



Bailey Bishop & Lane, Inc.

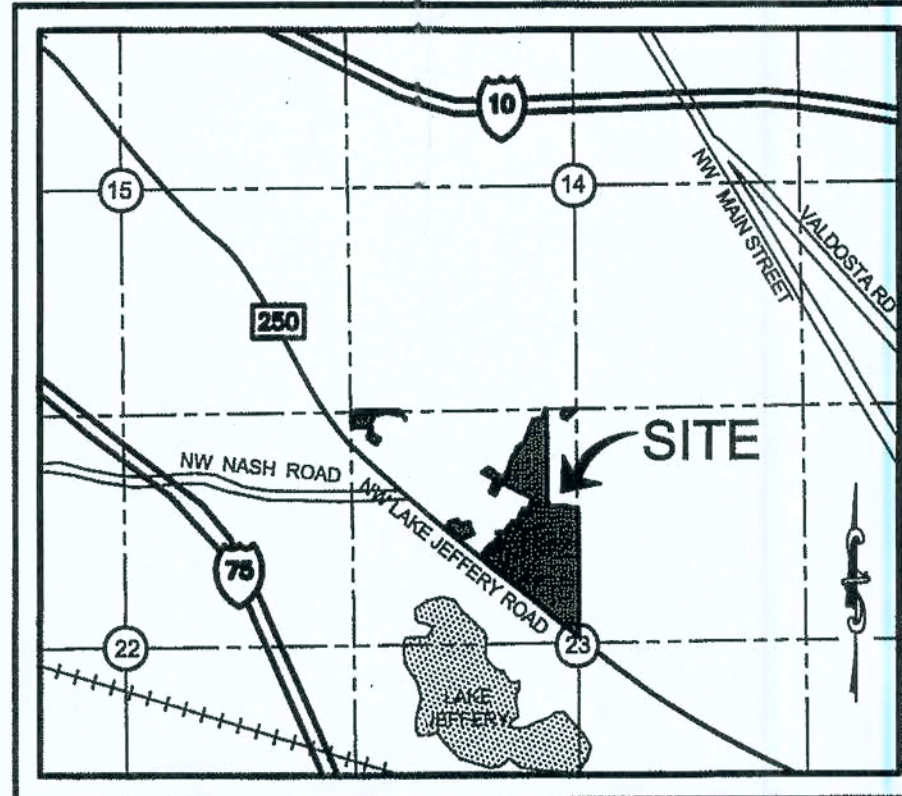
P.O. Box 3717
Lake City, FL 32056
Ph. 386-752-5640
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1923 Capital Cir. NE Suite A
Tallahassee, FL 32308
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TURKEY CREEK, UNIT 1

A
PLANNED RESIDENTIAL DEVELOPMENT
IN

THE NW 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



VICINITY MAP

SCALE: 1" = 2000'

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF Nov 2019 BY
ROBERT JORDAN, TRUSTEE OF JORDAN & FAISAL DEVELOPMENT, LLC. HE IS PERSONALLY KNOWN TO ME
OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: Vera Lisa Hicks
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-23-22



ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ BY
TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ BY
PRODUCED _____, MANAGING MEMBER. HE IS PERSONALLY KNOWN TO ME OR HAS
PRODUCED _____ AS IDENTIFICATION.

SIGNED: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF Nov 2019 BY
Robert F. Jordan, Pres. of Jordan & Faisal Development, LLC FOR AND ON
BEHALF OF SAID _____ HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____
AS IDENTIFICATION.

SIGNED: Vera Lisa Hicks
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-23-22



SPECIAL NOTE

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 DECLARATION
OF RESTRICTIONS AND PROTECTIVE COVENANTS AS RECORDED IN ORB. _____ AT PAGE(S) _____
OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND IN OTHER RECORDS OF
THE PUBLIC RECORDS OF SAID COUNTY.

SPECIAL NOTE

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.

PLAT BOOK _____ PAGE _____
PAGE 1 OF 7

SUBDIVIDER:
JORDAN & FAISAL
ACQUISITION CORPORATION
934 NE LAKE DESOTO CIRCLE
LAKE CITY, FL 32055
(386) 755-3456

ENGINEER:
R.P. BISHOP, JR.
P.O. BOX 3717
LAKE CITY, FL 32056
(386) 752-5640

SURVEYOR:
MARY E. O'NEAL
P.O. BOX 3717
LAKE CITY, FL 32056
(386) 752-5640

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NW 1/4, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, BEING N 89°38'15" W.
2. SUBJECT PROPERTY LIES IN ZONE "X", AN AREA OUTSIDE OF THE 500-YEAR FLOOD PLAIN AND ZONE "A", AN AREA INSIDE OF THE 500-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120070 0125 B. LAST REVISION DATE JANUARY 6, 1988. FLOOD ZONE LINES, IF ANY, ARE SCALED FROM FLOOD INSURANCE RATE MAPS, PROVIDED BY FEMA.
3. WETLANDS WERE DELINEATED BY DENNIS J. PRICE, P.G. OF SOUTH EAST ENVIRONMENTAL GEOLOGY. RESTRICTIONS FOR LOTS ABUTTING WETLANDS CAN BE FOUND IN THE COVENANTS AND RESTRICTIONS FOR TURKEY CREEK, UNIT ONE, A PLANNED RESIDENTIAL DEVELOPMENT.
4. ELEVATIONS ARE BASED ON AN IRON ROD & CAP (LB6885) IN THE SOUTHWEST CORNER OF LOT 1, COBBLESTONE, UNIT 1 WITH ELEVATION OF 160.38 FEET. ELEVATIONS ARE BASED ON NGVD 1929 DATUM. ELEVATIONS WERE NOT COLLECTED WITHIN THE WETLAND BOUNDARIES.
5. ALL CABLE TELEVISION, TELEPHONE, AND POWER LINES SHALL BE LOCATED WITHIN DEDICATED UTILITY EASEMENT AND NOT WITHIN THE PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY SHALL BE RESERVED FOR THE INSTALLATION OF CITY POTABLE WATER, RECLAIMED WATER AND GAS ONLY EXCEPT IN CITY APPROVED CROSSING AREAS.
6. PRELIMINARY PLAT WAS APPROVED ON SEPTEMBER 21, 2008.
7. FINAL PLAT WAS DRAWN ON APRIL 2, 2009.
8. MAXIMUM BUILDING COVERAGE PER LOT OF SINGLE-FAMILY HOMES IS APPROXIMATELY 20 % (DEPENDENT ON THE SIZE OF THE LOT), BUT NOT TO EXCEED 35 %.
9. WATER SUPPLY IS TO BE CONNECTED TO CITY OF LAKE CITY.
10. THE EXISTING ZONING DESIGNATION ON THE PROPERTY IS PLANNED RESIDENTIAL DEVELOPMENT (PRD).
11. ALL RIGHT OF WAYS ARE TO BE PUBLIC.
12. LOT LINES ARE NON-RADIAL, UNLESS OTHERWISE INDICATED.
13. ALL LOT CORNERS ARE SET 6" X 20" REBAR & CAP (LB6885), UNLESS OTHERWISE INDICATED.
14. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 20 FEET
SIDE - 10 FEET
REAR - 20 FEET

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

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF
COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.
SIGNED: Vera Lisa Hicks
CHAIRMAN
ATTEST: David L. Cannon
CLERK OF CIRCUIT COURT

CERTIFICATE OF SUBDIVIDER'S ENGINEER:

THIS IS TO CERTIFY THAT ON November 9, 2009, R.P. BISHOP JR., REGISTERED FLORIDA
ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 38546, DOES HEREBY CERTIFY THAT
ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS
AND IF APPLICABLE, ANY SUBMITTED "AS-BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE
BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

SIGNED: R.P. Bishop, Jr.
REGISTERED ENGINEER

CERTIFICATE OF ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN
ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF
\$ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN
THE CASE OF DEFAULT.

SIGNED: Vera Lisa Hicks DATE 11-24-09
DIRECTOR OF PUBLIC WORKS
PRINTED NAME: Vera Lisa Hicks

COUNTY ATTORNEY CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM AND IS
CONSISTENT WITH THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS AND CHAPTER 177 FLORIDA STATUTES.

SIGNED: Vera Lisa Hicks DATE 10-23-19
COUNTY ATTORNEY

CLERK'S CERTIFICATE:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR
FILING AND RECORDING THIS _____ DAY OF Nov 2019 IN PLAT BOOK 4, PAGES 141-147
SIGNED: Vera Lisa Hicks
CLERK OF CIRCUIT COURT

CERTIFICATE OF SURVEYOR:

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 THE SURVEY DATA COMPLIES WITH THE
COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS AND CHAPTER 177 OF THE FLORIDA STATUTES.

SIGNED: Mary E. O'Neal DATE _____
MARY E. O'NEAL, P.S.M.
FLORIDA REGISTERED CERTIFICATION NO. 6414
BAILEY BISHOP & LANE, INC. LB6885
871 SW STATE ROAD 47
LAKE CITY, FLORIDA 32055

LEGAL DESCRIPTION:

A PORTION OF THOSE PARCELS OF LAND RECORDED IN OFFICIAL RECORD BOOK 1070, PAGE 560 AND OFFICIAL RECORD BOOK 1070, PAGE 585 IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE NW 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE EAST LINE OF SAID NW 1/4 AND THE NORTH RIGHT OF WAY LINE OF SW LAKE JEFFERY ROAD (COUNTY ROAD NO. C-250) AND RUN THENCE N 51°22'20" W, ALONG SAID NORTH RIGHT OF WAY LINE, 269.12 FEET; THENCE N 60°11'11" W, ALONG SAID NORTH RIGHT OF WAY LINE, 122.19 FEET; THENCE DEPARTING AID RIGHT OF WAY LINE N 43°58'58" E, 112.56 FEET; THENCE N 44°06'05" E, 60.00 FEET; THENCE S 45°53'55" E, 9.22 FEET; THENCE N 44°49'33" E, 141.20 FEET; THENCE N 44°54'05" W, 58.11 FEET; THENCE N 87°06'49" E, 90.64 FEET; THENCE N 38°55'18" E, 162.00 FEET; THENCE S 62°45'10" E, 43.84 FEET; THENCE N 27°14'50" E, 125.92 FEET; THENCE N 24°32'55" E, 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY, 53.08 FEET ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 04°11'37" A CHORD BEARING AND DISTANCE OF S 67°47'53" E, 63.06 FEET; THENCE N 19°15'18" E, 155.55 FEET; THENCE N 70°30'41" W, 37.73 FEET; THENCE N 62°45'10" W, 373.21 FEET; THENCE S 27°14'50" W, 156.80 FEET; THENCE N 62°45'10" W, 70.00 FEET; THENCE N 27°14'50" E, 155.60 FEET; THENCE N 62°45'10" W, 180.50 FEET; THENCE N 54°23'37" E, 78.80 FEET; THENCE S 80°26'52" E, 38.64 FEET; THENCE S 46°37'35" E, 58.48 FEET; THENCE S 47°08'13" E, 88.50 FEET; THENCE N 60°37'35" E, 71.81 FEET; THENCE N 29°30'04" E, 58.82 FEET; THENCE N 24°02'05" E, 48.28 FEET; THENCE N 17°08'08" E, 109.54 FEET; THENCE N 40°05'42" E, 38.67 FEET; THENCE N 23°36'31" E, 85.81 FEET; THENCE N 82°08'13" E, 115.97 FEET; THENCE N 17°28'17" E, 114.13 FEET; THENCE N 22°38'27" E, 150.82 FEET; THENCE N 81°29'11" E, 104.98 FEET; THENCE N 17°55'21" E, 116.70 FEET TO THE NORTH LINE OF SAID NW 1/4; THENCE N 89°38'15" E, ALONG SAID NW 1/4, 11.93 FEET; THENCE S 00°32'28" E, 1085.16 FEET; THENCE S 74°22'45" E, 22.48 FEET; THENCE S 00°32'28" E, 35.91 FEET; THENCE S 89°27'33" W 134.22 FEET; THENCE S 89°30'07" W, 60.00 FEET; THENCE S 00°29'53" E, 14.58 FEET; THENCE S 84°32'13" E, 143.58 FEET TO THE EAST LINE OF THE NW 1/4 OF SAID SECTION 23; THENCE S 00°32'28" E ALONG SAID EAST LINE, 1484.87 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST AND RUN THENCE S 89°38'15" W, ALONG THE NORTH LINE OF SAID NW 1/4, 8.68 FEET TO THE POINT OF BEGINNING; THENCE S 45°46'48" W, 164.47 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY, 48.13 FEET ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 44°02'55" AND A CHORD BEARING AND DISTANCE OF N 88°11'13" W, 45.00 FEET; THENCE N 01°12'15" W, 95.45 FEET TO THE NORTH LINE OF SAID NW 1/4; THENCE N 89°38'15" E, ALONG SAID NORTH LINE, 161.05 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID NW 1/4 AND THE NORTH RIGHT OF WAY LINE OF SW LAKE JEFFERY ROAD (COUNTY ROAD NO. C-250) AND RUN THENCE N 51°22'20" W, ALONG SAID NORTH RIGHT OF WAY LINE, 269.12 FEET; THENCE N 60°11'11" W, ALONG SAID NORTH RIGHT OF WAY LINE, 1514.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 60°11'11" W, ALONG SAID NORTH RIGHT OF WAY LINE, 234.45 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE N 45°55'4" E, 62.55 FEET; THENCE N 65°47'04" E, 30.82 FEET; THENCE N 77°29'47" E, 59.51 FEET; THENCE S 06°02'55" E, 4.46 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY, 28.37 FEET ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 62°30'49" AND A CHORD BEARING AND DISTANCE OF S 37°18'19" E, 26.88 FEET TO A POINT OF TANGENCY; THENCE S 06°02'55" E, 17.87 FEET; THENCE N 83°57'05" E, 119.95 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY, 128.9 FEET ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 28°33'32" AND A CHORD BEARING AND DISTANCE OF S 20°19'41" E, 128.26 FEET; THENCE S 64°13'32" W, 148.53 FEET TO THE POINT OF BEGINNING.

AND

BEGIN AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 89°38'15" E, ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 23, 558.28 FEET TO THE POINT OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY, 26.88 FEET ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 05°58'43" AND A CHORD BEARING AND DISTANCE OF S 44°00'00" E, 26.87 FEET TO A POINT OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY, 98.98 FEET ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 28°21'02" AND A CHORD BEARING AND DISTANCE OF S 32°47'51" E, 97.96 FEET; THENCE N 34°50'12" W, 55.88 FEET; THENCE N 78°44'17" W, 194.41 FEET; THENCE S 76°16'54" W, 142.70 FEET; THENCE S 25°52'23" W, 104.69 FEET; THENCE S 10°48'29" E, 117.33 FEET; THENCE S 51°14'09" E, 109.68 FEET; THENCE S 39°48'49" W, 77.09 FEET; THENCE N 50°11'11" W, 85.92 FEET TO A POINT OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY, 28.87 FEET ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 7°39'27", A CHORD BEARING AND DISTANCE OF N 48°21'57" W, 26.85 FEET TO THE POINT OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHERLY AND EASTERLY, 30.88 FEET ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87°36'43", A CHORD BEARING AND DISTANCE OF N 01°18'38" W, 27.89 FEET TO A POINT OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHERLY AND WESTERLY, 165.63 FEET ALONG THE ARC OF A CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 158°10'02", A CHORD BEARING AND DISTANCE OF N 34°01'02" W, 117.83 FEET; THENCE S 89°31'48" W, 127.71 FEET TO THE WEST LINE OF AFORESAID SECTION 23; THENCE N 00°49'54" W, ALONG SAID WEST LINE, 191.44 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CONTAINING 34.44 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT JORDAN & FAISAL DEVELOPMENT, LLC AND JORDAN & FAISAL ACQUISITION CORPORATION, AS OWNERS HAVE CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "TURKEY CREEK, UNIT 1", AND THAT ALL ROAD RIGHTS-OF-WAY ARE HEREBY DEDICATED TO COLUMBIA COUNTY FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON, WITH THE OWNERS RETAINING A NON-EXCLUSIVE EASEMENT OVER THE RIGHTS-OF-WAY WHICH WILL BE USED FOR THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT IRRIGATION SYSTEM AND ANY OTHER UTILITIES AND WHICH WILL BE AT A LATER DATE CONVEYED TO THE TURKEY CREEK COLUMBIA COUNTY HOMEOWNERS ASSOCIATION, INC. THE RETENTION AREAS, STORMWATER BASINS, WETLANDS AND RELATED DRAINAGE EASEMENTS SHOWN HEREON ARE RETAINED BY THE OWNERS AND WILL BE AT A LATER DATE CONVEYED TO THE TURKEY CREEK COLUMBIA COUNTY HOMEOWNERS ASSOCIATION, INC., AND ARE SPECIFICALLY NOT DEDICATED TO OR ACCEPTED BY COLUMBIA COUNTY. ADDITIONALLY, OWNERS HEREBY RETAIN A NON-EXCLUSIVE EASEMENT COEXISTENT WITH THE UTILITY EASEMENTS AND RIGHT-OF-WAYS FOR "TURKEY CREEK, UNIT 1" AS SHOWN ON THE PLAT AND WILL AT A LATER DATE CONVEY SUCH NON-EXCLUSIVE EASEMENTS TO THE TURKEY CREEK COLUMBIA COUNTY HOMEOWNERS ASSOCIATION, INC.

OWNERS:

Robert F. Jordan Member
JORDAN & FAISAL DEVELOPMENT, LLC

Robert F. Jordan Pres
JORDAN & FAISAL ACQUISITION CORPORATION

Vera Lisa Hicks
WITNESS

Mary Lyons
WITNESS

Vera Lisa Hicks
WITNESS

Mary Lyons
WITNESS

CERTIFICATE OF COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA, THE UNDERSIGNED REVIEWED THIS PLAT OR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND HEREBY STATE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

NAME: _____

DATE: _____

REGISTRATION NUMBER: _____

Print: 20/01/2006 23:03 Date: 01/06/2023 Time: 8:53 AM
Page 1 of 1 B: 1402 P: 1571, P.D.W.H. Cannon, Clerk of Court
Columbia County, FL: KY
Bailey Bishop & Lane, Inc.



Bailey Bishop & Lane, Inc.

P.O. Box 3717 1923 Capital Cir. NE Suite A
Lake City, FL 32056 Tallahassee, FL 32308
Ph. 386-752-5640 Ph. 850-894-1200
Eng. Lic. 7362 Survey Lic. LB-000685
BBL Job Number: 060213JOR

TURKEY CREEK, UNIT 1

A
PLANNED RESIDENTIAL DEVELOPMENT
IN

THE NW 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
PAGE 2 OF 7

IN ACCORDANCE WITH COUNTY ORDINANCE NO. 98-1 WHICH ENACTED SECTION 4.18 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, THE UNDERSIGNED DEVELOPERS HEREBY PROPOSE AND REQUEST APPROVAL OF THE PLANNED RESIDENTIAL DEVELOPMENT DESCRIBED HEREIN TO BE KNOWN AS TURKEY CREEK, UNIT 1.

STATEMENT OF OBJECTIVES

- THE DEVELOPMENT CONSISTS OF APPROXIMATELY 92.5 ACRES (OF WHICH APPROXIMATELY 34 ACRES ARE CONTAINED IN UNIT 1), LOCATED APPROXIMATELY THREE MILES NORTHWEST OF LAKE CITY, JOINING THE NORTH RIGHT-OF-WAY OF NW LAKE JEFFERY ROAD (COUNTY ROAD 250) FOR APPROXIMATELY 3,455 FEET.
- UNIT 1 OF THE DEVELOPMENT INCLUDES 35 LOTS RANGING IN SIZE FROM A MINIMUM OF 0.250 ACRES TO 0.442 ACRES AND A COMMON AREA OF APPROXIMATELY 10 ACRES WHICH WILL BE USED FOR THIS UNIT AND FUTURE UNITS AS SHOWN ON THE APPROVED PRELIMINARY PLAN OF SAID DEVELOPMENT. THE DEVELOPMENT ALLOWS ONLY SINGLE FAMILY HOMES AND APPERTINENT STRUCTURES. THERE WILL BE AN ATTRACTIVELY LANDSCAPED ENTRANCE. THE ROADS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE COUNTY.
- THE PROPERTY IS BORDERED ON THE EAST, WEST AND SOUTH BY RESIDENTIAL LAND AND ON THE NORTH BY AGRICULTURAL LAND.
1. THE EXISTING ZONING DESIGNATION ON THE PROPERTY IS PLANNED RURAL DEVELOPMENT (PRD).
 2. **BUILDING SETBACKS:** BUILDING SETBACKS SHALL BE AS FOLLOWS
FRONT - 20 FEET
SIDE - 10 FEET FOR EACH SIDE YARD.
REAR - 20 FEET
 3. **MAXIMUM HEIGHT OF BUILDINGS:** THE MAXIMUM HEIGHT OF BUILDINGS SHALL BE 35 FEET. HEIGHT OF BUILDING IS THE VERTICAL DISTANCE MEASURED FROM THE ESTABLISHED GRADE AT A CORNER OF THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT ROOF, TO THE DECK LINE OF A MANSARD OR BERMUDA ROOF, TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE OF GABLE, HIP, CONE, GAMBREL AND SHED ROOFS, AND TO A HEIGHT THREE-FOURTHS (3/4) THE DISTANCE FROM THE GROUND TO THE APEX OF A-FRAME AND DOME ROOFS.
 4. **ACCESS STREETS:** THE COLLECTOR STREET FROM WHICH THERE IS DIRECT ACCESS TO THE DEVELOPMENT IS NW LAKE JEFFERY ROAD (COUNTY ROAD NO. 250) TO THE SOUTH.
 5. **COMMON OUTSIDE STORAGE AREAS:** THERE WILL BE NO PROVISION MADE FOR COMMON OUTSIDE STORAGE AREAS. EACH LOT IS LARGE ENOUGH THAT THE HOMEOWNER CAN PROVIDE HIS OR HER OWN STORAGE AREA.
 6. **SCREENING, BUFFERING AND LANDSCAPING:** SCREENING, BUFFERING AND LANDSCAPE BUFFERED AREAS SHALL BE IN COMPLIANCE WITH CHAPTER 20-A, COLUMBIA COUNTY ZONING REGULATIONS, OR SUCH REGULATIONS IN EFFECT AT THE TIME EACH HOME IS BUILT, WHICHEVER IS LESS RESTRICTIVE.
 7. **ADDITIONAL SETBACK REQUIREMENTS:** THE LOCATION OF ANY STRUCTURE (EXCEPT PERMITTED DOCKS, WALKWAYS AND PIERS) SHALL BE SET BACK A MINIMUM OF THIRTY-FIVE (35) FEET FROM WETLANDS AND FIFTY (50) FEET FROM ALL PERENNIAL RIVERS, CREEKS AND STREAMS.

STATISTICAL INFORMATION

1. TOTAL ACREAGE OF UNIT 1 IS APPROXIMATELY 34.44 ACRES.
2. MAXIMUM BUILDING COVERAGE PER LOT OF SINGLE-FAMILY HOMES IS APPROXIMATELY 20% (DEPENDING ON THE SIZE OF THE LOT), BUT NOT TO EXCEED 35%.
3. **GROSS RESIDENTIAL DENSITY** (SINGLE FAMILY HOMES) = 35 HOMES/34.44 ACRES = 1.02 UNITS/ACRE.
4. **NET RESIDENTIAL ACREAGE** (SINGLE FAMILY HOMES): 9.60 ACRES.
5. SUMMARY OF UNIT 1 ACREAGE OF 34.44 ACRES:

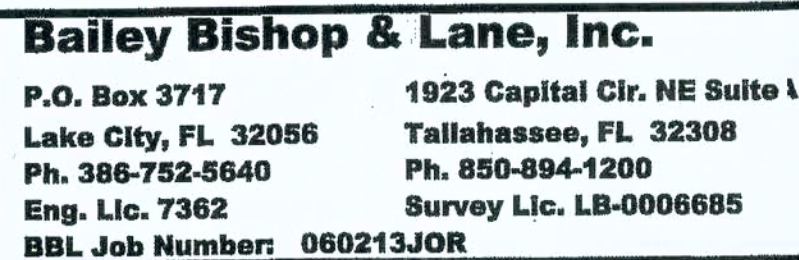
(A) LOTS FOR SINGLE FAMILY HOMES	9.60 ACRES
(B) RETENTION AREA	3.74 ACRES
(C) ROADS	3.43 ACRES
(D) COMMON AREA	9.78 ACRES
(E) WETLANDS	5.46 ACRES
(F) FUTURE DEVELOPMENT	2.43 ACRES

UTILITY SERVICE PLAN

- THE LOTS WILL BE SERVED BY POTABLE WATER PROVIDED BY THE CITY OF LAKE CITY, RECLAIMED WATER WILL BE PROVIDED BY A COMMUNITY WATER SYSTEM OWNED AND OPERATED BY THE PROPERTY OWNERS ASSOCIATION AND INDIVIDUAL SEPTIC TANKS. THE PROPERTY OWNERS ASSOCIATION WILL BE GRANTED THE NECESSARY EASEMENTS WITHIN THE PROJECT SITE TO CONSTRUCT THE UTILITY FACILITIES.
- BELLSOUTH/AT&T AND FLORIDA POWER AND LIGHT COMPANY WILL BE GRANTED EASEMENTS WITHIN THE PROJECT SITE TO CONSTRUCT UTILITY FACILITIES. SAID EASEMENTS SHALL BE ON THE FRONT 10 FEET OF EACH LOT.
- STATEMENT INDICATING TYPE OF LEGAL INSTRUMENT TO PROVIDE FOR MANAGEMENT OF COMMON AREAS**
- THE COMMON AREAS IN THE DEVELOPMENT WILL BE PRIVATELY OWNED BY THE PROPERTY OWNERS ASSOCIATION. TITLE TO THESE AREAS WILL BE HELD BY A FLORIDA NOT-FOR-PROFIT HOMEOWNERS ASSOCIATION, TURKEY CREEK COLUMBIA COUNTY HOMEOWNERS ASSOCIATION, INC. WHICH WILL OWN, MANAGE AND CONTROL SAID COMMON ELEMENTS IN ACCORDANCE WITH DECLARATIONS AND RESTRICTIONS ARTICLES OF INCORPORATION AND BYLAWS. EACH LOT OWNER WILL BE A MEMBER OF THE HOMEOWNERS ASSOCIATION. THE ASSOCIATION WILL GOVERN BY MAJORITY RULE AND HAS THE AUTHORITY TO ASSESS FOR MAINTENANCE AND IMPROVEMENTS OF THE COMMON ELEMENTS.
- THE DEVELOPMENT IS LIMITED TO SINGLE FAMILY RESIDENCES. NO MOBILE HOMES, CAMPERS, MOTOR HOMES, OR SIMILAR ARRANGEMENTS CAN BE USED FOR A DWELLING.
- REFER TO BOUNDARY SURVEY BY BAILEY BISHOP AND LANE, DATED 03/27/06.
- REFER TO UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLE MAP, LAKE CITY WEST, FLORIDA, QUADRANGLE.

SUMMARY OF SINGLE FAMILY RESIDENTIAL LOTS BY UNITS

UNIT NO.	NO. OF LOTS
1	35
TOTAL	35



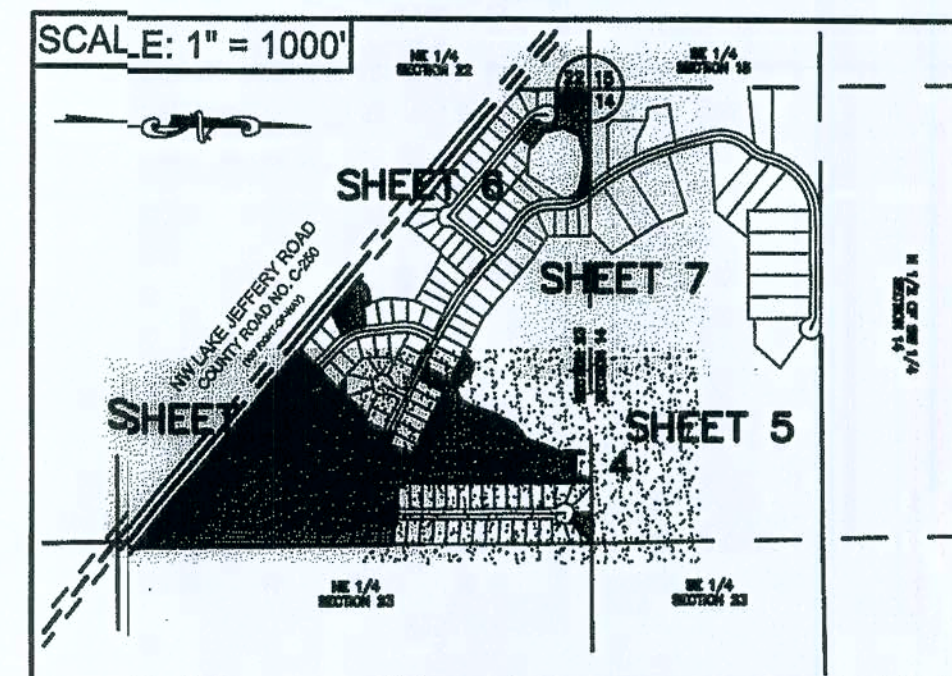
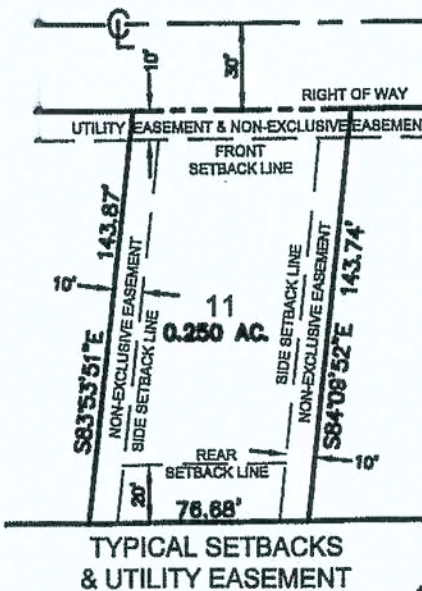
A
PLANNED RESIDENTIAL DEVELOPMENT

THE NW 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
PAGE 3 OF 7

LEGEND

○ DENOTE 5/8" IRON ROD & CAP SET (LB6885)	N - NORTH
● DENOTE IRON PIPE OR REBAR FOUND	E - EAST
■ DENOTE 4"x4" CONCRETE MONUMENT SET (LB6685)	S - SOUTH
■ DENOTE A SET PIV	W - WEST
■ DENOTE NAIL & DISK FOUND	G - CENTERLINE
● DENOTE NAIL & DISK SET (LB6685)	(F) - FLAT
± - MORE OILLESS	(D) - DEED
PG - POINT F CURVATURE	(C) - CALCULATED
PT - POINT F TANGENCY	(M) - MEASURED
PI - POINT F INTERSECTION	OS/O - OFFSET
PRG - POINT/F REVERSE CURVATURE	NO ID - NO IDENTIFICATION
PGC - POINT/F COMPOUND CURVATURE	FN/D - FOUND
R - RADIUS	CM - CONCRETE MONUMENT
T - TANGENT	IP - IRON PIPE
L - ARC LENGTH	IPC - IRON PIPE & CAP
A - CENTRA/ANGLE	RB - REBAR
CH - CHORD/BEARING & DISTANCE	RBC - REBAR & CAP
PCM - PERMENT CONTROL POINT	IR - IRON ROD
PRM - PERMENT REFERENCE MONUMENT	IRC - IRON ROD & CAP
RW - RIGHT/DF WAY	NL - NAIL
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NLD+ - NAIL & DISK
TWP - TOWNSHIP	ORB - OFFICIAL RECORDS BOOK
RNG - RANGE	PG - PAGE(S)
LB - LICENSED BUSINESS	POC - POINT OF COMMENCEMENT
RLS - PROFESSIONAL LAND SURVEYOR	POB - POINT OF BEGINNING
RLS - REGISTERED LAND SURVEYOR	SEC - SECTION
C1 - CURVE/NUMBER	BM - BENCHMARK
L1 - LINE NUMBER	ELEV - ELEVATION
SRD - STATROAD DEPARTMENT	AC - ACRE(S)
	FFE - FINISHED FLOOR ELEVATION



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ENGINEER:
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SURVEYOR:
MARY E. O'NEAL
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LAKE CITY, FL 32056
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LINE TABLE		
LINE	BEARING	DISTANCE
138	N 39°48'49" E	3.71'

