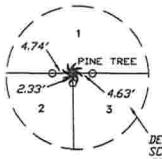
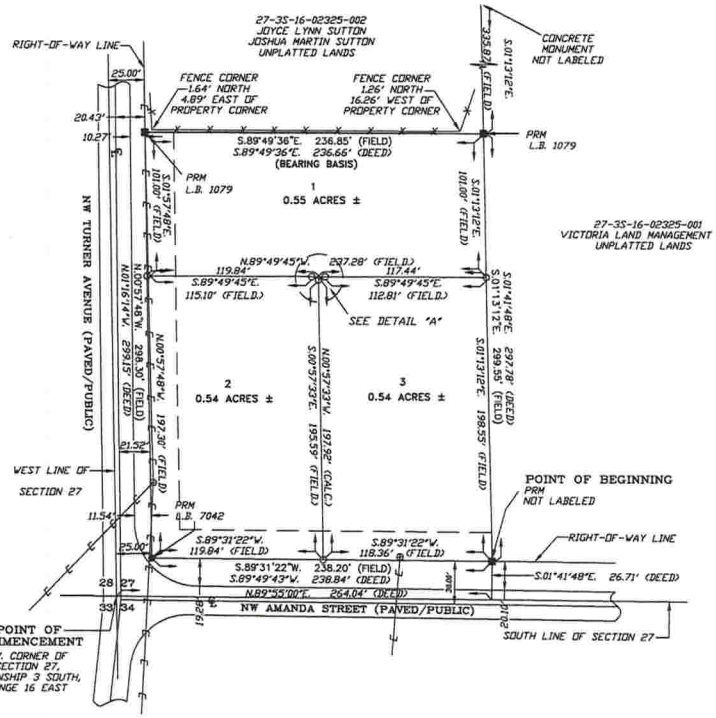
TURNER ESTATES

IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____
PAGES _____
SHEET 1 OF 1



DETAIL "A"
SCALE: 1" = 20'
OFFSET CORNERS SET



SYMBOL LEGEND:

■	4"X4" CONCRETE MONUMENT FOUND
□	4"X4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIN 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

N

SCALE: 1" = 60'

0 15 30 60 120
GRAPHIC SCALE

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.

DESCRIPTION:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN NORTH 89°55'00" EAST ALONG THE SOUTH LINE OF SECTION 27 A DISTANCE OF 264.04 FEET; THENCE NORTH 01°41'48" WEST A DISTANCE OF 26.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'43" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF NW AMANDA STREET A DISTANCE OF 238.84 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW TURNER AVENUE; THENCE NORTH 01°16'14" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF NW TURNER AVENUE A DISTANCE OF 299.15 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 679, PAGE 741 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE SOUTH 89°49'36" EAST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 679, PAGE 741 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; A DISTANCE OF 236.66 FEET TO THE SOUTHEAST CORNER OF SAID LAND RECORDED IN OFFICIAL RECORDS BOOK 679, PAGE 741 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE SOUTH 01°41'48" EAST A DISTANCE OF 297.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.63 ACRES, MORE OR LESS.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF _____ , 2024, A.D.

_____
CHAIRMAN

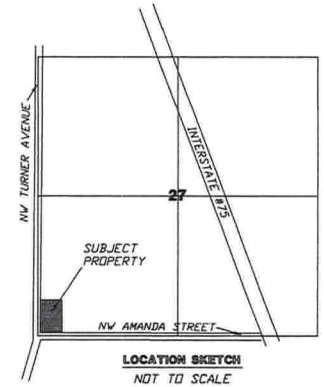
APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.

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 A BEARING OF S.89°49'36"E OF THE NORTH LINE AS SHOWN HEREON.
3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NUMBER PANEL 12023C0280D. 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 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 STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA.
9. NO PRELIMINARY PLAN WAS REQUIRED.
10. THE PROJECT ENGINEER FOR PREVIOUS PHASES OF THE DEVELOPMENT ESTABLISHED A 100-YEAR (1% ANNUAL CHANCE) FLOOD ELEVATION FOR THE PORTION OF ZONE "A" SHOWN HEREON.

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.



LOCATION SKETCH
NOT TO SCALE

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT 2911 PROPERTIES, LLC, OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS "TURNER ESTATES", 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

_____ _____ _____
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 _____ DAY OF _____, 2024 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 FOREGOING 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.

_____
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 _____, 2024, A.D. IN PLAT BOOK _____, PAGE _____

_____
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

MINIMUM FLOOR ELEVATIONS

LOT 1 - 136.5'
LOT 2 - 136.0'
LOT 3 - 136.0'

DEVELOPER:

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

CERTIFICATE OF COUNTY SURVEYOR:
KNOW 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:

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

WORK ORDER # L-29961