

# SILOAM CROSSING

IN  
SECTIONS 11 AND 12, TOWNSHIP 5 SOUTH, RANGE 15 EAST,  
COLUMBIA COUNTY, FLORIDA

**BLOCK "A"**

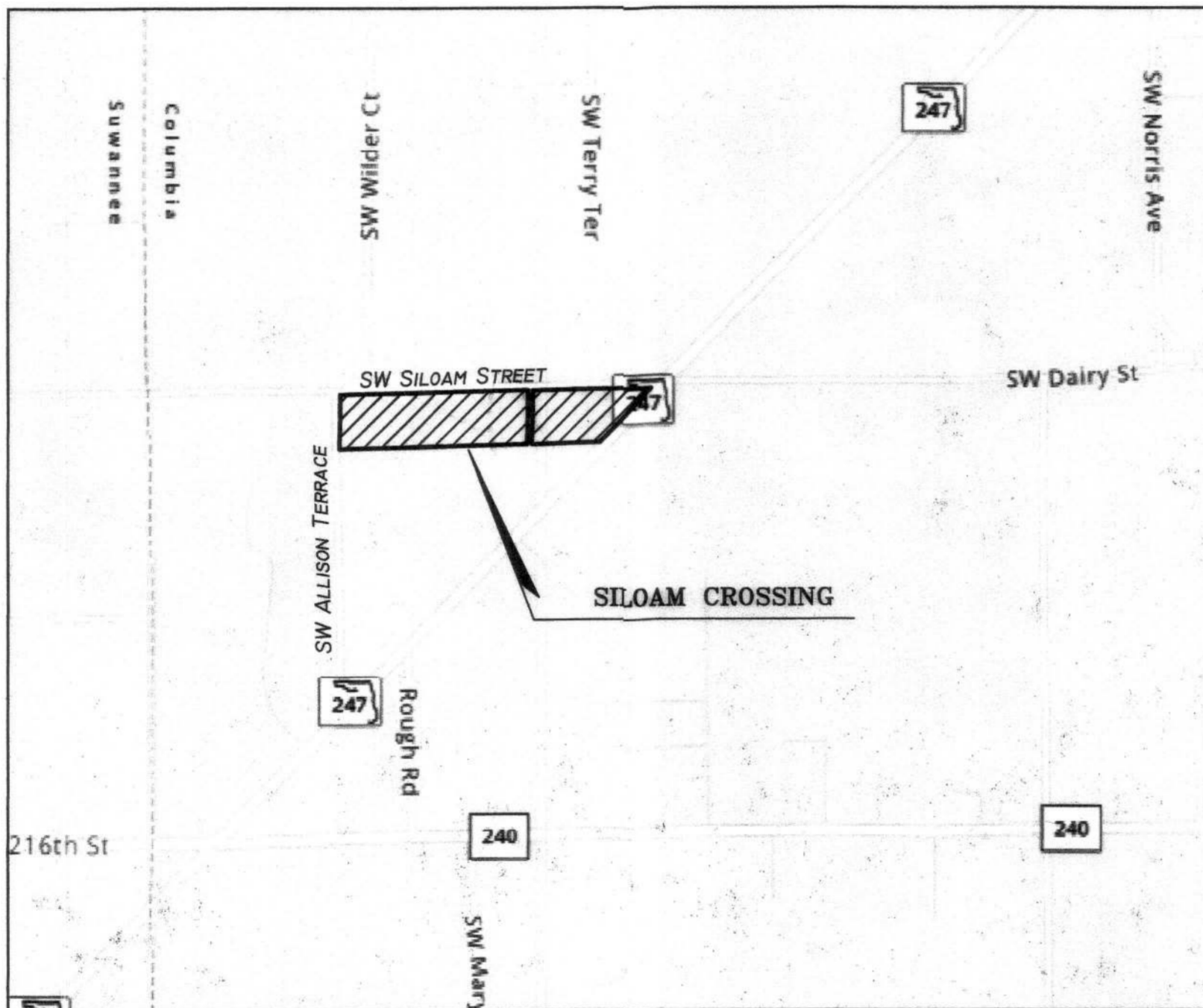
PART OF NORTH 1/2 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 11, THENCE RUN SOUTH 00°08'02" EAST ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 26.67 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST SILOAM STREET; THENCE RUN SOUTH 88°37'28" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 792.87 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 01°07'37" WEST, A DISTANCE OF 660.77 FEET; THENCE RUN SOUTH 88°31'08" WEST, A DISTANCE OF 2316.79 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST ALLISON TERRACE; THENCE RUN NORTH 01°06'57" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 633.09 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF NORTH 42°49'21" EAST, 38.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT OF TANGENCY BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST SILOAM STREET; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING COURSES: NORTH 89°02'02" EAST, 566.06 FEET; NORTH 88°16'35" EAST, 323.64 FEET; NORTH 88°04'24" EAST, 664.69 FEET; NORTH 88°37'28" EAST, 736.94 FEET TO THE TERMINUS OF SAID COURSES AND THE POINT OF BEGINNING. CONTAINING 35.03 ACRES MORE OR LESS.

**BLOCK "B"**

PART OF THE NORTH 1/2 OF SECTION 11 AND PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 11, THENCE RUN SOUTH 00°08'02" EAST ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 26.67 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST SILOAM STREET AND THE POINT OF BEGINNING; THENCE RUN NORTH 88°37'28" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 404.91 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 88°09'00" EAST, A DISTANCE OF 329.30 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST STATE ROAD NO. 247; THENCE RUN SOUTH 44°32'37" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 950.53 FEET; THENCE RUN SOUTH 88°31'08" WEST, A DISTANCE OF 813.03 FEET; THENCE RUN NORTH 01°07'37" EAST, A DISTANCE OF 660.66 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST SILOAM STREET; THENCE RUN NORTH 88°37'28" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 732.81 FEET TO THE POINT OF BEGINNING. CONTAINING 17.23 ACRES MORE OR LESS.

**VICINITY MAP**

NOT TO SCALE



**CERTIFICATE OF COUNTY SURVEYOR:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THIS 10th DAY OF July, 2019 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

NAME: Timothy A. DeBore  
DATE: 11/04/19  
REGISTRATION NO. LS 5594

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AND P.C.P.'S (PERMANENT CONTROL POINTS) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

TIMOTHY B. ALCORN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6332  
DATE: MAY 6, 2019  
JOB NO. 328-17-2018RP

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

**ADOPTION AND DEDICATION:**

KNOWN ALL MEN BY THESE PRESENT THAT NORTH FLORIDA LAND GROUP, INC., A FLORIDA CORPORATION, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS SILOAM CROSSING AND THAT THE ROADS, STREETS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES HEREON SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

Audrey S. Bullard  
AUDREY S. BULLARD, PRESIDENT  
NORTH FLORIDA LAND GROUP, INC.,  
A FLORIDA CORPORATION  
P.O. BOX 1733  
LAKE CITY, FLORIDA 32056  
(386) 756-4050

WITNESS: Holly Chanover  
Holly Chanover  
WITNESS: Connie B. Roberts  
Connie B. Roberts

**STATE OF FLORIDA, COUNTY OF COLUMBIA:**

I HEREBY CERTIFY ON THIS 10 DAY OF July A.D. 2019, BEFORE ME PERSONALLY APPEARED AUDREY S. BULLARD TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT COLUMBIA COUNTY, STATE OF FLORIDA, THIS 10 DAY OF July A.D. 2019  
Holly Chanover  
NOTARY PUBLIC, STATE OF FLORIDA  
Expires May 18, 2022  
Bonded Thru Troy Fair Insurance 800-365-7019  
MY COMMISSION EXPIRES: 5-18-22

**CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA**

EXAMINED ON THIS 18 DAY OF July, 2019  
AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY  
[Signature]  
ATTORNEY

**CLERK'S CERTIFICATE:**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILE AND RECORDED THIS 10 DAY OF July, 2019, IN PLAT BOOK 9 PAGES 139 & 140  
SIGNED: P. DeWitt Cason  
CLERK OF CIRCUIT COURT

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

THIS IS TO CERTIFY THAT ON THE 10th DAY OF July, 2019, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.  
CHAIRMAN: [Signature]  
ATTEST: [Signature]

SCALE: 1" = 200'	DATE SURVEYED: 01-22-19	DATE DRAWN: 05-06-19
REVISED:	APPROVED BY:	DRAWN BY: SH
<b>J. SHERMAN FRIER &amp; ASSOCIATES, INC.</b> LAND SURVEYORS CERTIFICATE OF AUTHORIZATION - LB# 7170 130 W. HOWARD ST. LIVE OAK, FL 32064 PHONE: 386-362-4629 - FAX: 386-362-5270		

Inst: 20191201754 Date: 07/29/2019 Time: 11:00AM  
 Page 1 of 1 B: E390 P: 23 P: DeWitt Cason, Clerk of Court Colum  
 County, Fl: BD  
 Deputy Clerk

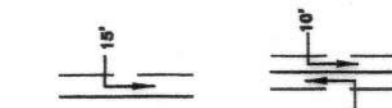
# SILOAM CROSSING

IN  
SECTIONS 11 AND 12, TOWNSHIP 5 SOUTH, RANGE 15 EAST,  
COLUMBIA COUNTY, FLORIDA

### LEGEND AND NOTES:

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4"x4" CONCRETE MONUMENT, L.B. # 7170
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 5/8" REBAR, L.B. # 7170
- 1) BEARINGS BASED ON THE NORTH LINE OF SECTION 11 (S 89°09'59" W-ASSUMED).
- 2) EXCEPT AS NOTED OTHERWISE, 5/8" REBARS WITH CAP STAMPED L.B. #7170, SET ON LOT CORNERS.
- 3) DISTANCES MEASURED IN U.S. FEET.

### UTILITY EASEMENT DETAIL:



DENOTES 15' AND 20' EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

#### 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. 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.

#### NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC 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.

#### DRIVEWAY EASEMENT NOTE:

EACH LOT SHALL HAVE ONLY ONE DRIVEWAY AND THIS ACCESS SHALL ONLY BE ALLOWED AT THE DENOTED LOCATIONS SHOWN AS SHARED DRIVEWAY EASEMENT.

#### FLOOD ZONE INFORMATION

THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" PER THE FLOOD INSURANCE RATE MAP OF THE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120070 0360C.

#### SPECIAL NOTE:

THERE ARE NO LAKES, MARSHES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY.

#### SPECIAL NOTE:

WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT-OF-WAY MAY OCCUR DURING HEAVY RAINS.

#### NOTICE

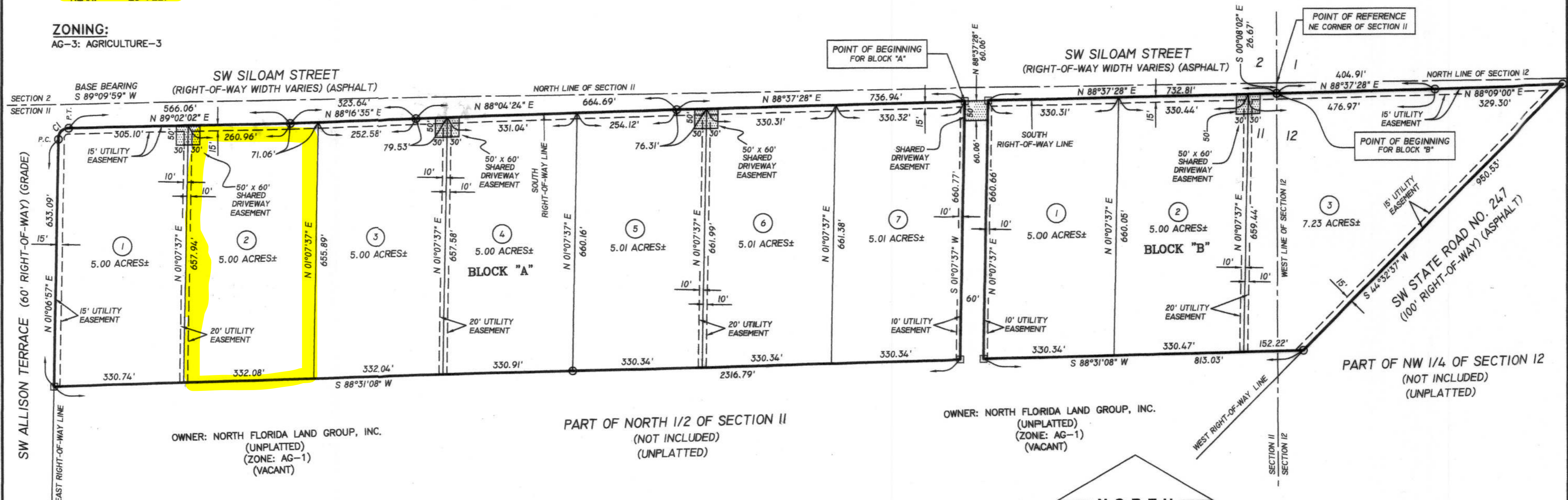
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS

#### BUILDING SET BACKS:

- FRONT: 30 FEET
- SIDE: 25 FEET
- REAR: 25 FEET

#### ZONING:

AG-3: AGRICULTURE-3



#### ABBREVIATIONS

- CONC. - CONCRETE
- IP - IRON PIPE
- REB. - REBAR
- ST. - STREET
- AVE. - AVENUE
- NO ID - NO IDENTIFICATION
- CM - CONCRETE MONUMENT
- ± - MORE OR LESS
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE(S)
- (FM) - FIELD MEASURED
- (P) - PLAT
- (D) - DEED
- (C) - CALCULATED
- (R) - RECORD
- O/S - OFFSET
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.I. - POINT OF INTERSECTION
- P.R.C. - POINT OF REVERSE CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- R - RADIUS
- R/W - RIGHT-OF-WAY
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- EP - EDGE OF PAVEMENT
- EG - EDGE OF GRADE

#### NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN SILOAM CROSSING:

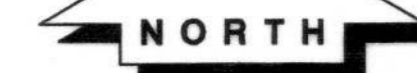
THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS. BE AWARE THAT SUCH AGRICULTURAL OPERATIONS MAY CAUSE ODORS, FLIES, POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

#### FINISHED FLOOR CRITERIA:

New construction or substantial improvement of any residential, commercial or industrial structure that is not located within a designated flood zone as shown in the county's flood insurance rate map shall have the lowest finished floor, or for wood floor construction, the bottom of the floor joist elevated no lower than one foot adjacent paved or unpaved road, or paved or unpaved access easement. Exempt structures are, as follows: 1. Residential, commercial or industrial structures with certification prepared by a Florida licensed engineer as to the proper height or requirements for the protection of the structure against water damage from a base flood event, as defined in article 8 of the Land Development Regulations; or 2. Any accessory structure not used for human habitation (i.e. detached garage, barn, storage shed, airplane hanger, etc. See section 2.1 Definitions). PLEASE NOTE: Owner or developer may be required to furnish elevation certification as to compliance with this section by a licensed surveyor if in the opinion of the land development regulation administrator or his/her designee that such certification is necessary.

#### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	43.96'	38.51'	N 42°49'21" E	100°44'53"	30.19'



#### BUILDING PERMIT NOTE:

A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATION OF ANY RESIDENTIAL BUILDING OR STRUCTURE SHALL NOT BE ISSUED FOR LESS THAN ONE ENTIRE LOT AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERWISE PROVIDED BY LAW.

#### SURVEYOR:

TIMOTHY B. ALCORN  
130 WEST HOWARD STREET  
LIVE OAK, FLORIDA 32064  
(386) 362-4629

SCALE: 1" = 200'	DATE SURVEYED: 01-22-19	DATE DRAWN: 05-06-19
REVISED:	APPROVED BY:	DRAWN BY: SH
<b>J. SHERMAN FRIER &amp; ASSOCIATES, INC.</b> <b>LAND SURVEYORS</b>		
CERTIFICATE OF AUTHORIZATION - LB# 7170 130 W. HOWARD ST. LIVE OAK, FL 32064 PHONE: 386-362-4629 - FAX: 386-362-5270		
JOB NO. 328-17-2018RP		