'	235.07'	N.58°48'27"W.
14	1870.00'	06°12'36"	202.68'	101.44'	202.58'	N.85°50'24"W.
15	360.00'	30°35'23"	192.20'	98.45'	189.93'	N.73°39'01"W.
16	1930.00'	06°12'36"	209.18'	104.69'	209.08'	N.85°50'24"W.
17	300.00'	62°01'15"	324.74'	180.33'	309.12'	N.57°56'05"W.
18	25.00'	91°34'10"	39.95'	25.69'	35.84'	S.63°52'49"W.
19	1930.00'	20°03'42"	675.77'	341.38'	672.32'	S.65°14'05"E.
20	1870.00'	20°19'26"	663.33'	335.19'	659.86'	N.72°34'23"W.
21	1930.00'	04°13'59"	142.59'	71.33'	142.56'	N.80°37'06"W.

BUILDING NOTE:

BUILDING SETBACK EXCEPT ON 200 FOOT BUFFER SIDE ARE:
FRONT = 50.00 FEET
SIDE = 25.00 FEET
REAR = NONE
BUILDING HEIGHT = 35.00 FEET
MAXIMUM LOT COVERAGE = 40%
LANDSCAPED BUFFER = NATURAL VEGETATION
ROADWAYS AND EASEMENTS ARE DEDICATED TO THE PUBLIC

FLOOD NOTICE:

THE FOLLOWING LOTS ARE AFFECTED BY THE 100 YEAR FLOOD ELEVATION

THE 100 YEAR FLOOD ELEVATION IS 86.50 FEET FOR LOTS: 33, 34, 35, 36, 37, AND 38

DEVELOPER:
A BAR S LAND AND CATTLE COMPANY
386-752-5035
3814 S. 1st. STREET
LAKE CITY, FL 32025

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L- **12564P**

I:\AB\DWGS 0502 (e)\SCOTT\TEMPL\12564PRD.DWG THU JUL 29 10:45:59 2004

HILLS AT ROSE CREEK PHASE 3

A PLANNED RURAL RESIDENTIAL DEVELOPMENT
SECTION 5,
TOWNSHIP 5 SOUTH,
RANGE 17 EAST,
COLUMBIA COUNTY,
FLORIDA

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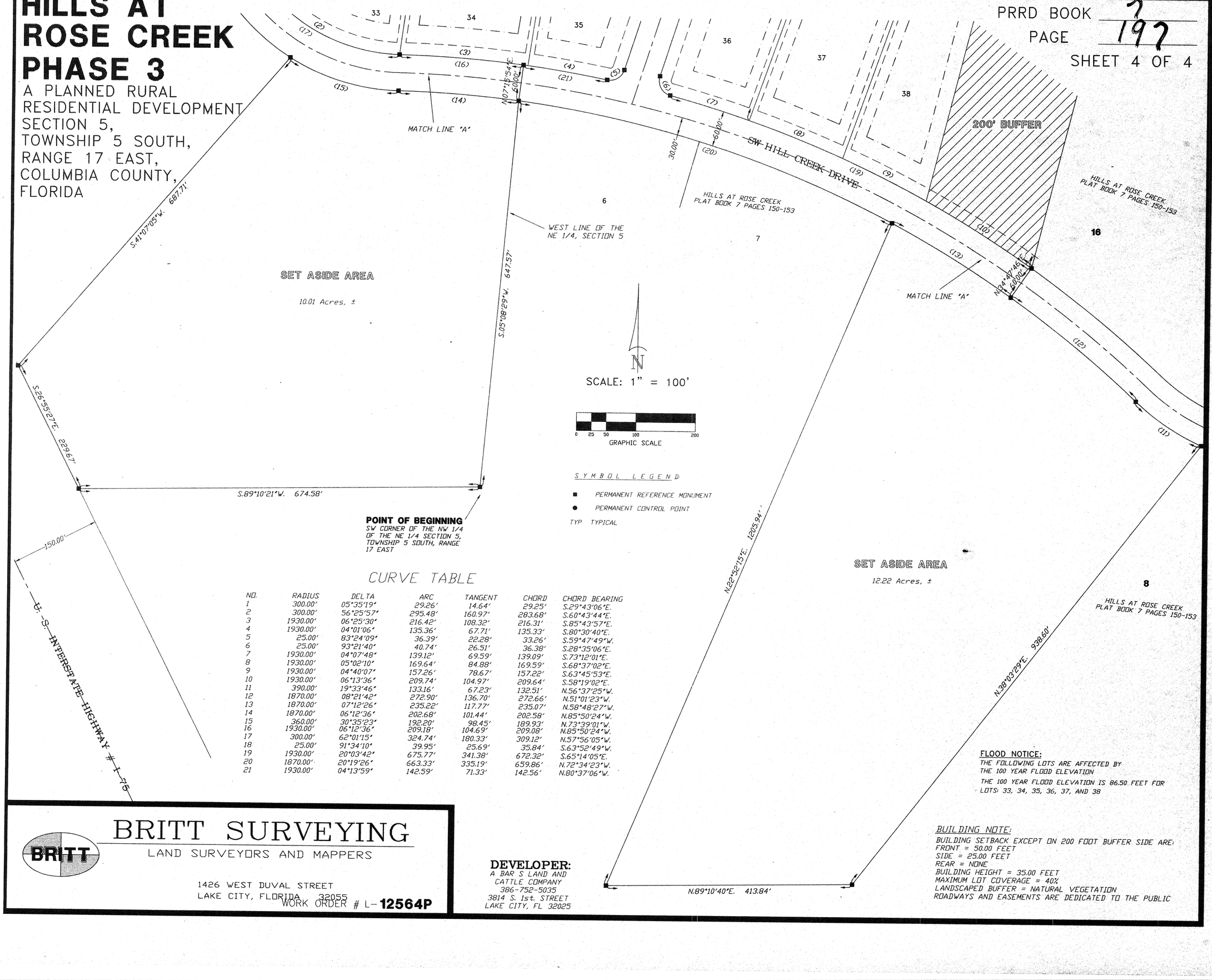

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	300.00'	05°35'19"	29.26'	14.64'	29.25'	S.29°43'06"E.
2	300.00'	56°25'57"	295.48'	160.97'	283.68'	S.60°43'44"E.
3	1930.00'	06°25'30"	216.42'	108.32'	216.31'	S.85°43'57"E.
4	1930.00'	04°01'06"	135.36'	67.71'	135.33'	S.80°30'40"E.
5	25.00'	83°24'09"	36.39'	22.28'	33.26'	S.59°47'49"W.
6	25.00'	93°21'40"	40.74'	26.51'	36.38'	S.28°35'06"E.
7	1930.00'	04°07'48"	139.12'	69.59'	139.09'	S.73°12'01"E.
8	1930.00'	05°02'10"	169.64'	84.88'	169.59'	S.68°37'02"E.
9	1930.00'	04°40'07"	157.26'	78.67'	157.22'	S.63°45'53"E.
10	1930.00'	06°13'36"	209.74'	104.97'	209.64'	S.58°19'02"E.
11	390.00'	19°33'46"	133.16'	67.23'	132.51'	N.56°37'25"W.
12	1870.00'	08°21'42"	272.90'	136.70'	272.66'	N.51°01'23"W.
13	1870.00'	07°12'26"	235.22'	117.77'	235.07'	N.58°48'27"W.
14	1870.00'	06°12'36"	202.68'	101.44'	202.58'	N.85°50'24"W.
15	360.00'	30°35'23"	192.20'	98.45'	189.93'	N.73°39'01"W.
16	1930.00'	06°12'36"	209.18'	104.69'	209.08'	N.85°50'24"W.
17	300.00'	62°01'15"	324.74'	180.33'	309.12'	N.57°56'05"W.
18	25.00'	91°34'10"	39.95'	25.69'	35.84'	S.63°52'49"W.
19	1930.00'	20°03'42"	675.77'	341.38'	672.32'	S.65°14'05"E.
20	1870.00'	20°19'26"	663.33'	335.19'	659.86'	N.72°34'23"W.
21	1930.00'	04°13'59"	142.59'	71.33'	142.56'	N.80°37'06"W.

FLOOD NOTICE:
THE FOLLOWING LOTS ARE AFFECTED BY THE 100 YEAR FLOOD ELEVATION
THE 100 YEAR FLOOD ELEVATION IS 86.50 FEET FOR LOTS: 33, 34, 35, 36, 37, AND 38

BUILDING NOTE:
BUILDING SETBACK EXCEPT ON 200 FOOT BUFFER SIDE ARE:
FRONT = 50.00 FEET
SIDE = 25.00 FEET
REAR = NONE
BUILDING HEIGHT = 35.00 FEET
MAXIMUM LOT COVERAGE = 40%
LANDSCAPED BUFFER = NATURAL VEGETATION
ROADWAYS AND EASEMENTS ARE DEDICATED TO THE PUBLIC

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
WORK ORDER # L-12564P

DEVELOPER:
A BAR S LAND AND CATTLE COMPANY
386-752-5035
3814 S. 1st. STREET
LAKE CITY, FL 32025

\\Aaron\wdc_usb2 (e)\Scott\TEMP\L12564PRD.dwg Thu Jul 29 10:46:11 2004