

December 1, 2023

Mr. Ken Clinton  
889 NW Blackberry Circle  
Lake City, FL 32055  
813-495-0140 (cell)

**SUBJECT: Elevation Letter\_889 NW Blackberry Circle, Lake City, FL-Parcel 17-3S-16-02168-111**

**Background:** As requested, I performed an inspection of the proposed residential building site. Photos were taken to document the existing ground conditions at the site. The building foundation was staked at the time of inspection and located in the center of the property. The existing topography of the site naturally slopes away from the southern part of the property to a low area to the north, known as Hancock Lake, as well as a low area along the western property boundary. The eastern and northern property boundaries include earthen berms that prevent offsite flooding from the low area to the north of the property. Per the FEMA Flood Hazard Maps, the property is located in FIRM panel 12023C0280D. There is a flood zone with wetlands located along the western side of the property that will not be impacted by the proposed structure. Per the SRWMD Flood Report, the property is located in Flood Zone "A,X" with Columbia County LiDAR data showing the flood zone "A" areas around the northern and western parts of the property to be at elevations of approximately 93'+/- and 88'+/-, respectively. The elevation of the adjacent roadway, NW Blackberry Circle, is approximately 109'+/- at the centerline. The elevation of the natural ground around the proposed residence is 95.43'+/- per topographical survey data provided by Britt Surveying. The finished floor elevation of the home is to be set at approximately 96.75'+/- and a minimum of 15" above the natural grade surrounding the building footprint. The finished floor elevation of the home will be below the required elevation of one foot above the adjacent road, but current flood data indicates flood elevations will not attain elevations above the finished floor elevation as shown in the attached SRWMD Flood Reports.

**Determination:** The proposed building footprint is to be located in the center to the northeast section of the property. The owner/contractor states that the structure is to be constructed with a three-course stem wall foundation with two layers being exposed above the natural grade at the proposed building site. The top of the stem wall foundation and FFE of the structure shall be a minimum of 15" above the adjacent natural grade at the proposed building site, which survey and LiDAR data indicates to be approximately 95.43'+/-. Disturbed area around the proposed structure shall be graded to direct all runoff away from the home to the low area located along the western property boundary, as well as the drainage swale running along the eastern property boundary that discharges to the extensive storage area to the north. The area south of the garage shall be graded away from the structure to prevent runoff from entering the garage.

I hereby certify that the minimum finished floor elevation listed above will protect the structure against water damage from a base flood event to the best of my knowledge as based on the currently available regulatory data, current development conditions in the subject area drainage basin, and the information provided by the client, as defined in Article 8 of the Land Development Regulations.

Please contact me if you have any questions.

Sincerely,

**Christopher L Jones**  
**2023.12.01 15:30:43 -05'00'**

Lance Jones, PE  
Owner



This item has been digitally signed and sealed by C. Lance Jones, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



## Site Photos

*Figure 1. From Centerline of NW Blackberry Circle Looking North*



*Figure 2. Center of Property at Homesite*





## **Appendix A. Columbia County Property Appraiser Aerial**



## Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 11/30/2023

Parcel: &lt;&lt; 17-3S-16-02168-111 (7247) &gt;&gt;

## Owner &amp; Property Info

Result: 3 of 14

Owner	CLINTON THERESA 707 N COLLINS STREET PLANT CITY, FL 33563		
Site	889 NW BLACKBERRY CIR, LAKE CITY		
Description*	LOT 11 BLACKBERRY FARMS S/D. WD 1023-840, WD 1143-443, WD 1143-445, WD 1373-1973, WD 1414-2347,		
Area	5.7 AC	S/T/R	17-3S-16
Use Code**	VACANT (0000)	Tax District	3

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$71,250	Mkt Land	\$71,250
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$11,800	XFOB	\$11,800
Just	\$83,050	Just	\$83,050
Class	\$0	Class	\$0
Appraised	\$83,050	Appraised	\$83,050
SOH Cap [?]	\$3,860	SOH Cap [?]	\$0
Assessed	\$83,050	Assessed	\$83,050
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$79,190 city:\$0 other:\$0 school:\$83,050	Total Taxable	county:\$83,050 city:\$0 other:\$0 school:\$83,050

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/6/2020	\$79,900	1414/2347	WD	V	Q	01
11/28/2018	\$100,000	1373/1973	WD	V	Q	01
2/8/2008	\$130,000	1143/0445	WD	V	Q	
8/6/2004	\$62,800	1023/0840	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

## Extra Features &amp; Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
9946	Well		\$4,000.00	1.00	0 x 0
0296	SHED METAL	2022	\$6,000.00	1.00	x
0169	FENCE/WOOD	2022	\$1,800.00	1.00	x

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	5.700 AC	1.0000/1.0000 1.0000/1.2500000 /	\$12,500 /AC	\$71,250

Search Result: 3 of 14

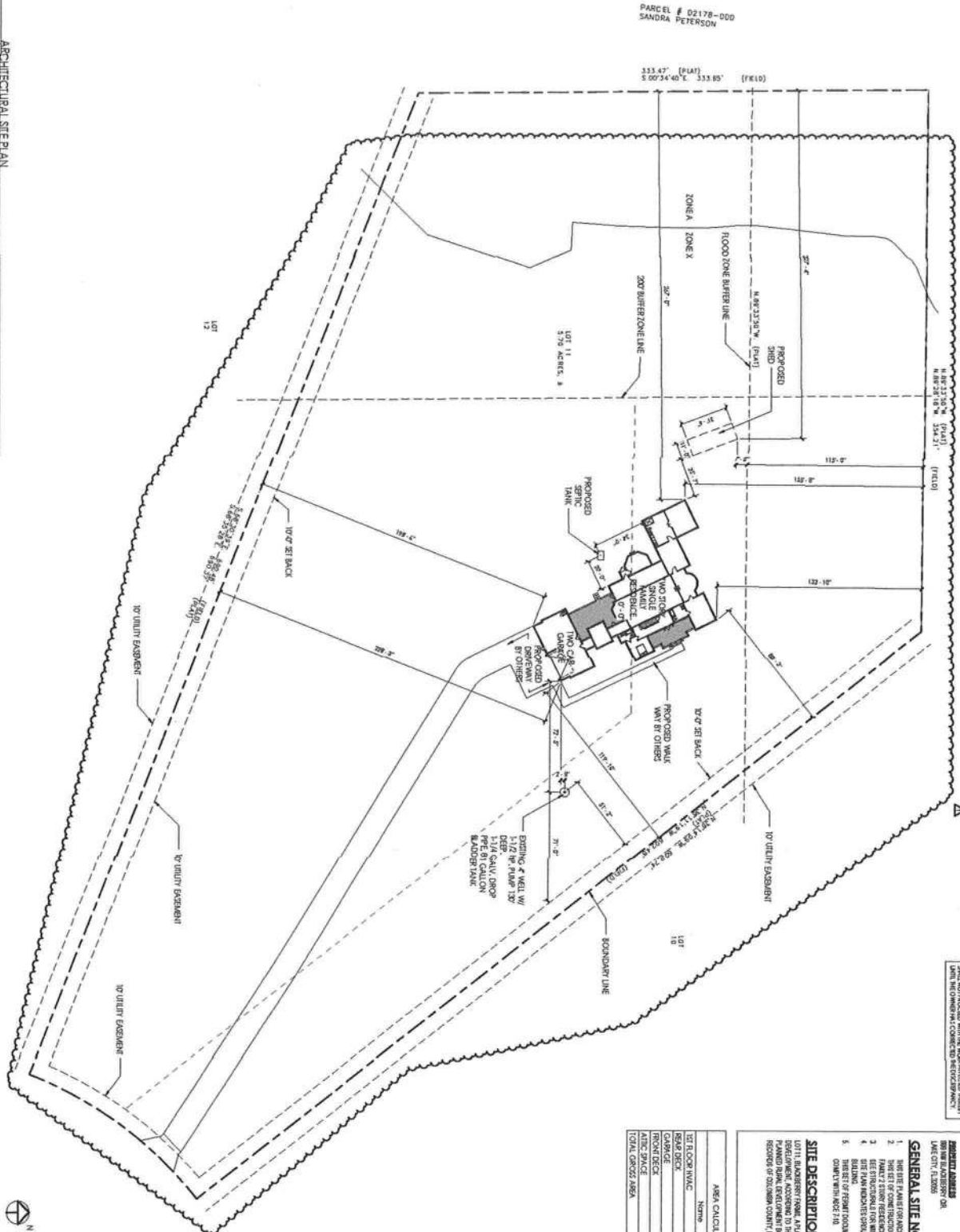


## Appendix B. Site Plan

"Keeping It Civil"

Jones Engineering & Consulting, LLC | 855 SW Baya Dr, Lake City, FL 32025 | 386.965.9000 | [jonesengineering.net](http://jonesengineering.net)

ARCHITECTURAL SITE PLAN



PARCEL # 02168-199  
LARGENT PARKS  
DUNE

PARCEL # 02178-000  
SANDRA PETERSON

CONTRACTOR TO VERIFY ALL AREA CALCULATIONS AND DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

### CODE SUMMARY

APPLICABLE CODES:  
FLORIDA RESIDENTIAL CODE (FRC) (2001)  
LAKE CITY, FL 32055

### GENERAL SITE NOTES

1. THE SET OF CONSTRUCTION DOCUMENTS IS THE PROPERTY OF DANSK CONSULTING LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DANSK CONSULTING LLC.
2. THE SET OF CONSTRUCTION DOCUMENTS IS THE PROPERTY OF DANSK CONSULTING LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DANSK CONSULTING LLC.
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5. THE SET OF CONSTRUCTION DOCUMENTS IS THE PROPERTY OF DANSK CONSULTING LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DANSK CONSULTING LLC.

### SITE DESCRIPTION

THE PROJECT IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. THE PROJECT IS SITUATED ON A 3.79-ACRE LOT. THE PROJECT IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. THE PROJECT IS SITUATED ON A 3.79-ACRE LOT. THE PROJECT IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. THE PROJECT IS SITUATED ON A 3.79-ACRE LOT.

AREA CALCULATIONS: LOT 11	
Name	Area
LOT 11	3.79 ACRES
LOT 12	3.79 ACRES
LOT 13	3.79 ACRES
LOT 14	3.79 ACRES
LOT 15	3.79 ACRES
LOT 16	3.79 ACRES
LOT 17	3.79 ACRES
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LOT 20	3.79 ACRES
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LOT 99	3.79 ACRES
LOT 100	3.79 ACRES

**SITE PLAN**  
A100

**CLINTON RESIDENCE**  
889 NW BLACKBERRY CT.  
LAKE CITY, FLORIDA 32055

**dansk consulting LLC**  
1073 LANE BAYVIEW LANE  
LAKE CITY, FLORIDA 32055  
P.O. BOX 1000  
LAKE CITY, FLORIDA 32055

REVISIONS	
No.	Description
1	ISSUED FOR PERMIT
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## **Appendix C. SRWMD District Flood Report**



# EFFECTIVE FLOOD INFORMATION REPORT



## Location Information

County:

COLUMBIA

Parcel:

173S1602168111

Flood Zone:

A, X

Flood Risk:

HIGH

1% Annual Chance Base Flood Elev\*

Not Applicable

10% Annual Chance Flood Elev\*

Not Applicable

50% Annual Chance Flood Elev\*

Not Applicable

\* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

## Legend with Flood Zone Designations

	1% Flood - Floodway (High Risk)		Area Not Included		CrossSections		Wetlands
	1% Flood - Zone AE (High Risk)		SFHA Decrease		County Boundaries		
	1% Flood - Zone A (High Risk)		SFHA Increase		FIRM Panel Index		
	1% Flood - Zone VE (High Risk)		Depressions		Parcels		
	0.2% Flood-Shaded Zone X (Moderate Risk)		BaseFlood Elevations (BFE)		River Marks		

## Supplemental Information

Watershed	Upper Suwannee	Map Effective Date	11/22/2018	Special Flood Hazard Area	Yes
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FIRM Panel(s) 12023C0280D



Anywhere it can rain, it can flood  
Know your risk.

[www.srwmdfloodreport.com](http://www.srwmdfloodreport.com)

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation](https://www.floodsmart.com) | [FEMA.gov](https://www.floodsmart.com). Information about flood insurance may be obtained at (<https://www.floodsmart.com>)





## Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

## A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.

### AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

## AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

## AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

## Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood Information section of this report.

## AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

## VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

## X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

## X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

## LINKS

FEMA:  
<http://www.fema.gov>

SRWMD:  
<http://www.srwmd.state.fl.us>

## CONTACT

SRWMD  
9225 County Road 49  
Live Oak, FL 32060  
(386) 362-1001

Toll Free:  
(800) 226-1066



## **Appendix D. Full FEMA FIRM**





## FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP  
FOR DRAFT FIRM PANEL LAYOUT



## NOTES TO USERS

[illegible]

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-833-6622.

Background information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). The background shown is the USGS National Map Orthorectified Last released Edition, 2020.

This map was acquired from FEMA's National Flood Hazard Layer (NFHL) on 1/20/2023 at 4:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Update Overview Fact Sheet at <https://www.fema.gov/media/communications/15494>

This map complies with FEMA's standards for the use of digital third maps if it is not void as described below. The secondary chosen complies with FEMA's baseline accuracy standards. This map image is void if the one it is one of the following map elements is not given: baseline imagery, third map used, legend, scale bar, map creation date, company identification, FEMA panel number, and a flood effective date.

**SCALE**

Map Projection:  
GCS, Geographic Reference System 1983,  
Universal Transverse Mercator: NAD 83

For information about the specific vertical datum for elevation features, datum conversions, or vertical movements used to create this map, please see the Flood Insurance Study (FIS) Report for your community at <http://mcfema.gov>

1 inch = 1,000 feet      1:12,000



NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP

PANEL 280 OF 552

Panel Contains:

COMMUNITY	NUMBER	PANEL
CITY OF LAKE	129488	6284
CITY		
COLUMBIA COUNTY	120070	6284

MAPNUMBER  
12023C0280D  
EFFECTIVE DATE  
November 02, 2018



## Appendix E. Survey

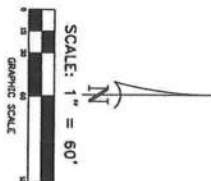
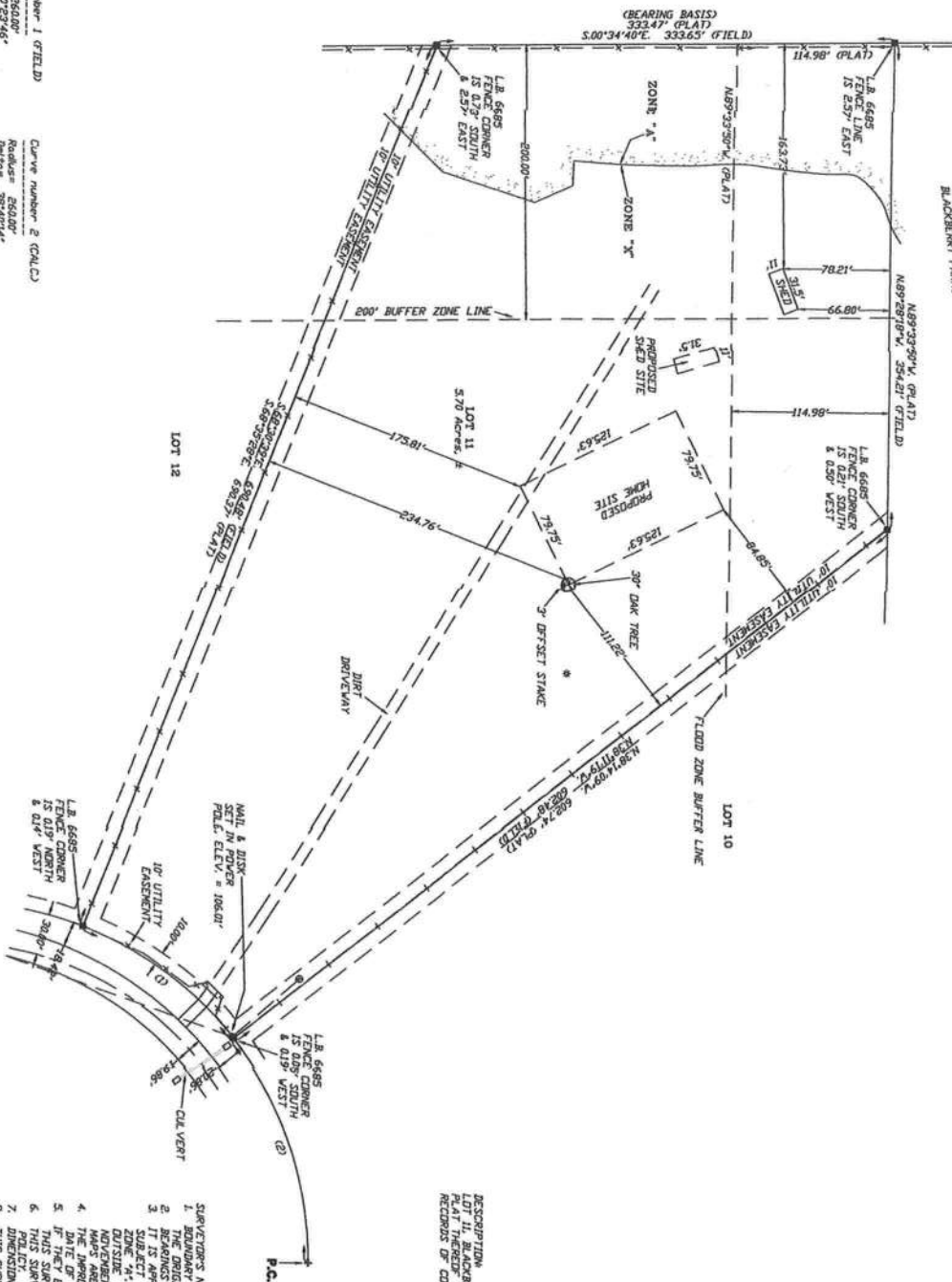
"Keeping It Civil"



PARCEL # 02168-189  
BLACKBERRY FARMS OWNERS

A BOUNDARY SURVEY IN SECTION 17, TOWNSHIP 3 SOUTH,  
RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA

PARCEL # 02178-000  
SANDRA PETERSON



SYMBOL LEGEND:	
■	4"X4" CONCRETE MONUMENT FOUND
□	2"X2" CONCRETE MONUMENT SET
+	IRON PIN AND CAP SET
×	1" CUT IN PAVEMENT
●	MEASURED MONUMENT CORNER
○	POWER POLE
△	200' FEET
▽	300' FEET
◇	UTILITY BOX
○	WELL
○	WATER MANGAL
○	SECTION LINE
---	ELECTRIC LINES
---	WIRE FENCE
---	WOODEN FENCE
---	AS PER A.P.A. OF RECORD
---	AS PER FIELD CALCULATIONS
---	AS PER FIELD MEASUREMENTS
---	P.O.M. MONUMENT INTERSECTION MARKER
---	P.O.P. MONUMENT CONTROL POINT

DESCRIPTION  
BLACKBERRY FARMS, A PLANNED RURAL RESIDENTIAL DEVELOPMENT, ACCORDING TO THE  
PLAT THEREOF RECORDED IN PLANNED RURAL DEVELOPMENT BOOK 1, PAGE 61, 4TH PUBLIC  
RECORDS OF COLUMBIA COUNTY, FLORIDA.

Curve number 1 (FIELD)  
Radius = 266.00'  
Delta = 30°23'46"  
Arc = 139.35'  
Tangent = 70.63'  
Chord = 126.32'  
Chord B'p. N36°21'49"E

Curve number 2 (CALC.)  
Radius = 266.00'  
Delta = 30°23'46"  
Arc = 139.35'  
Tangent = 70.63'  
Chord = 126.32'  
Chord B'p. N70°53'49"E

CERTIFIED TO:

KENNETH & THERESA CLINTON

FIELD BOOK 392 PAGE(S) 39

SURVEYOR'S CERTIFICATION

I, KENNETH CLINTON, SURVEYOR, HAVE MADE UNDER MY PERSONAL SUPERVISION AND MEETS THE HIGHEST  
TECHNICAL STANDARDS AND I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA, LICENSE NO. 12345, EXPIRING  
ON 12/31/2024. I HAVE REVIEWED THIS SURVEY AND IT IS MY OPINION THAT IT IS A TRUE AND CORRECT  
STATEMENT OF THE FACTS AND IS IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT.

10/19/23  
FIELD SURVEY DATE  
10/23/23  
DATE OF SURVEY  
10/23/23  
DATE OF PLAT

NOTE: UNLESS IT BEGINS THE ORIGINAL SIGNATURE AND THE ORIGINAL, PLAT OF A FLORIDA LICENSED SURVEYOR  
AND NARRATES THE DRAWING, SECTION, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



BRITT SURVEYING  
& MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016

LAKE CITY, FLORIDA, 32025

WORK ORDER # L-29922