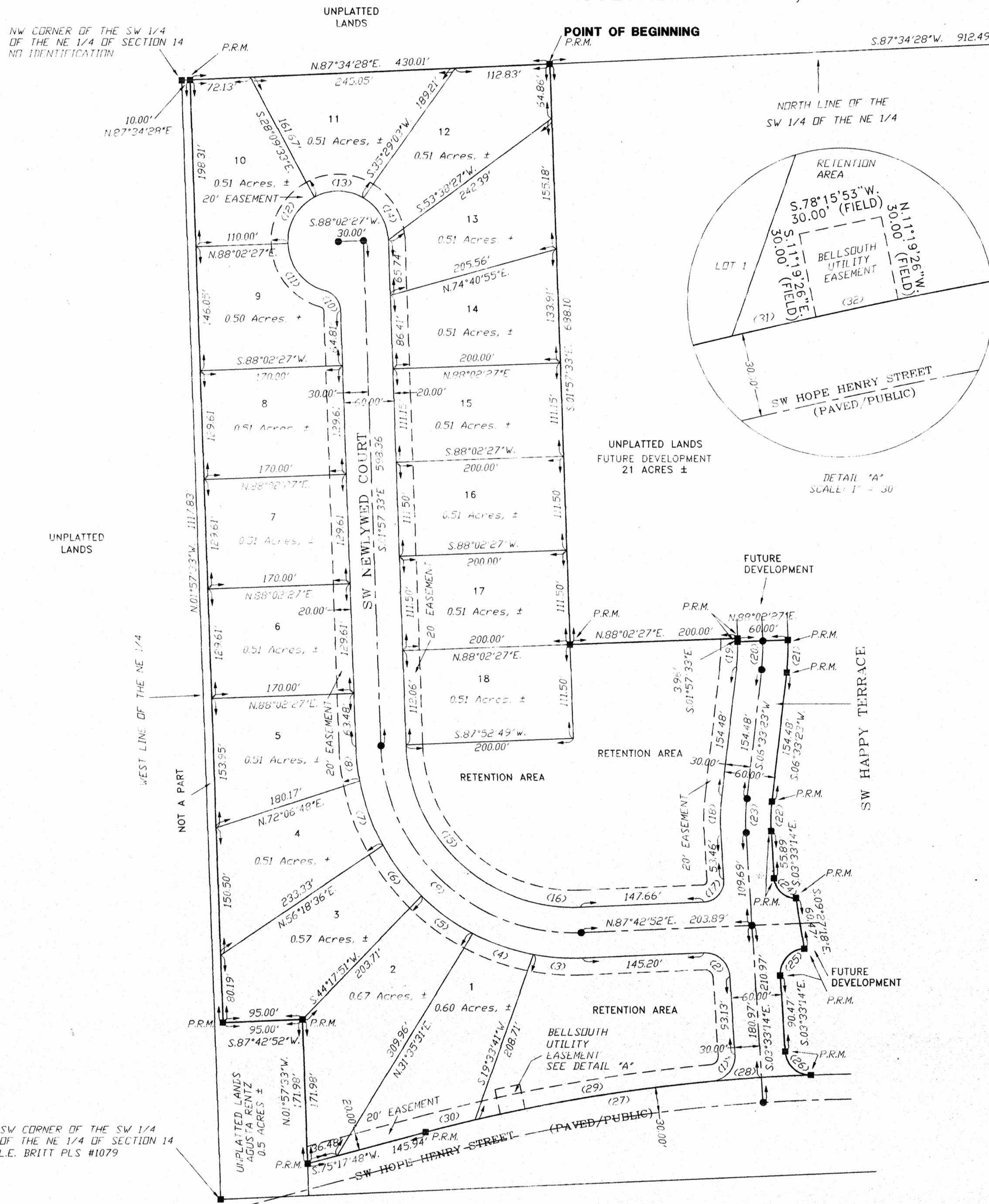


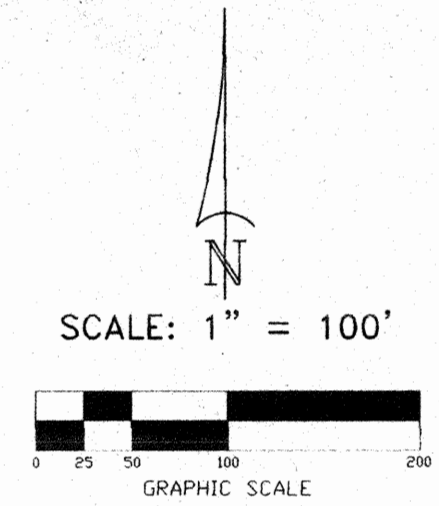
**'HUNNINGTON PLACE PHASE 1'**  
SECTION 14, TOWNSHIP 4 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 8  
PAGES 123  
SHEET 2 OF 2

OFFICIAL RECORDS  
BOOK PAGE  
1098/208



- S Y M B O L L E G E N D:**
- P.R.M. PERMANENT REFERENCE MONUMENT
  - PLS PROFESSIONAL LAND SURVEYOR
  - ⊕ CENTERLINE
  - 4"x4" CONCRETE MONUMENT
  - MFE MINIMUM FLOOR ELEVATION
  - TYP TYPICAL
  - PERMANENT CONTROL POINT



UNLESS OTHERWISE SHOWN HEREON ALL CORNERS SHOWN HEREON ARE L.S. BRITT PLS #5757

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	30.00'	88°22'42"	46.27'	29.16'	41.82'	S.40°38'07"W.
2	30.00'	88°43'54"	46.46'	29.34'	41.95'	S.47°55'11"E.
3	260.00'	12°55'00"	58.69'	29.47'	58.57'	N.85°49'08"W.
4	260.00'	16°54'54"	76.76'	38.66'	76.48'	N.70°53'41"W.
5	260.00'	16°44'04"	75.94'	39.24'	75.67'	N.54°04'11"W.
6	260.00'	16°41'22"	75.73'	38.14'	75.47'	N.37°21'28"W.
7	260.00'	17°58'31"	81.57'	41.12'	81.23'	N.20°01'32"W.
8	260.00'	17°58'31"	81.57'	41.20'	81.16'	N.06°29'55"W.
9	230.00'	09°04'44"	41.20'	20.64'	41.16'	N.06°29'55"W.
10	230.00'	90°19'35"	362.59'	231.31'	326.19'	N.47°07'20"W.
11	25.00'	72°53'43"	31.81'	18.46'	29.70'	S.38°24'25"E.
12	60.00'	63°48'00"	66.81'	44.31'	71.29'	N.38°24'25"E.
13	60.00'	58°35'16"	61.35'	33.66'	63.41'	N.29°56'27"E.
14	60.00'	57°36'44"	60.33'	32.99'	57.82'	S.88°51'55"E.
15	200.00'	72°48'38"	254.16'	147.48'	237.40'	S.38°21'52"E.
16	200.00'	17°30'57"	61.14'	30.81'	60.90'	S.83°31'39"E.
17	25.00'	91°16'06"	39.82'	25.56'	35.74'	S.42°04'49"W.
18	260.00'	10°06'36"	45.88'	23.00'	45.82'	N.01°30'04"E.
19	200.00'	08°30'56"	29.72'	14.89'	29.70'	N.02°17'55"E.
20	230.00'	08°30'56"	34.18'	17.12'	34.15'	S.02°17'55"W.
21	260.00'	08°30'56"	38.64'	19.36'	38.61'	S.02°17'55"W.
22	200.00'	10°06'36"	35.29'	17.69'	35.24'	S.01°30'04"W.
23	230.00'	10°06'36"	40.58'	20.34'	40.53'	N.01°30'04"E.
24	25.00'	88°43'54"	38.72'	24.45'	34.96'	S.47°55'11"E.
25	30.00'	91°16'06"	47.79'	30.67'	42.89'	S.42°04'49"W.
26	30.00'	88°22'42"	46.27'	29.16'	41.82'	S.47°44'34"E.
27	2090.00'	12°46'17"	465.86'	233.90'	464.90'	S.81°40'56"W.
28	2090.00'	03°14'37"	118.32'	59.17'	118.30'	S.86°26'46"W.
29	2090.00'	07°51'54"	286.89'	143.67'	286.67'	S.80°53'31"W.
30	2090.00'	01°39'46"	60.65'	30.33'	60.65'	S.76°07'41"W.
31	2090.00'	00°50'37"	30.78'	15.39'	30.78'	N.77°23'01"E.
32	2090.00'	00°49'21"	30.00'	15.00'	30.00'	N.78°12'43"E.

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

**DEVELOPER:**  
BULLARD AND DENUNE DEVELOPMENT  
P.O. BOX 1733  
LAKE CITY, FLORIDA 32056  
386-755-4050

**BRITT SURVEYING**  
LAND SURVEYORS AND MAPPERS

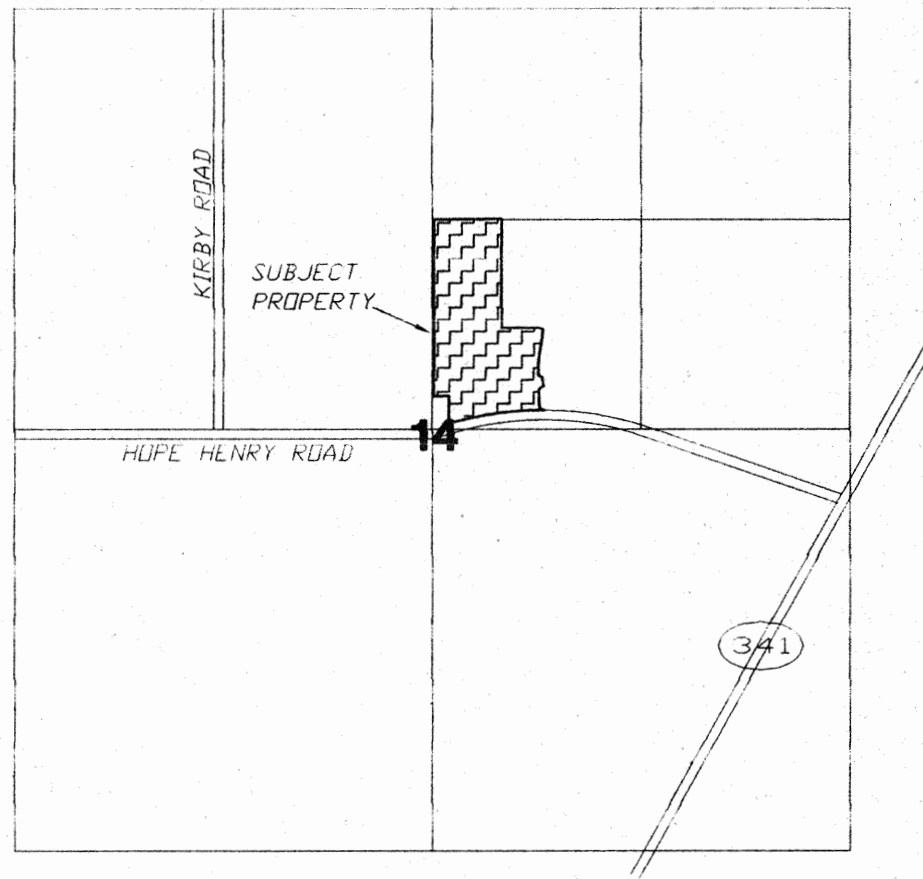
1426 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-15416

**HUNNINGTON PLACE PHASE 1**  
SECTION 14, TOWNSHIP 4 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 8  
PAGES 122  
SHEET 1 OF 2

SECTION 11, TOWNSHIP 4 SOUTH, RANGE 16 EAST.



LOCATION SKETCH  
NOT TO SCALE

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENT THAT AUDREY S. BULLARD, AS PRESIDENT OF BULLARD-DENUNE INVESTMENT COMPANY, AS OWNER, HAVE CAUSED THE LANDS HEREDON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "HUNNINGTON PLACE PHASE 1", AND THAT ALL ROADS, STREETS, RETENTION AREAS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO, EXCEPT DRAINAGE EASEMENTS, AS SHOWN AND/OR DEPICTED HEREDON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

**DESCRIPTION:**

A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 AND RUN THENCE S.87°34'28"W, ALONG THE NORTH LINE THEREOF A DISTANCE OF 912.49 FEET TO THE POINT OF BEGINNING; THENCE S.01°57'33"E, A DISTANCE OF 688.10 FEET; THENCE N.88°02'27"E, 200 FEET; THENCE S.01°57'33"E, 3.96 FEET; THENCE N.88°02'27"E, 60.00 FEET TO A POINT ON A CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, AN INCLUDED ANGLE OF 08°30'56", A CHORD BEARING OF S.02°17'55"W, AND A CHORD DISTANCE OF 38.61 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 38.64 FEET TO THE END OF SAID CURVE; THENCE S.06°33'23"W, 154.48 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, AN INCLUDED ANGLE OF 10°06'36", A CHORD BEARING OF S.01°30'04"W, AND A CHORD DISTANCE OF 35.24 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 35.29 FEET TO THE END OF SAID CURVE; THENCE S.03°33'14"E, 55.89 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 88°43'54", A CHORD BEARING OF S.47°55'11"E, AND A CHORD DISTANCE OF 34.96 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 38.72 FEET TO THE END OF SAID CURVE; THENCE S.09°27'18"E, 60.47 FEET TO A POINT ON A CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN INCLUDED ANGLE OF 91°16'06", A CHORD BEARING OF S.42°04'49"W, AND A CHORD DISTANCE OF 42.89 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 47.79 FEET TO THE END OF SAID CURVE; THENCE S.03°33'14"E, 90.47 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN INCLUDED ANGLE OF 88°22'42", A CHORD BEARING OF S.47°44'34"E, AND A CHORD DISTANCE OF 41.82 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 46.27 FEET TO A POINT ON A CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2090.00 FEET, AN INCLUDED ANGLE OF 12°46'17", A CHORD BEARING OF S.81°40'56"W, AND A CHORD DISTANCE OF 464.90 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 465.86 FEET TO THE END OF SAID CURVE; THENCE S.75°17'48"W, A DISTANCE OF 145.94 FEET; THENCE N.01°57'33"W, A DISTANCE OF 171.98 FEET; THENCE S.87°42'52"W, A DISTANCE OF 95.00 FEET; THENCE N.01°57'33"W, A DISTANCE OF 1117.83 FEET TO THE NORTH LINE OF SAID SW 1/4 OF NE 1/4; THENCE N.87°34'28"E, ALONG SAID NORTH LINE, A DISTANCE OF 430.01 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 15.05 ACRES, MORE OR LESS.

**ATTESTS**

*Holly C. Hanover* ATTESTS  
*Audrey S. Bullard* WITNESS TO OWNER  
*Audrey S. Bullard* WITNESS TO OWNER

**COUNTY ATTORNEY CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.  
DATE: September 27, 2006  
*Mark A. Seale* COUNTY ATTORNEY

**CERTIFICATE OF CLERK OF CIRCUIT COURT:**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS DAY OF October, 2006, A.D. IN PLAT BOOK 8 PAGE 122-123  
*Richard Mason* CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

**APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.**

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF \$15,130.00 OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$\_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
*Hoyle Crowder* DIRECTOR OF PUBLIC WORKS  
DATE: 10/2/06

**CERTIFICATE OF COUNTY SURVEYOR:**  
KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES, AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.  
NAME: *Timothy A. DeBore* DATE: 9/25/06 REGISTRATION #: 5594  
PRINT: TIMOTHY A. DEBORE - DONALD F. LEE & ASSOC.

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWN HEREDON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION, DIRECTION AND CONTROL, THAT PERMANENT REFERENCE MARKINGS HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLIES WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.  
*L. Scott Britt* DATE: 9/25/06  
L. SCOTT BRITT, PSM #5757

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

I HEREBY CERTIFY THAT ON THIS 26 DAY OF September, 2006 A.D., BEFORE ME PERSONALLY APPEARED AUDREY S. BULLARD, AS PRESIDENT OF BULLARD-DENUNE INVESTMENT COMPANY, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.  
*Holly C. Hanover* NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: May 18, 2010

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

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF September, 2006, A.D.  
*[Signature]* CHAIRMAN

**SURVEYOR'S NOTES:**

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.01°57'33"W. FOR THE WEST LINE OF THE NE 1/4 SECTION 14.
- THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NUMBER 120070 0175 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREDON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- EASEMENTS ARE AS SHOWN HEREDON.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
- PRELIMINARY PLAN APPROVED ON JULY 15, 2004.

**NOTICE:**

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

**NOTICE:**  
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**DEVELOPER:**  
BULLARD AND DENUNE DEVELOPMENT  
P.O. BOX 1733  
LAKE CITY, FLORIDA 32056  
386-755-4050

**BRITT SURVEYING**  
LAND SURVEYORS AND MAPPERS  
1426 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055  
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-15416

OFFICIAL RECORDS BOOK PAGE 1088/1891  
FILE NUMBER 2006024278  
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA  
10/11/06 AT 6:39 O'CLOCK P.M.  
RECORD VERIFIED  
**P. DEWITT GIBSON**  
CLERK OF COURT  
COLUMBIA COUNTY, FLORIDA  
BY: *[Signature]* D.C.

# HUNNINGTON PLACE

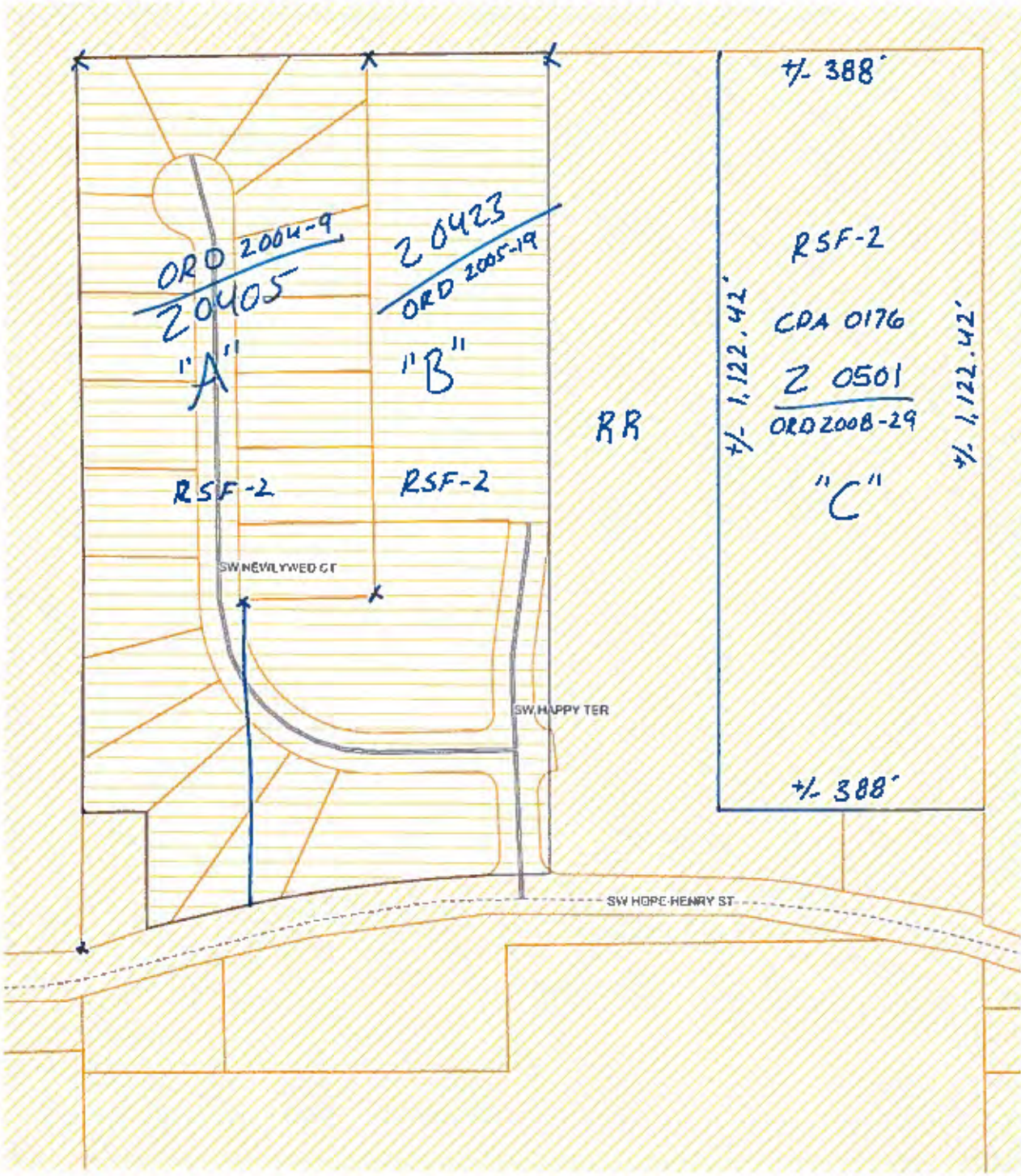
## PHASE 1

PARENT PARCEL – 14-4S-16-02973-000 – 37.11 AC. – 15.05 AC = 22.06 AC. LEFT

HEADER PARCEL – 14-4S-16-02973-100 – A S/D LYING IN THE W1/2 OF THE SW1/4 OF THE NE1/4 OF 14-4S-16 CONTAINING 15.05 AC. RECORDED IN PLAT BOOK 8 PAGES 122 & 123.

LOT 1	14-4S-16-02973-101	.60 AC.
LOT 2	14-4S-16-02973-102	.67 AC.
LOT 3	14-4S-16-02973-103	.57 AC.
LOT 4	14-4S-16-02973-104	.51 AC.
LOT 5	14-4S-16-02973-105	.51 AC.
LOT 6	14-4S-16-02973-106	.51 AC.
LOT 7	14-4S-16-02973-107	.51 AC.
LOT 8	14-4S-16-02973-108	.51 AC.
LOT 9	14-4S-16-02973-109	.50 AC.
LOT 10	14-4S-16-02973-110	.51 AC.
LOT 11	14-4S-16-02973-111	.51 AC.
LOT 12	14-4S-16-02973-112	.51 AC.
LOT 13	14-4S-16-02973-113	.51 AC.
LOT 14	14-4S-16-02973-114	.51 AC.
LOT 15	14-4S-16-02973-115	.51 AC.
LOT 16	14-4S-16-02973-116	.51 AC.
LOT 17	14-4S-16-02973-117	.51 AC.
LOT 18	14-4S-16-02973-118	.51 AC.

RETENTION AREA - 14-4S-16-02973-199                      3.07 AC.



ORD 2004-9  
Z 0405  
"A"

Z 0423  
ORD 2005-19  
"B"

RR

RSF-2

RSF-2

+/- 1,122.42'

RSF-2  
CDA 0176  
Z 0501  
ORD 2008-29

+/- 1,122.42'

"C"

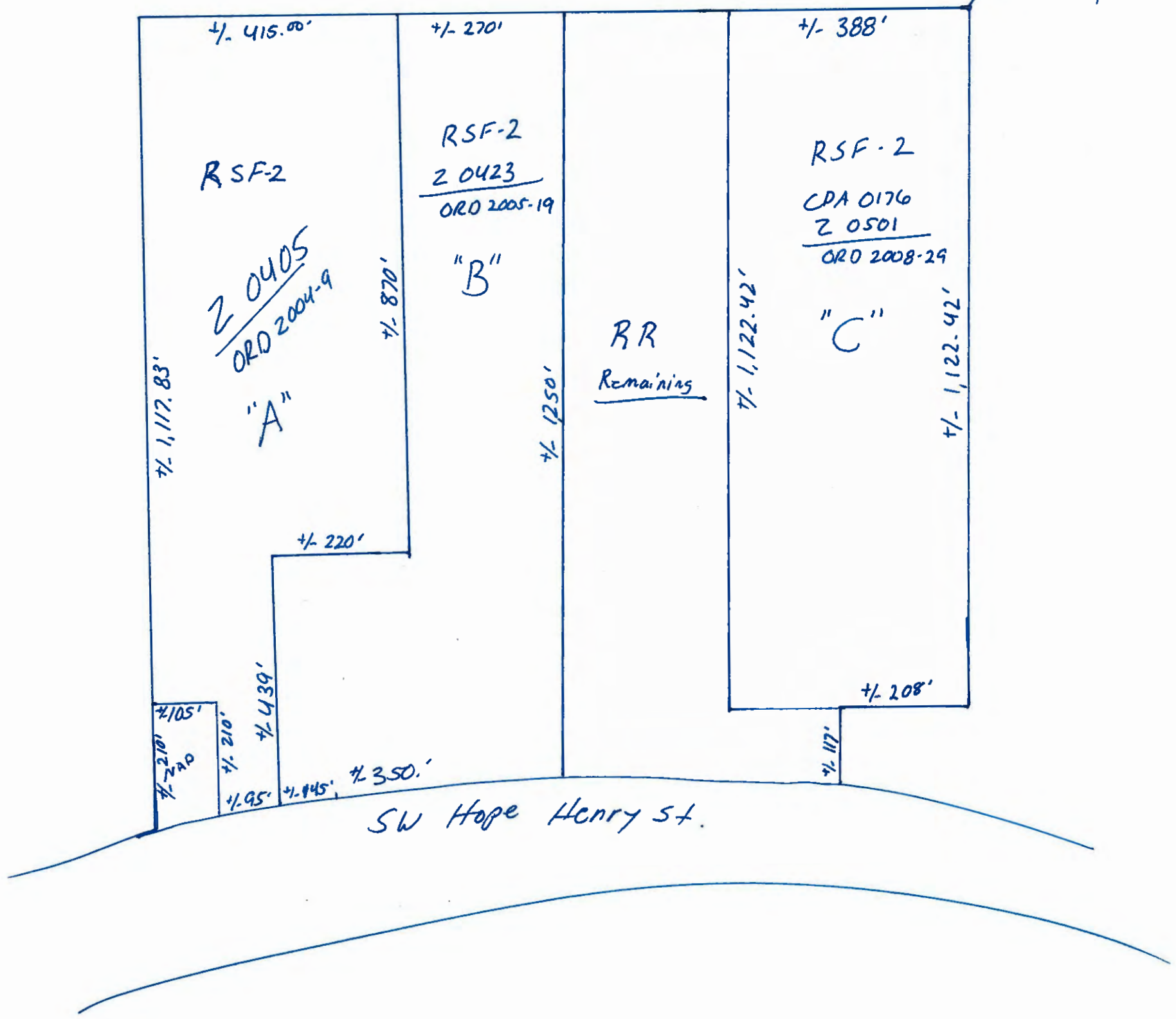
+/- 388'

SW NEWLYWED CT

SW HAPPY TER

SW HOPE HENRY ST

NE corner  
of SW 1/4 of  
the NE 1/4



## Finish Floor Elevation Requirement\Exemption

**Client:** Chris Bullard

**Contractor:** Adam Papka

**Description:** Hunnington Place Subdivision

**Parcel ID#:** Multiple Parcels

### Foundation Requirements:

For protection against water damage during the 100 year storm event, the minimum finish floor elevation of the proposed structures shall be 12 inches above the existing ground at any point along the perimeter of the proposed structures. Also, the finish floor elevation of the proposed structures shall be at least 24 inches above any downhill "saddle points" encountered as the ground slopes away from the structures. In no case shall the finish floor elevation be less than the following elevation (in feet above sea level) for any structures on the specified lot\parcel:

Tax ID #	14-4S-16-02973-112	14-4S-16-02973-113	14-4S-16-02973-114	14-4S-16-02973-115	14-4S-16-02973-116	14-4S-16-02973-117	14-4S-16-02973-118
MFFE (ft)	101.00	97.50	97.50	97.50	97.50	97.50	97.50

The ground around the proposed structure shall be graded such as to convey all stormwater runoff away from the proposed structure. Additionally, the builder shall direct runoff from all structures towards "Pond 1A", or if this is not practical, towards an area of lower elevation than "Pond 1A", and shall be responsible for obtaining permission and/or drainage easements from adjacent lot owner(s) necessary to do this.

Please note that this certification letter is based on engineering analysis of the subject properties as shown on a civil construction plan set (supplied by the client's representative). As with all civil construction plans, the contractor is responsible to verify that all conditions and dimensions at the job site are in agreement with the construction plans. Should any conditions exist that are contrary to those shown on the civil construction plans, the contractor shall notify David M. Winsberg PE of the difference immediately.

David M. Winsberg  
PE# 68463, CA# 29596  
June 14, 2019

