BK9|59

PLANNED RESIDENTIAL DEVELOPMENT
ROSE POINTE
IN
SECTION 15, TOWNSHIP 04 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

DESCRIPTION:
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THENCE RUN SOUTH 88°59'28" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 197.14 FEET TO THE POINT OF BEGINNING;THENCE CONTINUE SOUTH 88°59'28" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 196.55 FEET;THENCE NORTH 04°28'10" EAST, A DISTANCE OF 76.04 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 527, PAGES 760-761 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE NORTH 69°12'47" WEST ALONG SAID SOUTH LINE AND ITS' WESTERLY EXTENTION THEREOF, A DISTANCE OF 767.91 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 247; THENCE NORTH 41°30'44" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 247, A DISTANCE OF 451.81 FEET; THENCE RUN SOUTH 48°29'16" EAST, A DISTANCE OF 145.00 FEET; THENCE RUN NORTH 41°30'44" EAST, A DISTANCE OF 185.00 FEET; THENCE RUN NORTH 48°29'16" WEST, A DISTANCE OF 145.00 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 247: THENCE RUN NORTH 41°30'44" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 378.33 FEET; THENCE SOUTH 74°37'20" EAST ALONG THE NORTH LINE OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 633, PAGE 398 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 427.04 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE CONTINUE SOUTH 74°37'20" EAST ALONG THE NORTH LINE OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1052, PAGES 1336-1337 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 59.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NURSERY ROAD (A COUNTY MAINTAINED GRADE); THENCE SOUTH 07°42'17" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NURSERY ROAD (A COUNTY MAINTAINED GRADE), A DISTANCE OF 369.29 FEET TO A POINT OF CURVE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 130.81 FEET AND A CENTRAL ANGLE OF 59°21'20"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF NURSERY ROAD (A COUNTY MAINTAINED GRADE), A DISTANCE OF 135.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 59°25'05" WEST STILL ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NURSERY ROAD (A COUNTY MAINTAINED GRADE), A DISTANCE OF 9.33 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.10 FEET AND A CENTRAL ANGLE OF 23°58'24"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, STILL BEING THE WESTERLY RIGHT-OF-WAY LINE OF NURSERY ROAD (A COUNTY MAINTAINED GRADE), A DISTANCE OF 113.02 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF NURSERY ROAD; THENCE NORTH 74°29'20" WEST ALONG THE SOUTH LINE OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 428,PAGE 473 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 199.94 FEET; THENCE SOUTH 11°17'31" WEST ALONG THE EAST LINE OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 527, PAGES 760-761 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 414.47 FEET; THENCE SOUTH 69°12'47" EAST, A DISTANCE OF 125.36 FEET TO THE POINT OF BEGINNING.
CONTAINING 15.60 ACRES MORE OR LESS.
SUBJECT TO THAT PART WITHIN THE MAINTAINED RIGHT-OF-WAY OF NURSERY ROAD AND THAT PART WITHIN THE MAINTAINED RIGHT-OF-WAY OF ROSELAWN LANE.
BEING THE SAME AS THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 633, PAGED 398; OFFICIAL RECORDS BOOK 428, PAGE 473; OFFICIAL RECORDS BOOK 394, PAGE 748; OFFICIAL RECORDS BOOK 376, PAGED 576-577; OFFICIAL RECORDS BOOK 508, PAGE 58; OFFICIAL RECORDS BOOK 1052, PAGES 1336-1337; OFFICIAL RECORDS BOOK 527, PAGES 760-761 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

OFFICIAL RECORDS
BOOK 1141 PAGE 2100

FILE NUMBER 200812001777
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
Jan 29, 2008 AT 11:19 O'CLOCK A M
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: S. Feagle D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

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

EXAMINED ON THIS 22 DAY OF January, 2008 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Marlin Feagle
ATTORNEY

ACCEPTANCE FOR MAINTENANCE:

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IS IN ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $ 28,900.00 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED: Hoyle Crowder DATE: 1/25/2008
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 29th DA. OF January, 2008, IN PLAT BOOK 9, PAGES 59-61

SIGNED: P. DeWitt Cason
CLERK OF CIRCUT COURT

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 IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THIS 9th DAY OF January, 2008 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER ~~4??~~ 177 FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER ~~???~~ 177, AS AMENDED.

NAME: Timothy A. Delbene
Timothy A. Delbene - Donald F. Lee & Assoc.
DATE: 1/9/08
REGISTRATION NO. 5594

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AND P.C.P.'S (PERMANENT CONTROL POINTS) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Timothy B. Alcorn
TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: JANUARY 09, 2008
JOB NO.: 170-2006RP
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOWN ALL MEN BY THESE PRESENT THAT ROSE POINTE LAND, LLC, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "ROSE POINTE", AND THAT ALL ROADS, STREETS, AND EASEMENTS FOR UTILITIES AS SHOWN AND OR DEPICTED HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. THAT RETENTION AREAS, STORMWATER BASINS AND DRAINAGE EASEMENTS AS SHOWN AND OR DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC BUT WILL BE PRIVATELY OWNED AND MAINTAINED BY A PRIVATE OWNER'S ASSOCIATION.

Daniel Crapps
DANIEL CRAPPS
MANAGING MEMBER
ROSE POINTE LAND, LLC
P.O. BOX 3659
LAKE CITY, FLORIDA 32056
(386) 755-5110

WITNESS Lisa Hicks
WITNESS Mary Lyons

STATE OF FLORIDA, COUNTY OF COLUMBIA:

I HEREBY CERTIFY ON THIS 9 DAY OF January A.D. 2008, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF.

VERA LISA HICKS
Notary Public, State of Florida
My Comm. Expires Aug. 23, 2010
Comm. No. DD 568090

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 9 DAY OF January A.D. 2008

Vera Lisa Hicks
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: 8-23-10

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT MERCANTILE BANK, A CORPORATION UNDER THE LAWS OF THE UNITED STATES OF AMERICA, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS "ROSE POINTE", FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF MERCANTILE BANK,HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS' SENIOR VICE PRESIDENT, CLARENCE B. CANNON, BY AND WITH THE AUTHORITY OF ITS' BOARD OF DIRECTORS IN ITS' NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 11 DAY OF January A.D.2008.

Clarence B. Cannon
CLARENCE B. CANNON, SR. VICE PRESIDENT

WITNESS April D. Rogers
WITNESS Misty Crapps

STATE OF FLORIDA, COUNTY OF COLUMBIA:

I HEREBY CERTIFY ON THIS 11 DAY OF January A.D. 2008, BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, CLARENCE B. CANNON, SENIOR VICE PRESIDENT OF MERCANTILE BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID SAID CORPORATION AFFIXED THERETO.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 11 DAY OF January A.D. 2008

April D. Rogers
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: ________

CERTIFICATE OF SUBDIVIDER'S ENGINEER:

THIS IS TO CERTIFY THAT ON THIS 8 OF JANUARY, 2008, CHAD WILLIAMS, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 63194, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IFF APPLICABLE, ANY SUBMITTED "AS-BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

Chad Williams
REGISTERED FLORIDA ENGINEER

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

THIS IS TO CERTIFY THAT ON THE 17 DAY OF JANUARY, 2008,THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

Dewey A Weaver
CHAIRMAN

ATTEST: ________________

SCALE: 1" = 100'	DATE SURVEYED: 12-14-07	DATE DRAWN: 12-17-07
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION - LB# 7170
130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064
PHONE: 386-362-4629 - FAX: 386-362-5270

BK9160

PLANNED RESIDENTIAL DEVELOPMENT
ROSE POINTE
IN
SECTION 15, TOWNSHIP 04 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA.

STATEMENT OF OBJECTIVES

THE DEVELOPMENT CONTAINS APPROXIMATELY 15.54 ACRES LOCATED ON BROWN ROAD. THE DEVELOPMENT INCLUDES 30 LOTS RANGING IN SIZE FROM APPROXIMATELY 0.28 ACRES TO 0.48 ACRES.

THE DEVELOPMENT ALLOWS ONLY SINGLE FAMILY HOMES AND APPERTINENT STRUCTURES. THERE WILL BE AN ATTRACTIVELY LANDSCAPED ENTRANCE. THE ROADS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE COUNTY.

THE PROPERTY IS BORDERED ON THE WEST BY STATE ROAD NO. 247; ON THE NORTH BY RESIDENTIAL LANDS; ON THE EAST BY NUSERY ROAD AND RESIDENTIAL LANDS; ON THE SOUTH BY ROSELAWN LANE ANS RESIDENTIAL LANDS. THE EXISTING LAND USE DESIGNATION OF THE PROPERTY IS PLANNED RESIDENTIAL DEVELOPMENT (PRD).

1) LAND USE: RESIDENTIAL SINGLE FAMILY WITH ONE RESIDENCE PER LOT.

2) 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 CORNER OF THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT TOP 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 THE DISTANCE FROM THE GROUND TO THE APEX OF A-FRAME AND DOME ROOFS.

4) ARTERIAL STREET: THE ONLY ARTERIAL STREETS INVOLVED IN THIS DEVELOPMENTARE BROWN ROAD AND BROOK LOOP . THE LOCAL ACCESS STREET TO BROWN ROAD IS U.S. HIGHWAY NO. 90.

5) COMMON OUTSIDE STORAGE AREA: THERE WILL BE NO PROVISION MADE FOR COMMON OUTSIDE STORAGE AREAS. EACH LOT IS LARGE ENOUGH THAT THE OWNER CAN PROVIDE HIS OR HER OWN STORAGE AREA.

6) 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.

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.

UTILITY SERVICE PLAN

ROSE POINTE IS SERVICED BY THE CITY OF LAKE CITY, FLORIDA POTABLE WATER SYSTEM AND INDIVIDUAL ON-SITE SEPTIC SYSTEMS.

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 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.

NOTICE:
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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 ANO 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.

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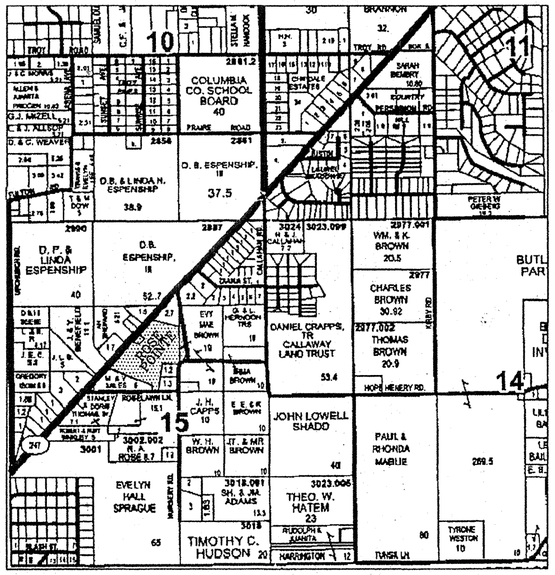
JOB NO.: 170-2006RP

VICINITY MAP



LEGEND AND NOTES:

□ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4"x4"x24" CONCRETE MONUMENT,STAMPED L.B. # 7170

■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4"x4" CONCRETE MONUMENT.

⊠ DENOTES P.C.P. (PERMANENT CONTROL POINT) SET, 2"x2" ALUMINUM PLATE, STAMPED L.B. # 7170

○ DENOTES 5/8"x 20" REBAR SET, L.B. # 7170

1) BEARINGS ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE LINE OF STATE ROAD NO. 247 (N 41°30'44" E).

2) 5/8"x 20" REBAR (WITH CAP STAMPED L.B. # 7170) SET ON ALL LOT CORNERS EXCEPT AS SHOWN.

3) THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NOS. 120070 0175B

4) REVISED: 1-16-08 TO SHOW CHANGE IN "UTILITY SERVICE PLAN" NOTE.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	26°08'04"	205.00'	93.51'	47.58'	N 61°33'18" W	92.70'
C2	49°40'47"	30.00'	26.01'	13.69'	S 80°32'16" W	25.21'
C3	72°07'19"	55.00'	69.23'	40.05'	S 85°14'28" E	64.75'
C4	101°20'22"	55.00'	97.28'	67.12'	S 01°30'37" E	85.09'
C5	57°21'39"	55.00'	55.06'	30.09'	S 77°50'23" W	52.79'
C6	48°32'15"	55.00'	46.59'	24.80'	N 49°12'40" W	45.21'
C7	49°40'47"	30.00'	26.01'	13.69'	S 49°46'56" E	25.21'
C8	20°08'21"	255.00'	89.63'	45.28'	S 29°02'30" W	89.17'
C9	02°24'04"	255.00'	10.69'	5.34'	S 40°16'42" W	10.69'
C10	26°08'04"	205.00'	93.51'	47.58'	N 61°33'18" W	92.70'
C11	49°40'47"	30.00'	26.01'	13.69'	S 80°32'16" W	25.21'
C12	88°22'36"	55.00'	84.84'	53.46'	S 80°06'49" E	76.67'
C13	48°02'35"	55.00'	46.12'	24.51'	S 11°54'14" E	44.78'
C14	84°43'45"	55.00'	81.33'	50.16'	S 54°28'56" W	74.12'
C15	58°12'39"	55.00'	55.88'	30.62'	N 54°02'52" W	53.51'
C16	49°40'47"	30.00'	26.01'	13.69'	S 49°46'56" E	25.21'
C17	05°56'09"	255.00'	26.42'	13.22'	N 71°39'16" W	26.41'
C18	20°11'55"	255.00'	89.90'	45.42'	N 56°35'14" W	89.43'
C19	24°44'44"	30.00'	12.96'	6.58'	N 29°08'22" E	12.86'
C20	48°08'59"	30.00'	25.21'	13.40'	N 07°18'30" W	24.48'
C21	66°33'45"	55.00'	63.90'	36.10'	S 01°53'53" W	60.36'
C22	160°13'45"	55.00'	153.81'	315.81'	N 64°42'22" W	108.37'
C23	26°08'13"	55.00'	25.06'	12.75'	N 28°27'37" E	24.84'
C24	02°47'46"	205.00'	10.00'	5.00'	S 40°06'51" W	10.00'
C25	19°44'39"	205.00'	70.64'	35.68'	S 28°50'39" W	70.29'
C26	11°17'40"	255.00'	50.27'	25.22'	N 54°08'06" W	50.19'
C27	26°06'04"	230.00'	104.91'	53.38'	N 61°33'18" W	104.00'
C28	22°32'25"	230.00'	90.48'	45.83'	N 59°45'26" W	89.90'
C29	03°35'39"	230.00'	14.43'	7.22'	N 72°49'30" W	14.43'
C30	22°32'25"	230.00'	90.48'	45.83'	S 30°14'32" W	89.90'
C31	26°06'04"	230.00'	104.91'	53.38'	N 61°33'18" W	104.00'
C32	59°21'20"	130.81'	135.51'	74.54'	S 21°21'36" W	129.53'
C33	11°59'04"	270.10'	56.50'	28.35'	N 45°16'21" E	56.39'
C34	11°59'26"	270.10'	56.52'	28.37'	N 33°17'09" E	56.42'
C35	23°56'24"	270.10'	113.02'	57.35'	N 39°16'39" E	112.19'
C36	38°46'02"	130.81'	88.56'	46.07'	S 11°05'00" W	86.90'
C37	20°33'11"	130.81'	46.92'	23.72'	S 40°45'37" W	46.67'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°29'16" E	42.43'
L2	S 48°29'16" E	32.26'
L3	S 62°10'30" W	43.74'
L4	S 16°56'19" W	3.42'
L5	S 41°30'44" W	46.67'
L6	S 03°29'16" E	42.43'
L7	S 48°29'16" E	16.79'
L8	N 48°29'16" W	16.79'
L9	N 41°30'44" E	20.43'
L10	S 16°56'19" W	57.35'
L11	N 16°56'19" E	8.56'
L12	N 21°46'36" W	37.86'
L13	N 48°29'16" W	32.26'
L14	S 86°30'44" W	42.43'
L15	N 41°30'44" E	55.00'
L16	N 41°30'44" E	55.00'
L17	S 48°29'16" E	62.26'
L18	S 48°29'16" E	30.00'
L19	S 74°29'20" E	22.50'
L20	S 48°29'16" E	71.79'
L21	S 74°37'20" E	6.92'
L22	S 59°25'05" W	9.33'
L23	S 01°14'04" E	56.11'
L24	S 86°30'44" W	42.43'

ABBREVIATIONS

CONC. - CONCRETE
IP - IRON PIPE
REB. - REBAR
ST. - STREET
AVE.- AVENUE
NO ID - NO IDENTIFICATION
FD. - FOUND
CM - CONCRETE MONUMENT
± - MORE OR LESS
ORB - OFFICIAL RECORDS BOOK
PG - PAGE(S)
(M) - MEASURED
(P) - PLAT
(D) - DEED
(C) - CALCULATED
(A) - ACTUAL
(R) - RECORD
℄ - CENTERLINE
O/S - OFFSET
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
R - RADIUS
R/W - RIGHT-OF-WAY
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT
EP - EDGE OF PAVEMENT
EG - EDGE OF GRADE
C&G - CURB AND GUTTER
ST. MH - STORM MANHOLE
SS. MH - SANITARY SEWER MANHOLE
ELEV. - ELEVATION
B.M. - BENCHMARK
RSF-2 - RESIDENTIAL SINGLE FAMILY 2

SURVEYOR:
TIMOTHY B. ALCORN
J. SHERMAN FRIER & ASSOCIATES, INC.
130 WEST HOWARD STREET
LIVE OAK, FLORIDA 32064
(386) 362-4629
REG. NO. 6332

SCALE: 1" = 100'	DATE SURVEYED: 12-14-07	DATE DRAWN: 12-17-07
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION - LB# 7170
130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064
PHONE: 386-362-4629 - FAX: 386-362-5270

BK 9161

PLANNED RESIDENTIAL DEVELOPMENT

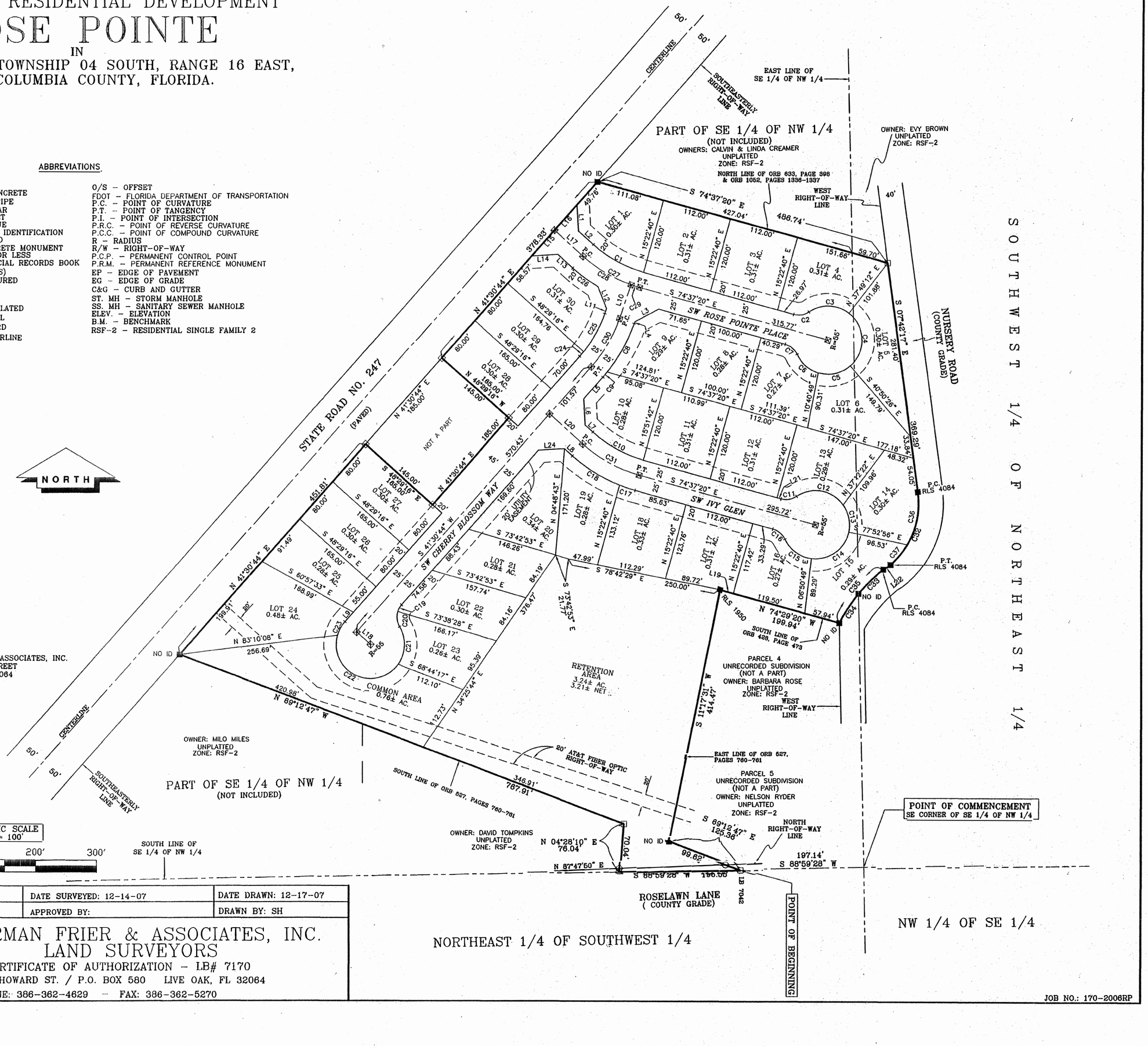
ROSE POINTE

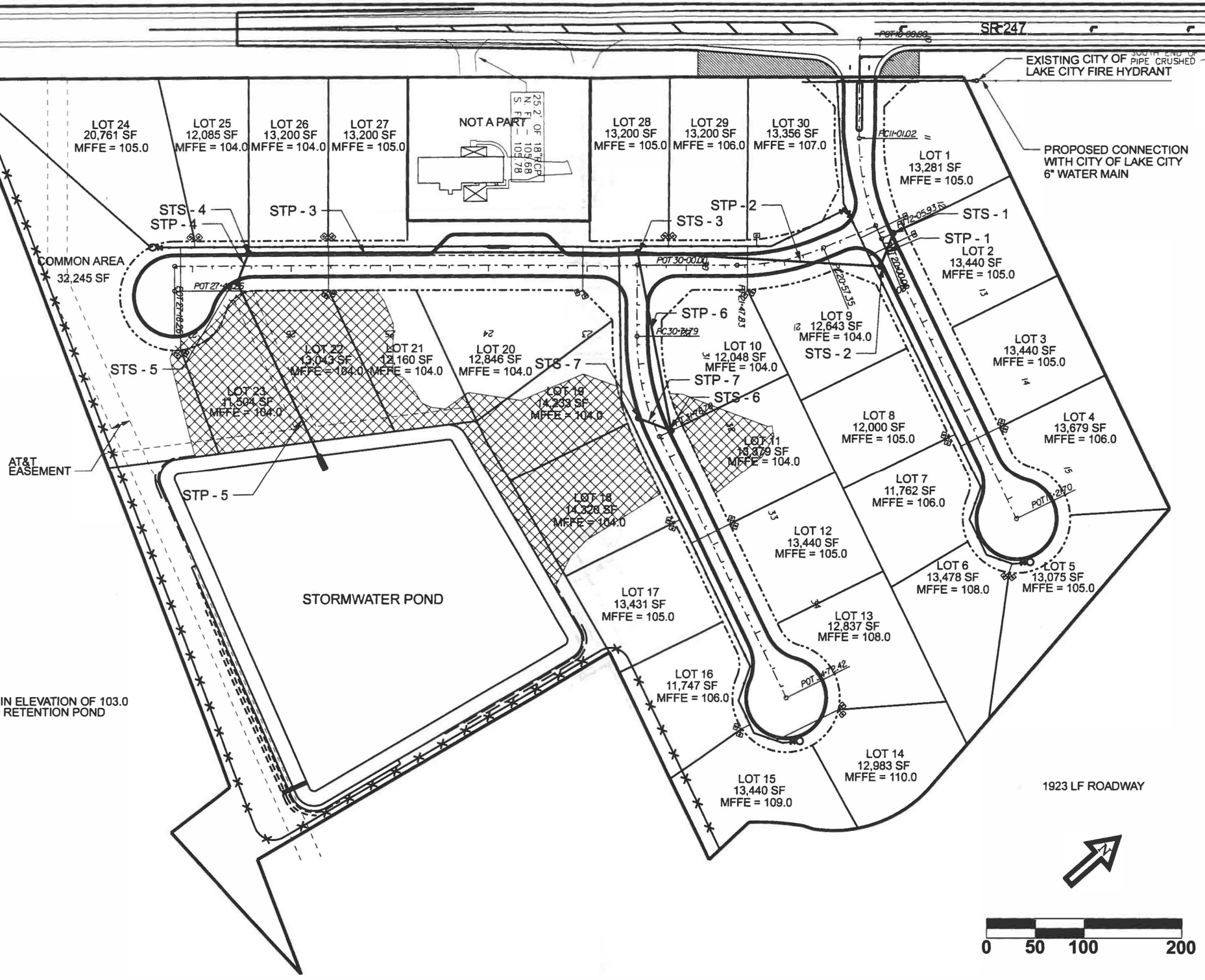
IN

SECTION 15, TOWNSHIP 04 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA.

ABBREVIATIONS

CONC. – CONCRETE	O/S – OFFSET
IP – IRON PIPE	FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
REB. – REBAR	P.C. – POINT OF CURVATURE
ST. – STREET	P.T. – POINT OF TANGENCY
AVE.– AVENUE	P.I. – POINT OF INTERSECTION
NO ID – NO IDENTIFICATION	P.R.C. – POINT OF REVERSE CURVATURE
FD. – FOUND	P.C.C. – POINT OF COMPOUND CURVATURE
CM – CONCRETE MONUMENT	R – RADIUS
± – MORE OR LESS	R/W – RIGHT–OF–WAY
ORB – OFFICIAL RECORDS BOOK	P.C.P. – PERMANENT CONTROL POINT
PG – PAGE(S)	P.R.M. – PERMANENT REFERENCE MONUMENT
(M) – MEASURED	EP – EDGE OF PAVEMENT
(P) – PLAT	EG – EDGE OF GRADE
(D) – DEED	C&G – CURB AND GUTTER
(C) – CALCULATED	ST. MH – STORM MANHOLE
(A) – ACTUAL	SS. MH – SANITARY SEWER MANHOLE
(R) – RECORD	ELEV. – ELEVATION
℄ – CENTERLINE	B.M. – BENCHMARK
	RSF–2 – RESIDENTIAL SINGLE FAMILY 2


NORTH
STATE ROAD NO. 247
(PAVED)
CENTERLINE
50'
SOUTHEASTERLY RIGHT–OF–WAY LINE
EAST LINE OF SE 1/4 OF NW 1/4
PART OF SE 1/4 OF NW 1/4
(NOT INCLUDED)
OWNERS: CALVIN & LINDA CREAMER
UNPLATTED
ZONE: RSF–2
NORTH LINE OF ORB 633, PAGE 396 & ORB 1052, PAGES 1336–1337
OWNER: EVY BROWN
UNPLATTED
ZONE: RSF–2
WEST RIGHT–OF–WAY LINE
NURSERY ROAD
(COUNTY GRADE)
SW ROSE POINTE PLACE
SW CHERRY BLOSSOM WAY
SW IVY GLEN
ROSELAWN LANE
(COUNTY GRADE)
NO ID
P.C. RLS 4084
P.T. RLS 4084
LOT 1 0.30± AC.
LOT 2 0.31± AC.
LOT 3 0.31± AC.
LOT 4 0.31± AC.
LOT 5 0.30± AC.
LOT 6 0.31± AC.
LOT 7 0.27± AC.
LOT 8 0.28± AC.
LOT 9 0.28± AC.
LOT 10 0.28± AC.
LOT 11 0.31± AC.
LOT 12 0.31± AC.
LOT 13 0.28± AC.
LOT 14 0.30± AC.
LOT 15 0.29± AC.
LOT 16 0.27± AC.
LOT 17 0.31± AC.
LOT 18 0.32± AC.
LOT 19 0.28± AC.
LOT 20 0.34± AC.
LOT 21 0.28± AC.
LOT 22 0.30± AC.
LOT 23 0.26± AC.
LOT 24 0.48± AC.
LOT 25 0.28± AC.
LOT 26 0.30± AC.
LOT 27 0.30± AC.
LOT 28 0.30± AC.
LOT 29 0.30± AC.
LOT 30 0.31± AC.
RETENTION AREA 3.24± AC. 3.21± NET
COMMON AREA 0.76± AC.
PARCEL 4
UNRECORDED SUBDIVISION
(NOT A PART)
OWNER: BARBARA ROSE
UNPLATTED
ZONE: RSF–2
PARCEL 5
UNRECORDED SUBDIVISION
(NOT A PART)
OWNER: NELSON RYDER
UNPLATTED
ZONE: RSF–2
OWNER: MILO MILES
UNPLATTED
ZONE: RSF–2
OWNER: DAVID TOMPKINS
UNPLATTED
ZONE: RSF–2
SOUTH LINE OF ORB 428, PAGE 473
EAST LINE OF ORB 527, PAGES 760–761
SOUTH LINE OF ORB 527, PAGES 760–761
20' AT&T FIBER OPTIC RIGHT–OF–WAY
NORTH RIGHT–OF–WAY LINE
POINT OF COMMENCEMENT
SE CORNER OF SE 1/4 OF NW 1/4
POINT OF BEGINNING
NOT A PART
RLS 1950
LB 7042
S 74°37'20" E 427.04'
N 41°30'44" E 378.93'
N 41°30'44" E 185.00'
S 48°29'16" E 145.00'
N 41°30'44" E 570.43'
S 41°30'44" W 168.60'
N 83°10'08" E 256.69'
N 69°12'47" W 420.98'
S 11°17'31" W 414.47'
N 74°29'20" W 199.94'
S 69°12'47" E 125.36'
N 04°28'10" E 76.04'
N 87°47'60" E 70.04'
S 88°59'28" W 197.14'
S 88°59'28" W 150.00'
S 07°42'17" E 281.40'
S 40°50'26" E 369.29'
S 74°37'20" E 295.72'
S 74°37'20" E 147.00'
S 74°37'20" E 177.18'
S 74°37'20" E 48.32'
S 74°37'20" E 54.05'
S 74°37'20" E 112.00'
S 74°37'20" E 111.39'
S 74°37'20" E 110.99'
S 74°37'20" E 95.08'
S 74°37'20" E 124.81'
S 74°37'20" E 89.72'
S 74°37'20" E 250.00'
S 78°42'29" E 112.29'
S 73°42'53" E 146.26'
S 73°42'53" E 157.74'
S 73°38'28" E 166.17'
S 68°44'17" E 112.10'
S 60°57'33" E 168.99'
S 48°29'16" E 165.00'
S 48°29'16" E 164.76'
S 48°29'16" E 165.00'
S 48°29'16" E 165.00'
S 48°29'16" E 165.00



DATE	REVISION NOTES
6-22-2007	DRAINAGE INLETS

P.O. Box 187
130 West Howard Street
Live Oak FL, 32064
Phone: (386) 362-3678
Fax: (386) 362-6133

STRUCTURAL/CIVIL ENGINEERS

ROSE POINTE
SITE PLAN

PROJECT NUMBER
PF05-326

SHEET
3