

# TURKEY RUN ADDITION

A REPLAT OF LOTS 24, 25, AND 26, TURKEY RUN SUBDIVISION SECTION 3, TOWNSHIP 4 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 \_\_\_\_\_, 2025, A.D.

*[Signature]*  
 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:**

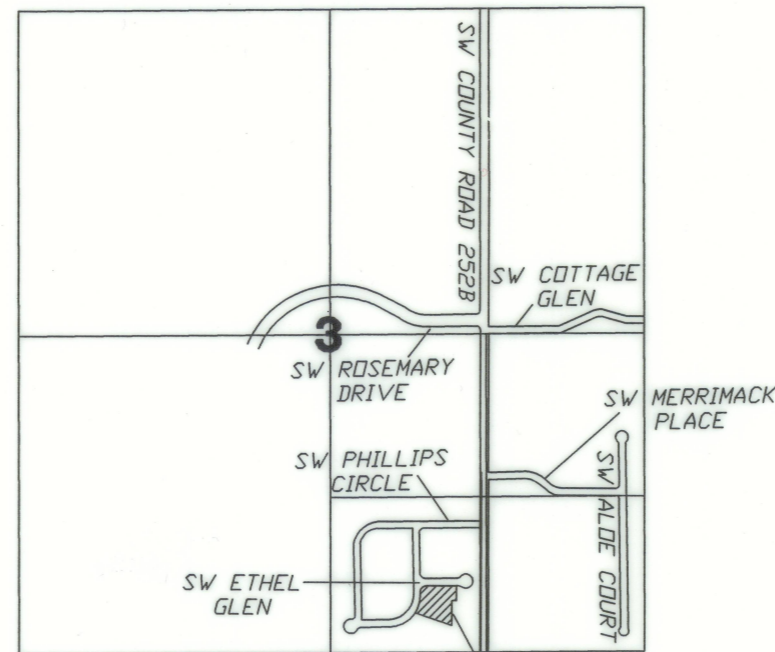
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
- BEARINGS ARE BASED ON THE PLATTED BEARING OF N.02°35'58"W., FOR THE EASTERLY LINE OF PARCEL SHOWN HEREON.
- IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND 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. 12023C0290D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THE FIELD WORK WAS PERFORMED ON 11/26/2024.
- EASEMENTS ARE AS SHOWN HEREON.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
- PRELIMINARY PLAN APPROVAL WAS COMPLETED AS REQUIRED.
- 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:**

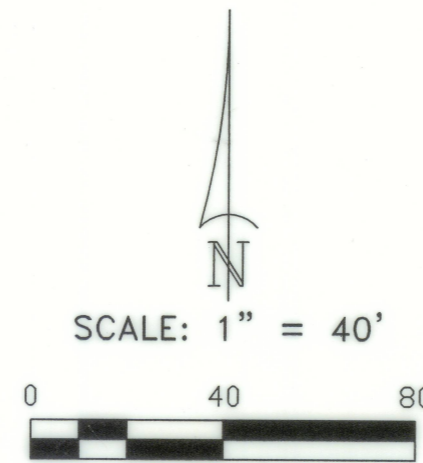
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST  
**LOCATION SKETCH**  
 NOT TO SCALE

**SYMBOL LEGEND:**

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON REBAR AND CAP SET
×	1/2" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊙	NAIL & DISK
⊕	POWER POLE
+	SIGN POST
▲	WATER METER
⊙	CABLE TELEVISION 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



**DEVELOPER:**  
 CLAY W. TURNER  
 CORINA TURNER  
 205 21ST AVENUE  
 VERD BEACH, FLORIDA 32962

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENT THAT CLAY W. TURNER, AS OWNER AND CORINA TURNER AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS "TURKEY RUN ADDITION", 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.

**ATTESTS:**

*[Signature]*  
 WITNESS AS TO OWNER  
*[Signature]*  
 WITNESS AS TO OWNER

*[Signature]*  
 CLAY W. TURNER  
*[Signature]*  
 CORINA TURNER

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BEFORE ME PERSONALLY APPEARED CLAY W. TURNER, 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: \_\_\_\_\_

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BEFORE ME PERSONALLY APPEARED CORINA TURNER, 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: \_\_\_\_\_

**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.

*[Signature]*  
 COUNTY ATTORNEY

DATE: \_\_\_\_\_

**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 \_\_\_\_\_

*[Signature]*  
 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 GOD'S 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: *[Signature]* DATE: 2/3/25 REGISTRATION #: 6449

PRINT: *[Signature]*

**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.

*[Signature]*  
 L. SCOTT BRITT, PSM #5757 DATE: 1-27-25

## 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-30956**

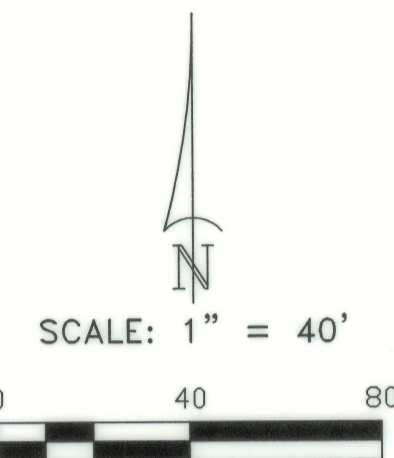
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PLAT BOOK \_\_\_\_\_  
 PAGES \_\_\_\_\_  
 SHEET 2 OF 2

### SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
⊙	IRON REBAR AND CAP SET
x	"x" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊕	NAIL & DISK
⊖	POWER POLE
+	SIGN POST
⊕	WATER METER
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### DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF LOT 26, TURKEY RUN SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE(S) 116-117, COLUMBIA COUNTY, FLORIDA AND RUN S.01°32'50"E., ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 129.43 FEET; THENCE S.88°27'10"W., 35.00 FEET; THENCE S.01°32'50"E., 202.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE N.71°56'15"W., ALONG THE SOUTH LINE OF LOT 24 AND LOT 26, A DISTANCE OF 363.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25, ALSO BEING THE EAST ROAD RIGHT-OF-WAY LINE OF SW PHILLIPS CIRCLE (A COUNTY MAINTAINED PAVED/PUBLIC ROAD) ALSO BEING A POINT ON A CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, AN INCLUDED ANGLE OF 32°45'09" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.14°03'33"E., 146.61 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 148.63 FEET TO THE END OF SAID CURVE; THENCE N.02°18'36"W., STILL ALONG THE SAID ROAD RIGHT-OF-WAY LINE, A DISTANCE OF 47.37 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN INCLUDED ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.42°43'51"E., 42.41 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 47.12 FEET TO THE END OF SAID CURVE ALSO BEING A POINT ON THE SOUTH ROAD RIGHT-OF-WAY LINE OF SW ETHEL GLEN (A COUNTY MAINTAINED PAVED ROAD); THENCE N.87°41'24"E., ALONG SAID SOUTH ROAD RIGHT-OF-WAY LINE, A DISTANCE OF 273.65 FEET TO THE POINT OF BEGINNING.

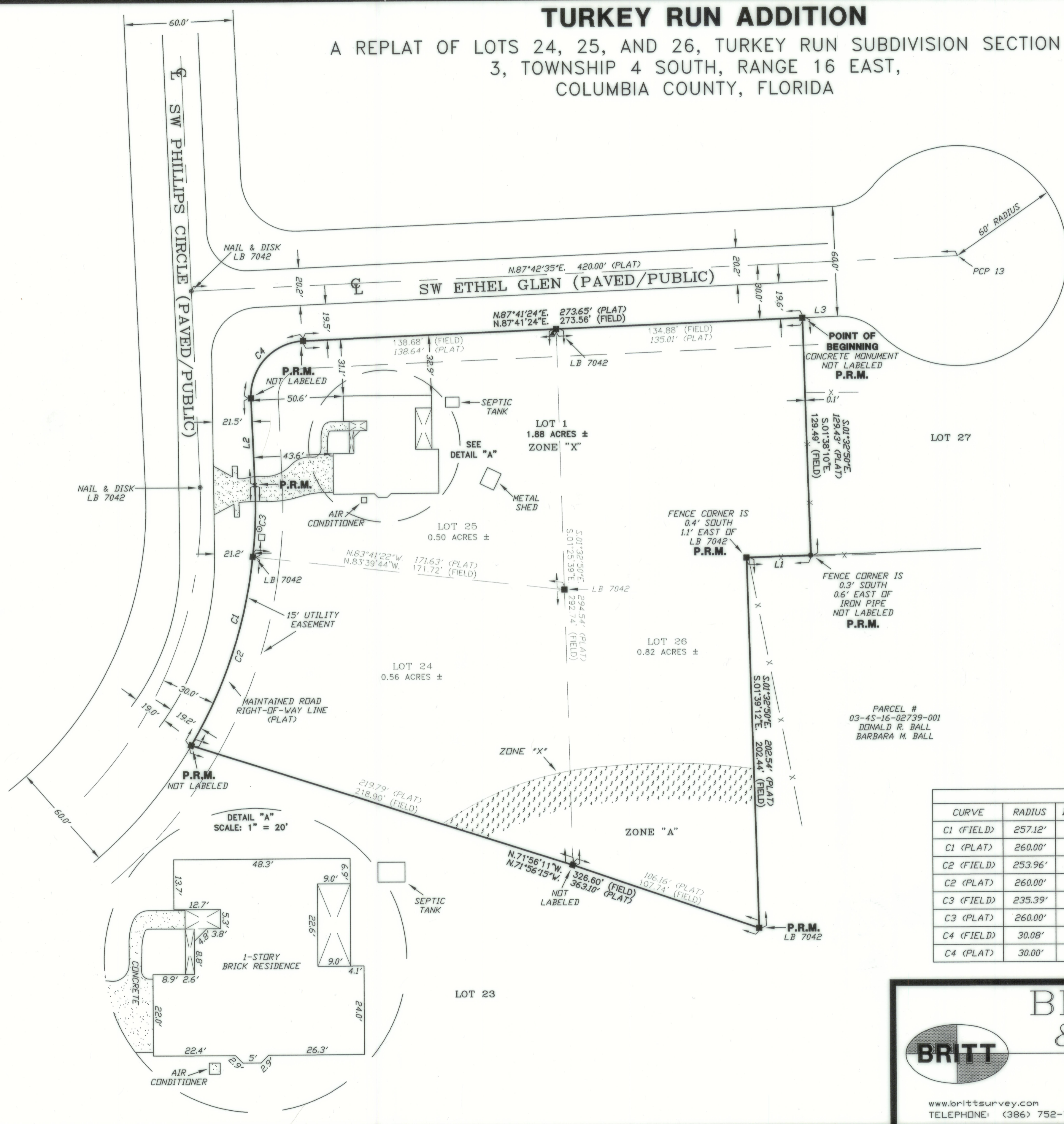
CONTAINING 1.88 ACRES MORE OR LESS.

### LINE TABLE

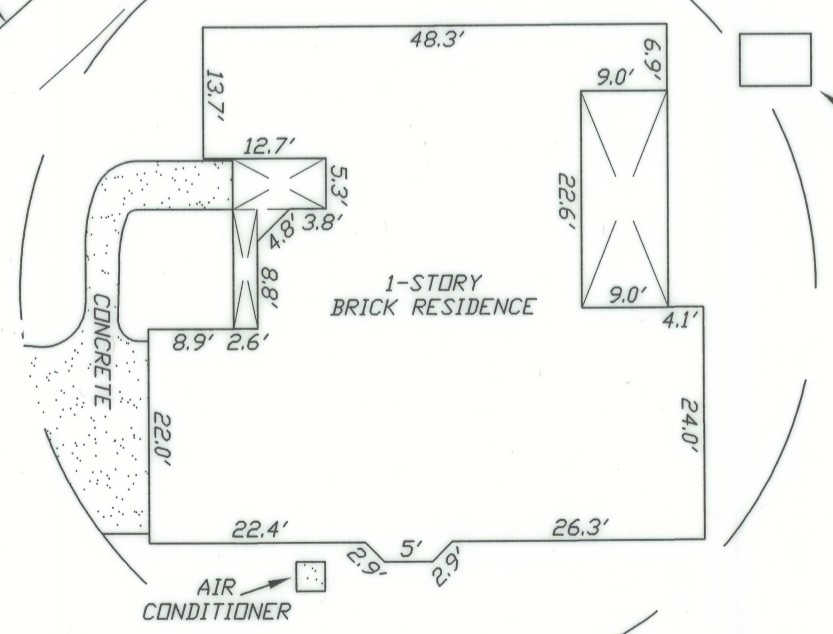
LINE	BEARING	DISTANCE
L1 (FIELD)	S.88°10'49"W.	35.00'
L1 (PLAT)	S.88°27'10"W.	35.00'
L2 (FIELD)	N.02°16'02"W.	47.36'
L2 (PLAT)	N.02°18'36"W.	47.37'
L3 (PLAT)	N.87°41'24"E.	19.26'

### CURVE TABLE


CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1 (FIELD)	257.12'	33°06'56"	148.61'	76.44'	146.55'	N.14°06'03"E.
C1 (PLAT)	260.00'	32°45'09"	148.63'	76.41'	146.61'	N.14°03'33"E.
C2 (FIELD)	253.96'	24°41'55"	109.48'	55.60'	108.63'	N.18°23'07"E.
C2 (PLAT)	260.00'	24°07'25"	109.47'	55.56'	108.66'	N.18°22'26"E.
C3 (FIELD)	235.39'	09°31'19"	39.12'	19.60'	39.07'	N.02°06'47"E.
C3 (PLAT)	260.00'	08°37'44"	39.16'	19.62'	39.12'	N.01°59'51"E.
C4 (FIELD)	30.08'	89°54'20"	47.10'	30.00'	42.52'	N.42°47'00"E.
C4 (PLAT)	30.00'	90°00'00"	47.12'	29.98'	42.41'	N.42°43'51"E.



DETAIL "A"  
 SCALE: 1" = 20'



PARCEL #  
 03-4S-16-02739-001  
 DONALD R. BALL  
 BARBARA M. BALL



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