

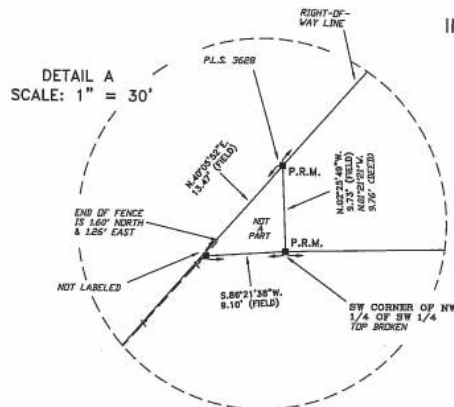
'FOREST COVE'

IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____

PAGES _____

SHEET 2 OF 2

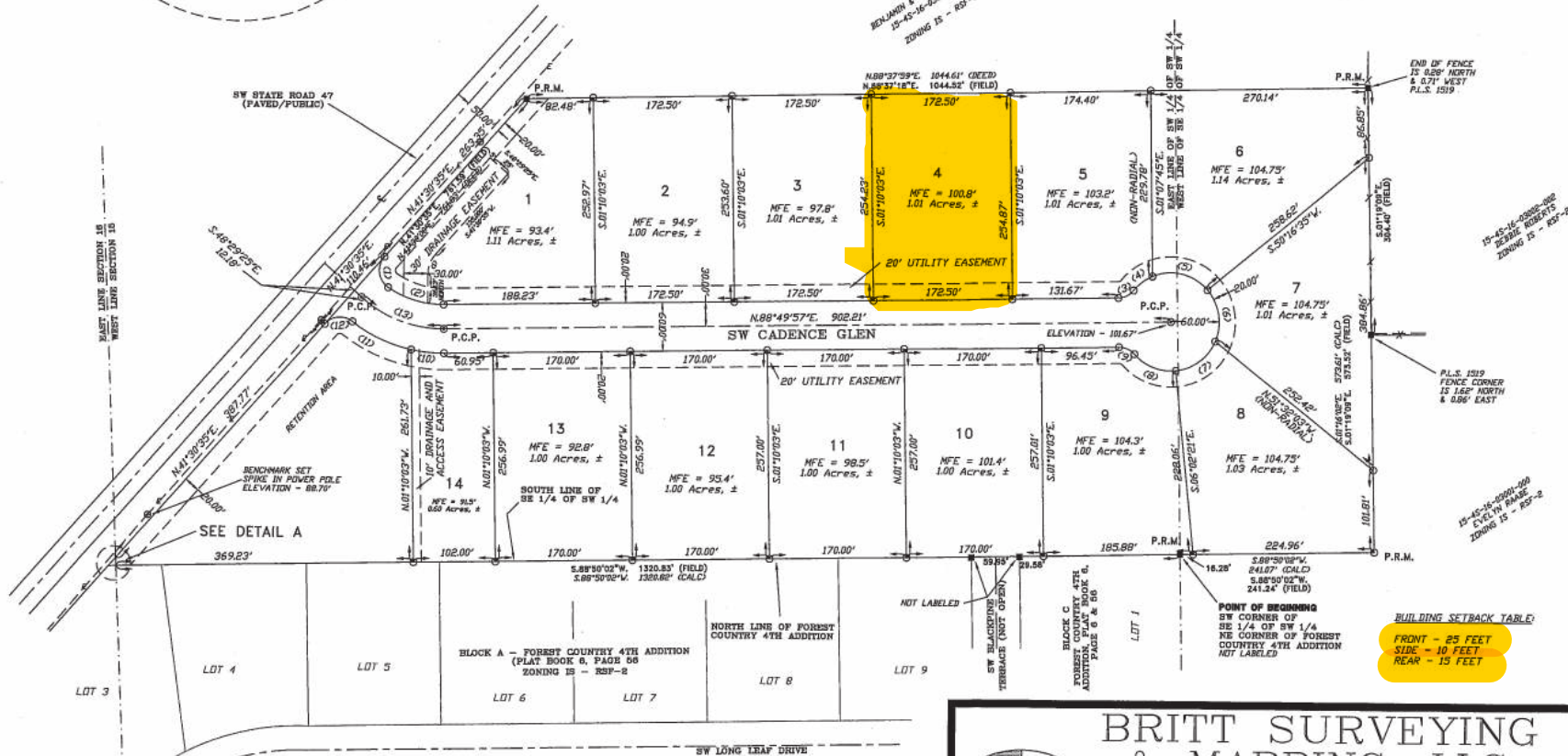
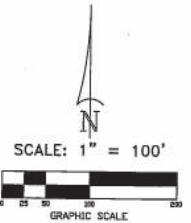


CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	97°43'30"	42.66'	28.64'	37.67'	S.07°22'10"E.
2	128.00'	34°53'07"	73.13'	37.74'	72.01'	S.73°42'29"E.
3	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.63°59'34"E.
4	60.00'	27°55'49"	29.25'	14.92'	28.96'	N.53°07'05"E.
5	60.00'	71°52'34"	75.27'	43.49'	70.43'	S.76°58'44"E.
6	60.00'	63°38'55"	66.65'	37.24'	63.28'	S.09°13'00"E.
7	60.00'	61°12'10"	64.09'	35.49'	61.09'	S.53°12'33"V.
8	60.00'	54°42'06"	57.28'	31.04'	55.13'	N.68°50'19"V.
9	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.66°19'39"V.
10	180.00'	13°11'03"	41.48'	20.80'	41.33'	N.84°34'31"V.
11	180.00'	23°54'23"	81.39'	41.40'	80.70'	N.69°10'49"V.
12	25.00'	86°24'48"	37.70'	23.48'	34.23'	S.84°42'59"V.
13	150.00'	42°40'38"	111.73'	58.60'	109.16'	S.69°49'44"E.
14	35.00'	41°39'35"	25.38'	13.26'	24.81'	S.20°45'17"V.

SYMBOL LEGEND:

- 4"X4" CONCRETE MONUMENT FOUND
- 4"X4" CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIN AND CAP SET
- 2" CUT IN PAVEMENT
- CALCULATED PROPERTY CORNER
- NAIL & RING
- POWER POLE
- IRON PILE
- WATER METER
- UTILITY BOX
- WELL
- SWATERY HANDEL
- SECTION LINE
- ELECTRIC LINES
- WIRE FENCE
- CHAIN LINK FENCE
- WOODEN FENCE
- GRAD
- AS PER A PLAT OF RECORD
- ORIGIN
- AS PER A NEED OF RECORD
- ORIGIN
- AS PER CALCULATIONS
- ORIGIN
- AS PER FIELD MEASUREMENTS
- P.R.M. PERMANENT REFERENCE MARKER
- P.C.P. PERMANENT CONTROL POINT



DEVELOPER:
FOREST LAND DEVELOPMENT, LLC
481 SW COMMERCE DRIVE & 143
LAKE CITY, FLORIDA 32024
386-798-1088



BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BOULEVARD
LAKE CITY, FLORIDA 32025

www.brittsurveying.com

TELEPHONE: (386) 752-7163

FAX: (386) 752-5573

WORK ORDER # L-30401

'FOREST COVE'

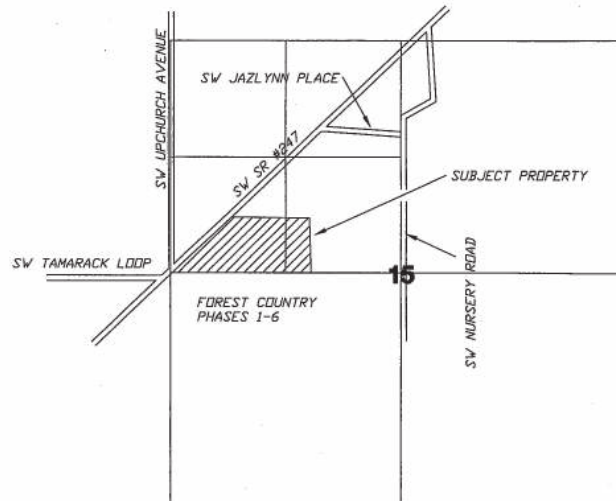
IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____

PAGES _____

SHEET 1 OF 2

SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST.



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
BEGIN AT THE SE CORNER OF THE SW 1/4 OF SW 1/4, SECTION 15,
TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA,
ALSO BEING THE NE CORNER OF FOREST COUNTRY 4TH ADDITION, A
SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN PLAT BOOK 6, PAGE 56, PUBLIC RECORDS OF COLUMBIA COUNTY,
FLORIDA AND RUN S.88°50'02"W., ALONG THE SOUTH LINE OF SW
1/4 OF SW 1/4 AND SAID NORTH LINE OF FOREST COUNTRY 4TH
ADDITION A DISTANCE OF 1320.82 FEET; THENCE N.01°21'21"W., 9.76
FEET TO THE INTERSECTION OF THE WEST LINE OF SECTION 15
AND THE EAST RIGHT-OF-WAY LINE OF SW STATE ROAD #47;
THENCE N.41°00'00"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF
STATE ROAD #47 A DISTANCE OF 751.63 FEET; THENCE
N.88°37'59"E., 1044.61 FEET; THENCE S.01°16'02"E., 573.61 FEET;
THENCE S.88°50'02"W., 241.07 FEET TO THE POINT OF BEGINNING
CONTAINING 17.15 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 BOND
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

- BOUNDARY BASED ON NONMAGNETIZATION FOUND.
- BEARINGS ARE BASED ON A BEARING OF S.88°50'02"W. OF THE SOUTH LINE AS SHOWN
HEREIN.
- IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE
THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 8 NOVEMBER, 2018 FROM
PANEL NUMBER 120250C0899. 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 HEREIN.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE
POLICY.
- EASEMENTS ARE AS SHOWN HEREIN.
- 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 STANDARDS OF PRACTICE
FOR SURVEYING IN THE STATE OF FLORIDA.
- NO PRELIMINARY PLAN WAS APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS.
- ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD 88 DATUM.
- MAXIMUM LOT COVERAGE BY ALL BUILDINGS IS 40%.

NOTICE

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO
BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE
TELEVISION SERVICES PROVIDER. 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.

SPECIAL NOTICE

THIS SUBDIVISION INCLUDES A STORMWATER DRAINAGE AND MANAGEMENT DESIGN PERMITTED AND
CONSTRUCTED PURSUANT TO AN ENVIRONMENTAL RESOURCE PERMIT ISSUED BY THE SUWANNEE
RIVER WATER MANAGEMENT DISTRICT, PERMIT NUMBER _____ IN MANY
INSTANCES THE DESIGN CAN PROVIDE FOR STORMWATER TO FLOW ONTO OR ACROSS ONE OR
MORE LOTS WITHIN THE SUBDIVISION BEFORE THE STORMWATER ENTERS THE STORMWATER
SYSTEM OF DRAINS, DITCHES, OR PONDS. PROPERTY OWNERS AND PROSPECTIVE PURCHASERS ARE
ENCOURAGED TO CAREFULLY REVIEW THE STORMWATER DESIGN FOR THIS SUBDIVISION AND
SHOULD EXPECT RUNOFF TO EXIT OR ENTER THEIR PROPERTY FROM TIME TO TIME. LOTS
INCLUDED IN THE STORMWATER DRAINAGE AND MANAGEMENT DESIGN PURSUANT TO THE PERMIT
MAY NOT BE PERMITTED TO DECREASE THE AMOUNT OF WATER FLOWING TO THEIR PROPERTY OR
TO INCREASE THE AMOUNT OF WATER FLOWING FROM THEIR PROPERTY. PLEASE CONSULT AN
ATTORNEY OR ENGINEER FOR SPECIFIC QUESTIONS ABOUT YOUR LOT.

AND

PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR STRUCTURES ON LOTS WITHIN THE
SUBDIVISION, AN AS BUILT SURVEY WILL BE PROVIDED TO SHOW THE PROPER LOT GRADING
HAS BEEN OBTAINED, ACCORDING TO
THE STORMWATER DESIGN DEPICTED ON THE STORMWATER/ROADWAY CONSTRUCTION PLANS,
UNDER THE ENVIRONMENTAL RESOURCE PERMIT ISSUED BY THE SUWANNEE RIVER WATER
MANAGEMENT DISTRICT, PERMIT NUMBER _____.

LOCATION SKETCH

1" = 1000'

DEVELOPER:

FOREST LAND DEVELOPMENT, LLC
406 SW COMMERCE DRIVE # 148
LAKE CITY, FLORIDA 32064
386-759-1883



www.brittsurveying.com

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-30401

DECLARATION
KNOW ALL MEN BY THESE PRESENTS THAT FOREST LAND DEVELOPMENT, LLC, OWNER, HAS
CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED
TO BE KNOWN AS 'FOREST COVE', AND THAT ALL ROADS, STREETS, RETENTION AREAL,
STORM WATER BASINS, AND ALL EASEMENTS FOR UTILITIES, DRAINAGE, AND OTHER
PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREIN ARE DEDICATED TO
THE PERPETUAL USE OF THE PUBLIC.

ATTEST

WITNESS AS TO OWNER

WITNESS AS TO OWNER

ROBERT S. STEWART
AS MANAGER

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2024, A.D., BEFORE ME
PERSONALLY APPEARED ROBERT S. STEWART, AS MANAGER OF FOREST LAND
DEVELOPMENT, LLC, AS OWNER, TO BE AWARE TO BE THE PERSON DESCRIBED IN AND
WHO EXECUTED THE FOREGOING DECLARATION 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.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

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: _____

COUNTY ATTORNEY

CERTIFICATE OF CLERK OF CIRCUIT COURT

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY
COMMISSIONERS IS ACCEPTED FOR FILED AND RECORDED THIS _____ DAY OF _____, 2024, A.D., IN PLAT BOOK _____, PAGE _____

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF COUNTY SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND
REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 478, FLORIDA STATUTES
AND IS AN OATH-BINDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY
CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE
RECEIVED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND SAID
PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: _____ DATE: _____ REGISTRATION #: _____

PROVIN: _____

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 COMPIES WITH THE COLUMBIA COUNTY,
SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

L. 20211 30111, FOR 8787

DATE: _____

BRITT SURVEYING
& MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BOULEVARD
LAKE CITY, FLORIDA 32025