



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # V _____
Application Fee \$950.00
Receipt No. _____
Filing Date _____
Completeness Date _____

Variance Application

A. PROJECT INFORMATION

1. Project Name: HILLS AT ROSE CREEK PHASE 3
2. Address of Subject Property: SW Forest Glen, Lake City, LOT 38 HILLS AT ROSE CREEK S/D PHASE 3
3. Parcel ID Number(s): 05-5S-17-09116-138 (33447)
4. Future Land Use Map Designation: RESIDENTIAL
5. Zoning Designation: PLAT OF PLANNED RURAL RESIDENTIAL DEVELOPMENT
6. Acreage: 4.41
7. Existing Use of Property: VACANT RESIDENTIAL
8. Proposed use of Property: RESIDENTIAL SITE-BUILT HOME
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested
(Provide a Detailed Description): 4.19. Hills at Rose Creek, Phase 1&2 as platted surrounds Hills at Rose Creek, Phase 3, which is a Planned Rural Residential Development (PRRD).

Applicant purchased vacant Lot 38 in Phase 3 in 2022 which borders Phase 1 Lot 17 and SW Forest Glen. Phase 1 Lot 22 is across SW Forest Glen from Lot 38. Lot 38 has a 200 foot PRRD front and side buffer zone

between property lines that are not part of the PRRD. Also, a substantial portion Lot 38 is in Flood Zone A which has increased since platted in 2004. In 2004, the buildable acreage platted was 1.16 acres.

Due to the increased flood zone and the 200 ft. buffers it is now much less than 1.16 acres and a variance is required to reduce the 200 ft buffers to allow for sufficient buildable area for a 2,600 sq. ft. home.

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Guy W. Norris Title: Attorney
Company name (if applicable): Norris & Norris, P.A.
Mailing Address: 253 NW Main Blvd
City: Lake City State: Florida Zip: 32055
Telephone: () 752-7240 Fax: () 752-1577 Email: gnorris@norrisonattorneys.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): John M. Nowery & Darlene J. Nowery
Mailing Address: 13791 SW 112th Street
City: Dunnellon State: Florida Zip: 34432
Telephone: () 352-572-4486 Fax: () Email: jmnnowery@aol.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: NONE
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes _____ ☒ No _____
Future Land Use Map Amendment Application No. CPA _____
Rezoning Amendment: ☐ Yes _____ ☒ No _____
Rezoning Amendment Application No. Z _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☒ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes _____ ☒ No _____
Variance Application No. V _____
Special Exception: ☐ Yes _____ ☒ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 12.3.1.2 of the Land Development Regulations ("LDRs"):
 - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - b. The special conditions and circumstances do not result from the actions of the applicant.
 - c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
 - d. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.
 - e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - f. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - g. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
 - ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.
- 2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- 3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.
 - vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).

4. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
5. Legal Description with Tax Parcel Number.
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Variance Application is \$950. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the Land Development Regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

In granting any variance to the provisions of Article 4 of these land development regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the Land Development Regulations in the Zoning District. No nonconforming use of neighboring lands, structures, or buildings in the same Zoning District and no permitted use of lands, structures, or buildings in other Zoning Districts shall be considered grounds for the authorization of a variance.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

The Columbia County Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be properly posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Guy W. Norris, Esquire

Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

07/12/2023

Date

Attachment/Submittal Requirements

D. 1. Analysis of Section 12.3.1.2 of the Land Development Regulations:

- a. Hills at Rose Creek, Phase 1&2 as approved by the County surround Hills at Rose Creek, Phase 3, which is a Planned Rural Residential Development (PRRD). Applicant purchased vacant Phase 3, Lot 38 in 2022. Lot 38 borders Phase 1, Lot 17 and SW Forest Glen. Phase 1, Lot 22 is across SW Forest Glen from Lot 38. Therefore, Lot 38 was platted with a 200 foot front (north) and side (east) buffer zone between property lines that are not part of the PRRD. Also, a substantial portion Lot 38 is in Flood Zone A which has increased since platted in 2004. In 2004, the buildable acreage as platted for Lot 38 was 1.16 acres on the 4.41 acres Lot. Due to the increased flood zone and the 200 ft. buffers, the buildable area is now much less than 1.16 acres. A variance is required and appropriate to reduce the 200 ft buffers sufficiently to allow for buildable area for a 3,0600 sq. ft. home. These special conditions and circumstances are peculiar to Phase 3, Lot 38 because of the unforeseen combined deleterious effect of rising flood zones combined with Lot 38's unique position as the final Lot approved by the County for this PRRD. The buffer zone requirements reduce the otherwise buildable area by more than 35,000 sq. ft. The buffer zone requirements do not apply to other Phase 3 Lots that do not border adjacent Phase 1 or Phase 2 Lots.
- b. The special conditions and circumstances do not result from the actions of the Applicant. The applicant merely purchased a vacant residential lot in a platted PRRD subdivision.
- c. Granting the variance requested will not confer on the Applicant any special privilege that has been denied by these land Development Regulations to other lands, buildings or structures in the same zoning district. This circumstance has resulted primarily from the unforeseen increase in the flood zone map.
- d. Literal interpretation of the provisions of these land Development Regulations would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land Development Regulations and would work unnecessary an undue hardship on the Applicant

as the Applicant would not be able to construct a residential dwelling commiserate with the neighborhood and Declaration of Restrictions and Protective Covenants for the Hills at Rose Creek Including Phase 3 requiring a dwelling containing not less than 2000 sq. ft. of climatized area excluding any garage space.

- e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. The Applicant requests to reduce the front (north) buffer zone to 115 feet from the South right-of-way of SW Forest Glen, and to reduce the side (east) buffer zone to 120 feet from the East boundary of Phase 3, Lot 38 and West boundary of Phase 1, Lot 17.
- f. The grant of the variance will be in harmony with the general intent and purpose of these land Development Regulations, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The County approved 7 residential lots in the subject PRRD platted subdivision. Rendering Lot 38 unbuildable due to the combined effect of the unforeseen circumstances of the rising flood zone with the buffer zones established under the PRRD will create unnecessary undue hardship upon the Applicant by significantly devaluing the Applicant's property interest.
- g. No prior petition for a variance for a Hills at Rose Creek, Phase 3, Lot 38 or any part thereof has previously been filed with the land development regulation administrator.

2. Vicinity Map.

See attached: Plat Book 7, Pages 195-197, Hills at Rose Creek, Phase 3
 Survey of Hills at Rose Creek, Phase 3, Lot 38
 Property Appraiser's Aerial Vicinity Map
 Property Appraiser's Aerial, Lot 38

3. Site Plan.

- a. See attached site plan.
- b. See attached floor plan.

4. Storm water Management Plan

See attached SRWMD Effective Flood Information Report

5. Legal description with tax parcel number.

Lot 38, Hills at Rose Creek Phase 3, according to the map or plat thereof as recorded in Plat Book 7, p. 194, Public Records of Columbia County, Florida.

Parcel Identification Number: 05-5S-17-09116-138

6. Proof of ownership

See attached Deed recorded August 12, 2022, Official Records Book 1473, Page 591.

7. Agent Authorization Form

See attached.

8. Proof of Payment of Taxes

See attached.

9. Variance Application fee \$950.00

See attached.

HILLS AT ROSE CREEK PHASE 3

A PLANNED RURAL RESIDENTIAL DEVELOPMENT

SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST,

COLUMBIA COUNTY, FLORIDA

PRRD BOOK 7
PAGE 194
SHEET 1 OF 4



OFFICIAL RECORDS
BOOK 22 PAGE 73

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT A BAR S LAND AND CATTLE COMPANY, WITH RON TURBEVILLE AS PRESIDENT, AS OWNER, AND CNB NATIONAL BANK, WITH SUZANNE NORRIS, MARKETING PRESIDENT AND NATIONAL BANK - MERCANTILE BANK, AS MORTGAGEE, HAS CAUSED THE LANDS HEREIN DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "HILLS AT ROSE CREEK PHASE 3", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTEST

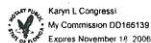
WITNESSES:
WITNESS AS TO OWNER: RON TURBEVILLE
WITNESS AS TO MORTGAGEE: SUZANNE NORRIS, MARKETING PRESIDENT

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 24 DAY OF August, 2004 A.D., BEFORE ME PERSONALLY APPEARED RON TURBEVILLE AS PRESIDENT OF A BAR S LAND AND CATTLE COMPANY, 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 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: November 18, 2006



ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 24 DAY OF August, 2004 A.D., BEFORE ME PERSONALLY APPEARED SUZANNE NORRIS AS MARKETING PRESIDENT OF CNB NATIONAL BANK - MERCANTILE BANK, AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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: November 18, 2006

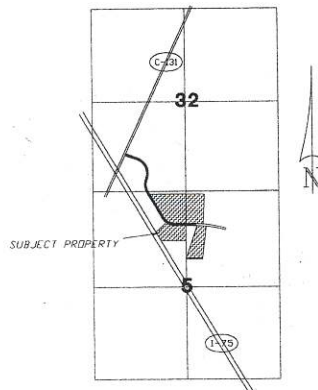


SURVEYOR'S NOTES

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR THE DEED OF RECORD AS PROVIDED BY CLIENT.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF N 0° 00' 00" E, FOR THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #75.
- 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 6 JAN 1998 COMMUNITY PANEL NO. 120079 0200 B. 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.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- EASEMENTS OF 20' TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND (7.5') SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE (1) BUILDING UNIT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.
- 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.
- THE ZONING WAS CHANGED AND APPROVED TO P.R.D. ON APRIL 15 2004.

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

BUILDING NOTE:

BUILDING SETBACK EXCEPT ON 200 FOOT BUFFER SIDE ARE:
FRONT = 30.00 FEET
SIDE = 25.00 FEET
REAR = NONE
BUILDING HEIGHT = 35.00 FEET
MAXIMUM LOT COVERAGE = 40%
LANDSCAPED BUFFER = NATURAL VEGETATION
ROADWAYS AND EASEMENTS ARE DEDICATED TO THE PUBLIC

FLOOD NOTE:

THE FOLLOWING LOTS ARE AFFECTED BY THE 100 YEAR FLOOD ELEVATION
THE 100 YEAR FLOOD ELEVATION IS 86.50 FEET FOR LOTS: 33, 34, 35, 36, 37, AND 38

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.

DEVELOPER:
A BAR S LAND AND
CATTLE COMPANY
366-752-5035
3814 S. 1st STREET
LAKE CITY, FL 32625

COUNTY ATTORNEY CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: August 24, 2004

Paula Joseph
COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF August, 2004, A.D.

Henry L. Schum
CHAIRMAN

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS, IS ACCEPTED FOR FILES AND RECORDS.
DAY OF August, 2004, A.D. PLAT BOOK 22 PAGE 194-197

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

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

Boyle Crowder
DIRECTOR
3/24/04
DATE

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 GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA, REVIEW THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: Timothy A. DeLore REGISTRATION # 5594
PRINT: Timothy A. DeLore

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.

DATE: 8/24/04
SIGNATURE: Timothy A. DeLore



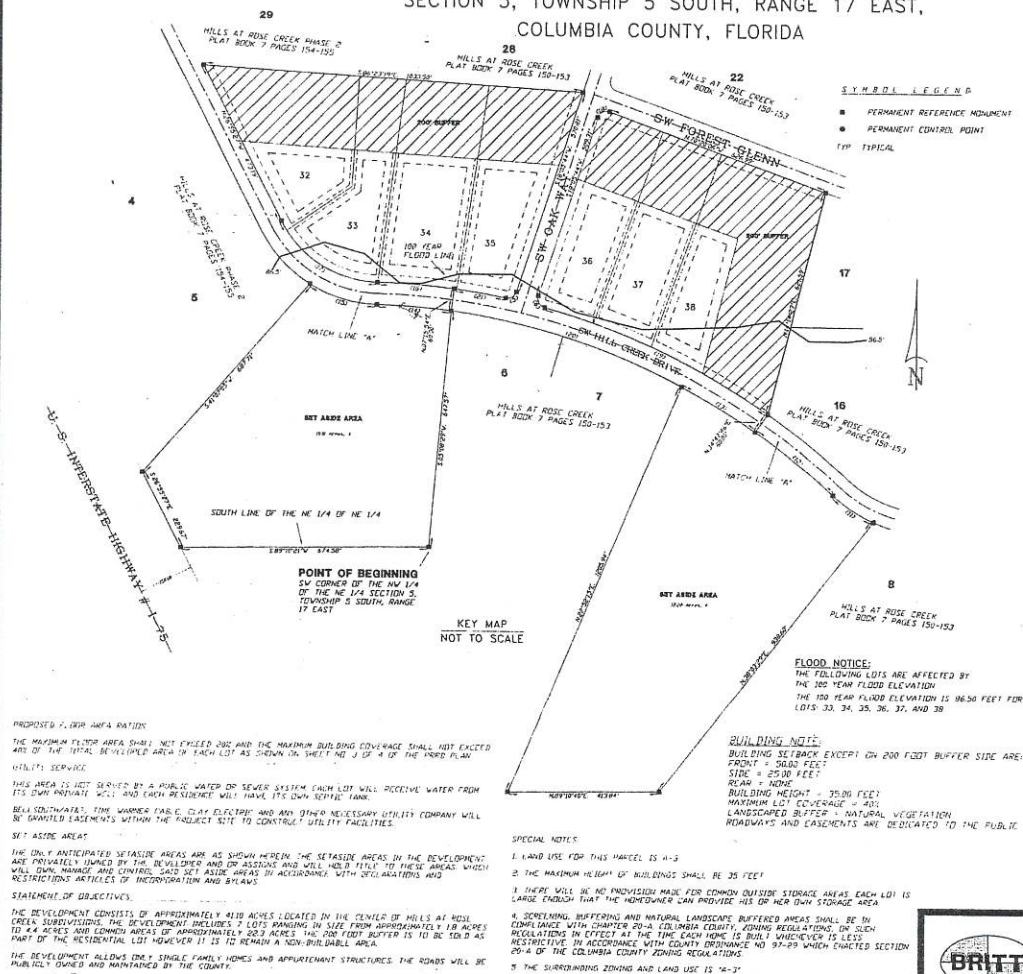
BRITT SURVEYING
LAND SURVEYORS AND MAPPERS

1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32655

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L- 12564P

PRRD BOOK 7
PAGE 195
SHEET 2 OF 4

A PLANNED RURAL RESIDENTIAL DEVELOPMENT
SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

[illegible]

LAND USE:
966 ACRES = RESIDENTIAL LAND USE
31.44 ACRES = COMMON AREAS AND BUFFERS
4110 ACRES = TOTAL AREA



BRITT SURVEYING
LAND SURVEYORS AND MAPPERS

1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-12564P

HILLS AT ROSE CREEK PHASE 3

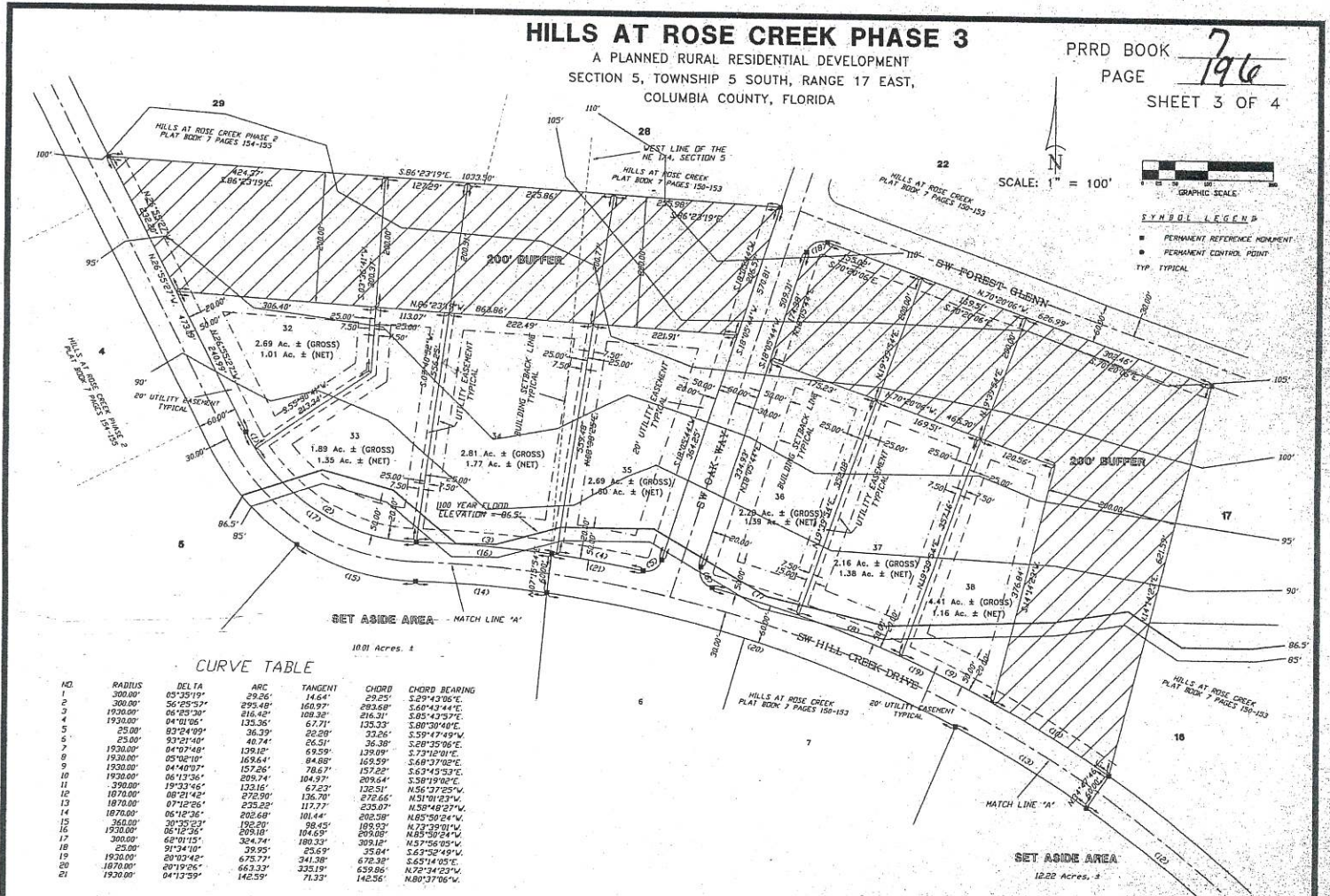
A PLANNED RURAL RESIDENTIAL DEVELOPMENT
SECTION 5, TOWNSHIP 5 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

PRRD BOOK 796
PAGE 196
SHEET 3 OF 4

SCALE: 1" = 100'



SYMBOL LEGEND
■ PERMANENT REFERENCE MONUMENT
● PERMANENT CONTROL POINT
TYP. TYPICAL



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	300.00'	03°35'19"	29.26'	14.64'	29.25'	S29°43'06"E
2	300.00'	56°25'53"	275.48'	160.97'	283.68'	S60°43'44"E
3	1930.00'	06°25'30"	216.42'	109.32'	216.31'	S05°43'57"E
4	1930.00'	04°01'56"	125.35'	67.71'	133.33'	S00°30'40"E
5	25.00'	03°24'09"	36.39'	18.59'	31.26'	S39°17'49"W
5	25.00'	03°21'40"	40.74'	20.51'	36.38'	S28°25'06"E
7	1930.00'	04°07'40"	129.12'	69.59'	139.09'	S37°12'01"E
8	1930.00'	05°02'10"	169.64'	84.88'	165.59'	S48°17'02"E
9	1930.00'	04°40'07"	157.26'	78.67'	157.22'	S63°45'53"E
10	1930.00'	06°17'36"	209.74'	104.97'	209.64'	S39°19'00"E
11	390.00'	19°33'46"	132.16'	67.23'	132.51'	N56°07'25"W
12	1070.00'	08°21'42"	272.90'	136.78'	272.66'	N51°01'23"W
13	1070.00'	07°12'56"	235.02'	117.17'	235.07'	N50°48'27"W
14	1070.00'	06°12'36"	202.68'	101.44'	202.58'	N05°50'24"W
15	360.00'	30°33'39"	192.29'	98.45'	189.93'	N73°39'01"W
16	1930.00'	06°12'56"	209.18'	104.63'	209.08'	N05°50'24"W
17	300.00'	62°01'15"	304.74'	180.33'	309.12'	N57°56'05"W
18	25.00'	01°24'10"	39.95'	20.69'	35.84'	S65°52'49"W
19	1930.00'	20°03'42"	675.77'	341.58'	672.38'	S65°14'05"E
20	1070.00'	20°19'26"	663.33'	335.19'	659.86'	N72°34'23"W
21	1930.00'	04°12'59"	142.59'	71.33'	142.56'	N00°37'06"W

BUILDING NOTE:
BUILDING SETBACK EXCEPT ON 200 FOOT BUFFER SIDE ARE:
FRONT = 50.00 FEET
SIDE = 25.00 FEET
REAR = NONE
BUILDING HEIGHT = 35.00 FEET
MAXIMUM LOT COVERAGE = 40%
LANDSCAPED BUFFER = NATURAL VEGETATION
ROADWAYS AND EASEMENTS ARE DEDICATED TO THE PUBLIC

FLOOD NOTICE:
THE FOLLOWING LOTS ARE AFFECTED BY
THE 100 YEAR FLOOD ELEVATION
THE 100 YEAR FLOOD ELEVATION IS 86.50 FEET FOR
LOTS 22, 24, 35, 36, 37, AND 38

DEVELOPER:
A BAR 5 (LAND AND
CATTLE COMPANY
386-752-9035
3914 S. 181ST STREET
LAKE CITY, FL 32825



BRITT SURVEYING
LAND SURVEYORS AND MAPPERS

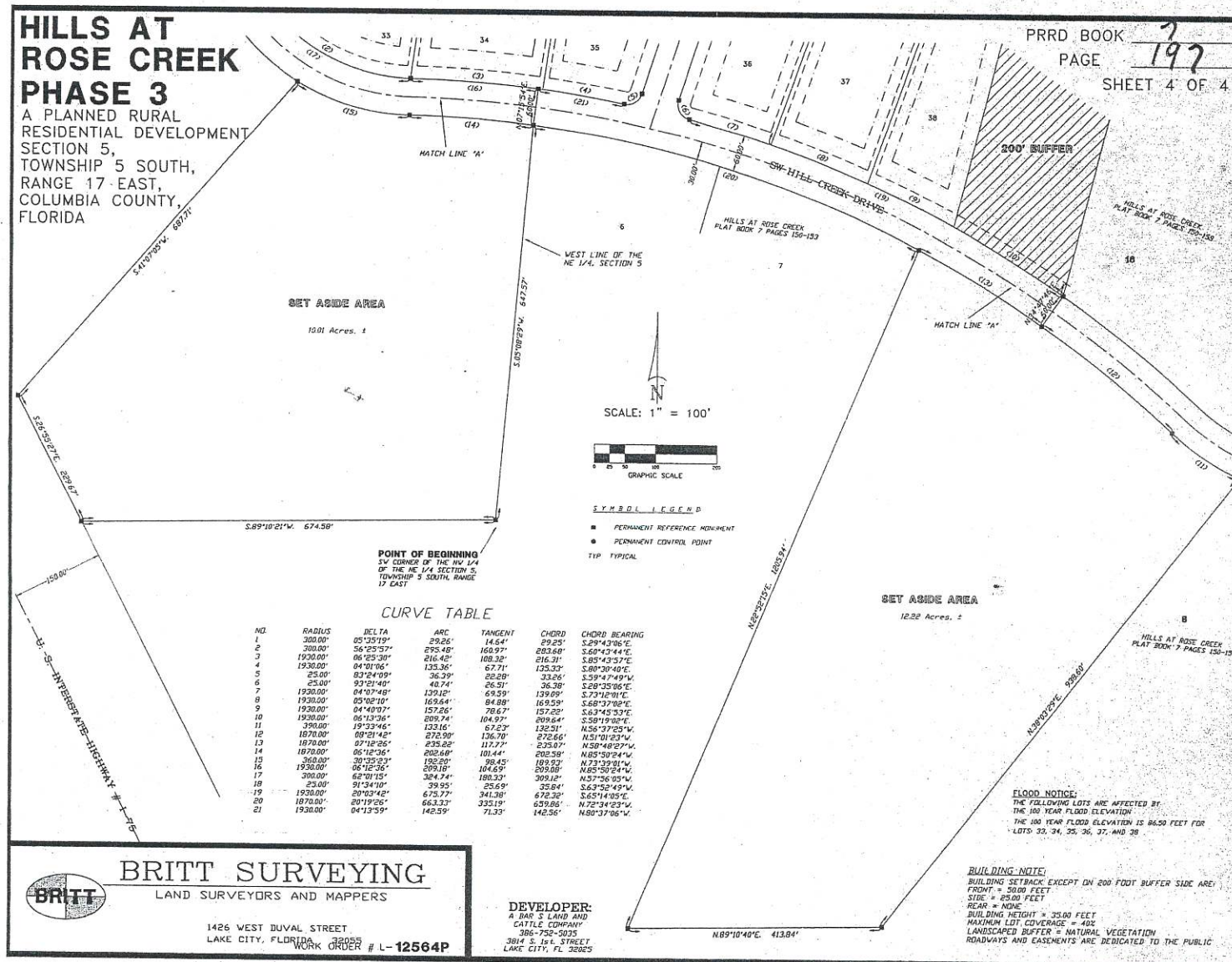
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055

TELEPHONE: (866) 752-7163 FAX: (866) 752-5073 WORK ORDER # L- 12564P

HILLS AT ROSE CREEK PHASE 3

A PLANNED RURAL RESIDENTIAL DEVELOPMENT
SECTION 5,
TOWNSHIP 5 SOUTH,
RANGE 17 EAST,
COLUMBIA COUNTY,
FLORIDA

PRRD BOOK 7
PAGE 197
SHEET 4 OF 4



WORK ORDER # L-29057



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 05-5S-17-09116-138 (33447) | VACANT (0000) | 4.41 AC
 LOT 38 HILLS AT ROSE CREEK S/D PHASE 3. WD-1026-83, WD 1473-591,

Owner: NOWERY JOHN M
 NOWERY DARLENE J
 13791 SW 112TH ST
 DUNNELLON, FL 34432

Site:
Sales Info
 8/10/2022 \$71,000 V (Q)
 8/15/2004 \$38,000 V (Q)

2023 Working Values

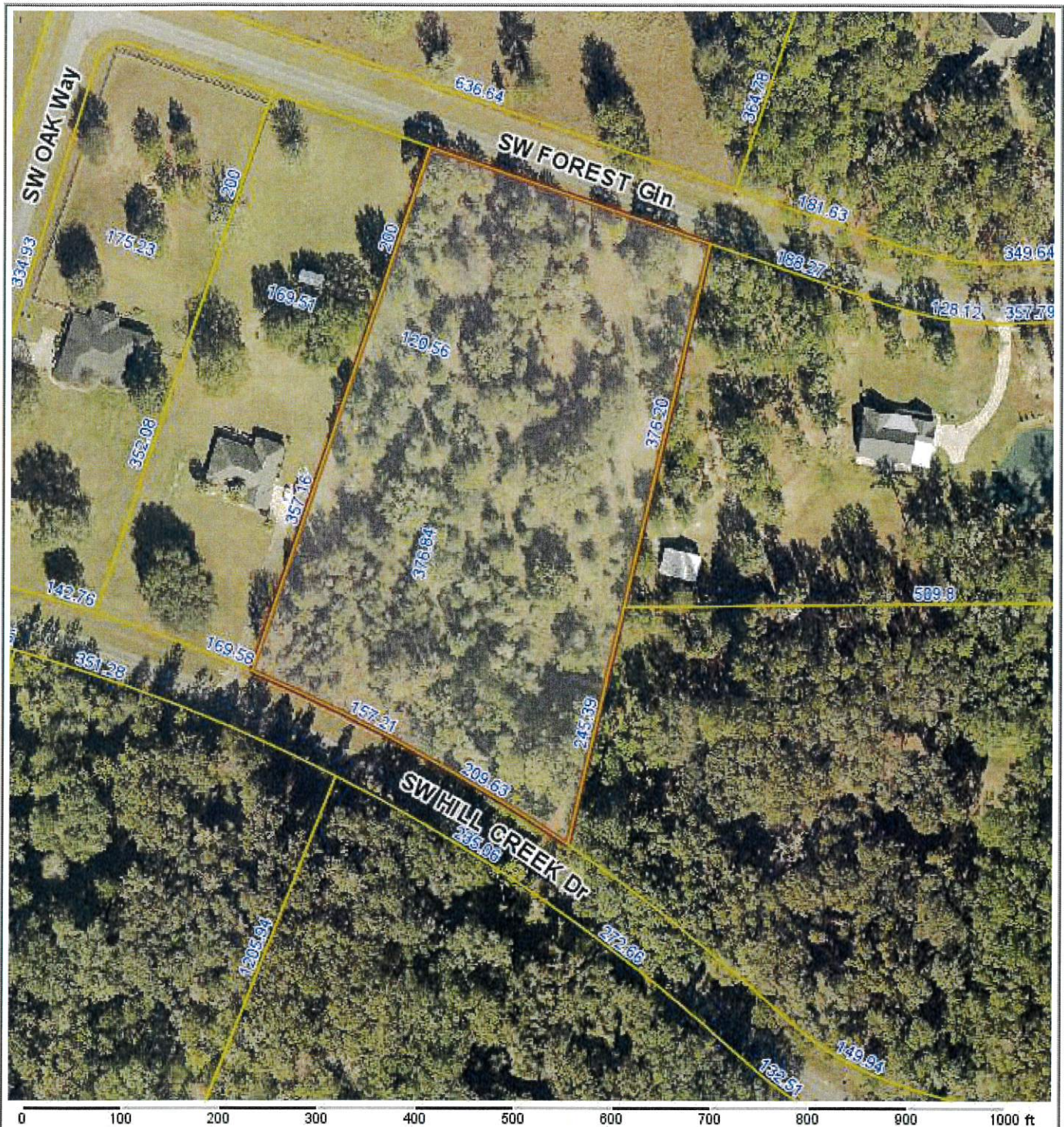
Mkt Lnd	\$55,000	Appraised	\$55,000
Ag Lnd	\$0	Assessed	\$55,000
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$55,000	Total	county:\$55,000
		Taxable	city:\$0
			other:\$0
			school:\$55,000

NOTES:



Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 05-5S-17-09116-138 (33447) | VACANT (0000) | 4.41 AC

LOT 38 HILLS AT ROSE CREEK S/D PHASE 3. WD-1026-83, WD 1473-591,

Owner:
NOWERY JOHN M
NOWERY DARLENE J
 13791 SW 112TH ST
 DUNNELLON, FL 34432

2023 Working Values

Mkt Lnd	\$55,000	Appraised	\$55,000
Ag Lnd	\$0	Assessed	\$55,000
Bldg	\$0	Exempt	\$0
XFOB	\$0	county:	\$55,000
Just	\$55,000	city:	\$0
		other:	\$0
		Total	\$55,000
		Taxable	\$55,000
		school:	\$55,000

NOTES:



Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

JBC Builders Site Plan

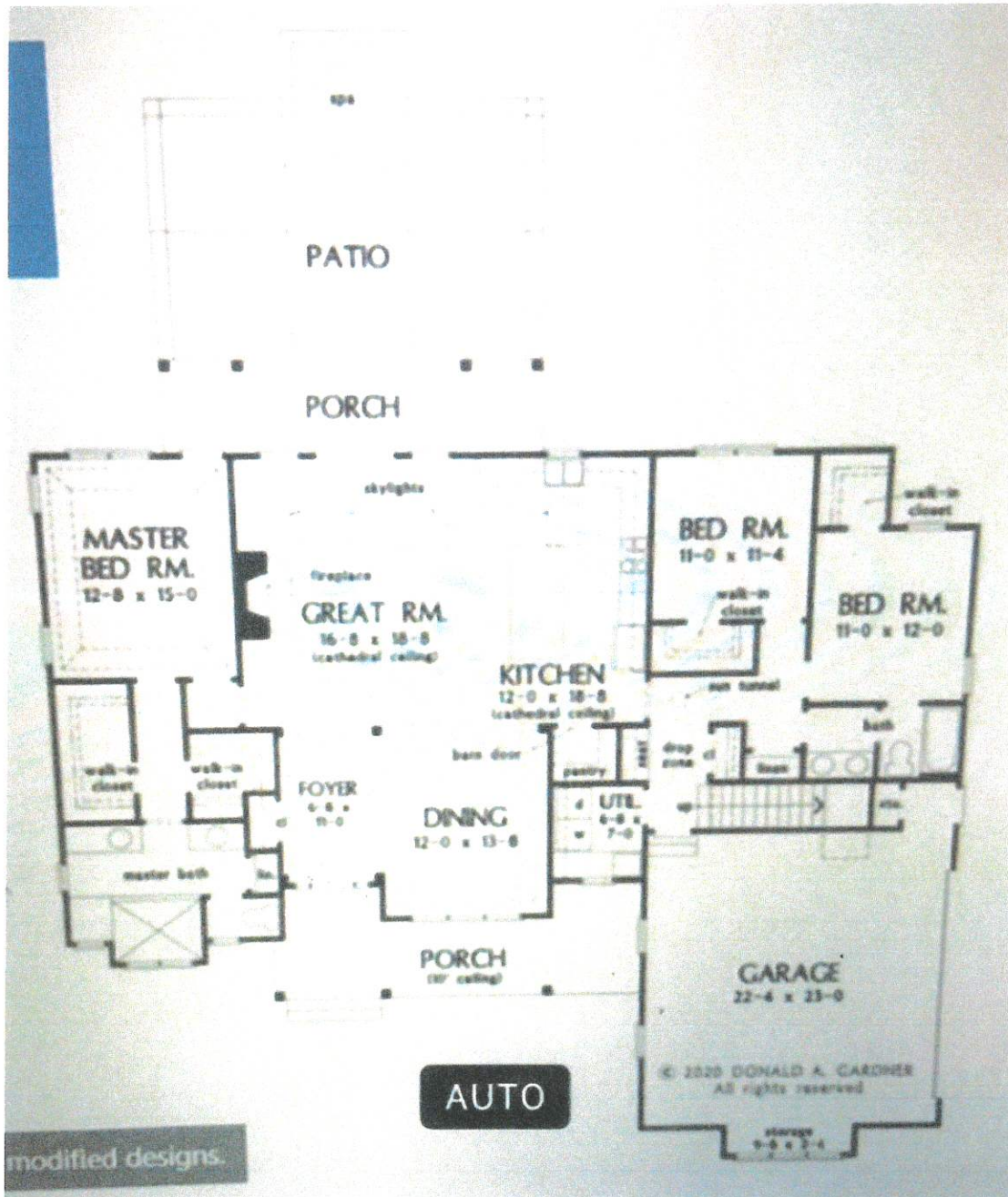
05-5S-17-09116-138

Nowery, John M

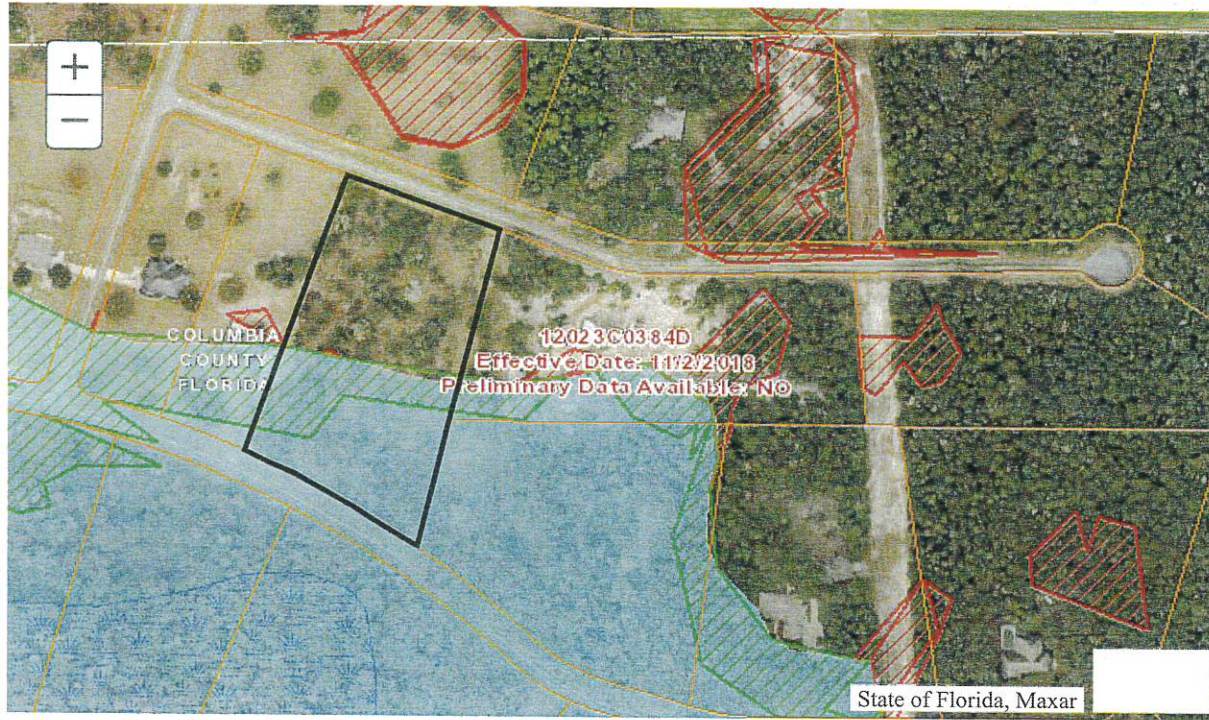


40x75 Home





EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **05-5S-17-09116-138**
 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 (HighRisk)		SFHA Increase		FIRM Panel Index		
	1% Flood - Zone VE (HighRisk)		Depressions		Parcels		
	0.2% Flood-Shaded Zone X (Moderate Risk)		BaseFlood Elevations (BFE)		River Marks		

Supplemental Information

Watershed	Santa Fe	Map Effective Date	11/2/2018	Special Flood Hazard Area	Yes
FIRM Panel(s)	12023C0384D				

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



www.srwmfloodreport.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 | 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

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

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.

Prepared by and return to:

JOHN F. ROSCOW, IV

Attorney at Law

HOLDEN, ROSCOW & CAEDINGTON, PL

5608 Northwest 43rd Street

Gainesville, FL 32653

352-373-7788

File Number: 22-07001f

Will Call No.:

\$ 71.00

Inst: 202212015786 Date: 08/12/2022 Time: 2:39PM
Page 1 of 2 B: 1473 P: 591, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *JS*
Deputy Clerk Doc Stamp-Deed: 497.00

4018.50
497.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of August, 2022 between RAM SETHURAM and UMA SETHURAM, husband and wife whose post office address is 10317 SW 17th Place, Gainesville, FL 32607, grantor, and JOHN M. NOWERY and DARLENE J. NOWERY, husband and wife whose post office address is 13791 SW 112th Street, Dunnellon, FL 34432, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

Lot 38, Hills at Rose Creek Phase 3, according to the map or plat thereof as recorded in Plat Book 7, Page 194, Public Records of Columbia County, Florida.

Parcel Identification Number: 05-SS-17-09116-138

Subject to easements and restrictions of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name:

LISA W. FORTNER

Witness Name:

JOHN F. ROSCOW, IV

Witness Name:

LISA W. FORTNER

Witness Name:

JOHN F. ROSCOW, IV

RAM SETHURAM

(Seal)

UMA SETHURAM

(Seal)

State of Florida
County of Alachua

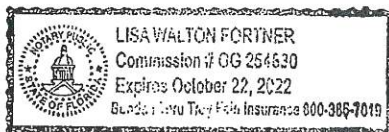
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of August, 2022 by RAM SETHURAM and UMA SETHURAM, husband and wife, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:



Columbia County Tax Collector

generated on 7/13/2023 6:35:26 PM EDT

Tax Record

Last Update: 7/13/2023 6:32:48 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R09116-138	REAL ESTATE	2022
Mailing Address SETHURAM RAM & UMA SETHURAM UMA 13791 SW 112TH ST DUNNELLON FL 34432	Property Address GEO Number 055S17-09116-138	
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 003	Escrow Code
Legal Description (click for full description) 05-5S-17 0000/00004.41 Acres LOT 38 HILLS AT ROSE CREEK S/D PHASE 3. WD-1026-83.		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Exemption Taxable Taxes Value Amount Value Levied
BOARD OF COUNTY COMMISSIONERS COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY LOCAL CAPITAL OUTLAY SUWANNEE RIVER WATER MGT DIST LAKE SHORE HOSPITAL AUTHORITY	7.8150 0.7480 3.2990 1.5000 0.3368 0.0001	29,827 31,450 31,450 31,450 29,827 29,827 0 \$29,827 \$233.10 0 \$31,450 \$23.53 0 \$31,450 \$103.75 0 \$31,450 \$47.17 0 \$29,827 \$10.05 0 \$29,827 \$0.00
Total Millage	13.6989	Total Taxes \$417.60

Non-Ad Valorem Assessments

Code	Levyng Authority	Amount
FFIR	FIRE ASSESSMENTS	\$3.01

Total Assessments	\$3.01
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Taxes & Assessments	\$420.61
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If Paid By	Amount Due
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2022	PAYMENT	1800465.0001	2022	\$403.79

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES