"MOORE ESTATES"

SECTION 13, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____

PAGES _____

SHEET 1 OF 2

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF 3/27/25, 2025, 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:

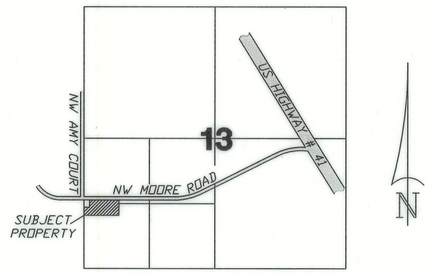
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.89°13'27"W., FOR THE NORTH LINE OF PARCEL SHOWN HEREON.
3. IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR 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 2 NOVEMBER, 2018 FIRM PANEL NO. 12023C0285D. 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. THE FIELD WORK WAS PERFORMED ON 08/20/2024.
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 MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
9. PRELIMINARY PLAN APPROVAL WAS COMPLETED AS REQUIRED.
10. NO ROADS WERE CONSTRUCTED OR IMPROVED FOR THE PURPOSES OF THIS DEVELOPMENT.

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.

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.



SECTION 9,
TOWNSHIP 2 SOUTH,
RANGE 13 EAST

LOCATION SKETCH

NOT TO SCALE

DEVELOPER:

2911 PROPERTIES LLC
212 SW COTTAGE GLEN
LAKE CITY, FL, 32024-3809
386-365-7690

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT 2911 PROPERTIES LLC., AS OWNER AND HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS "MOORE ESTATES", AND THAT ALL ROADS, STREETS, EASEMENTS (EXCEPT AS SHOWN HEREON) 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 DAVID MORRELL AS MANAGER

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 19 DAY OF MARCH, 2025 A.D., BEFORE ME PERSONALLY APPEARED DAVID MORRELL, AS MANAGER OF 2911 PROPERTIES, LLC, 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/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: 7-10-2028

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: 3-27-25

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 _____, 2025, 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: 3/11/24

BRITT SURVEYING & MAPPING, LLC
LAND SURVEYORS AND MAPPERS, L.B. # 8016
2086 SW MAIN BOULEVARD #112
LAKE CITY, FLORIDA 32025
www.brittsurvey.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

JOB NUMBER: **L-30721FIN**

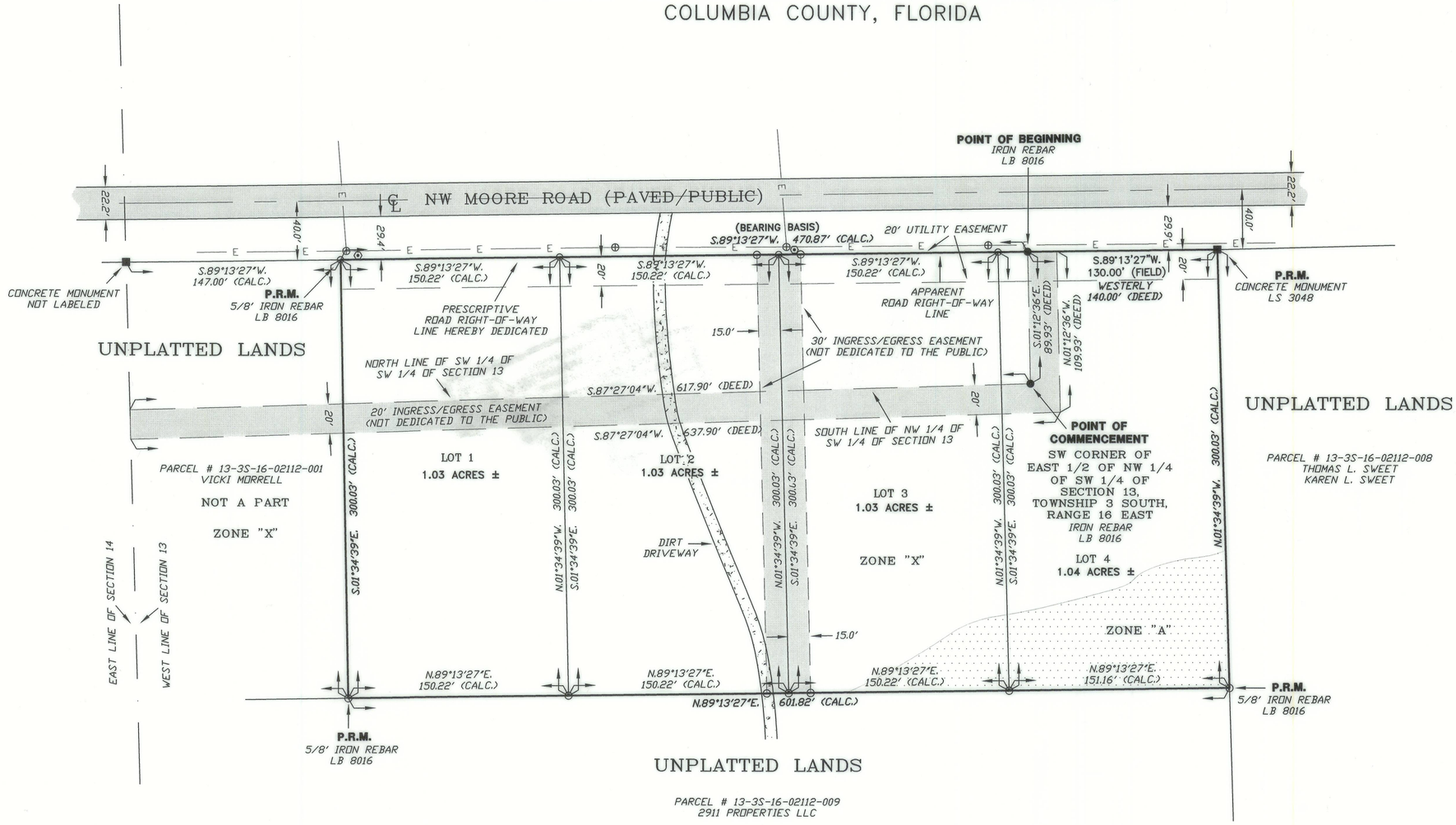
"MOORE ESTATES"

SECTION 13, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____

PAGES _____

SHEET 2 OF 2



SCALE: 1" = 60'

0 60 120

SYMBOL LEGEND:

■	4"X4" CONCRETE MONUMENT FOUND
□	4"X4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON REBAR 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
—E—	ELECTRIC LINES
—x—	WIRE FENCE
—o—	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

DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NW 1/4 OF THE SW 1/4, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.01°12'36"W., 89.93 FEET TO A POINT ON THE SOUTH COUNTY MAINTAINED ROAD RIGHT-OF-WAY LINE OF NW MOORE ROAD ALSO BEING THE POINT OF BEGINNING; THENCE S.89°13'27"W., ALONG SAID SOUTH ROAD RIGHT-OF-WAY LINE, 470.87 FEET; THENCE S.01°34'39"E., 300.03 FEET; THENCE N.89°13'27"E., 601.82 FEET; THENCE N.01°34'39"W., 300.03 FEET TO A POINT ON THE SOUTH COUNTY MAINTAINED ROAD RIGHT-OF-WAY LINE OF NW MOORE ROAD; THENCE S.89°13'27"W., ALONG SAID SOUTH ROAD RIGHT-OF-WAY LINE, 140.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.14 ACRES, MORE OR LESS.

SUBJECT TO AND TOGETHER WITH: A NON PERPETUAL NON-EXCLUSIVE EASEMENT FOR RIGHT OF INGRESS AND EGRESS TO THE SUBJECT PROPERTY OVER AND ACROSS THE FOLLOWING PROPERTY:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NW 1/4 OF THE SW 1/4, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA FOR A POINT OF BEGINNING; RUN THENCE S.87°27'04"W., 617.90 FEET TO THE NORTHEAST CORNER OF THE SUBJECT PROPERTY; THENCE S.01°34'50"W., 20.00 FEET; THENCE N.87°27'04"E., 637.90 FEET; THENCE N.01°12'36"W., 109.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MOORE ROAD; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE 20.00 FEET; THENCE S.01°12'36"E., 89.93 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT.

DEVELOPER:
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