BAILEY BISHOP & LANE, INC.
411 WEST BAYA AVENUE
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
FAX (904) 755-7771

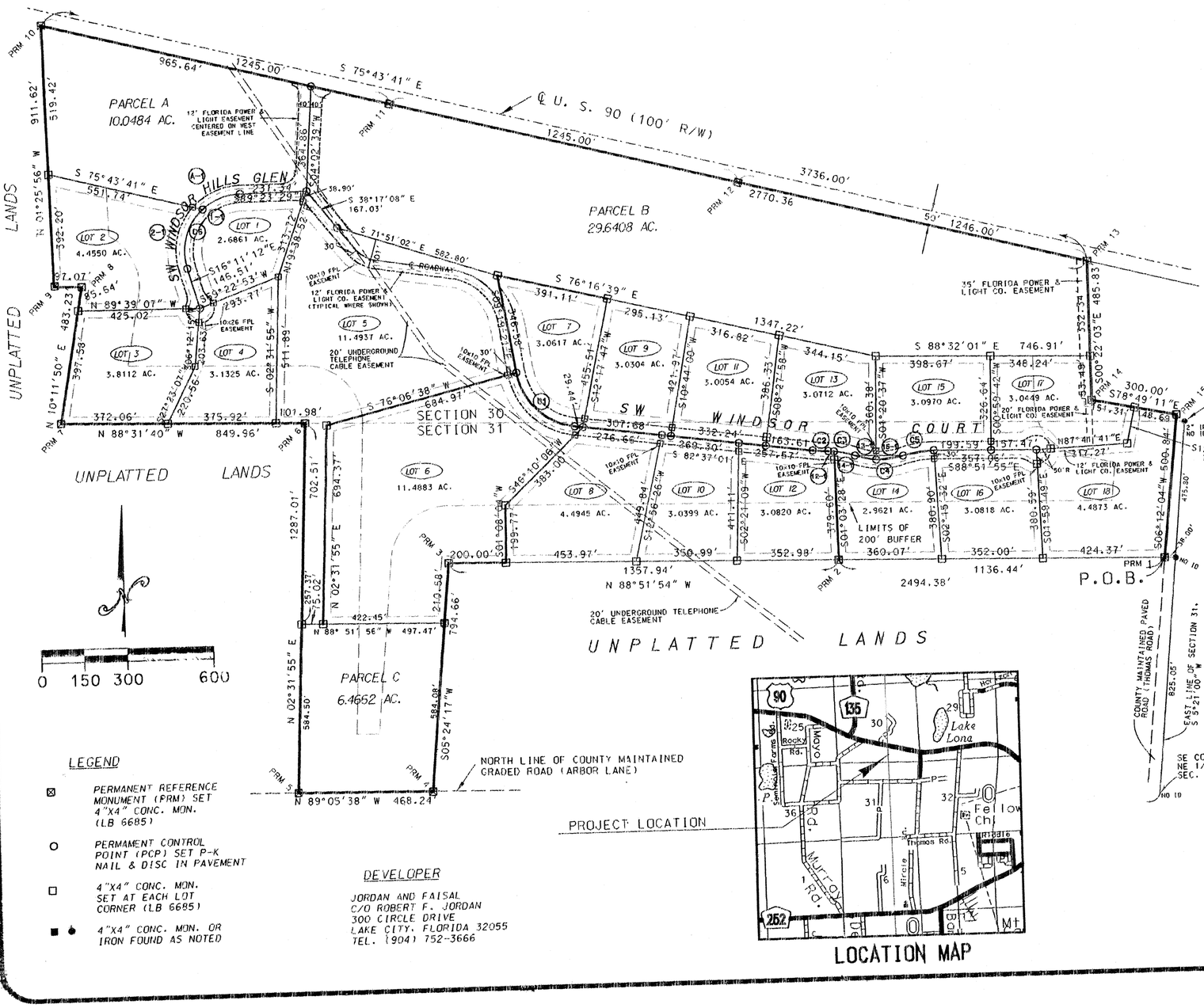
HILLS OF WINDSOR

A PLANNED RURAL RESIDENTIAL DEVELOPMENT IN SECTIONS 30 & 31, T3-S, R16-E COLUMBIA COUNTY, FLORIDA

FILE NUMBER 99-16358
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
4/4, 1999 AT 10:22 O'CLOCK A M
RECORD VERIFIED
Robert M. Rogers
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.
OFFICIAL RECORDS
BOOK 878 PAGE 257

DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 05°21'00" W ALONG THE EAST LINE OF SAID SECTION 31, 475.80 FEET, THENCE N 88°51'54" W, 38.00 FEET TO THE WEST LINE OF THOMAS ROAD AND THE POINT OF BEGINNING, THENCE CONTINUE N 88°51'54" W, 2494.38 FEET, THENCE S 05°24'17" W, 794.66 FEET, TO THE NORTH LINE OF A COUNTY MAINTAINED GRADED ROAD (ARBOR LANE), THENCE N 89°05'38" W, ALONG SAID NORTH LINE, 468.24 FEET, THENCE N 02°31'55" E, 1287.01 FEET TO THE SOUTH LINE OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 16 EAST, THENCE N 88°31'40" W ALONG SAID SOUTH LINE OF SECTION 30, 849.96 FEET, THENCE N 10°11'50" E, 483.23 FEET, THENCE N 88°24'05" W 97.07 FEET, THENCE N 01°25'56" W, 911.62 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 10 (U. S. HIGHWAY 90), THENCE S 75°43'41" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 3736.00 FEET, THENCE S 00°22'03" E, 485.83 FEET, THENCE S 78°49'11" E, 300.00 FEET TO SAID WEST LINE OF THOMAS ROAD, THENCE S 06°12'04" W ALONG SAID WEST LINE, 500.84 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING IN THE S 1/2 OF SECTION 30 AND IN THE N 1/2 OF SECTION 31, ALL IN TOWNSHIP 3 SOUTH, RANGE 16 EAST.



CURVE DATA					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
1-1	200.00'	105°34'40"	368.54'	318.57'	S 36°36'09" W
2-1	200.00'	64°25'32"	224.89'	213.23'	N 16°01'34" E
A-1	200.00'	41°09'08"	143.65'	140.58'	S 69°48'54" W
12-1	270.00'	04°05'25"	19.27'	19.27'	S 86°50'40" E
13-1	250.00'	17°21'32"	75.74'	75.45'	S 77°25'51" E
14-1	270.00'	16°01'26"	75.51'	75.27'	S 76°45'48" E
15-1	250.00'	21°47'26"	95.08'	94.51'	N 82°59'41" E
C1	230.00'	73°35'57"	295.45'	275.55'	S 45°49'02" E
C2	500.00'	05°14'54"	54.53'	54.50'	S 85°44'28" E
C3	270.00'	20°06'54"	94.79'	94.30'	S 78°48'30" E
C4	250.00'	39°08'57"	170.82'	167.52'	S 88°19'33" E
C5	330.00'	19°02'06"	109.63'	109.13'	N 81°37'01" E
C6	200.00'	105°34'40"	368.54'	318.57'	S 36°36'09" W

LOT NO.	TOTAL AREA	UNDEVELOPED	DEVELOPED
1	2.6861 AC.	1.4361	1.25
2	4.4550 AC.	3.2050	1.25
3	3.8112 AC.	2.5612	1.25
4	3.1325 AC.	1.8825	1.25
5	11.4937 AC.	9.2261	2.2676
6	11.4883 AC.	9.2206	2.2677
7	3.0617 AC.	1.8117	1.25
8	4.4945 AC.	3.2445	1.25
9	3.0304 AC.	1.7804	1.25
10	3.0399 AC.	1.7899	1.25
11	3.0054 AC.	1.7554	1.25
12	3.0820 AC.	1.8320	1.25
13	3.0712 AC.	1.8212	1.25
14	2.9621 AC.	1.7121	1.25
15	3.0970 AC.	1.8318	1.25
16	3.0818 AC.	1.8429	1.25
17	3.0449 AC.	1.7949	1.25
18	4.4873 AC.	3.2373	1.25
PARCEL A	10.0484 AC.	10.0485	0
PARCEL B	29.6408 AC.	29.6407	0
PARCEL C	6.4662 AC.	6.4662	0
TOTAL	122.6763 AC.	98.1410	24.5353

TOTAL AREA - UNDEVELOPED AREA / TOTAL AREA ≤ 20%
122.6763 - 98.1410 / 122.6763 = 20%

LEGEND

- ⊠ PERMANENT REFERENCE MONUMENT (PRM) SET 4"X4" CONC. MON. (LB 6685)
- ○ PERMAMENT CONTROL POINT (PCP) SET P-K NAIL & DISC IN PAVEMENT
- □ 4"X4" CONC. MON. SET AT EACH LOT CORNER (LB 6685)
- ■ ● 4"X4" CONC. MON. OR IRON FOUND AS NOTED

DEVELOPER

JORDAN AND FAISAL
C/O ROBERT F. JORDAN
300 CIRCLE DRIVE
LAKE CITY, FLORIDA 32055
TEL. (904) 752-3666

PROJECT LOCATION

LOCATION MAP

NOTES

1. BEARINGS BASED ON THE EAST LINE OF SECTION 31, T3-S, R16-E.
2. TOTAL ACRES IN SUBDIVISION IS 122.6763 ACRES.
3. THE 100-YEAR FLOOD ELEVATION HAS BEEN DETERMINED TO BE 90.7. MINIMUM FINISH FLOOR ELEVATION OF 91.7 MUST BE MAINTAINED ON ALL LOTS.
4. DATE OF PRELIMINARY PRRD PLAN APPROVAL WAS APRIL 16, 1998.
5. ERROR OF CLOSURE HAS BEEN ADJUSTED TO ZERO.
6. A BUFFER ZONE OF 200 FEET HAS BEEN ESTABLISHED ALONG THE OUTSIDE SUBDIVISION BOUNDARY AFFECTING LOTS 2,3,4,5,6,8,10,12,14,16,17 AND 18 AS SHOWN IN WHICH NO BUILDINGS MAY BE PLACED OR CONSTRUCTED.
7. BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
   FRONT - 30 FEET
   REAR - 25 FEET
   SIDE - 25 FEET
   SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE ON THE SIDES AND REAR AND FROM THE ROAD EASEMENT LINE ON THE FRONT.

SPECIAL NOTES

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PRRD PLAN SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PRRD PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PERMIT NO. ERP98-0027 SUWANNEE RIVER WATER MANAGEMENT DISTRICT ISSUED FOR SURFACEWATER MANAGEMENT SYSTEM.

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HILLS OF WINDSOR

A PLANNED RURAL RESIDENTIAL DEVELOPMENT IN SECTIONS 30 & 31, T3-S, R16-E COLUMBIA COUNTY, FLORIDA

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 12 day of January 1999, by Mohammad A. Faisal
He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Rana L. Davich
Notary Pub RANA L. DAVICH
My Comm MY COMMISSION # CC 641499 EXPIRES: May 4, 2001 Exp Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 12 day of January 1999, by Kazi Faisal
She is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Rana L. Davich
Notary Public
My Comm Exp RANA L. DAVICH MY COMMISSION # CC 641499 EXPIRES: May 4, 2001 Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 12 day of January 1999, by Israel Edward Hunter, Jr.
He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Rana L. Davich
Notary Public
My Commission Exp RANA L. DAVICH MY COMMISSION # CC 641499 EXPIRES: May 4, 2001 Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 12 day of January 1999, by Jacquelyn B. Hunter
She is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Rana L. Davich
Notary Public
My Commission Exp RANA L. DAVICH MY COMMISSION # CC 641499 EXPIRES: May 4, 2001 Bonded Thru Notary Public Underwriters

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Robert F. Jordan, Mohammad A. Faisal and Kazi Faisal, his wife, and Faisal Family Limited Partnership, as owners: and Israel Edward Hunter, Jr. and Jacquelyn B. Hunter, his wife, and First Federal Savings Bank of Florida, as mortgagees, have caused the lands hereon shown to be surveyed and subdivided to be known as HILLS OF WINDSOR, and that all Rights-of-way and Easements as shown are reserved by the owner for the benefit of the owner, its successors, grantees and assigns and are not dedicated to the public use.

OWNERS:
Robert F. Jordan — Witness — Witness
Mohammad A. Faisal — Witness — Witness
Kazi Faisal — Witness — Witness
Mohammad A. Faisal, General Partner, Faisal Family Limited Partnership — Witness — Witness

MORTGAGEES:
Israel Edward Hunter, Jr. — Witness — Witness
Jacquelyn B. Hunter — Witness — Witness
Byron Cawthon, Vice President, First Federal Savings Bank of Florida — Witness — Witness

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 12 day of January 1999, by Robert F. Jordan
He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Rana Davich
Notary Public RANA L. DAVICH MY COMMISSION # CC 641499 EXPIRES: May 4, 2001 Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 5th day of February 1999, by Byron Cawthon, Vice President of First Federal Savings Bank of Florida. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Sally E. Huggins
Notary Public
My Commission expires. 8-3-99

SALLY E. HUGGINS
Notary Public, State of Florida
My comm. expires Aug. 3, 1999
Comm. No. CC465856

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

Examined on February 5, 1999
AND
Approved as to Legal Form and Sufficieny by
Marlin Feagle
Attorney

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

THIS IS TO CERTIFY, that on April 6, 1999 the foregoing PRRD was approved by the Board of County Commissioners for Columbia County, Florida.

Chairman

Attest: _____

CLERK'S CERTIFICATE

This PRRD having been approved by the Board of County Commissioners of Columbia County, Florida is accepted for files and recorded this 14 day of April, 1999, in PRRD Book 1, pages 1, 2 and 3.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, 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 that on 1-12-99 he completed the survey of the lands as shown in the foregoing or plan: that said PRRD is a correct representation of the lands therein described and subdivided: that permament reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes, as amended: and that said is located in Sections 30 and 31, Township 3 South and Range 16 East, Columbia County, Florida.

Name John M. Lane
Registration Number LS 4303
Bailey, Bishop & Lane, Inc. LB 6685
Date 1-12-99

BAILEY BISHOP & LANE, INC.
411 WEST BAYA AVENUE
P. O. BOX 3717
LAKE CITY, FL 32056-3717
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HILLS OF WINDSOR

A PLANNED RURAL RESIDENTIAL DEVELOPMENT IN SECTIONS 30 & 31, T3-S, R16-E COLUMBIA COUNTY, FLORIDA

In accordance with County Ordinance No. 97-29 which enacted Section 20-A of the Columbia County Zoning Regulations, the undersigned developers hereby propose and request approval of the Planned Rural Residential Development described herein to be known as HILLS OF WINDSOR.

STATEMENT OF OBJECTIVES

The development consists of approximately 123 acres located approximately three (3) miles west of I-75 on U.S. Highway 90. The development includes eighteen (18) single family home lots: two (2) lots of approximately eleven (11) acres each and sixteen (16) lots of approximately three to four and one half (3 to 4.5) acres each.

The development allows only single family homes and appurtenant structures. The restrictions require homes with a minimum heated and cooled area of 3500 square feet. It is expected that this will be one of Columbia County's most "upscale" developments and its first gated community. There will be an attractively landscaped entrance which will include electronic gates to provide restrictive entry. The roads will be privately owned and maintained by the Homeowners.

VICINITY MAP

A vicinity map is included on Sheet No.1 of the PRRD Plan.

The property is bordered on the north by U.S.Highway No. 90; on the East by Thomas Road; on the South by Arbor Lane; and on the West by residential/agricultural land. The area across from the property, that is, North of U.S.90, is also presently zoned agricultural. The existing land use designation on the property is agricultural, five (5) acres per unit.

BOUNDARY SURVEY

See Sheet No. 1 of the PRRD Plan.

TOPOGRAPHIC SURVEY

See Sheet No. 1 of Preliminary Development Plan.

SITE ANALYSIS MAP

See Sheet No. 1 of Preliminary Development Plan.

FINAL DEVELOPMENT PLAN

1. LAND USE: Residential single family with one residence per lot.

2. LOT SIZES: Lot sizes are shown on Sheet No. 1 of the PRRD Plan.

3. BUILDING SETBACKS: Building setbacks shall be as follows:
   a. Side and rear property lines - 25 feet.
   b. Front along the streets - 30 feet.

4. 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 a corner of the front of the building to the highest point of the roof surface of a flat 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 (3/4) the distance from the ground to the apex of A-frame and dome roofs.

5. UNDEVELOPED AREAS: Undeveloped areas are shown on Sheet No. 1 of the PRRD Plan. In addition, the PRRD Plan contains a table listing the amount of land in each lot that must remain undeveloped.

6. ARTERIAL STREET: The only arterial street involved in this development is U.S. 90. The development has one entrance onto U.S. 90. The local access streets include Thomas Road to the East and Arbor Lane to the South, but there is no access to the development from these streets.

7. COMMON OUTSIDE STORAGE AREAS: 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.

8. 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.

TABLE SHOWING ACREAGE OF EACH LAND USE CATEGORY

See Sheet No. 1 of PRRD Plan.

STATEMENT CONCERNING GROSS DENSITY AND NET RESIDENTIAL AREA

See Sheet No. 1 of PRRD Plan.

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. 1 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.

Southern Bell/AT&T and Florida Power and Light Company have been granted easements within the roadway easements to construct their utility lines. Also Florida Power and Light Company has been granted an easement from U.S.90 across the East end of Parcel B and Lots 17 and 18 as shown on Sheet No. 1 of the PRRD Plan. In addition there is an underground AT&T fiber optic cable crossing the development as shown on Sheet No. 1 of the PRRD Plan.

STATEMENT INDICATING TYPE OF LEGAL INSTRUMENT TO PROVIDE FOR MANAGEMENT OF COMMON AREAS

The only anticipated common areas will be the entrance area, private roads and any areas required by the Suwannee River Water Management District. The roads in the development are privately owned as easements granted to the association. Title to these areas will be held by a Florida not-for-profit homeowners association, HILLS OF WINDSOR COLUMBIA COUNTY, INC., which will own, manage and control said common elements in accordance with Declarations and Restrictions Articles of Incorporation and Bylaws. Each lot owner will be a member of the homeowners association. The association will govern by majority rule and has the authority to assess for maintenance and improvements of the common elements.

APPROVAL OF STRUCTURES

The Board of Directors and/or Architectural Control Committee has authority to approve all structures.

HILLS OF WINDSOR

PARENT PARCEL -
30-3S-16-02411-001
10.04 Ac. remaining
30-3s-16-02411-009 29.64 Ac. remaining
31-3s-16-02413-003 6.46 Ac. remaining

HEADER PARCEL - 30-3S-16-02411-100

A Planned Rural Residential Development Subdivision lying in Sec's. 30 & 31- Twp. 3 South -Rge. 16 East, consisting of 122.67 Ac. & Rec. in Plat Bk. PRRD Bk. 1, Pg. 1.

ACREAGE	LOT #	PARCEL #
2.68	1	30-3S-16-02411-101
4.45	2	30-3s-16-02411-102
3.81	3	30-3s-16-02411-103
3.13	4	30-3s-16-02411-104
11.49	5	30-3s-16-02411-105
11.48	6	30-3s-16-02411-106
3.06	7	30-3s-16-02411-107
4.49	8	30-3s-16-02411-108
3.03	9	30-3s-16-02411-109
3.03	10	30-3s-16-02411-110
3.00	11	30-3s-16-02411-111
3.08	12	30-3s-16-02411-112
3.07	13	30-3s-16-02411-113
2.96	14	30-3s-16-02411-114
3.09	15	30-3s-16-02411-115
3.08	16	30-3s-16-02411-116
3.04	17	30-3s-16-02411-117
4.48	18	30-3s-16-02411-118

Tax Dist. **NBHD Code**
Zoning **Utilities**

Road
Topo
Value

ORB
Map #