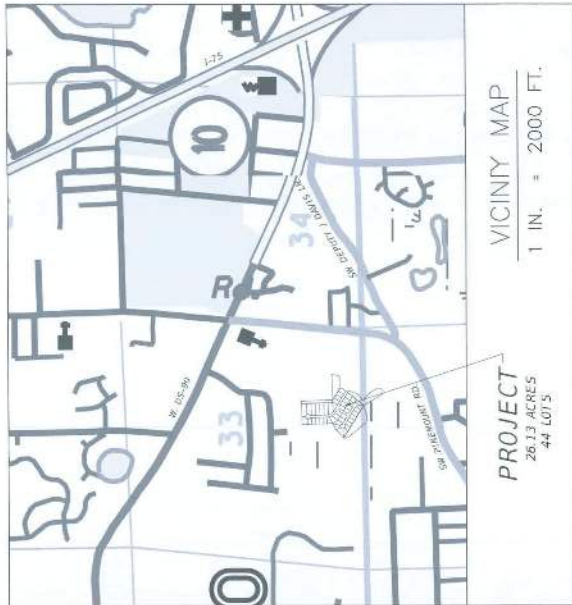


RESERVE AT JEWEL LAKE PHASE 2

A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST
& SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



STATEMENT OF OBJECTIVES

It is the developer's intent to provide an attractive location and lot arrangement for the construction of single-family residences, situated in a scenic, natural environment, yet efficiently located near businesses, services and major transportation routes (U.S. 90 & I-75), and preserving wetlands and other natural areas during the development process. The proposed development consists of 220 single-family lots for single-family residences, that will be served by central water and sewer systems. The total tract is approximately 110 acres of which about 72 acres will be preserved natural wetlands areas associated with Jewel Lake. The subdivision will be served by paved private roadways maintained by a homeowner's association. There will be one landscaped entrance onto County Road 252 (Pinehurst Road). This section of County Road 252 has recently been improved and relocated to access U.S. Highway 90 via a traffic signal 1/2 mile North of the subdivision's entrance.

In accordance with County Ordinance No. 98-1 which created Section 33, Columbia County, Florida, and Development regulations, the undersigned developer hereby propose and request approval of the Planned Residential Development described herein to be known as "RESERVE AT JEWEL LAKE PHASE 2".

SUMMARY OF SINGLE FAMILY RESIDENTIAL LOTS BY UNITS

UNIT NO.	NO. OF LOTS
1	46
2	44
TOTAL	220

STATISTICAL INFORMATION - PHASE 2

- 1.) Total acreage of the site is approximately 26.13 acres.
- 2.) Maximum building coverage per lot of single-family homes is approximately 25% (depending on the size of the lot), but not to exceed 40%.
- 3.) Gross residential density = 44 Units / 26.13 acres = 1.68 Units/Acre.
- 4.) Net residential acreage: 15.26 acres
- 5.) Summary of total site acreage of 17.91 acres:
 - a.) Lots for single family homes 15.26 acres
 - b.) Road Right-of-Way 2.65 acres
 - c.) Common Areas 8.22 acres

STATISTICAL INFORMATION - ALL PHASES

- 1.) Total acreage of the site is approximately 110.41 acres.
- 2.) Maximum building coverage per lot of single-family homes is approximately 25% (depending on the size of the lot), but not to exceed 40%.
- 3.) Gross residential density = 220 Units / 110.41 acres = 1.99 Units/Acre.
- 4.) Net residential acreage: 33.01 acres
- 5.) Summary of total site acreage of 110.41 acres:
 - a.) Lots for single family homes 33.01 acres
 - b.) Road Right-of-Way 4.08 acres
 - c.) Common Areas 73.32 acres

STATEMENT INDICATING TYPE OF COMMON AREA LEGAL INSTRUMENTS

The common areas and streets of the development are privately owned as granted to the homeowner's association. Title to common areas will be held by a Florida not-for-profit homeowner's association, RESERVE AT JEWEL LAKE HOMEOWNERS' ASSOCIATION, which will maintain and control the development's common areas in accordance with Declarations and Restrictions, Articles of Incorporation and By-Laws. Each Lot Owner will be a homeowner's association member. The homeowner's association will govern by majority rule and has the authority to assess for maintenance and improvements of common elements.

UTILITY SERVICE PLAN

The lots will be served by City water and sewer. The City will be granted the necessary easements to construct and maintain utility facilities. Easement locations will be determined prior to final PRD approval. Utility easements will be dedicated to the Public with the recording of the PRD plot to be used for all necessary utilities serving the development. Easement locations will be determined prior to final PRD approval.

NOTES:

- 1.) Monumentation is as shown and designated on the face of the plat. Unless noted otherwise, all lot corners are 5/8" iron rebar and caps, stamped LB 8356.
- 2.) Boundary based on monumentation found in place, instruction by crm, and prior surveys by Bailey, Bishop & Lane, prior survey by J. Sherrif-Frier & Associates, Inc., and prior survey by Donald F. Lee & Associates, L.
- 3.) Bearings based on the North line of Reserve at Jewel Lake, Phase 1 & State Plane Coordinates.
- 4.) Interior improvements shown were located by field ties.
- 5.) Underground encroachments, if present, were not located with this survey.
- 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
- 7.) Date of field survey completion: April 27, 2021.
Date of plat drawing: April 27, 2021.
- 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies partly within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain and partly within Flood Zone "A", which according to said maps is inside of the 1% annual chance flood plain (f.k.a. 100 year flood plain) (ref: Map No. 12023C02900). No base flood elevation (BFE) is shown on said FIRM maps.
- 9.) Survey closure precision exceeds the requirements of the Minimum technical Standards for Land Surveying in Florida.
- 10.) Preliminary approval: May 7, 2020
- 11.) Water Supply and Sewerage Disposal will be provided by the City Lake City.
- 12.) BUILDING SETBACKS: Setback requirements as follows:
Front = 25' Rear = 15' Sides = 10'
Exception: Zero Lot Line Units and Twin Homes (Duplex Units)
At designated Wetlands Lines = 35 feet
- 13.) Unless otherwise noted all Permanent Reference Monuments are iron rebar and caps, stamped LB 8356. All Permanent Control Points are inland disks, stamped LB 8356.

CERTIFICATE OF APPROVAL
BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

Examined on 7-27-21

Approved as to Legal Form and Sufficiency by:

Joel F. Freeman, County Attorney

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for filing and recorded this 28th day of July, 2021 at 1:30 PM, Plat Book 9, Page 153-154

SIGNED: [Signature]
Clerk of Circuit Court

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
OF COLUMBIA COUNTY, FLORIDA

THIS IS TO CERTIFY, that on 7-19-21 the foregoing plow was approved by the board of county commissioners for Columbia County, Florida

[Signature]
Chairman
Attest: [Signature]

NOTICE: This Plat as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no way be construed as a warranty of any kind, express or implied, by the County of Columbia, Florida. There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All Platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided that the construction, installation, maintenance, and operation of cable television services shall not 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.

DEVELOPER

GSMS Developers, Inc., a Florida Corporation
428 SW Commerce Drive, Ste. 130, Lake City, FL 32025
(386) 984-0798

PROJECT ENGINEER'S CERTIFICATE

I, The undersigned Registered Professional Engineer, hereby certify that the proposed drainage system is sufficient with respect to the requirements of the Columbia County Land Development Regulations adopted March 4, 1998 by Ordinance No. 98-1

SIGNED: [Signature] DATE: 7/19/2021
Reg. No. 43753

RESERVE AT JEWEL LAKE PHASE 2

A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST
& SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that GSMS Developers, Inc. as Owner, has caused the lands hereon described to be surveyed, subdivided and platted to be known as RESERVE AT JEWEL LAKE PHASE 2, and that all roads, streets, retention areas, stormwater basins, and all easements for utilities, drainage and other purposes incident thereto as shown and/or depicted hereon, are not dedicated to the public but will be privately owned and maintained by a private owner's association.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Print or type name

[Signature]
Witness

[Signature]
Print or type name

[Signature]
Print Name: Milton Smith



ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA
The foregoing subdivision was acknowledged before me this 19th day of July, 2021, by Milton Smith, personally known to me or has produced satisfactory evidence of identification and (del / did not) take an oath.
SIGNED: [Signature]
Notary Public

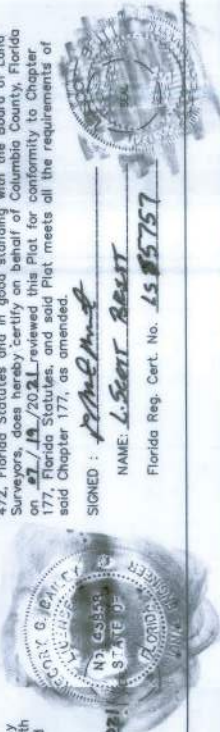
SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY this to be a true and correct representation of the lands surveyed and shown hereon, that the Survey was made under my responsibility and supervision, and that the plat hereon is a true and correct representation of the same. All measurements have been set as shown and that survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: [Signature]
N.S. Combs, P.S.M.
Florida Registered Cert. No. 4093

DATE: 6/30/2021

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH 386-752-4675
LIC NO. LB8356



RESERVE AT JEWEL
LAKE PHASE 2

A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST
& SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

Part of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 33, Township 3 South, Range 16 East and part of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 4, Township 4 South, Range 16 East, Columbia County, Florida, including more particularly described as follows:

[illegible]

NOTES:

11. Monumentation is as shown are designed based on the location of the plot. Unobstructed otherwise, all lot corners are 7' from markers and caps, stamped LB 9556.
12. Boundary based on metamorphous local survey by J. Shannon Hitt & Associates, Inc., and prior surveys by Donald F. Lee & Associates, Inc.
13. Barring based on the North line of "Bowie" terrace at Level Lake Phase I per State Plane Coordinates.
14. Interior improvements shown were located and set by field line.
15. Up-slope ground uncertainties, if present, it was not located with this survey.
16. This survey uses made without benefit of a title search. There may be additional easements, restrictions, etc. not shown because they found in the Public Records files regarding this land use or a title search. The user assumes responsibility for obtaining a title search and/or a Boundary Survey and Certainty be resolved with a title search.
17. Date of field survey completion: April 27th, 2021.
Date of plat drafting: April 27th, 2021.
18. Examination of the Flood Insurance Line in Map 135M-01 by Columbia County shows that, one side map, the street level parcel lies partly within Flood Zone "A," which according to said Federal Insurance Administration and partly within Flood Zone "X-A," which according to said maps is inside of the 1% Annual Chance Flood Risk (ACFR) flood plain (part). Map Ref. 1202002060. The base flood elevation (BFE) is shown on said FEMA maps.
19. Survey design is in conformance with the requirements of the Minimum Technical Standards for Land Surveying in Florida.
20. Preliminary approval: May 7, 2020
21. Water Survey and Sewerage Disposal will be provided by City of Lake City.
22. SURVEYING ACCORDANCE WITH THE FLORIDA STATUTES AS SET FORTH IN CHAPTER 402, F.S. IS HEREBY CERTIFIED AS FOLLOWS:
I, _____, Registered Professional Engineer, No. _____, State of Florida, do hereby certify that I am duly qualified to perform the duties and responsibilities of a Professional Engineer under Chapter 402, F.S. At this date of certification, I have been licensed as a Professional Engineer since _____ years and months. (Double check)
At this date of certification, I have been licensed as a Professional Engineer since _____ years and months. (Double check)
23. Unless otherwise noted all references to "Monuments" are to iron rods and caps, stamped LB 9556. All permanent corner points are walls.

LEGEND

[illegible]

SHEET 3 OF 10

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
2551 BLAIRSTONE PINES DR
TALLAHASSEE, FL 32301
WWW.NFPS.NET
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
FAX NO. 1-883-556

SEE SHEETS 4-10
FOR LOT DETAILS

TOTALACREAGE = 26.13 ACRES

BOUNDARY



RESERVE AT JEWEL LAKE PHASE 2

A PLANNED, RESIDENTIAL DEVELOPMENT
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST
& SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

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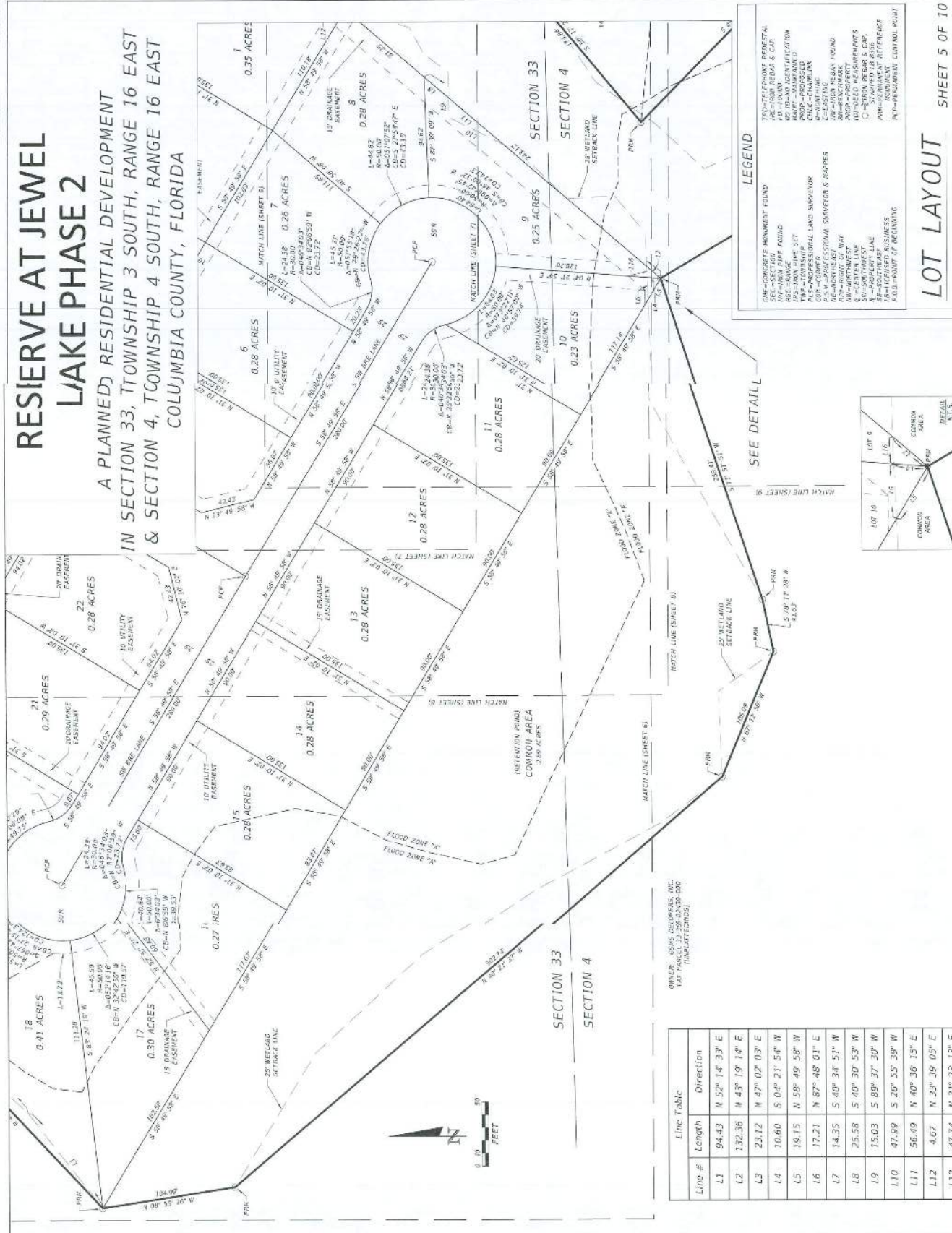
LOT LAYOUT

SHEET 4 OF 10

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET

RESERVE AT JEWEL LAKE PHASE 2

A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST
& SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



Line Table		
Line #	Length	Direction
L1	94.43	N 52° 14' 33" E
L2	132.36	N 47° 19' 14" E
L3	23.12	N 43° 02' 03" E
L4	10.60	S 04° 21' 54" W
L5	19.15	N 58° 49' 58" W
L6	17.21	N 87° 48' 01" E
L7	14.35	S 40° 33' 51" W
L8	25.58	S 40° 30' 53" W
L9	15.03	S 88° 37' 30" W
L10	47.99	S 26° 25' 39" W
L11	56.49	N 40° 36' 15" E
L12	4.67	N 33° 39' 05" E
L13	47.74	N 21° 43' 13" E
L14	40.85	N 43° 43' 37" E
L15	64.40	N 38° 58' 27" E
L16	8.53	N 87° 48' 01" E

OWNER: GSM DEVELOPERS, INC.
TAX PARCEL 33-395-02438-000
(UNPLATTED)

LEGEND

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LOT LAYOUT

SHEET 5 OF 10



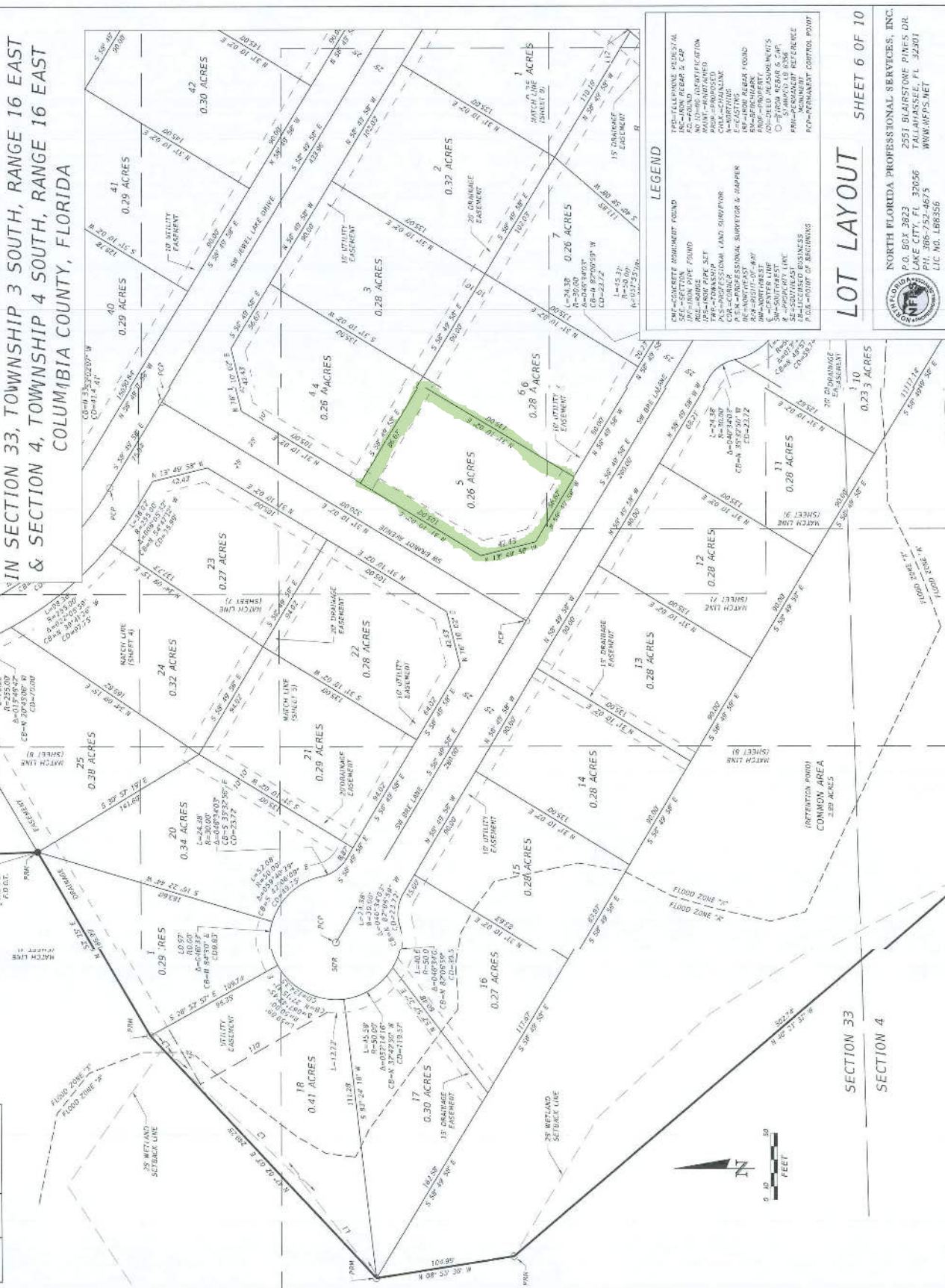
NORTH FLORIDA PROFESSIONAL SERVICES, INC.
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET

RESERVE AT JEWEL LAKE PHASE 2

A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST
& SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

OWNER: STATE OF FLORIDA D.O.T.
TAX PARCEL 23-25-16-0249-003
(UNPLATTED LANDS)

Line Table		
Line #	Length	Direction
L1	94.43	N 52° 18' 33" E
L2	132.36	N 43° 19' 14" E
L3	23.12	N 47° 02' 03" E



LOT LAYOUT

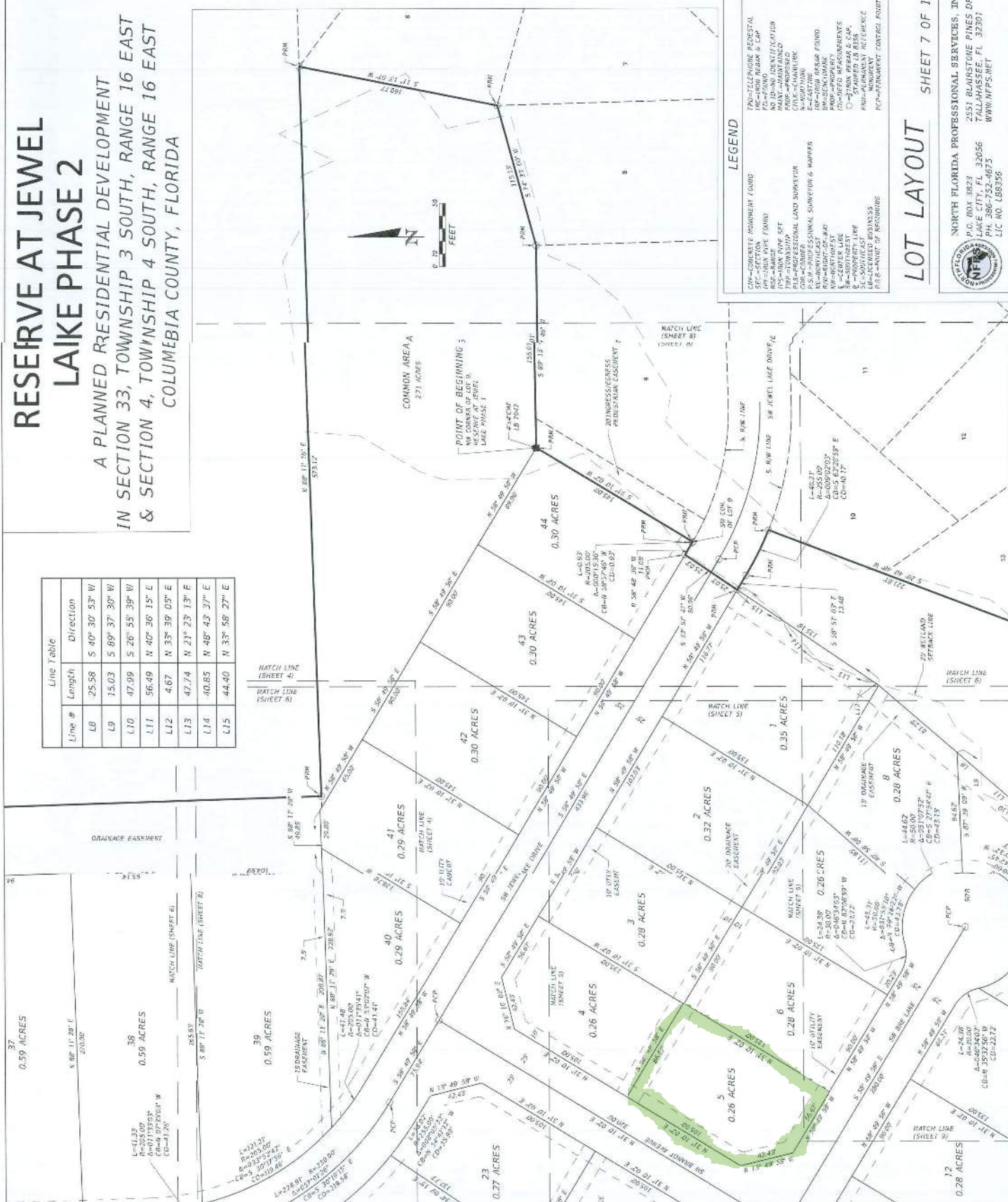
SHEET 6 OF 10

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
TALLAHASSEE, FL 32301
TEL: 904-752-4675
WWW.NFPS.NET

RESERVE AT JEWEL LAKE PHASE 2

A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST
& SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

Line Table		
Line #	Length	Direction
L8	25.58	S 40° 30' 53" W
L9	15.03	S 69° 37' 30" W
L10	47.99	S 26° 55' 39" W
L11	56.49	N 40° 36' 15" E
L12	4.67	N 33° 36' 05" E
L13	47.74	N 21° 23' 13" E
L14	40.85	N 48° 42' 37" E
L15	44.40	N 33° 58' 27" E



LEGEND

CNF=CONCRETE MONUMENT FOUND
SEC=SECTION
IPI=IRON PIPE FOUND
RGE=RANGE
TNS=IRON TAP SET
TWP=TOWNSHIP
COR=CORNER
NS=PROFESSIONAL LAND SURVEYOR &
PL=PLATINUM
RN=RIGHT-OF-WAY
N=NORTHWEST
C=CENTER LINE
SW=SWITCH
P=PROPERTY LINE
S=SOUTHEAST
LB=LICENSED BUSINESS
P.O.B.=POINT OF BEGINNING

LOT LAYOUT

SHEET 7 OF 10

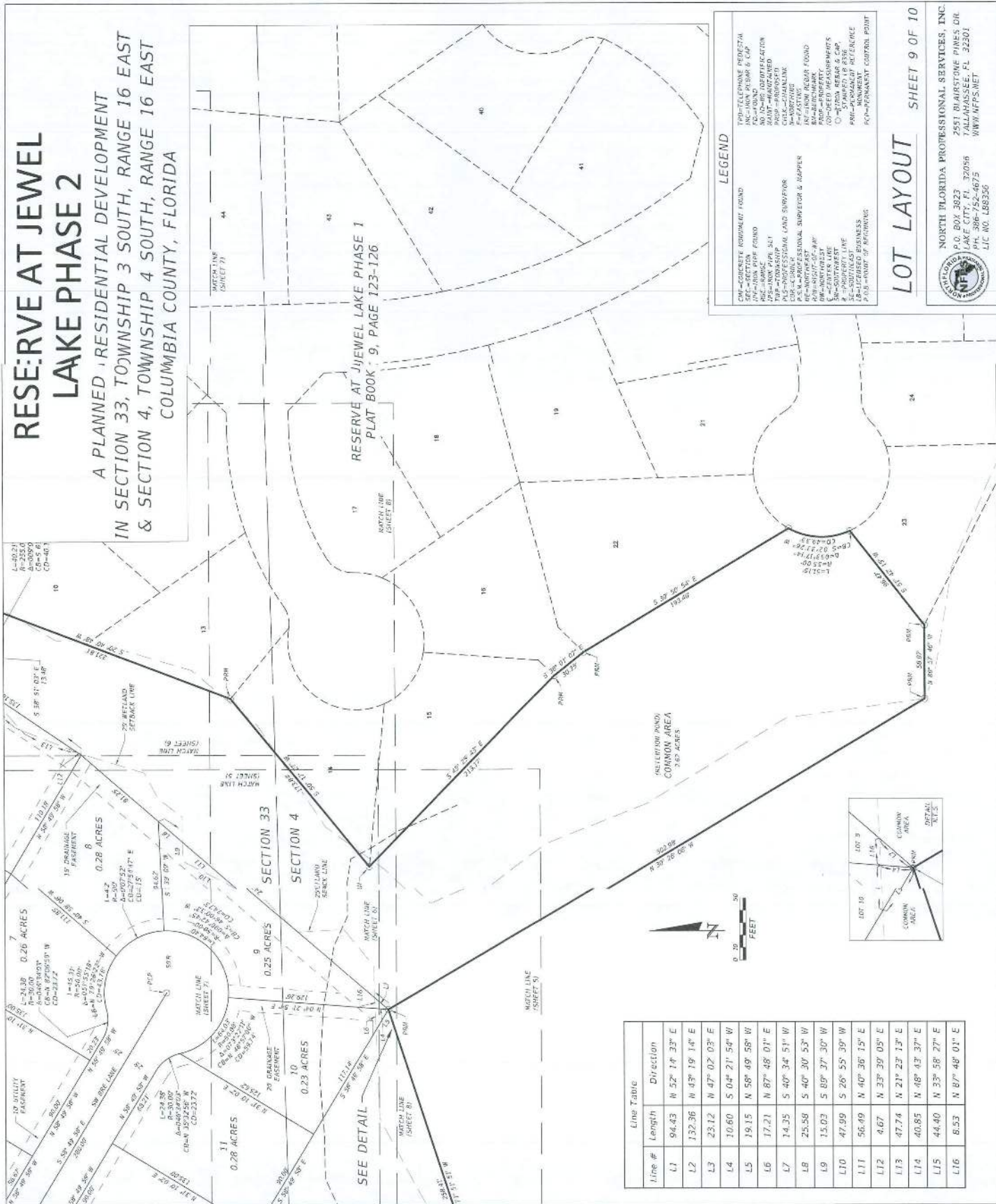
NORTH FLORIDA PROFESSIONAL SERVICES, INC.
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4875
FIC NO. 188336

RESERVE AT JEWELL LAKE PHASE 2

A PLANNED, RESIDENTIAL DEVELOPMENT
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST
& SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



Line Table		
Line #	Length	Direction
L1	94.43	N 52° 14' 43" E
L2	232.36	N 43° 19' 14" E
L3	132.12	N 47° 02' 03" E
L4	10.60	S 04° 21' 54" W
L5	19.15	N 58° 49' 58" W
L6	17.21	N 87° 48' 01" E
L7	14.35	S 40° 34' 51" W
L8	25.58	S 40° 30' 53" W
L9	15.03	S 89° 37' 30" W
L10	47.99	S 26° 55' 39" W
L11	56.49	N 40° 36' 15" E
L12	4.67	N 33° 39' 05" E
L13	47.74	N 21° 23' 13" E
L14	40.85	N 48° 43' 37" E
L15	44.40	N 33° 58' 27" E
L16	6.53	N 87° 48' 01" E

LEGEND

[illegible]

LOT LAYOUT

SHEET 9 OF 10

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
2551 BLAIRSTONE PINES DR
TALLAHASSEE, FL 32301
WWW.NFPS.NET



RESERVE AT JEWEL
LAKE PHASE 2

A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST
& SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

Jewel Lake, Phase 2	
LOT NUMBER	MINIMUM FEE
1	122.50
2	124.00
3	124.50
4	125.00
5	117.60
6	117.60
7	118.10
8	118.10
9	118.00
10	113.20
11	113.20
12	113.20
13	113.20
14	113.20
15	113.20
16	113.20
17	113.20
18	113.20
19	115.70
20	115.70
21	116.10
22	117.60
23	123.00
24	123.00
25	122.50
26	124.50
27	124.50
28	125.00
29	131.00
30	131.00
31	135.00
32	132.50
33	140.70
34	140.70
35	139.60
36	136.90
37	134.00
38	131.20
39	128.70
40	127.40
41	126.00
42	126.00
43	125.50
44	125.10



LEGEND

[illegible]

SHEET 10 OF 10

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
AKE CITY, FL 32056
TALLAHASSEE, FL 32301
PH. 386-752-4675
WWW.NFPS.NET
C. NO. L88356