

Plot Plan for GW Robinson Builder

Prepared by:
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UNPLATTED LANDS

UNPLATTED LANDS

Point of Beginning Parcel 1
NW corner of Section 31-7-17

690.12' N87°14'55"E North line of Section 31-7-17

25' rear building setback line

proposed septic/drainfield,
location subject to change,
with minimum distance of 75'
from well to septic/drainfield

According to the Columbia
County Building department
contact number 386-758-1008,
this property is zoned:
Agriculture.

Building setbacks are as follows:

Front/Road side access = 30
feet,
Side = 25 feet.
Rear = 25 feet.

proposed well, location
subject to change, with
minimum distance of 75'
from well to septic/drainfield

center line of proposed
drive to access easement

LOT 6
BLUEBIRD LANDING
AN UNRECORDED SUBDIVISION

PARCEL ID: 10070-106

Address:
108 SW Blue Bird Court
Fort White, FL. 32038

easement shown based on
Columbia County website, possible
deed error for 25' cul de sac.

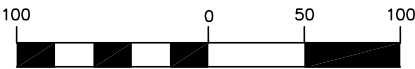
Legal Description calls
for Radius Point of
a 25' cul de sac

Point of
Beginning
Parcel 2

±20.03 acres as described
for Lots 6 and 7 Bluebird Landing
Unrecorded Subdivision

LOT 7
BLUEBIRD LANDING
AN UNRECORDED SUBDIVISION

GRAPHIC SCALE



(IN FEET)
1 inch = 100ft.

SCALE: 1"=100'

dirt road (actual location to property not
known) shown on Columbia County Property
Appraiser's website, unknown if Right of Way
exist, possible Right of Way by Maintenance.

UNITY TRAILS ROAD
PER FURNISHED SKETCH

SW JACOB COURT
PER WEBSITE

N01°41'10"W

625.89'

25'side building setback line

West line of Section 31-7-17

N01°41'10"W

631.60'

25'side building setback line

25'side building setback line

638.72'

S01°41'10"E

UNPLATTED LANDS

30' front/Road side building setback line

565.91'

S01°41'10"E

UNPLATTED LANDS

Radius=200.00'
Arc Length=66.94'
Delta=19°10'34"
Chord Distance=66.63'
Chord Bearing=S11°16'27"E

60' wide ingress,
egress easement

POINT "E"
Ingress, egress
easement

SW FOX
SQUIRREL PL.

17.12'
34.78'
46.97'
N86°39'38"E
616.14'

SW BLUE BIRD CT.

NOTES:

1. CONTRACTOR MAY ALTER DRIVE
(CURRENTLY NOT SHOWN) ACCORDING
TO SALES CONTRACT.
2. THERE MAY EXIST RESTRICTIONS
FOR THIS PROPERTY THAT THIS OFFICE
HAS NOT RESEARCHED.
3. CONTRACTOR SHALL VERIFY
BUILDING SETBACKS SHOWN HEREON
WITH THE COLUMBIA COUNTY BUILDING
DEPARTMENT PRIOR TO CONSTRUCTION
AND WITH BUILDING PERMIT.

LEGAL DESCRIPTION:
SEE ATTACHMENT

DATE DRAWN: 11-08-2021
PROJECT NO. MG-3930-21
SCALE: 1"=100'