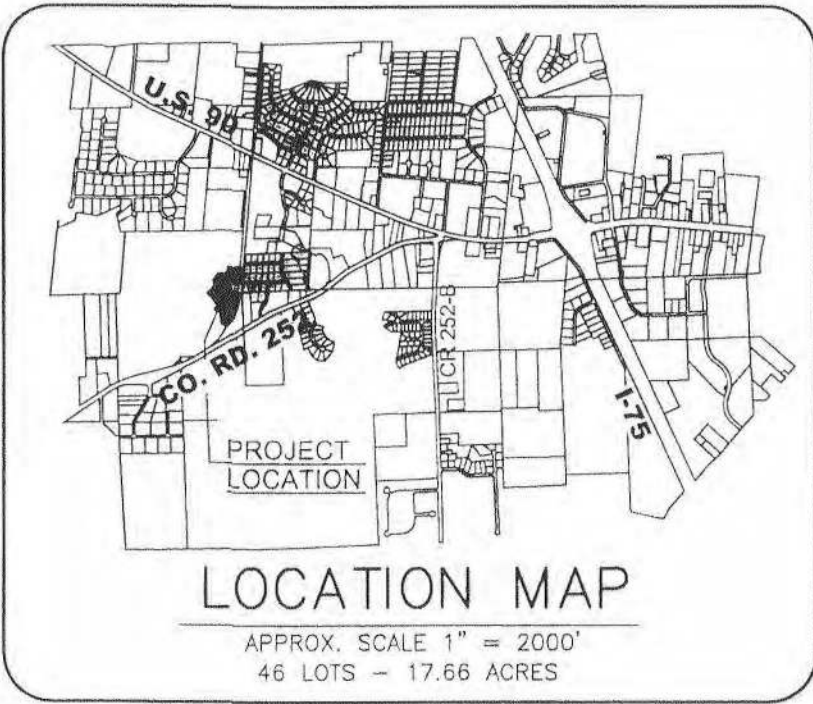


RESERVE AT JEWEL LAKE PHASE 1

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



- LEGEND & NOTES
- 1.) ☒ ^{PRM} = P.R.M. set with brass cap stamped LB 7042 and date - 4" x 4" Concrete Monument.
☐ ^{PCP} = P.C.P. set - Nail with cap stamped LB 7042.
 - 2.) ☐ = 4"x4" Concrete Monument set, LB 7042.
 - 3.) ☒ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.
 - 4.) Boundary based on instruction from client, monumentation found in place, parent tract description furnished by client, prior survey by this Company of County Road No. 252 and a prior boundary survey by Britt Surveying.
 - 5.) Bearings projected from above referenced survey of County Road No. 252.
 - 6.) Interior improvements or underground encroachments, if present, were not located with this survey.
 - 7.) Survey closure precision exceeds the requirements of the Standards of Practice for Land Surveying in Florida.
 - 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. 12023C0290C). No Base Flood Elevation (BFE) is currently established for this area. (ref: Community Panel No. 120070 0175 B). Flood zone lines are shown as scaled from said Flood Insurance Rate Maps. See sheet 4 for Minimum Floor Elevations as set by Developer's Engineer.
 - 9.) Preliminary approval: N/A
 - 10.) Water Supply and Sewerage Disposal will be provided by the City of Lake City.
 - 11.) BUILDING SETBACKS: Setback requirements as follows:
Front= 25' Rear= 15' Sides= 10'

DEVELOPER'S STATEMENT
In accordance with County Ordinance No. 98-1 which enacted Section 4.18 of the Columbia County Land 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 1".

OWNER / DEVELOPER:
Gary Sorensen
147 SW Summers Lane
Lake City, FL 32025

* My Jewel Home of Florida, LLC
10153 W. Highway 90
Lake City, FL 32055

* NOTE: Owner of Lots 20 & 46
as shown on this layout.

Contact: Barry Joye
386-867-4756

SUMMARY OF SINGLE FAMILY RESIDENTIAL LOTS BY UNITS

UNIT NO.	NO. OF LOTS
1	46
TOTAL	220

UTILITY SERVICE PLAN

The lots will be served by City water and sewer. The City of Lake City will be granted the necessary easements within the development 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 plat to be used for all necessary utilities serving the development. Easements will be located adjacent to roadways and in areas that will be determined prior to final PRD approval.

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 development consists of 220 dwelling units 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 (Pinemount 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.

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 HOMEOWNER'S ASSOCIATION, which will own, manage and control the developments common elements 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.

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 (single family homes)
= 220 Units / 110.41 acres = 1.99 Units/Acre.
- 4.) Net residential acreage (single family homes): 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

STATISTICAL INFORMATION - PHASE 1

- 1.) Total acreage of the site is approximately 17.66 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 (single family homes)
= 46 Units / 17.66 acres = 2.60 Units/Acre.
- 4.) Net residential acreage (single family homes): 13.58 acres
- 5.) Summary of total site acreage of 17.66 acres:
a.) Lots for single family homes 13.58 acres
b.) Road Right-of-Way 4.08 acres

2011/2014/457
6-19-2011 3:39
Shawn Leary

RESERVE AT JEWEL LAKE PHASE 1

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

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.

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.

OWNER / DEVELOPER:
Gary Sorensen
147 SW Summers Lane
Lake City, FL 32025

*My Jewel Home of Florida, LLC
10153 W. Highway 90
Lake City, FL 32055

*NOTE: Owner of Lots 20 & 46
as shown on this layout.

Contact: Barry Joye
386-867-4756

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 15 day of June, 2017, by Gary Sorensen, as owner. He is personally known to me or has produced as identification and (did / did not) take an oath.

My Commission Expires: 12/12/2020
SIGNED: G. Sorensen
Notary Public

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 15 day of June, 2017, by Gary Sorensen, as managing member of My Jewel Home of Florida, LLC, as owner. He is personally known to me or has produced as identification and (did / did not) take an oath.

My Commission Expires: 12/12/2020
SIGNED: G. Sorensen
Notary Public

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 15 day of June, 2017, by Rodger D. Powell, as managing member of My Jewel Home of Florida, LLC, as owner. He is personally known to me or has produced as identification and (did / did not) take an oath.

My Commission Expires: 12/12/2020
SIGNED: G. Sorensen
Notary Public

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Gary Sorensen and My Jewel Home of Florida, LLC, as Owners, have caused the lands hereon described to be surveyed, subdivided and platted to be known as RESERVE AT JEWEL LAKE PHASE 1, 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:

Milton Smith
Witness

Gary Sorensen
Gary Sorensen

Milton Smith
Print or type name

Michael Bay
Witness

Michael Bay
Print or type name

Signed, sealed and delivered
in the presence of:

Milton Smith
Witness

Gary Sorensen
Gary Sorensen
Managing Member
My Jewel Home of Florida, LLC

Milton Smith
Print or type name

Michael Bay
Witness

Michael Bay
Print or type name

Signed, sealed and delivered
in the presence of:

Bruce Baker
Witness

Rodger D. Powell
Rodger D. Powell
Managing Member
My Jewel Home of Florida, LLC

Bruce Baker
Print or type name

Lakotah Friedman
Witness

Lakotah Friedman
Print or type name

COMMISSION
APPROVAL

SIGNED :

[Signature]
Chairman

DATE: 06/15/2017

ATTEST:

[Signature]
Clerk

CLERK'S
CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 19th day of June, 2017, in Plat Book 9, Page 123-126

SIGNED :

[Signature]
Clerk of Circuit Court

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: [Signature] DATE: 6-19-17
County Attorney, Columbia County

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licenced and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on 06/12/2017 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED : [Signature]
NAME: L. Scott Britt
Florida Reg. Cert. No. LS 5757

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY that the proposed drainage system is sufficient with respect to the Columbia County Subdivision Regulations.

SIGNED : [Signature]
Gary J. Gill, P. E.
Florida Reg.# 51942
DATE: 6/13/17

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 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.

SIGNED : [Signature]
Timothy A. Deibene, P.L.S.
Florida Registered Cert. No. 5594
DATE: 6/8/2017

SHEET 2 OF 4 PLAT DATE: 05/09/2017
Donald F. Lee and Associates, Inc.
SURVEYORS — ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

FILED 2017/06/15
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
6-19-2017 2:33 PM
RECORDS VERIFIED
BY [Signature]

DESCRIPTION:

COMMENCE at the Northeast corner of Section 4, Township 4 South, Range 16 East, Columbia County, Florida and run N 89°36'03" West along the North line of Section 4 a distance of 74.82 feet to a point on the Westerly Right-of-Way line of Pinemount Road (CR-252); thence South 07°15'01" West along said Westerly Right-of-Way line a distance of 64.97 feet to the POINT OF BEGINNING; thence continue South 07°15'01" West still along said Westerly Right-of-Way line of Pinemount Road (CR-252) a distance of 241.92 feet to the point of curve of a curve concave to the Northwest having a radius of 1105.92 feet and a central angle of 39°47'02"; thence Southerly along the arc of said curve, still being said Westerly Right-of-Way line of Pinemount Road (CR-252), a distance of 767.91 feet; thence North 61°29'29" West a distance of 147.01 feet; thence North 03°24'12" West a distance of 303.28 feet; thence North 61°03'04" West a distance of 164.22 feet; thence North 53°33'33" East a distance of 96.47 feet to a point on a curve concave to the East having a radius of 55.00 feet, a central angle of 53°17'14", a chord bearing and distance of North 04°24'44" East, 49.33 feet; thence Northerly along the arc of said curve a distance of 51.15 feet; thence North 28°59'36" West a distance of 193.46 feet; thence North 36°09'49" West a distance of 30.25 feet; thence North 43°34'25" West a distance of 213.17 feet; thence North 52°08'45" East a distance of 173.84 feet; thence North 22°32'06" East a distance of 221.81 feet to a point on a curve concave to the North having a radius of 255.00 feet, a central angle of 09°02'03", a chord bearing and distance of North 61°29'41" West, 40.17 feet; thence Northwesterly along the arc of said curve a distance of 40.21 feet to the point of tangency; thence North 56°58'40" West a distance of 13.49 feet; thence North 35°49'45" East a distance of 50.06 feet; thence South 56°58'40" East a distance of 11.04 feet to the point of curve of a curve concave to the North having a radius of 205.00 feet, a central angle of 00°15'33", a chord bearing and distance of South 57°06'27" East, 0.93 feet; thence Southeasterly along the arc of said curve a distance of 0.93 feet; thence North 33°01'20" East a distance of 145.00 feet; thence South 88°52'53" East a distance of 155.01 feet; thence North 76°24'18" East a distance of 115.15 feet; thence North 13°04'25" East a distance of 160.77 feet; thence South 89°57'14" East a distance of 319.98 feet to a point on the Westerly Right-of-Way line of Pinemount Road (CR-252); thence South 07°15'30" West along said Westerly Right-of-Way line of Pinemount Road (CR-252) a distance of 406.76 feet; thence North 89°34'19" West a distance of 240.00 feet; thence South 07°13'13" West a distance of 205.12 feet to a point on the North line of Section 4, Township 4 South, Range 16 East; thence continue South 07°13'13" West a distance of 64.92 feet; thence South 89°35'26" East a distance of 249.96 feet to the POINT OF BEGINNING. Containing 17.66 acres, more or less.

CURVE DATA											
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	31.39'	75.00'	23°59'02"	31.17'	N 12°35'55" E	C42	57.65'	55.00'	60°03'31"	55.04'	N 55°56'47" E
C2	35.62'	75.00'	82°09'48"	32.83'	S 65°26'20" E	C43	42.55'	55.00'	44°01'37"	41.50'	N 43°05'21" E
C3	62.28'	55.00'	84°52'52"	59.01'	N 74°02'48" E	C44	22.39'	250.00'	51°19'04"	21.65'	N 07°15'05" E
C4	44.11'	55.00'	45°57'17"	42.84'	N 18°37'43" E	C45	0.45'	325.00'	0°04'47"	0.45'	S 32°52'31" E
C5	51.89'	55.00'	54°03'05"	49.98'	N 31°22'28" W	C46	84.16'	325.00'	14°50'13"	83.93'	S 25°24'33" E
C6	78.57'	55.00'	81°51'02"	72.06'	S 80°40'28" W	C47	73.47'	325.00'	12°57'07"	73.31'	N 11°30'31" W
C7	28.19'	55.00'	29°22'12"	27.89'	S 25°03'51" W	C48	60.32'	325.00'	10°38'03"	60.23'	N 06°16'32" E
C8	18.98'	30.00'	36°14'58"	18.67'	N 28°30'14" E	C49	43.84'	325.00'	74°41'43"	43.80'	S 09°27'24" E
C9	59.45'	125.00'	125°00'00"	66.56'	S 30°24'24" E	C50	52.80'	255.00'	50°12'43"	52.71'	N 51°01'32" E
C10	31.49'	255.00'	142°31'51"	30.31'	N 73°36'02" E	C51	100.12'	255.00'	22°30'21"	99.92'	S 35°56'04" E
C11	40.21'	255.00'	09°02'03"	40.13'	N 81°29'41" E	C52	1.92'	325.00'	11°55'56"	1.91'	N 31°14'52" W
C12	104.95'	255.00'	23°34'54"	104.21'	S 77°48'09" E	C53	14.54'	25.00'	33°19'56"	14.34'	N 53°32'48" W
C13	80.89'	255.00'	18°10'32"	80.55'	N 81°19'08" E	C54	91.99'	55.00'	95°49'47"	81.64'	N 21°17'52" E
C14	66.72'	255.00'	14°59'26"	66.53'	N 84°44'09" E	C55	43.03'	55.00'	44°49'20"	41.94'	N 48°01'41" E
C15	18.20'	255.00'	41°43'06"	17.80'	S 79°05'59" W	C56	49.83'	55.00'	51°54'40"	48.14'	S 33°16'31" W
C16	119.16'	55.00'	124°07'47"	97.18'	S 39°46'19" W	C57	85.63'	55.00'	89°12'06"	77.24'	N 13°02'55" W
C17	54.13'	55.00'	56°23'30"	51.97'	S 50°29'24" W	C58	22.85'	250.00'	52°22'18"	22.05'	N 50°21'59" W
C18	73.66'	55.00'	78°43'34"	68.27'	N 62°56'54" E	C59	3.63'	250.00'	81°08'55"	3.63'	N 24°59'37" E
C19	23.53'	55.00'	24°30'32"	23.35'	N 12°18'40" E	C60	18.47'	205.00'	29°18'33"	18.15'	N 43°42'21" E
C20	48.25'	55.00'	60°17'27"	25.28'	N 30°25'50" E	C61	90.07'	475.00'	10°51'59"	89.95'	S 29°08'40" E
C21	106.07'	205.00'	29°38'47"	104.69'	N 75°55'00" E	C62	120.23'	475.00'	14°30'59"	119.91'	S 16°28'36" E
C22	116.10'	205.00'	124°01'16"	115.87'	N 124°01'16" E	C63	79.85'	475.00'	93°75'55"	79.76'	N 04°24'34" E
C23	86.65'	525.00'	9°27'24"	86.55'	S 16°59'33" E	C64	10.60'	325.00'	1°52'07"	10.60'	S 33°39'36" E
C24	118.45'	525.00'	12°55'36"	118.20'	S 28°11'04" E	C65	1.26'	25.00'	2°52'46"	1.26'	N 73°36'05" E
C25	52.95'	205.00'	144°8'01"	52.81'	S 74°22'39" W	C66	112.36'	1105.92'	5°49'16"	112.31'	N 49°56'40" E
C26	26.48'	25.00'	60°04'12"	25.26'	N 60°38'00" W	C67	154.71'	1105.92'	8°00'55"	154.58'	N 43°01'34" E
C27	25.92'	205.00'	71°44'45"	25.91'	S 85°24'01" W	C68	105.19'	619.92'	5°26'59"	105.15'	N 36°17'38" E
C28	60.14'	55.00'	62°38'55"	57.19'	N 61°16'52" W	C69	111.41'	1105.92'	5°46'19"	111.36'	N 30°40'59" E
C29	53.76'	55.00'	96°02'00"	51.35'	S 69°03'31" W	C70	109.47'	1105.92'	5°40'17"	109.42'	N 25°47'41" E
C30	51.14'	55.00'	01°42'44"	49.63'	N 01°42'44" E	C71	113.90'	1105.92'	5°40'17"	113.85'	N 25°47'41" E
C31	81.16'	55.00'	84°33'07"	78.45'	S 64°30'77" E	C72	45.40'	110.392'	21°10'45"	45.20'	S 15°02'47" E
C32	24.26'	55.00'	25°16'17"	24.06'	N 60°34'51" E	C73	85.42'	1105.92'	4°25'31"	85.39'	N 11°37'29" E
C33	19.45'	25.00'	44°35'52"	19.07'	N 01°43'39" E	C74	42.36'	1105.92'	21°11'41"	42.36'	N 08°20'51" E
C34	39.64'	255.00'	85°42'28"	39.60'	S 88°05'22" W	C75	133.33'	100.00'	76°23'40"	123.67'	N 38°36'14" E
C35	74.14'	255.00'	16°39'30"	73.88'	S 75°18'24" W	C76	130.93'	130.00'	32°36'56"	129.91'	N 73°17'08" W
C36	96.45'	275.00'	20°05'40"	95.95'	S 01°30'21" E	C77	189.88'	230.00'	47°18'06"	184.53'	S 66°45'21" E
C37	116.56'	275.00'	24°22'09"	116.08'	S 20°43'33" W	C78	305.44'	300.00'	35°00'03"	300.71'	N 17°05'38" E
C38	22.39'	25.00'	51°19'04"	21.65'	N 48°34'09" E	C79	60.59'	300.00'	11°34'18"	60.48'	S 28°48'30" E
C39	56.05'	55.00'	58°23'18"	53.65'	S 55°02'02" W	C80	292.86'	300.00'	50°55'58"	281.37'	N 4°56'38" W
C40	71.44'	55.00'	74°25'39"	66.52'	S 11°22'22" E	C81	222.78'	350.00'	26°49'53"	216.24'	N 39°33'42" E
C41	43.62'	55.00'	45°26'59"	42.94'	S 71°18'22" E	C83	0.91'	205.00'	01°13'08"	0.93'	N 73°24'55" W
						C84	115.27'	205.00'	12°21'32"	114.28'	N 73°24'55" W

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	42.43	N 44°35'36" W	L16	28.44	S 66°58'39" E
L2	42.43	N 45°24'24" E	L17	33.77	N 32°54'37" W
L3	11.04	N 56°58'40" W	L18	35.09	N 32°54'37" E
L4	13.49	N 56°58'40" W	L19	46.19	N 23°41'45" E
L5	22.41	S 89°35'36" E	L20	43.36	S 73°48'13" E
L6	22.41	S 89°35'36" E	L21	1.32	N 32°54'37" E
L7	42.43	N 44°35'36" E	L22	42.43	N 45°24'24" E
L8	21.21	N 45°24'24" E	L23	15.11	N 07°31'35" E
L9	21.21	N 45°24'24" E	L24	17.55	N 46°28'42" E
L10	12.90	N 89°35'36" W	L25	28.70	N 48°25'35" E
L11	42.43	N 44°35'36" E	L26	42.79	N 66°35'48" E
L12	15.47	S 00°24'24" W	L27	17.04	N 81°29'29" W
L13	39.23	S 17°48'22" W	L28	20.00	N 03°24'12" W
L14	28.44	S 66°58'39" E	L29	23.56	S 03°24'12" E
L15	39.23	S 63°51'04" E	L30	12.26	N 56°58'40" W

SHEET 3 OF 4

PLAT DATE: 05/09/2017



■ Donald E. Lee and Associates, Inc.

SURVEYORS — ENGINEERS

140 Northwest Ridgewood Avenue, Lake City, Florida 32055

Phone: (386) 755-6166 FAX: (386) 755-6167

LOT LAYOUT

LEGEND

CMF=CONCRETE MONUMENT FOUND	SEC.=SECTION
CMSC=CONCRETE MONUMENT SET	RGE.=RANGE
IPF=IRON PIPE FOUND	TWP.=TOWNSHIP
IPS=IRON PIPE SET	COR.=CORNER
PLS=PROFESSIONAL LAND SURVEYOR	N=N-NORTHEAST
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NW=NORTHWEST
R/W=RIGHT-OF-WAY	SE=SOUTHEAST
CL.=CENTER LINE	SE=SOUTHEAST
TL.=PROPERTY LINE	SB=LICENSED BUSINESS
IRC=IRON REBAR & CAP	P.O.B.=POINT OF BEGINNING
R=RADIUS OF CURVE	Δ=DELTA ANGLE, CENTRAL ANGLE
L=LENGTH OF CURVE	(F)=FIELD MEASUREMENTS
(P)=PLAT MEASUREMENTS	(D)=DEED MEASUREMENTS
(I)=IRON PIPE FOUND	(E)=ELEVATION

TOTAL ACREAGE
17.66 ACRES

OWNER / DEVELOPER:

Gary Sorensen
147 SW Summers Lane
Lake City, FL 32025

* My Jewel Home of Florida, LLC
10153 W. Highway 90
Lake City, FL 32055

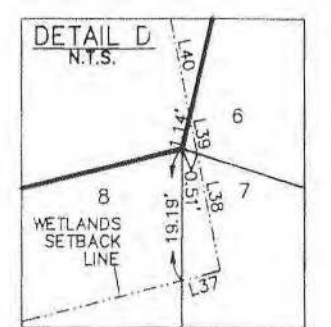
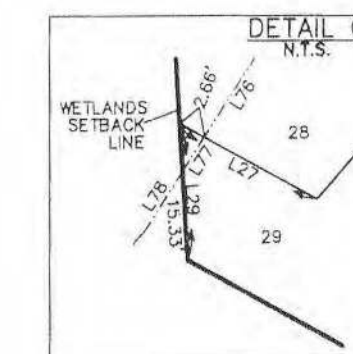
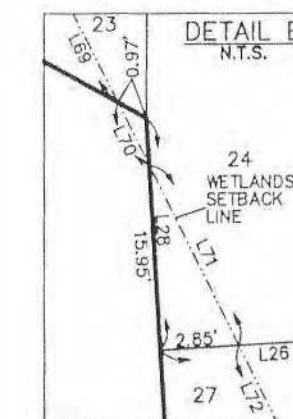
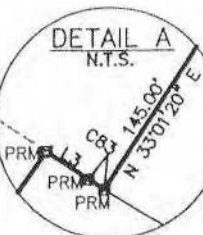
* NOTE: Owner of Lots 20 & 46
as shown on this layout.
Contact: Barry Joye
386-867-4756

RESERVE AT JEWEL LAKE PHASE 1

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

LOT #	ELEV.
1	151
2	146
3	153
4	163
5	146
6	142
7	141
8	135
9	150
10	124
11	128
12	126
13	122
14	118
15	117
16	120
17	124
18	126
19	126
20	130
21	123
22	118
23	117
24	124
25	133
26	133
27	120
28	117
29	125
30	132
31	137
32	142
33	144
34	144
35	143
36	147
37	152
38	154
39	150
40	143
41	140
42	137
43	134
44	134
45	135
46	135

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	42.43	N 44°35'36" W	L48	55.43	N 31°56'05" E
L2	42.43	N 45°24'24" E	L49	25.56	N 01°18'49" E
L3	11.04	N 56°58'40" W	L50	10.25	N 18°17'33" E
L4	13.49	N 56°58'40" W	L51	27.02	N 18°17'33" E
L5	22.41	S 89°35'36" E	L52	40.03	N 41°51'30" E
L6	22.41	S 89°35'36" E	L53	32.55	N 41°51'30" E
L7	42.43	S 44°35'36" E	L54	96.61	N 58°05'31" E
L8	21.21	N 45°24'24" E	L55	35.98	N 37°13'54" E
L9	21.21	N 45°24'24" E	L56	11.17	N 37°13'54" E
L10	17.90	N 89°35'36" W	L57	9.27	N 37°13'54" E
L11	42.43	S 44°35'36" E	L58	45.15	N 44°43'19" E
L12	15.47	S 02°24'24" W	L59	43.54	N 21°34'59" W
L13	39.23	S 17°48'22" W	L60	57.76	N 24°35'12" W
L14	28.44	S 66°58'39" W	L61	87.68	N 19°20'14" W
L15	39.23	S 63°51'04" E	L62	133.29	N 29°12'22" W
L16	28.44	S 66°58'39" W	L63	109.02	N 05°48'40" W
L17	33.77	N 32°54'37" E	L64	14.03	N 65°34'07" W
L18	35.09	N 32°54'37" E	L65	51.59	N 78°52'53" W
L19	48.19	N 23°41'45" E	L66	35.74	N 78°52'53" W
L20	43.36	S 73°48'13" E	L67	74.38	N 64°47'29" W
L21	1.32	N 32°54'37" E	L68	24.56	N 62°45'45" W
L22	42.43	N 45°24'24" E	L69	22.41	N 13°32'08" W
L23	15.11	N 07°13'13" E	L70	4.64	N 13°32'08" W
L24	17.55	N 46°25'35" E	L71	16.20	N 13°32'08" W
L25	28.70	N 46°25'35" E	L72	47.15	N 13°32'08" W
L26	47.04	N 86°35'48" E	L73	37.13	N 03°08'49" W
L27	17.04	N 81°21'22" E	L74	51.58	N 03°08'49" W
L28	20.00	N 03°24'12" W	L75	77.49	N 08°08'09" W
L29	23.56	S 03°24'12" E	L76	51.51	N 14°54'34" E
L30	12.26	N 56°58'40" W	L77	7.19	N 14°54'34" E
L31	29.44	N 38°02'46" E	L78	12.26	N 14°54'34" E
L32	35.97	N 79°45'00" E	L79	99.01	N 24°22'45" E
L33	83.24	N 59°34'42" E	L80	38.62	S 32°49'14" W
L34	61.94	N 42°00'28" E	L81	40.99	S 05°54'54" E
L35	14.59	N 42°00'28" E	L82	79.11	S 15°13'53" W
L36	105.44	N 75°54'20" E	L83	23.32	S 81°25'56" E
L37	3.94	N 75°54'20" E	L84	11.43	S 42°50'44" W
L38	18.36	N 10°10'34" W	L85	26.94	S 42°57'24" W
L39	1.28	N 10°10'34" W	L86	27.31	S 40°57'34" W
L40	35.12	N 10°10'34" W	L87	27.79	S 18°32'21" W
L41	20.62	N 55°19'18" E	L88	21.55	S 63°27'29" W
L42	35.68	N 55°19'18" E	L89	21.53	S 39°19'34" W
L43	40.30	N 23°27'20" W	L90	6.20	N 68°27'42" W
L44	56.64	N 23°27'20" W	L91	21.58	S 01°20'38" E
L45	10.78	N 38°02'46" E	L92	29.22	S 52°35'40" W
L46	46.03	N 45°31'43" E	L93	13.31	S 89°40'35" W
L47	21.03	N 45°31'43" E	L94	52.64	S 42°57'24" W



LEGEND	
CMF=CONCRETE MONUMENT FOUND	SEC.=SECTION
CMS=CONCRETE MONUMENT SET	RGE.=RANGE
IPF=IRON PIPE FOUND	TWP.=TOWNSHIP
IPS=IRON PIPE SET	COR.=CORNER
PLS=PROFESSIONAL LAND SURVEYOR	NE=NORTHEAST
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NW=NORTHWEST
R/W=RIGHT-OF-WAY	SW=SOUTHWEST
C=CENTER LINE	SE=SOUTHEAST
R=PROPERTY LINE	LB=LICENSED BUSINESS
IRC=IRON REBAR & CAP	P.O.B.=POINT OF BEGINNING
R=RADIUS OF CURVE	Δ=DELTA ANGLE, CENTRAL ANGLE
L=LENGTH OF CURVE	(F)=FIELD MEASUREMENTS
(P)=PLAT MEASUREMENTS	(D)=DEED MEASUREMENTS
NO ID=NO IDENTIFICATION	FD=FOUND

TOTAL ACREAGE
17.66 ACRES

OWNER / DEVELOPER:
Gary Sorensen
147 SW Summers Lane
Lake City, FL 32025
* My Jewel Home of Florida, LLC
10153 W. Highway 90
Lake City, FL 32055
* NOTE: Owner of Lots 20 & 46
as shown on this layout.
Contact: Barry Joye
386-867-4756

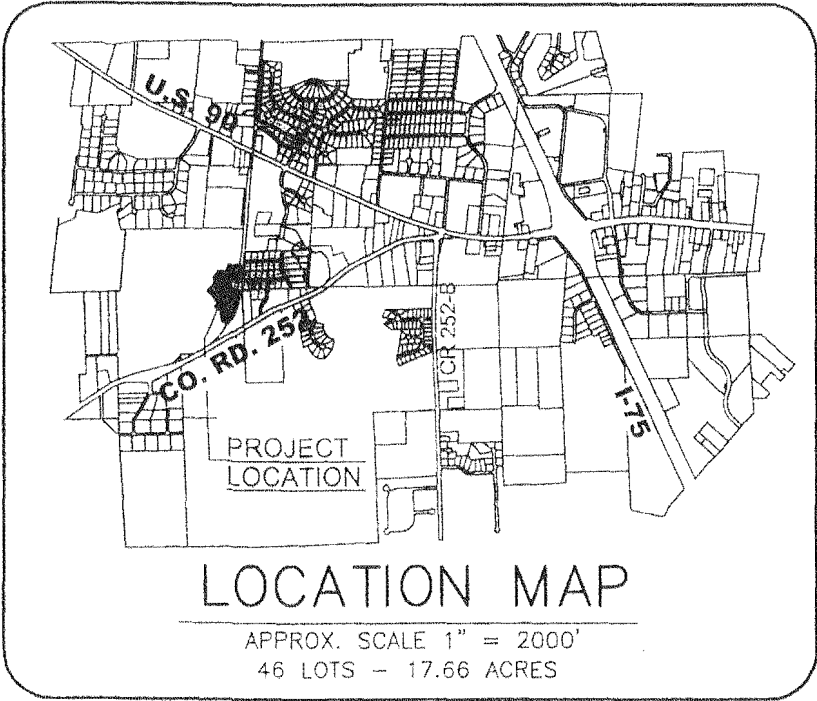
WETLANDS SETBACKS & MINIMUM FLOOR ELEVATIONS

SHEET 4 OF 4 PLAT DATE: 05/09/2017
Donald F. Lee and Associates, Inc.
SURVEYORS — ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

2012120 114512
6-19-2012 3:59 PM
COLUMBIA COUNTY, FLORIDA
S. J. JOYCE
S. J. JOYCE
S. J. JOYCE

RESERVE AT JEWEL LAKE PHASE 1

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



LEGEND & NOTES

- 1.) ☒ ^{PRM} = P.R.M. set with brass cap stamped LB 7042 and date - 4" x 4" Concrete Monument.
☐ ^{PCP} = P.C.P. set - Nail with cap stamped LB 7042.
- 2.) ☐ = 4"x4" Concrete Monument set, LB 7042.
- 3.) ☒ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.
- 4.) Boundary based on instruction from client, monumentation found in place, parent tract description furnished by client, prior survey by this Company of County Road No. 252 and a prior boundary survey by Britt Surveying.
- 5.) Bearings projected from above referenced survey of County Road No. 252.
- 6.) Interior improvements or underground encroachments, if present, were not located with this survey.
- 7.) Survey closure precision exceeds the requirements of the Standards of Practice for Land Surveying in Florida.
- 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. 12023C0290C). No Base Flood Elevation (BFE) is currently established for this area. (ref: Community Panel No. 120070 0175 B). Flood zone lines are shown as scaled from said Flood Insurance Rate Maps. See sheet 4 for Minimum Floor Elevations as set by Developer's Engineer.
- 9.) Preliminary approval: N/A
- 10.) Water Supply and Sewerage Disposal will be provided by the City of Lake City.
- 11.) BUILDING SETBACKS: Setback requirements as follows:
Front= 25' Rear= 15' Sides= 10'

DEVELOPER'S STATEMENT
In accordance with County Ordinance No. 98-1 which enacted Section 4.18 of the Columbia County Land 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 1".

OWNER / DEVELOPER:
Gary Sorensen
147 SW Summers Lane
Lake City, FL 32025

* My Jewel Home of Florida, LLC
10153 W. Highway 90
Lake City, FL 32055

* NOTE: Owner of Lots 20 & 46
as shown on this layout.

Contact: Barry Joye
386-867-4756

SUMMARY OF SINGLE FAMILY RESIDENTIAL LOTS BY UNITS

UNIT NO.	NO. OF LOTS
1	46
TOTAL	220

UTILITY SERVICE PLAN

The lots will be served by City water and sewer. The City of Lake City will be granted the necessary easements within the development 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 plat to be used for all necessary utilities serving the development. Easements will be located adjacent to roadways and in areas that will be determined prior to final PRD approval.

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 development consists of 220 dwelling units 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 (Pinemount 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.

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 HOMEOWNER'S ASSOCIATION, which will own, manage and control the developments common elements 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.

STATISTICAL INFORMATION - ALL PHASES

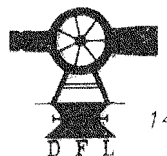
- 1.) Total acreage of the site is approximately 110.41 acres.
- 2.) Maximum building coverage per lot of single-family homes is approximately 25% (depending on the size of the lot), but not to exceed 40%.
- 3.) Gross residential density (single family homes)
= 220 Units / 110.41 acres = 1.99 Units/Acre.
- 4.) Net residential acreage (single family homes): 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

STATISTICAL INFORMATION - PHASE 1

- 1.) Total acreage of the site is approximately 17.66 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 (single family homes)
= 46 Units / 17.66 acres = 2.60 Units/Acre.
- 4.) Net residential acreage (single family homes): 13.58 acres
- 5.) Summary of total site acreage of 17.66 acres:
 - a.) Lots for single family homes 13.58 acres
 - b.) Road Right-of-Way 4.08 acres

SHEET 1 OF 4

PLAT DATE: 05/09/2017



Donald F. Lee and Associates, Inc.

SURVEYORS - ENGINEERS

140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

RESERVE AT JEWEL LAKE PHASE 1

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

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.

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.

OWNER / DEVELOPER:
Gary Sorensen
147 SW Summers Lane
Lake City, FL 32025

*My Jewel Home of Florida, LLC
10153 W. Highway 90
Lake City, FL 32055

*NOTE: Owner of Lots 20 & 46
as shown on this layout.

Contact: Barry Joye
386-867-4756

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

The foregoing dedication was acknowledged before me this 15 day of June, 2017, by Gary Sorensen, as owner. He is personally known to me or has produced as identification and (did / did not) take an oath.

SIGNED: G. Sorensen
Notary Public

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

The foregoing dedication was acknowledged before me this 15 day of June, 2017, by Gary Sorensen, as managing member of My Jewel Home of Florida, LLC, as owner. He is personally known to me or has produced as identification and (did / did not) take an oath.

SIGNED: G. Sorensen
Notary Public

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

The foregoing dedication was acknowledged before me this 15 day of June, 2017, by Rodger D. Powell, as managing member of My Jewel Home of Florida, LLC, as owner. He is personally known to me or has produced as identification and (did / did not) take an oath.

SIGNED: R. D. Powell
Notary Public

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Gary Sorensen and My Jewel Home of Florida, LLC, as Owners, have caused the lands hereon described to be surveyed, subdivided and platted to be known as RESERVE AT JEWEL LAKE PHASE 1, 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:

Milton Smith
Witness

Gary Sorensen
Gary Sorensen

Milton Smith
Print or type name

Michael Bay
Witness

Michael Bay
Print or type name

Signed, sealed and delivered
in the presence of:

Milton Smith
Witness

Gary Sorensen
Gary Sorensen
Managing Member
My Jewel Home of Florida, LLC

Milton Smith
Print or type name

Michael Bay
Witness

Michael Bay
Print or type name

Signed, sealed and delivered
in the presence of:

Bruce Baker
Witness

Rodger D. Powell
Rodger D. Powell
Managing Member
My Jewel Home of Florida, LLC

Bruce Baker
Print or type name

Lakotah Friedman
Witness

Lakotah Friedman
Print or type name

COMMISSION
APPROVAL

CLERK'S
CERTIFICATE

SIGNED :

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 19th day of June, 2017, in Plat Book 9, Page 123-126

Chairman

DATE: 06/15/2017

ATTEST:

SIGNED :

Clerk

Clerk of Circuit Court

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: [Signature] DATE: 6-19-17
County Attorney, Columbia County

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licenced and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on 06/12/2017 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED : [Signature]
NAME: L. Scott Brett
Florida Reg. Cert. No. LS 5757

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY that the proposed drainage system is sufficient with respect to the Columbia County Subdivision Regulations.

SIGNED : [Signature]
Gary J. Gill, P. E.
Florida Reg.# 51942
DATE: 6/13/17

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 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.

SIGNED : [Signature]
Timothy A. Delbene, P.L.S.
Florida Registered Cert. No. 5594
DATE: 6/8/2017

SHEET 2 OF 4 PLAT DATE: 05/09/2017

Donald F. Lee and Associates, Inc.
SURVEYORS — ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

FILED 2017/06/15/17
COLUMBIA COUNTY, FLORIDA
6-19-2017 3:59 PM
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: [Signature] DC

OFFICIAL RECORDS
BOOK 124 PAGE 124

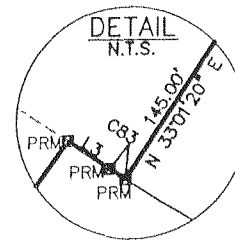
RESERVE AT JEWEL LAKE PHASE 1

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

DESCRIPTION:

COMMENCE at the Northeast corner of Section 4, Township 4 South, Range 16 East, Columbia County, Florida and run N 89°36'03" West along the North line of Section 4 a distance of 74.82 feet to a point on the Westerly Right-of-Way line of Pinemount Road (CR-252); thence South 07°15'01" West along said Westerly Right-of-Way line a distance of 64.97 feet to the POINT OF BEGINNING; thence continue South 07°15'01" West still along said Westerly Right-of-Way line of Pinemount Road (CR-252) a distance of 241.92 feet to the point of curve of a curve concave to the Northwest having a radius of 1105.92 feet and a central angle of 39°47'02"; thence Southerly along the arc of said curve, still being said Westerly Right-of-Way line of Pinemount Road (CR-252), a distance of 76.91 feet; thence North 61°29'29" West a distance of 147.01 feet; thence North 03°24'12" West a distance of 303.28 feet; thence North 61°03'04" West a distance of 164.22 feet; thence North 53°33'33" East a distance of 96.47 feet to a point on a curve concave to the East having a radius of 55.00 feet, a central angle of 53°17'14", a chord bearing and distance of North 04°24'44" East, 49.33 feet; thence Northerly along the arc of said curve a distance of 51.15 feet; thence North 28°59'36" West a distance of 193.46 feet; thence North 36°09'49" West a distance of 30.25 feet; thence North 43°34'25" West a distance of 213.17 feet; thence North 52°08'45" East a distance of 173.84 feet; thence North 22°32'06" East a distance of 221.81 feet to a point on a curve concave to the North having a radius of 255.00 feet, a central angle of 09°02'03", a chord bearing and distance of North 61°29'41" West, 40.17 feet; thence Northwesterly along the arc of said curve a distance of 40.21 feet to the point of tangency; thence North 56°58'40" West a distance of 13.49 feet; thence North 35°49'45" East a distance of 50.06 feet; thence South 56°58'40" East a distance of 11.04 feet to the point of curve of a curve concave to the North having a radius of 205.00 feet, a central angle of 00°15'33", a chord bearing and distance of South 57°06'27" East, 0.93 feet; thence Southeasterly along the arc of said curve a distance of 0.93 feet; thence North 33°01'20" East a distance of 145.00 feet; thence South 88°52'53" East a distance of 155.01 feet; thence North 76°24'18" East a distance of 115.15 feet; thence North 13°04'25" East a distance of 160.77 feet; thence South 89°57'14" East a distance of 319.98 feet to a point on the Westerly Right-of-Way line of Pinemount Road (CR-252); thence South 07°15'30" West along said Westerly Right-of-Way line of Pinemount Road (CR-252) a distance of 406.76 feet; thence North 89°34'19" West a distance of 240.00 feet; thence South 07°13'13" West a distance of 205.12 feet to a point on the North line of Section 4, Township 4 South, Range 16 East; thence continue South 07°13'13" West a distance of 64.92 feet; thence South 89°35'26" East a distance of 249.96 feet to the POINT OF BEGINNING. Containing 17.66 acres, more or less.

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	31.39'	75.00'	23°59'02"	31.17'	N 12°23'55" E	C42	57.65'	55.00'	60°03'13"	55.04'	N 55°58'47" E
C2	35.82'	25.00'	82°05'48"	32.83'	S 65°26'20" E	C43	42.55'	55.00'	44°19'37"	41.60'	N 03°45'21" E
C3	62.28'	55.00'	64°52'52"	59.01'	N 74°02'48" E	C44	22.39'	25.00'	51°19'04"	21.65'	N 07°15'05" E
C4	44.11'	55.00'	45°57'17"	42.84'	N 18°37'43" E	C45	0.45'	325.00'	0°04'47"	0.45'	S 32°52'13" W
C5	51.89'	55.00'	54°03'05"	49.98'	N 31°22'28" W	C46	84.16'	325.00'	14°50'13"	83.93'	S 25°24'43" W
C6	78.57'	55.00'	81°51'02"	72.06'	S 80°40'28" W	C47	73.47'	325.00'	12°57'07"	73.31'	S 11°31'03" W
C7	28.19'	55.00'	29°22'12"	27.89'	S 25°03'51" W	C48	60.32'	325.00'	10°38'03"	60.23'	S 00°16'32" E
C8	18.58'	30.00'	35°14'58"	18.87'	N 28°30'14" E	C49	43.84'	325.00'	7°43'41"	43.80'	S 09°27'24" E
C9	69.45'	125.00'	31°50'04"	68.56'	S 30°24'41" E	C50	92.80'	255.00'	11°51'52"	92.71'	N 54°03'11" E
C10	31.39'	125.00'	14°23'15"	31.31'	S 07°38'02" E	C51	100.16'	255.00'	22°30'21"	99.92'	N 38°52'04" E
C11	40.21'	255.00'	09°02'03"	40.17'	S 61°29'41" E	C52	4.92'	25.00'	11°15'58"	4.91'	S 31°14'52" W
C12	104.95'	255.00'	23°34'54"	104.21'	S 77°48'09" E	C53	14.54'	25.00'	33°19'56"	14.34'	S 53°32'48" W
C13	80.89'	255.00'	18°10'32"	80.55'	N 81°19'08" E	C54	91.99'	55.00'	95°49'47"	81.84'	N 22°17'52" E
C14	66.72'	255.00'	14°59'26"	66.53'	N 64°44'09" E	C55	43.03'	55.00'	44°49'20"	41.94'	N 48°01'41" W
C15	18.20'	25.00'	41°43'08"	17.80'	S 78°05'59" W	C56	49.83'	55.00'	51°54'40"	48.14'	S 83°36'19" W
C16	119.16'	55.00'	124°07'57"	97.18'	S 39°48'19" W	C57	85.83'	55.00'	89°12'06"	77.24'	S 13°02'55" W
C17	54.13'	55.00'	56°23'30"	51.97'	S 50°29'24" E	C58	22.85'	25.00'	52°22'18"	22.06'	S 05°21'59" W
C18	73.66'	55.00'	78°43'54"	68.27'	N 62°56'54" E	C59	3.63'	25.00'	81°18'55"	3.63'	N 24°58'37" E
C19	23.53'	55.00'	24°30'32"	23.35'	N 12°18'40" E	C60	104.27'	205.00'	29°28'33"	103.15'	N 43°42'21" E
C20	26.48'	25.00'	60°41'12"	25.26'	N 30°25'00" E	C61	30.26'	475.00'	10°51'59"	29.95'	S 28°04'40" E
C21	106.07'	205.00'	29°38'47"	104.89'	N 75°35'00" E	C62	120.23'	475.00'	14°30'09"	119.91'	S 16°28'36" E
C22	116.10'	525.00'	12°40'16"	115.87'	S 12°40'16" E	C63	79.85'	475.00'	9°37'55"	79.76'	S 04°24'34" E
C23	86.85'	525.00'	9°27'24"	86.55'	S 16°59'33" E	C64	10.60'	325.00'	1°52'07"	10.60'	S 33°39'36" E
C24	118.45'	525.00'	12°55'36"	118.20'	S 28°11'04" E	C65	1.26'	25.00'	2°52'46"	1.26'	N 79°36'05" E
C25	52.95'	205.00'	14°48'01"	52.81'	S 74°22'39" W	C66	112.36'	1105.92'	5°49'16"	112.31'	N 49°56'40" E
C26	26.48'	25.00'	60°41'12"	25.26'	N 60°38'00" W	C67	154.71'	1105.92'	8°00'55"	154.58'	N 43°01'34" E
C27	25.92'	205.00'	71°44'45"	25.91'	S 85°24'01" W	C68	105.19'	1105.92'	5°26'59"	105.15'	N 36°17'38" E
C28	60.14'	55.00'	62°38'58"	57.19'	N 61°36'52" W	C69	111.41'	1105.92'	5°46'19"	111.36'	N 30°40'59" E
C29	83.76'	55.00'	58°00'20"	81.63'	S 59°03'31" W	C70	109.47'	1105.92'	5°40'17"	109.42'	N 24°57'41" E
C30	51.15'	55.00'	53°17'14"	49.93'	S 04°24'44" W	C71	113.95'	1105.92'	5°54'12"	113.90'	N 19°19'27" E
C31	81.16'	55.00'	84°33'07"	74.00'	S 64°30'27" E	C72	45.40'	1105.92'	2°21'08"	45.40'	N 15°02'47" E
C32	24.26'	55.00'	25°16'17"	24.06'	N 60°34'51" E	C73	85.42'	1105.92'	4°25'31"	85.39'	N 11°39'27" E
C33	19.46'	25.00'	44°35'52"	18.97'	N 70°14'39" E	C74	42.36'	1105.92'	2°11'41"	42.36'	N 08°20'51" E
C34	39.84'	255.00'	8°54'26"	39.60'	S 88°05'22" W	C75	133.33'	100.00'	76°23'40"	123.67'	N 38°36'14" E
C35	74.14'	255.00'	16°39'30"	73.88'	S 75°18'24" W	C76	130.93'	230.00'	32°36'56"	129.17'	N 73°17'08" W
C36	66.45'	275.00'	20°05'40"	65.95'	S 01°30'21" E	C77	189.88'	230.00'	47°18'06"	184.53'	S 66°45'21" W
C37	116.98'	275.00'	24°22'09"	116.08'	S 20°43'33" W	C78	305.44'	300.00'	35°00'03"	300.71'	S 17°05'38" E
C38	22.39'	25.00'	51°19'04"	21.65'	N 58°34'09" E	C79	60.59'	300.00'	11°34'18"	60.49'	S 28°48'30" E
C39	66.05'	55.00'	58°23'18"	63.65'	S 55°02'02" E	C80	282.68'	300.00'	55°58'53"	281.37'	S 04°56'38" W
C40	71.44'	55.00'	74°25'30"	66.82'	S 11°22'22" E	C81	222.78'	230.00'	52°29'53"	214.18'	N 39°14'42" E
C41	43.62'	55.00'	45°26'35"	42.49'	S 71°18'22" E	C82	0.93'	205.00'	0°15'33"	0.93'	S 87°06'27" E
						C83	115.77'	205.00'	32°21'23"	114.24'	N 73°24'55" W



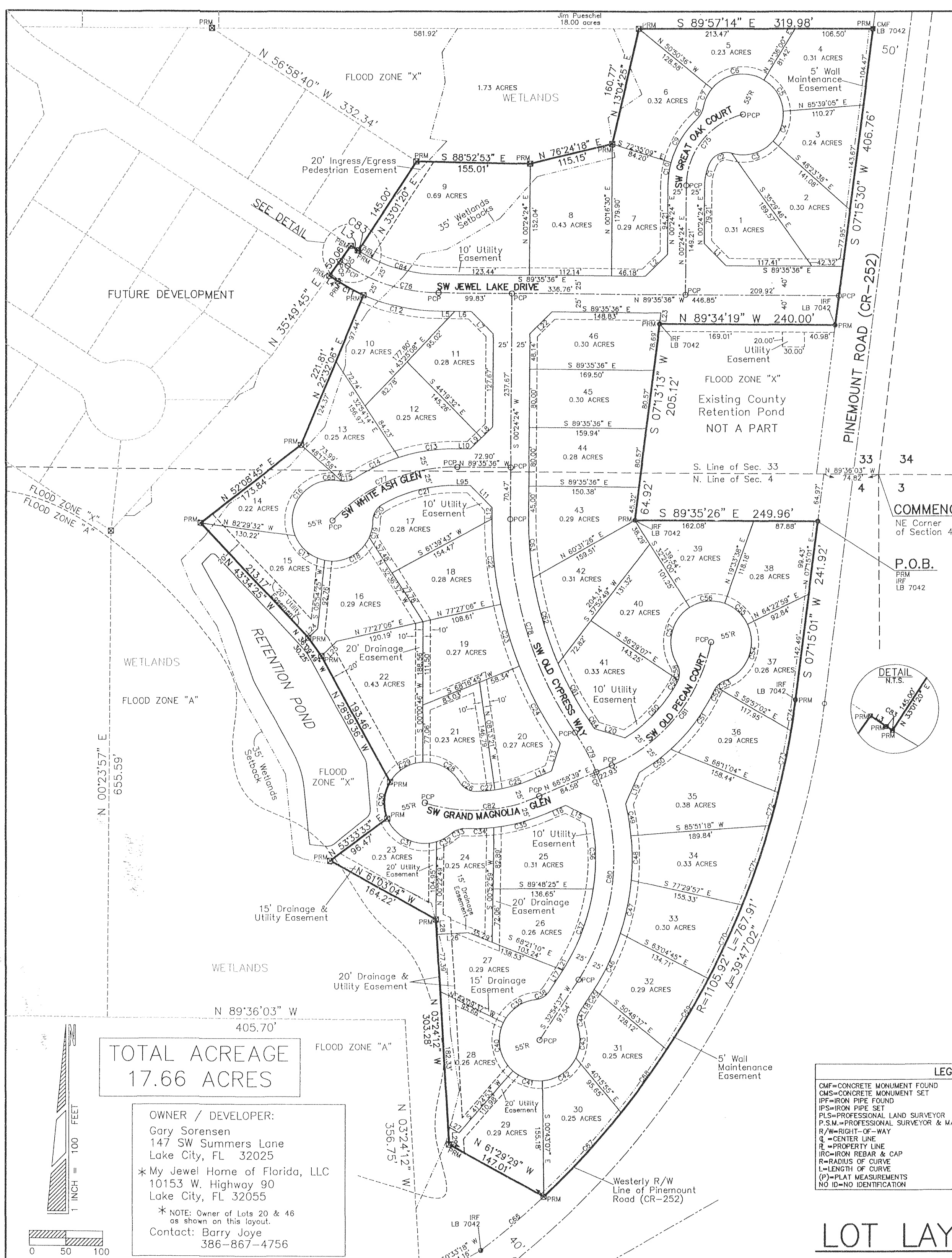
LEGEND	
CMF=CONCRETE MONUMENT FOUND	SEC.=SECTION
CMS=CONCRETE MONUMENT SET	RGE.=RANGE
IPF=IRON PIPE FOUND	TWP.=TOWNSHIP
IPS=IRON PIPE SET	COR.=CORNER
PLS=PROFESSIONAL LAND SURVEYOR	NE=NORTHEAST
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NW=NONWEST
R/W=RIGHT-OF-WAY	SW=SOUTHWEST
CL=CENTER LINE	SE=SOUTHEAST
LB=LICENSED BUSINESS	P.O.B.=POINT OF BEGINNING
IRC=IRON REBAR & CAP	J=DELTA ANGLE, CENTRAL ANGLE
R=RADIUS OF CURVE	(F)=FIELD MEASUREMENTS
L=LENGTH OF CURVE	(D)=DEED MEASUREMENTS
NO ID=NO IDENTIFICATION	FD=FOUND

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.43	N 44°35'36" W
L2	42.43	N 45°24'24" E
L3	11.01	N 56°58'40" W
L4	13.49	N 65°58'40" W
L5	22.41	S 89°35'36" E
L6	22.41	S 89°35'36" E
L7	42.43	S 44°35'36" E
L8	21.21	N 45°24'24" E
L9	21.21	N 45°24'24" E
L10	17.90	N 89°35'36" W
L11	42.43	S 44°35'36" E
L12	15.47	S 00°24'24" W
L13	39.23	S 17°48'22" W
L14	28.44	S 65°58'40" W
L15	39.23	S 63°51'04" E
L16	28.44	S 65°58'40" W
L17	33.77	N 32°54'37" E
L18	35.09	N 32°54'37" E
L19	46.19	N 23°41'45" E
L20	43.36	S 73°48'13" E
L21	1.32	N 32°54'37" E
L22	42.43	N 45°24'24" E
L23	15.11	N 07°13'13" E
L24	17.55	N 46°25'35" E
L25	28.70	N 46°25'35" E
L26	42.79	N 86°35'48" E
L27	17.04	N 61°29'29" W
L28	20.00	N 03°24'12" E
L29	23.58	S 03°24'12" E
L30	12.26	N 56°58'40" W
L31	17.90	N 89°35'36" W

SHEET 3 OF 4 PLAT DATE: 05/09/2017

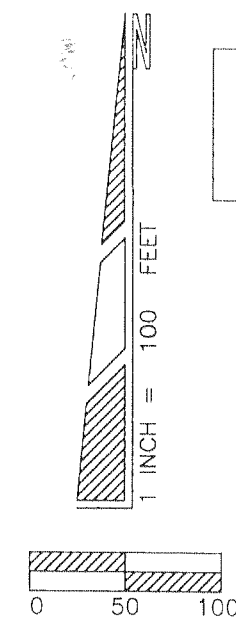
Donald F. Lee and Associates, Inc.
SURVEYORS — ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

LOT LAYOUT



TOTAL ACREAGE
17.66 ACRES

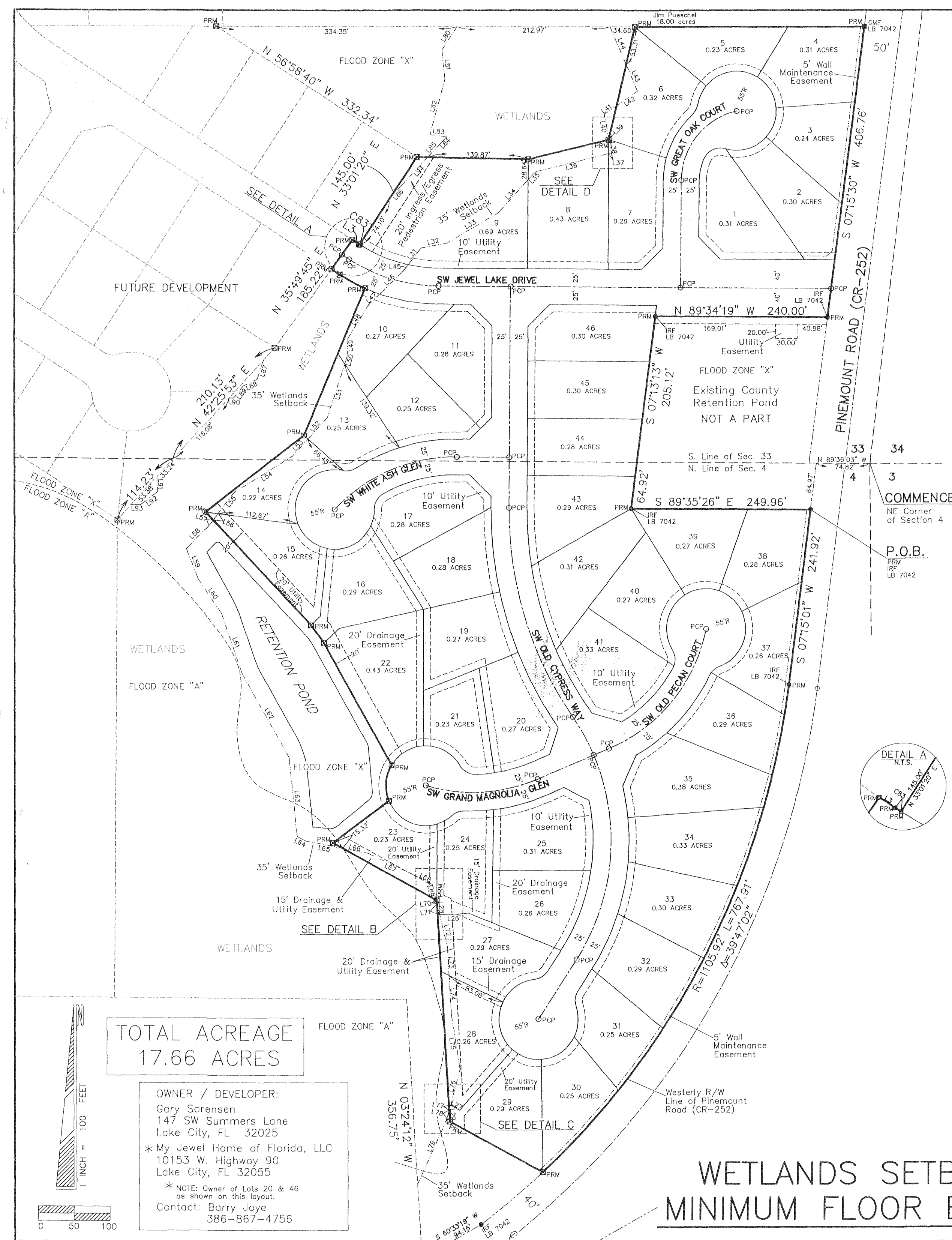
OWNER / DEVELOPER:
Gary Sorensen
147 SW Summers Lane
Lake City, FL 32025
*My Jewel Home of Florida, LLC
10153 W. Highway 90
Lake City, FL 32055
*NOTE: Owner of Lots 20 & 46
as shown on this layout.
Contact: Barry Joye
386-867-4756



6-19-2017 8:59 am
J. Lee
J. Lee

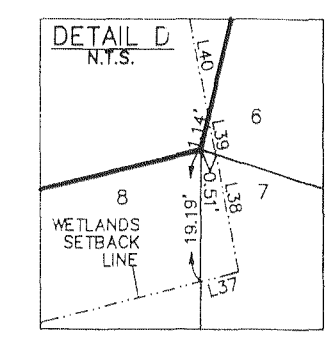
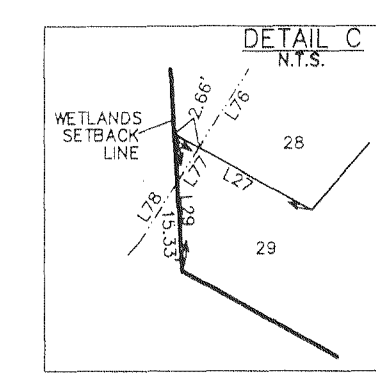
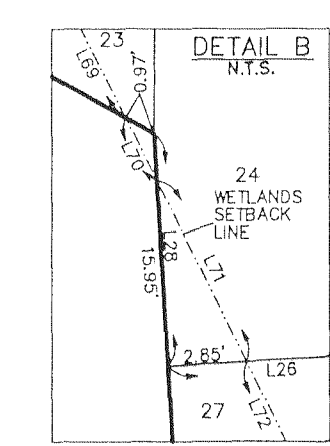
RESERVE AT JEWEL LAKE PHASE 1

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



LOT #	ELEV.
1	151
2	146
3	153
4	163
5	146
6	142
7	141
8	135
9	130
10	124
11	128
12	125
13	122
14	118
15	117
16	120
17	124
18	125
19	126
20	130
21	123
22	118
23	117
24	124
25	133
26	133
27	120
28	117
29	125
30	132
31	137
32	142
33	144
34	144
35	143
36	147
37	152
38	154
39	150
40	143
41	140
42	137
43	134
44	134
45	135
46	135

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	42.43	N 44°35'36" W	L48	55.43	N 31°56'05" E
L2	42.43	N 45°24'24" E	L49	25.56	N 01°18'49" E
L3	11.04	N 56°58'40" W	L50	10.25	N 18°17'33" E
L4	13.49	N 56°58'40" W	L51	27.02	N 18°17'33" E
L5	22.41	S 89°35'36" E	L52	40.03	N 41°51'30" E
L6	22.41	S 89°35'36" E	L53	32.55	N 41°51'30" E
L7	42.43	S 44°35'36" E	L54	96.61	N 58°05'31" E
L8	21.21	N 45°24'24" E	L55	35.98	N 37°13'54" E
L9	21.21	N 45°24'24" E	L56	11.17	N 37°13'54" E
L10	17.90	N 89°35'36" W	L57	9.27	N 37°13'54" E
L11	42.43	S 44°35'36" E	L58	45.15	N 44°43'19" E
L12	15.47	S 02°24'24" W	L59	43.54	N 21°34'52" W
L13	39.23	S 17°48'22" W	L60	57.76	N 34°35'12" W
L14	28.44	S 66°58'39" W	L61	87.68	N 19°20'14" W
L15	39.23	S 63°51'04" E	L62	133.29	N 29°12'22" W
L16	28.44	S 66°58'39" W	L63	109.02	N 05°48'40" W
L17	33.77	N 32°54'37" E	L64	14.03	N 65°34'07" W
L18	35.09	N 32°54'37" E	L65	51.59	N 78°52'53" W
L19	48.19	N 23°41'45" E	L66	35.74	N 78°52'53" W
L20	43.36	S 73°48'11" E	L67	74.38	N 64°47'29" W
L21	1.32	N 32°54'37" E	L68	24.56	N 62°45'45" W
L22	42.43	N 45°24'24" E	L69	22.41	N 13°32'08" W
L23	15.11	N 07°13'13" E	L70	4.64	N 13°32'08" W
L24	17.55	N 46°25'35" E	L71	16.20	N 13°32'08" W
L25	28.70	N 46°25'35" E	L72	47.15	N 13°32'08" W
L26	42.43	N 86°35'48" E	L73	37.13	N 03°08'49" W
L27	17.04	N 81°22'29" E	L74	51.58	N 03°08'49" W
L28	20.00	N 03°24'12" W	L75	77.49	N 08°08'08" W
L29	23.56	S 03°24'12" E	L76	51.51	N 14°54'34" E
L30	12.26	N 56°58'40" W	L77	7.19	N 14°54'34" E
L31	29.44	N 38°02'46" E	L78	12.26	N 14°54'34" E
L32	35.97	N 79°45'00" E	L79	99.01	N 24°22'45" E
L33	83.24	N 59°34'42" E	L80	38.62	S 32°49'14" W
L34	61.84	N 42°00'28" E	L81	40.99	S 05°54'54" E
L35	14.59	N 42°00'28" E	L82	79.11	S 01°20'38" E
L36	105.44	N 75°54'20" E	L83	23.32	S 81°25'56" E
L37	3.94	N 75°54'20" E	L84	11.43	S 42°50'44" W
L38	18.36	N 10°10'34" W	L85	26.94	S 42°57'24" W
L39	1.28	N 10°10'34" W	L86	27.31	S 40°57'34" W
L40	35.12	N 10°10'34" W	L87	27.79	S 18°32'21" W
L41	20.62	N 55°19'18" E	L88	21.55	S 63°27'28" W
L42	35.68	N 55°19'18" E	L89	21.53	S 39°19'34" W
L43	40.30	N 23°27'20" W	L90	6.20	N 68°27'42" W
L44	56.64	N 23°27'20" W	L91	21.58	S 01°20'38" E
L45	10.78	N 38°02'46" E	L92	29.22	S 52°35'40" W
L46	46.03	N 45°31'43" E	L93	13.31	S 89°40'35" W
L47	21.03	N 45°31'43" E	L94	52.64	S 42°57'24" W

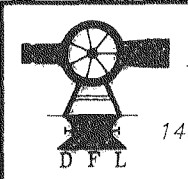


LEGEND	
CMF=CONCRETE MONUMENT FOUND	SEC.=SECTION
CMS=CONCRETE MONUMENT SET	RGE.=RANGE
IPF=IRON PIPE FOUND	TWP.=TOWNSHIP
IPF=IRON PIPE SET	COR.=CORNER
PLS.=PROFESSIONAL LAND SURVEYOR	NE=NORTHEAST
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NW=NORTHWEST
R/W=RIGHT-OF-WAY	SW=SOUTHWEST
C=CENTER LINE	SE=SOUTHEAST
R=PROPERTY LINE	SE=SEVENTH BUSINESS
IRC=IRON REBAR & CAP	P.O.B.=POINT OF BEGINNING
R=LENGTH OF CURVE	Δ=DELTA ANGLE, CENTRAL ANGLE
(P)=PLAT MEASUREMENTS	(F)=FIELD MEASUREMENTS
NO ID=NO IDENTIFICATION	FD.=FOUND

TOTAL ACREAGE
17.66 ACRES

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Lake City, FL 32055
* NOTE: Owner of Lots 20 & 46
as shown on this layout.
Contact: Barry Joye
386-867-4756

WETLANDS SETBACKS & MINIMUM FLOOR ELEVATIONS

SHEET 4 OF 4 PLAT DATE: 05/09/2017
 **Donald F. Lee and Associates, Inc.**
SURVEYORS — ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

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6-19-2012 3:57 PM
COLUMBIA COUNTY, FLORIDA
S. J. Sorensen
S. J. Sorensen