

**BAILEY BISHOP & LANE, INC.**  
 SW BARNETT WAY  
 P. O. BOX 3717  
 LAKE CITY, FL 32056-3717  
 PH. (904) 752-5640 FAX (904) 752-7771  
 Eng. Lic. 7362 Survey Lic. LB-0006685

**BLACKBERRY FARMS**

A  
 PLANNED RURAL RESIDENTIAL DEVELOPMENT  
 IN  
 SECTIONS 08 & 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST  
 COLUMBIA COUNTY, FLORIDA

**CERTIFICATE OF DEDICATION & OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT DANIEL D. CRAPPS, HAS CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "BLACKBERRY FARMS", AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

OWNER:  
 DANIEL D. CRAPPS

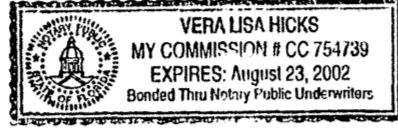
BY: Daniel D. Crapps  
 DANIEL D. CRAPPS  
 WITNESS: Mary Lynn Hicks  
 WITNESS: Lisa Hicks

MORTGAGEE:

BY: Dan Burkhalter  
 SOUTHEASTERN BANK  
 DAN BURKHALTER, SENIOR VICE-PRESIDENT  
 WITNESS: Heather C. Hutton  
 WITNESS: Nicholas W. Wilkoff

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

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF SEPT, 2001 BY DANIEL D. CRAPPS, AS OWNER OF "BLACKBERRY FARMS", FOR AND ON BEHALF OF SAID SUBDIVISION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



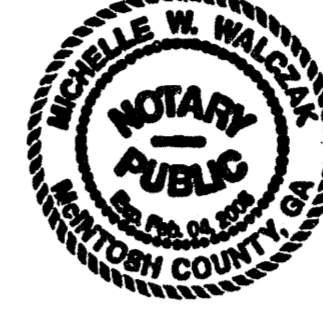
SIGNED: Verna Lisa Hicks  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-23-02

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

EXAMINED ON September 18, 2001  
 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Markus Joseph, County Atty.  
 ATTORNEY



**CLERK'S CERTIFICATE**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 19 DAY OF Sept, 2001, IN PLAT BOOK 1, PAGES 4 AND 12.

SIGNED: R. R. Durrance  
 CLERK OF CIRCUIT COURT

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

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THE AFOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

Dennis H. Wanner  
 CHAIRMAN

ATTEST: \_\_\_\_\_

**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 CASE OF DEFAULT.

SIGNED: Harold Condon DATE: 9/18/01  
 DIRECTOR OF PUBLIC WORKS

**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 9/18/2001 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 472, FLORIDA STATUTES AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 472, AS AMENDED.

NAME: Douglas F. Price  
 DATE: 9/18/2001  
 REGISTRATION NUMBER: 3628

**CERTIFICATE OF SUBDIVIDER'S ENGINEER**

THIS IS TO CERTIFY THAT ON 9/18/01, GREGORY G. BAILEY, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 43958, 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.

G. G. Bailey  
 REGISTERED FLORIDA ENGINEER

**CERTIFICATE OF SURVEYOR**

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED. THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 31st DAY OF JULY, 2001. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 31st DAY OF JULY, 2001.

DATE: 09-18-01  
Thomas E. Durrance  
 THOMAS E. DURRANCE  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 4534

BAILEY, BISHOP & LANE, INC.  
 P.O. BOX 3717  
 LAKE CITY, FLORIDA 32056-3717  
 LB 6685

02085-001  
 02168-004

FILE NUMBER 200107526  
 RECORDED IN THE OFFICIAL RECORDS  
 OF COLUMBIA COUNTY, FLORIDA  
 9-19-01 AT 8:08 A.M.  
 RECORDED  
 BY: WPK D.C.

OFFICIAL RECORDS  
 BOOK 15 PAGE 1127



**BAILEY BISHOP & LANE, INC.**  
 3107 SW BARNETT WAY  
 P. O. BOX 3717  
 LAKE CITY, FL 32056-3717  
 PH. (386) 752-5640 FAX (386) 756-7771  
 Eng. Lic. 7362 Survey Lic. LB-0006885

**BLACKBERRY FARMS**  
 A  
**PLANNED RURAL RESIDENTIAL DEVELOPMENT**  
 IN  
**SECTIONS 08 & 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST**  
**COLUMBIA COUNTY, FLORIDA**

**LAND USE**  
 133.1458 ± ACRES = RESIDENTIAL LAND USE  
 43.8885 ± ACRES = COMMON AREAS  
 177.0343 ± ACRES TOTAL

**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 PUBLIC RECORDS OF THIS 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.

SURVEYOR & MAPPER  
 THOMAS E. DURRANCE  
**BAILEY, BISHOP & LANE, INC.**  
 3107 SW BARNETT WAY  
 LAKE CITY, FLORIDA 32025  
 (386) 752-5640  
 REG. NO. 4534

CURVE DATA					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
1-1	530.00'	11° 31' 13"	106.56'	106.39'	N 32° 54' 45" W
1-2	320.00'	34° 09' 47"	190.80'	187.99'	N 21° 35' 28" W
2-1	320.00'	39° 58' 16"	223.24'	218.74'	N 15° 28' 33" E
2-2	630.00'	8° 10' 17"	89.85'	89.77'	N 31° 22' 33" E
3-1	630.00'	36° 19' 23"	399.39'	392.74'	N 9° 07' 43" E
6-1	260.00'	52° 20' 14"	237.50'	229.33'	N 35° 12' 05" W
7-1	260.00'	28° 11' 43"	127.95'	126.66'	N 75° 28' 04" W
10-1	260.00'	38° 40' 12"	175.48'	172.17'	S 71° 05' 58" W
11-1	260.00'	30° 21' 19"	137.75'	136.14'	S 36° 35' 12" W
12-1	260.00'	22° 00' 48"	99.89'	99.28'	S 10° 24' 09" W
15-1	320.00'	27° 40' 32"	154.57'	153.07'	S 14° 26' 31" E
16-1	320.00'	23° 48' 51"	133.00'	132.05'	S 40° 11' 12" E
17-1	320.00'	34° 07' 44"	190.61'	187.81'	S 69° 09' 30" E
18-1	320.00'	21° 33' 11"	120.37'	119.67'	N 83° 00' 03" E
19-1	630.00'	39° 48' 39"	437.74'	428.99'	S 87° 52' 13" E
19-2	25.00'	101° 18' 56"	44.21'	38.67'	S 17° 18' 25" E
19-3	570.00'	2° 06' 38"	21.00'	21.00'	S 34° 24' 22" W
19-4	380.00'	74° 08' 03"	491.68'	458.09'	S 1° 36' 20" E
20-1	260.00'	107° 10' 19"	486.33'	418.47'	N 54° 11' 23" W
21-1	470.00'	16° 00' 28"	131.31'	130.89'	S 8° 25' 32" W
21-2	330.00'	32° 00' 55"	184.40'	182.01'	S 0° 25' 18" W
21-3	470.00'	16° 00' 28"	131.31'	130.89'	S 7° 34' 56" E
22-1	260.00'	107° 10' 19"	486.33'	418.47'	N 54° 11' 23" W
24-1	200.00'	91° 02' 20"	317.79'	285.40'	N 44° 54' 55" E
25-1	200.00'	80° 31' 57"	281.11'	258.54'	S 49° 17' 57" E
26-1	200.00'	91° 02' 20"	317.79'	285.40'	N 44° 54' 55" E
27-1	200.00'	80° 31' 57"	281.11'	258.54'	S 49° 17' 57" E
28-1	570.00'	7° 19' 27"	72.86'	72.81'	S 5° 22' 15" E
29-1	570.00'	23° 25' 49"	233.09'	231.47'	S 10° 00' 23" W
29-2	25.00'	91° 09' 44"	39.78'	35.71'	S 67° 18' 09" W
29-3	690.00'	40° 39' 33"	489.65'	479.44'	N 87° 26' 46" W
30-1	470.00'	39° 05' 39"	320.69'	314.51'	S 19° 07' 32" E
31-1	470.00'	16° 00' 28"	131.31'	130.89'	S 8° 25' 32" W
31-2	330.00'	32° 00' 55"	184.40'	182.01'	S 0° 25' 18" W
31-3	470.00'	5° 57' 26"	48.87'	48.84'	S 12° 36' 27" E
CA1-1	470.00'	10° 03' 02"	82.45'	82.34'	S 4° 36' 13" E
CA2-1	530.00'	16° 00' 28"	148.07'	147.59'	N 7° 34' 56" W
CA2-2	270.00'	32° 00' 55"	150.87'	148.91'	N 0° 25' 18" E
CA2-3	530.00'	16° 00' 28"	148.07'	147.59'	N 8° 25' 32" E
CA2-4	530.00'	27° 34' 26"	255.07'	252.61'	N 13° 21' 55" W
CL-1	500.00'	16° 00' 28"	139.69'	139.24'	N 7° 34' 56" W
CL-2	300.00'	32° 00' 55"	167.63'	165.46'	N 0° 25' 18" E
CL-3	500.00'	16° 00' 28"	139.69'	139.24'	N 8° 25' 32" E
CL-4	500.00'	39° 05' 39"	341.16'	334.58'	N 19° 07' 32" W
CL-5	350.00'	74° 08' 03"	452.86'	421.92'	N 1° 36' 20" W
CL-6	600.00'	44° 29' 40"	465.94'	454.32'	N 13° 12' 51" E
CL-6A	600.00'	8° 10' 17"	85.57'	85.50'	N 31° 22' 33" E
CL-6B	600.00'	36° 19' 23"	380.37'	374.04'	N 9° 07' 43" E
CL-7	230.00'	80° 31' 57"	323.28'	297.32'	N 49° 17' 57" W
CL-8	230.00'	91° 02' 20"	365.45'	328.20'	S 44° 54' 55" W
CL-9	290.00'	107° 10' 17"	542.44'	466.75'	S 54° 11' 24" E
CL-10	660.00'	45° 03' 27"	519.02'	505.75'	S 85° 14' 49" E
E-1	530.00'	4° 12' 36"	38.94'	38.93'	N 1° 41' 00" W
E-2	320.00'	12° 48' 17"	71.51'	71.37'	N 1° 53' 34" E

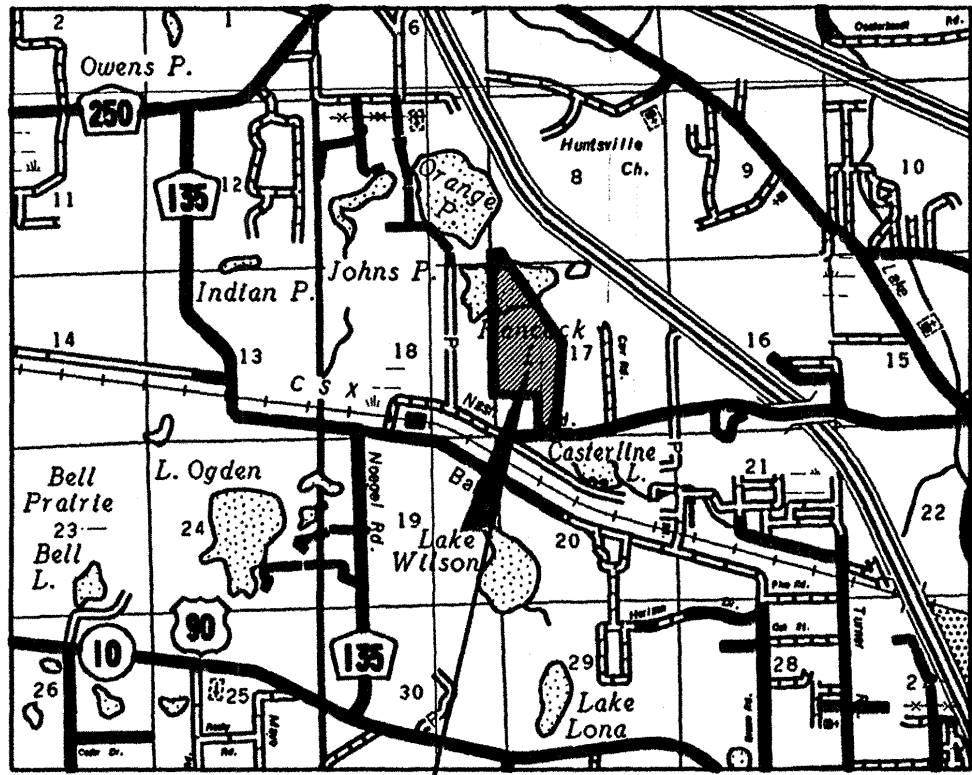
OFFICIAL RECORDS  
 BOOK 25 PAGE 1297



**BAILEY BISHOP & LANE, INC.**  
 3107 SW BARNETT WAY  
 P. O. BOX 3717  
 LAKE CITY, FL. 32059-3717  
 PH. (386) 752-5640 FAX (386) 755-7771  
 Eng. Lic. 7362 Survey Lic. LB-0006885

**BLACKBERRY FARMS**

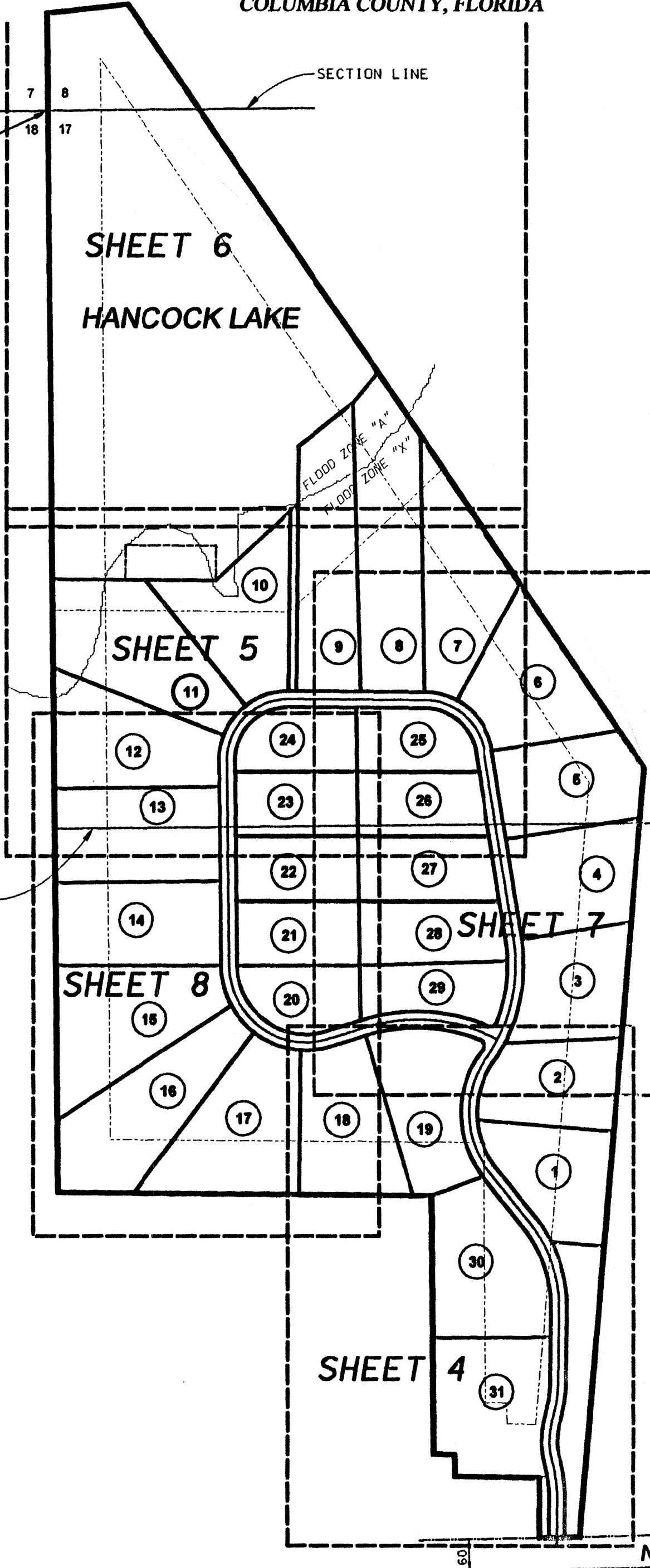
A  
 PLANNED RURAL RESIDENTIAL DEVELOPMENT  
 IN  
 SECTIONS 08 & 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST  
 COLUMBIA COUNTY, FLORIDA



PROJECT LOCATION

SOUTHWEST CORNER OF  
 SECTION 08,  
 TOWNSHIP 03 SOUTH,  
 RANGE 16 EAST  
 POINT OF BEGINNING

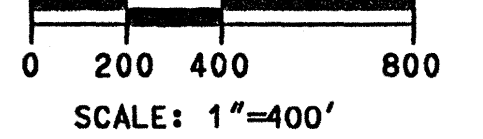
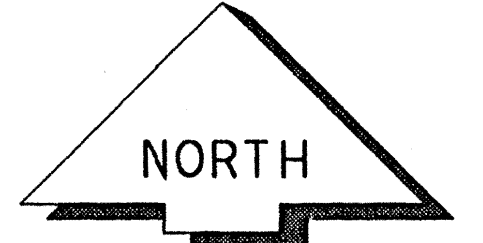
1/4 SECTION LINE



DEVELOPER  
 DANIEL CRAPPS  
 4400 WEST U.S. HIGHWAY 90  
 LAKE CITY, FLORIDA 32055  
 (386) 755-5100

SURVEYOR & MAPPER  
 THOMAS E. DURRANCE  
 BAILEY, BISHOP & LANE, INC.  
 3107 SW BARNETT WAY  
 LAKE CITY, FLORIDA 32025  
 (386) 752-5640  
 REG. NO. 4534

ENGINEER  
 GREGORY G. BAILEY  
 BAILEY, BISHOP & LANE, INC.  
 3107 SW BARNETT WAY  
 LAKE CITY, FLORIDA 32025  
 (386) 752-5640  
 REG. NO. 43858



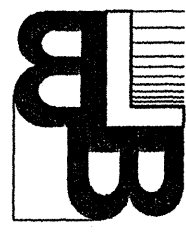
**DESCRIPTION:**

BEGIN AT THE SOUTHWEST CORNER OF SECTION 08, TOWNSHIP 03 SOUTH, RANGE 16 EAST. (SAME BEING THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST) COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 00°36'48" W ALONG THE WEST LINE OF SAID SECTION 8, 367.60 FEET; THENCE N 83°34'31" E, 306.64 FEET; THENCE S 34°04'09" E, 3648.21 FEET; THENCE S 04°44'46" W, A DISTANCE OF 2886.02 FEET TO THE NORTH RIGHT-OF-WAY LINE OF "NASH ROAD"; THENCE S 88°42'42" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 152.20 FEET; THENCE N 00°27'06" W, 230.29 FEET; THENCE N 89°33'27" W, 320.44 FEET; THENCE N 00°37'09" W, 81.96 FEET; THENCE N 87°56'25" W, 79.81 FEET; THENCE N 00°27'48" E, 968.25 FEET; THENCE N 89°41'11" W, 70.23 FEET; THENCE N 89°33'21" W, 1334.54'; THENCE N 00°34'40" W, A DISTANCE OF 4054.28 FEET TO THE POINT OF BEGINNING, CONTAINING 177.0343 ACRES, MORE OR LESS.

**NOTES:**

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF N 00°34'40" W FOR THE WEST LINE OF SECTION 17, TOWNSHIP 03 SOUTH, 16 EAST.
2. TOTAL ACRES IN SUBDIVISION IS 177.0343 ACRES.
3. ERROR OF CLOSURE IS BALANCED TO ZERO.
4. SUBJECT PROPERTY LIES IN FLOOD ZONE "X" (UN-SHADED) AND ZONE "A", PER FLOOD INSURANCE MAP COMMUNITY PANEL NO. 120070 0125 B, LAST REVISION DATE JANUARY 6, 1988.
5. MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:  
 FRONT - 30'  
 SIDE - 25'  
 REAR - 25'
6. A BUFFER ZONE OF 200 FEET HAS BEEN ESTABLISHED ALONG THE OUTSIDE SUBDIVISION BOUNDARY AFFECTING LOTS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,30 AND 31 AS SHOWN IN WHICH NO BUILDINGS MAY BE PLACED OR CONSTRUCTED.
7. A FLOOD ZONE BUFFER AFFECTING LOTS 7, 8, 9, 10 AND 11 AS SHOWN HEREIN HAS BEEN ESTABLISHED. NO BUILDINGS MAY BE PLACED OR CONSTRUCTED NORTHERLY OF THIS LINE.

OFFICIAL RECORDS  
 BOOK PAGE 129



**BAILEY BISHOP & LANE, INC.**  
 3107 SW BARNETT WAY  
 P. O. BOX 3717  
 LAKE CITY, FL 32056-3717  
 PH. (386) 752-5640 FAX (386) 755-7771  
 Eng. Lic. 7362 Survey Lic. LB-0006685

**BLACKBERRY FARMS**

A  
**PLANNED RURAL RESIDENTIAL DEVELOPMENT**  
 IN  
**SECTIONS 08 & 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST**  
**COLUMBIA COUNTY, FLORIDA**

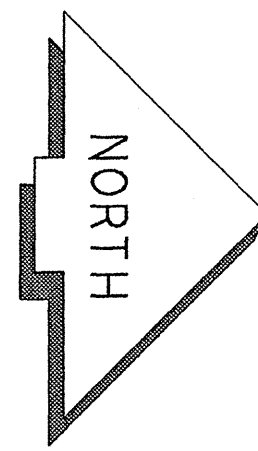
**ABBREVIATIONS:**

- |                 |                                    |
|-----------------|------------------------------------|
| FND = FOUND     | POB = POINT OF BEGINNING           |
| CL = CENTERLINE | POC = POINT OF COMMENCEMENT        |
| P = PLAT        | NO ID = NO IDENTIFICATION          |
| D = DEED        | R/W = RIGHT-OF-WAY                 |
| C = CALCULATED  | PCP = PERMANENT CONTROL POINT      |
| M = MEASURED    | PRM = PERMANENT REFERENCE MONUMENT |
| O/S = OFFSET    | CM = CONCRETE MONUMENT             |
| IP = IRON PIPE  | IR = IRON ROD                      |
| RB = REBAR      | RB+C = REBAR & CAP                 |
| NL = NAIL       | NL+D = NAIL & DISC                 |

**SURVEYOR & MAPPER**  
**THOMAS E. DURRANCE**  
 BAILEY, BISHOP & LANE, INC.  
 3107 SW BARNETT WAY  
 LAKE CITY, FLORIDA 32025  
 (386) 752-5640  
 REG. NO. 4534

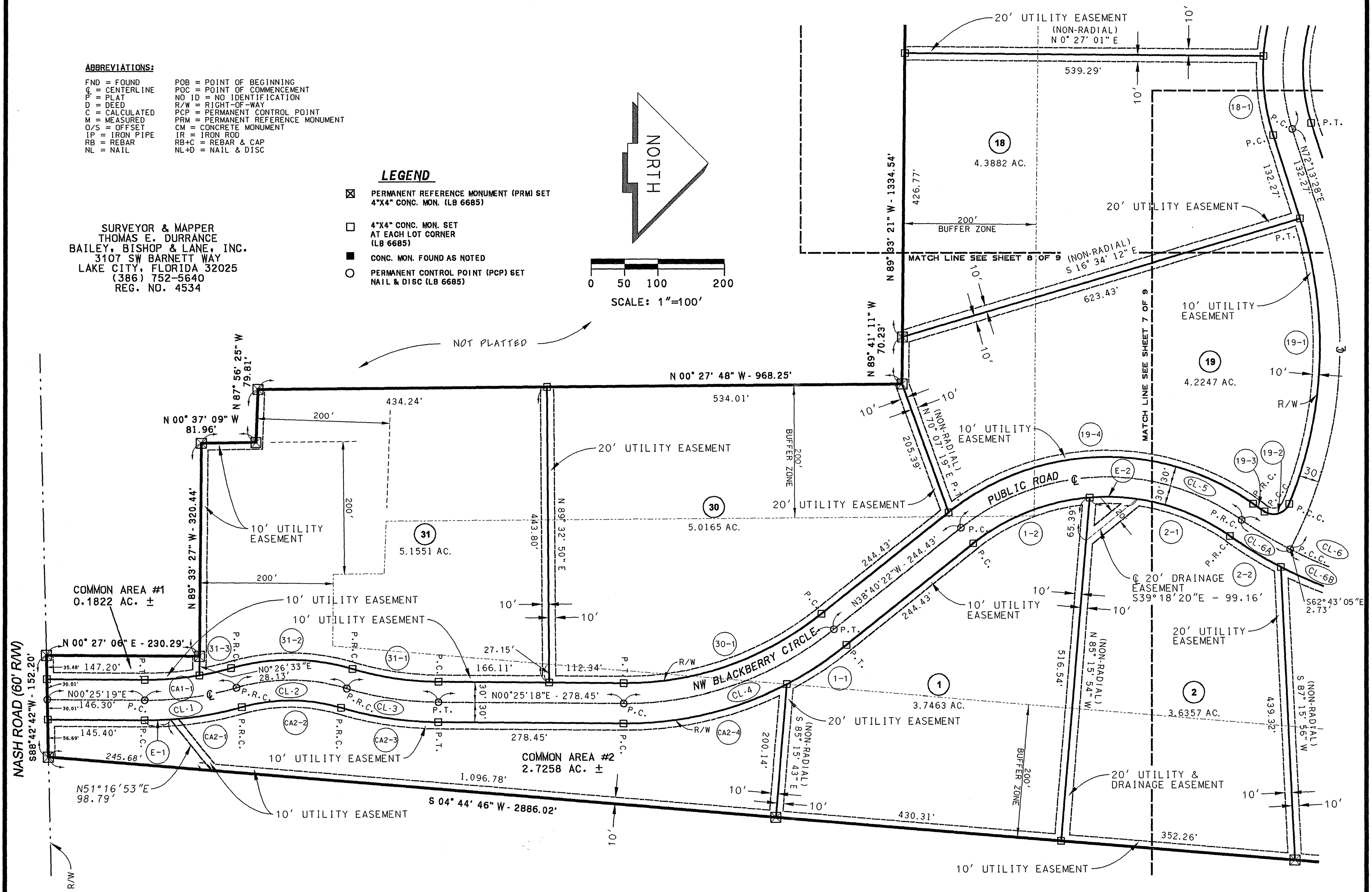
**LEGEND**

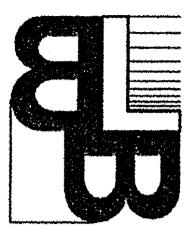
- ☒ PERMANENT REFERENCE MONUMENT (PRM) SET  
4"x4" CONC. MON. (LB 6685)
- 4"x4" CONC. MON. SET  
AT EACH LOT CORNER  
(LB 6685)
- CONC. MON. FOUND AS NOTED
- PERMANENT CONTROL POINT (PCP) SET  
NAIL & DISC (LB 6685)



0 50 100 200  
 SCALE: 1"=100'

OFFICIAL RECORDS  
 BOOK PAGE 7/29



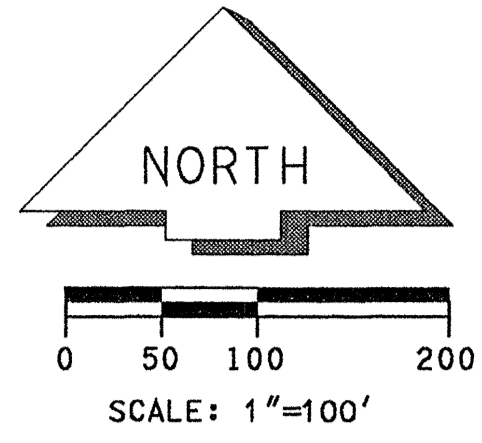


**BAILEY BISHOP & LANE, INC.**  
 3107 SW BARNETT WAY  
 P. O. BOX 3717  
 LAKE CITY, FL 32066-3717  
 PH. (386) 752-5640 FAX (386) 755-7771  
 Eng. Lic. 7362 Survey Lic. LB-0006885

**BLACKBERRY FARMS**

A  
**PLANNED RURAL RESIDENTIAL DEVELOPMENT**  
 IN  
**SECTIONS 08 & 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST**  
**COLUMBIA COUNTY, FLORIDA**

SURVEYOR & MAPPER  
 THOMAS E. DURRANCE  
 BAILEY, BISHOP & LANE, INC.  
 3107 SW BARNETT WAY  
 LAKE CITY, FLORIDA 32025  
 (386) 752-5640  
 REG. NO. 4534



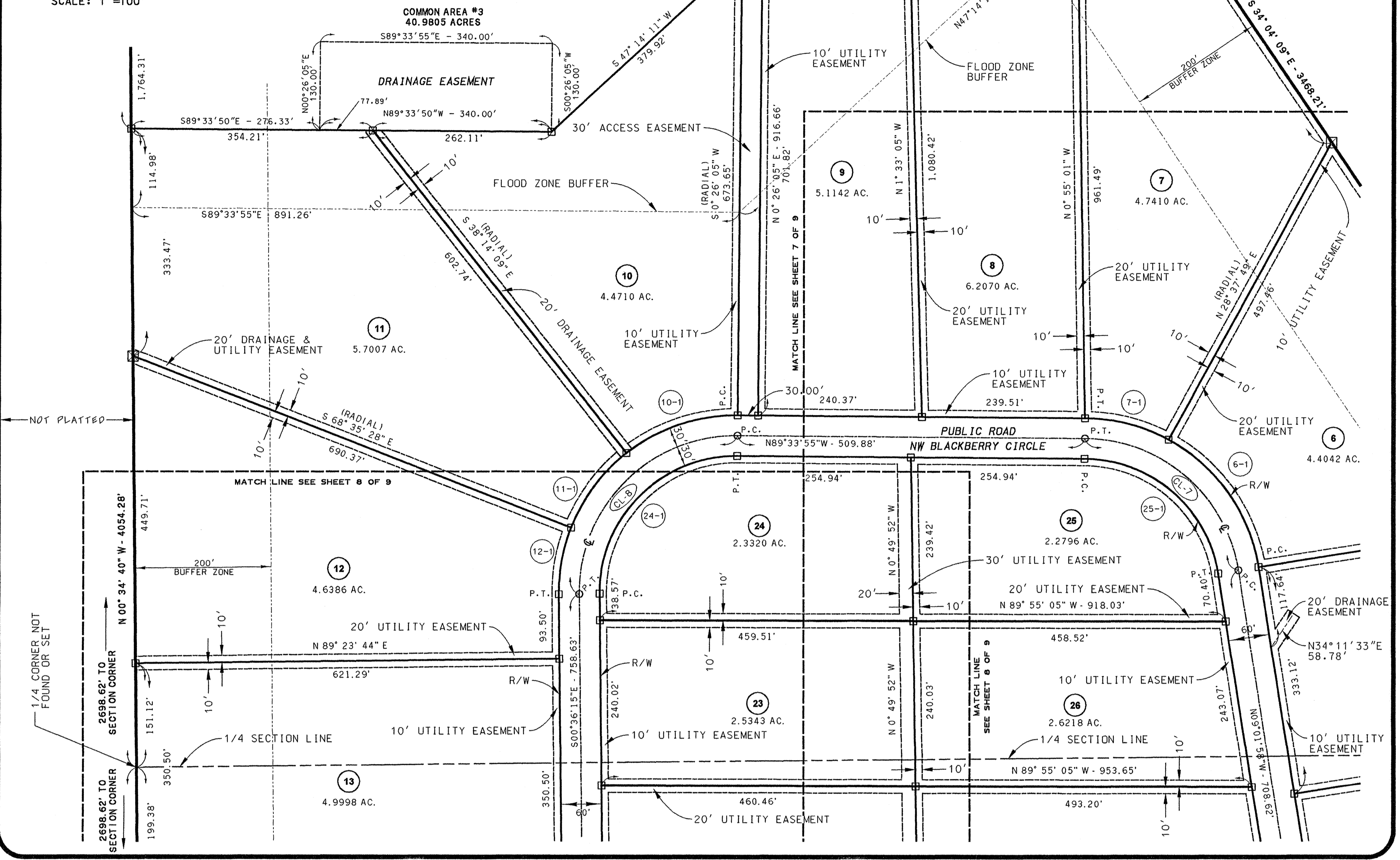
**LEGEND**

- ☒ PERMANENT REFERENCE MONUMENT (PRM) SET  
4"x4" CONC. MON. (LB 6685)
- 4"x4" CONC. MON. SET  
AT EACH LOT CORNER  
(LB 6685)
- CONC. MON. FOUND AS NOTED
- PERMANENT CONTROL POINT (PCP) SET  
NAIL & DISC (LB 6685)

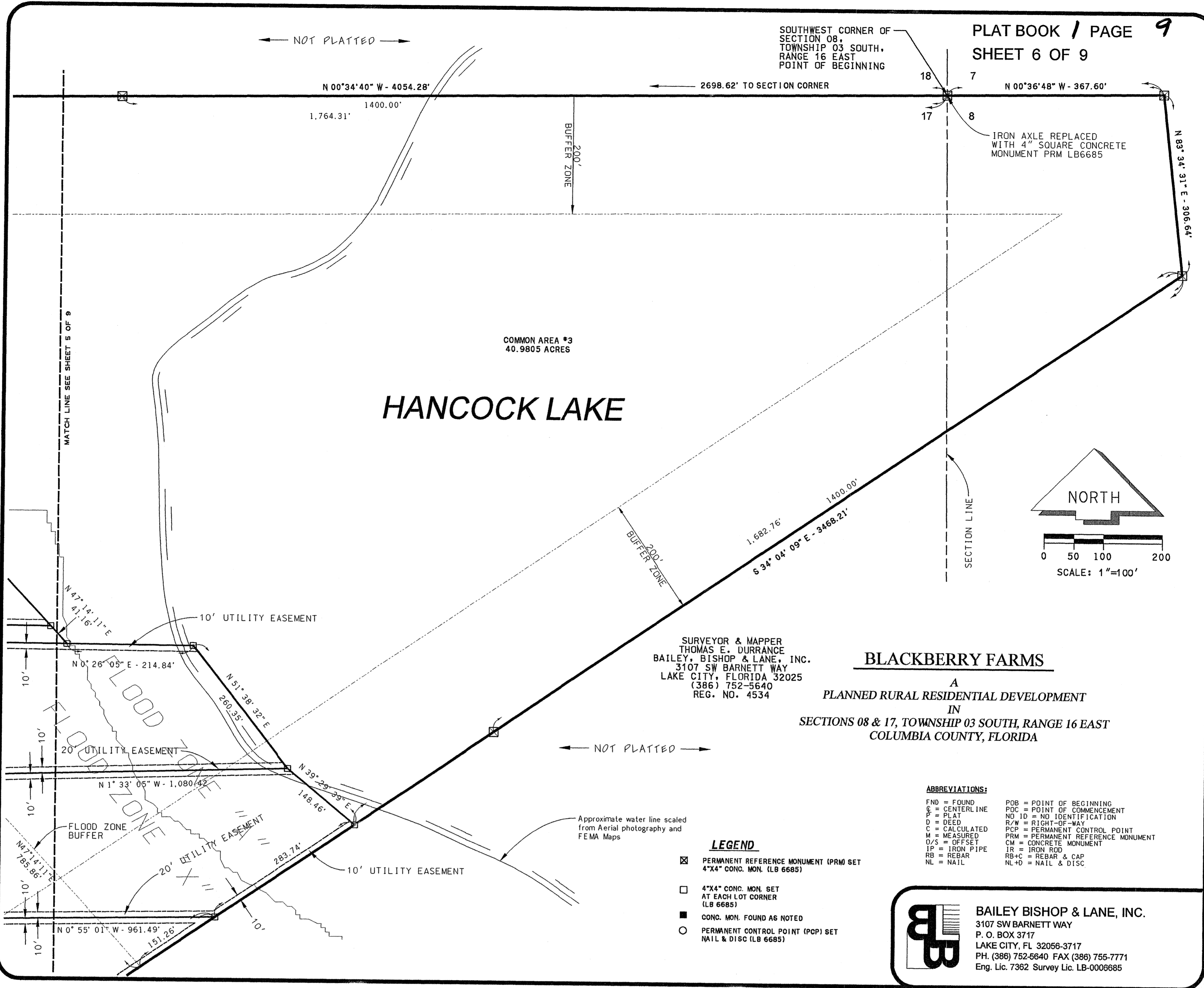
**ABBREVIATIONS:**

- FND = FOUND
- CL = CENTERLINE
- P = PLAT
- D = DEED
- C = CALCULATED
- M = MEASURED
- O/S = OFF SET
- IP = IRON PIPE
- RB = REBAR
- NL = NAIL
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- NO ID = NO IDENTIFICATION
- R/W = RIGHT-OF-WAY
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- CM = CONCRETE MONUMENT
- IR = IRON ROD
- RS+ = REBAR & CAP
- NL+ = NAIL & DISC

OFFICIAL RECORDS  
 BOOK PAGE 129



SOUTHWEST CORNER OF SECTION 08, TOWNSHIP 03 SOUTH, RANGE 16 EAST POINT OF BEGINNING



OFFICIAL RECORDS  
BOOK 25 PAGE 1129

SURVEYOR & MAPPER  
THOMAS E. DURRANCE  
BAILEY, BISHOP & LANE, INC.  
3107 SW BARNETT WAY  
LAKE CITY, FLORIDA 32025  
(386) 752-5640  
REG. NO. 4534

**BLACKBERRY FARMS**  
A  
PLANNED RURAL RESIDENTIAL DEVELOPMENT  
IN  
SECTIONS 08 & 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

**ABBREVIATIONS:**

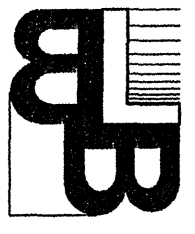
FND = FOUND  
C = CENTERLINE  
P = PLAT  
D = DEED  
C = CALCULATED  
M = MEASURED  
O/S = OFFSET  
IP = IRON PIPE  
RB = REBAR  
NL = NAIL  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
NO. ID = NO. IDENTIFICATION  
R/W = RIGHT-OF-WAY  
PCP = PERMANENT CONTROL POINT  
PRM = PERMANENT REFERENCE MONUMENT  
CM = CONCRETE MONUMENT  
IR = IRON ROD  
RB+C = REBAR & CAP  
NL+D = NAIL & DISC

**LEGEND**

- ☒ PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONC. MON. (LB 6685)
- ☐ 4"x4" CONC. MON. SET AT EACH LOT CORNER (LB 6685)
- CONC. MON. FOUND AS NOTED
- PERMANENT CONTROL POINT (PCP) SET NAIL & DISC (LB 6685)



**BAILEY BISHOP & LANE, INC.**  
3107 SW BARNETT WAY  
P. O. BOX 3717  
LAKE CITY, FL 32056-3717  
PH. (386) 752-5640 FAX (386) 755-7771  
Eng. Lic. 7382 Survey Lic. LB-0006885



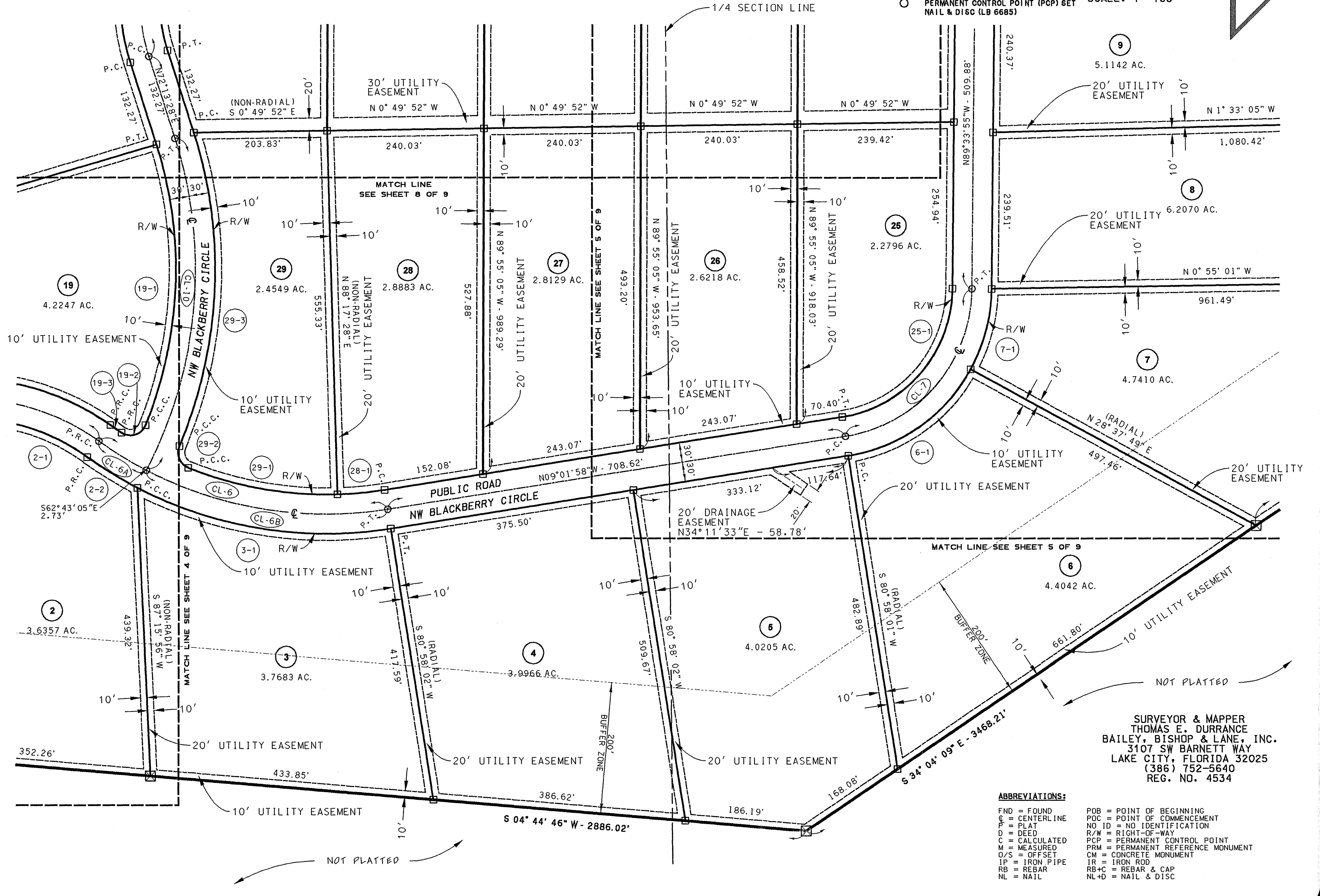
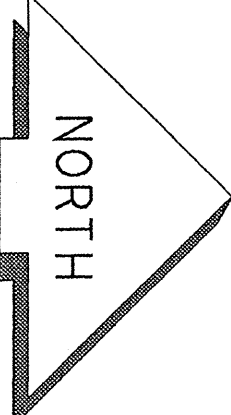
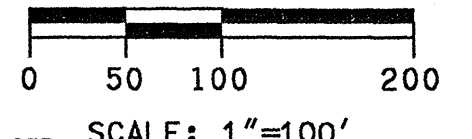
**BAILEY BISHOP & LANE, INC.**  
 3107 SW BARNETT WAY  
 P. O. BOX 3717  
 LAKE CITY, FL 32056-3717  
 PH. (386) 752-5640 FAX (386) 755-7771  
 Eng. Lic. 7362 Survey Lic. LB-0006685

**BLACKBERRY FARMS**

A  
**PLANNED RURAL RESIDENTIAL DEVELOPMENT**  
 IN  
**SECTIONS 08 & 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST**  
**COLUMBIA COUNTY, FLORIDA**

**LEGEND**

- ☒ PERMANENT REFERENCE MONUMENT (PRM) SET  
 4"x4" CONG. MON. (LB 6685)
- 4"x4" CONG. MON. SET  
 AT EACH LOT CORNER  
 (LB 6685)
- CONG. MON. FOUND AS NOTED
- PERMANENT CONTROL POINT (PCP) SET  
 NAIL & DISC (LB 6685)



**SURVEYOR & MAPPER**  
**THOMAS E. DURRANCE**  
**BAILEY, BISHOP & LANE, INC.**  
 3107 SW BARNETT WAY  
 LAKE CITY, FLORIDA 32025  
 (386) 752-5640  
 REG. NO. 4534

**ABBREVIATIONS:**

- |                |                                    |
|----------------|------------------------------------|
| FND = FOUND    | POB = POINT OF BEGINNING           |
| C = CENTERLINE | POC = POINT OF COMMENCEMENT        |
| P = PLAT       | NO ID = NO IDENTIFICATION          |
| D = DEED       | R/W = RIGHT-OF-WAY                 |
| C = CALCULATED | PCP = PERMANENT CONTROL POINT      |
| M = MEASURED   | PRM = PERMANENT REFERENCE MONUMENT |
| O/S = OFFSET   | CM = CONCRETE MONUMENT             |
| IP = IRON PIPE | IR = IRON ROD                      |
| RB = REBAR     | RB+C = REBAR & CAP                 |
| NL = NAIL      | NL+D = NAIL & DISC                 |

OFFICIAL RECORDS  
 BOOK 23 PAGE 129

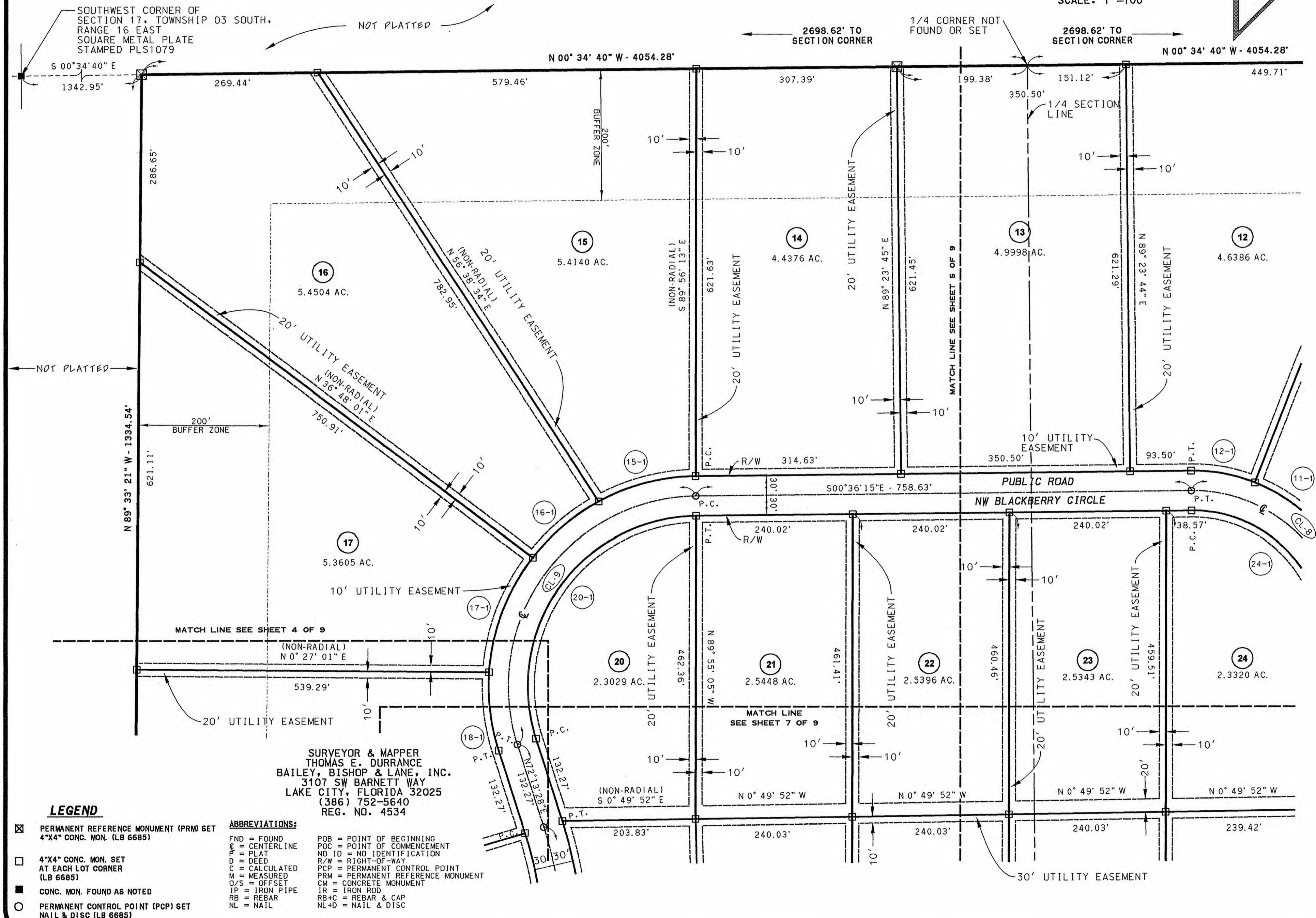
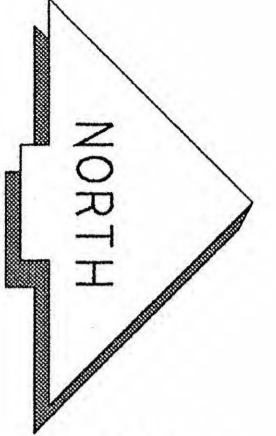
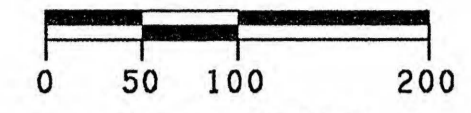


**BAILEY BISHOP & LANE, INC.**  
 3107 SW BARNETT WAY  
 P. O. BOX 3717  
 LAKE CITY, FL 32056-3717  
 PH. (386) 752-5640 FAX (386) 755-7771  
 Eng. Lic. 7362 Survey Lic. LB-0006685

**BLACKBERRY FARMS**

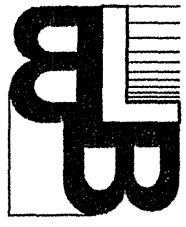
A  
**PLANNED RURAL RESIDENTIAL DEVELOPMENT**  
 IN  
**SECTIONS 08 & 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST**  
**COLUMBIA COUNTY, FLORIDA**

PLAT BOOK / PAGE  
 SHEET 8 OF 9



OFFICIAL RECORDS  
 BOOK PAGE 109





BAILEY BISHOP & LANE, INC.  
3107 SW BARNETT WAY  
P. O. BOX 3717  
LAKE CITY, FL 32056-3717  
PH. (386) 752-5640 FAX (386) 755-7771  
Eng. Lic. 7362 Survey Lic. LB-0006685

## BLACKBERRY FARMS

A  
PLANNED RURAL RESIDENTIAL DEVELOPMENT  
IN  
SECTIONS 08 & 17, TOWNSHIP 03 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 1 PAGE 12  
SHEET 9 OF 9

In accordance with County Ordinance No. 97-29 which enacted Section 20-A of the Columbia County Zoning Regulations, the undersigned developers hereby propose and request approval of the Planned Rural Residential Development described herein to be known as BLACKBERRY FARMS SUBDIVISION.

### STATEMENT OF OBJECTIVES

The development consists of approximately 177.03 acres located approximately thirty-two hundred (3200) feet East of Fairfax Road (Brown Road) along Nash Road. The development includes thirty-one (31) lots ranging in size from approximately two (2) to six (6) acres and common areas of approximately forty-four (44) acres.

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 North, East and West by residential/agricultural land; and on the South by Nash Road. The area, South of Nash Road, is presently zoned agricultural. The existing land use designation on the property is planned rural residential development (PRRD).

1. **LAND USE:** Residential single family with one residence per lot.
2. **BUILDING SETBACKS:** Building setbacks shall be as follows:
  - a. Side and rear property lines - 25 feet.
  - b. Front along the streets - 30 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. **ARTERIAL STREET:** The only arterial street involved in this development is Nash Road. The development has one entrance onto Nash Road. The local access streets include Fairfax Road (Brown Road) to the West and Interstate No. 75 to the East, but there is no access to the development from these streets.
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.

### STATEMENT CONCERNING PROPOSED FLOOR AREA RATIOS

The maximum floor area shall not exceed 20% and the maximum building coverage shall not exceed 40% of the total developed area of each lot as shown on Sheet No. 2 of the PRRD Plan.

### UTILITY SERVICE PLAN

This area is not served by a public water or sewer system. Each lot will receive water from its own private well and each residence will have its own septic tank.

BellSouth/AT&T and Florida Power and Light Company will be granted easements within the project site to construct utility facilities, these to be determined prior to final PRRD.

### STATEMENT INDICATING TYPE OF LEGAL INSTRUMENT TO PROVIDE FOR MANAGEMENT OF COMMON AREAS

The only anticipated common areas are as shown herein and as required by the Suwannee River Water Management District. The common areas in the development are privately owned as granted to the association. Title to these areas will be held by a Florida not-for-profit homeowners association, BLACKBERRY FARMS COLUMBIA COUNTY, 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.

REFER TO UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLE MAP, LAKE CITY WEST, FLORIDA, QUADRANGLE.

OFFICIAL RECORDS  
BOOK PAGE 107

107