

Tech: wess Plot Date: Mar 31,2025 11:13am Filename: N:\2024\24-0379\Survey\Lot 12\24-0379.12 PLOT PLAN.dwg

PLOT PLAN

LOT 12, PRESERVE AT LAUREL LAKE, UNIT 1,
A PLANNED RESIDENTIAL DEVELOPMENT,
LOCATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY

DESCRIPTION: (PREPARED BY THIS FIRM)

LOT 12, PRESERVE AT LAUREL LAKE, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK "9", PAGES 19 THROUGH 25, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

SURVEYORS NOTES:

- HORIZONTAL DATUM SHOWN HEREON IS FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, AS DERIVED FROM NATIONAL GEODETIC SURVEY BENCHMARK 175 71 A14, BEING A TRAVERSE STATION DISK SET IN TOP OF A CONCRETE MONUMENT STAMPED "I 75 71 A14".
- VERTICAL DATUM SHOWN HEREON IS NGVD 29, BASED ON NATIONAL GEODETIC SURVEY BENCHMARK 175 71 A14 (NAVD 88), BEING A TRAVERSE STATION DISK SET IN TOP OF A CONCRETE MONUMENT STAMPED "I 75 71 A14" AND CONVERTED USING VERTCON.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
- ELEVATIONS, BUILDING SETBACK, AND EASEMENT LINES SHOWN HEREON ARE BASED ON THE PLAT OF RECORD.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.

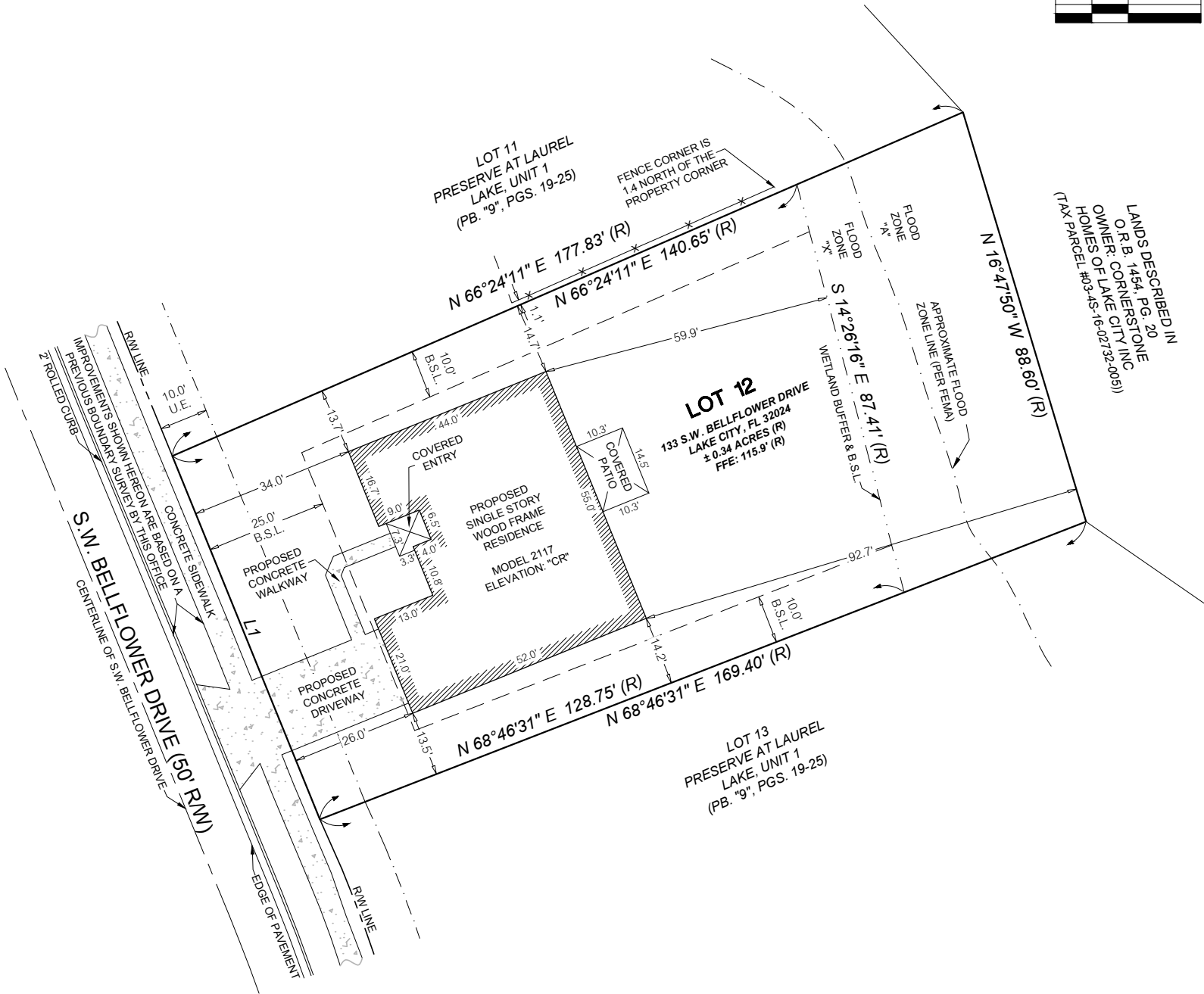
LEGEND:

(R) = DATA BASED ON RECORDED PLAT
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
FFE = FINISHED FLOOR ELEVATION
PG. = PAGE
U.E. = UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINES

 = EXISTING & PROPOSED CONCRETE SURFACE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 290 OF 552, COMMUNITY PANEL NO. 120070 0290 D, EFFECTIVE DATE: NOVEMBER 02, 2018.



LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1(P)	N 22°14'41" W	80.99'

11801 Research Drive
Alachua, Florida 32615
(352)333-1976
www.NIV5.com
LB-8246

NIV5

SCALE: 1" = 30'
VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
DO NOT SCALE
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

LANDS DESCRIBED IN
O.R.B. 1454, PG. 20
OWNER: CORNERSTONE
HOMES OF LAKE CITY INC.
(TAX PARCEL #03.45-16-02732-0051)

CERTIFIED TO:

SURVEY DATE:

TECHNICIAN:

AUSTIN BLAZS

This map prepared by:

Certificate of Authorization No. LB-8246
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OR ELECTRONIC
DIGITAL SIGNATURE OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

SHEET NO.:

1 OF 1