

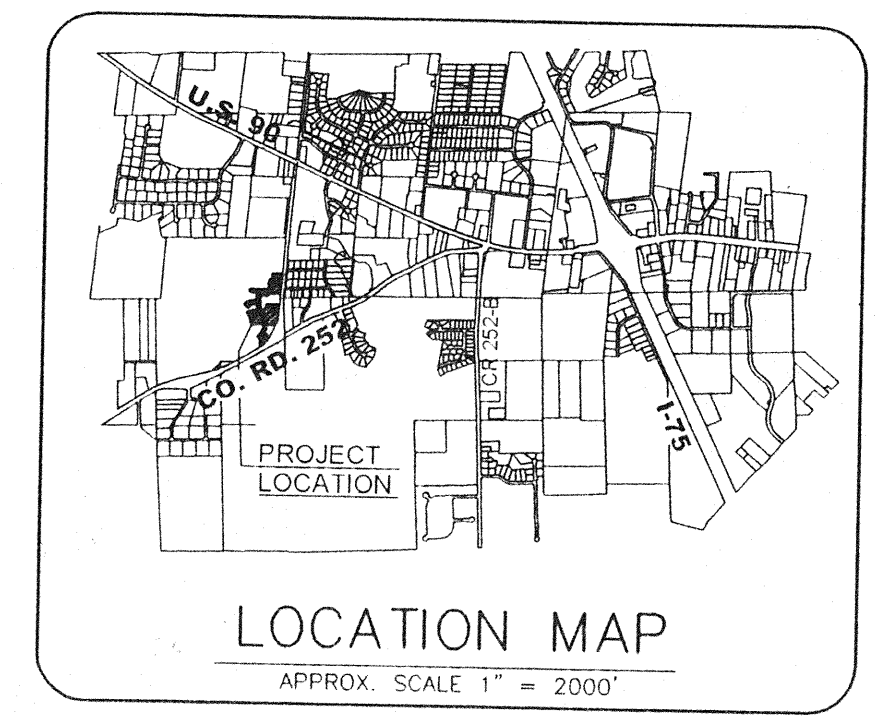
# RESERVE AT JEWEL LAKE PHASE 1

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

**DEVELOPER:**  
 Greater Southeastern Land  
 Development Co., LLC  
 P.O. Box 1667  
 Lake City, FL 32056  
 Contact: Barry Joye  
 386-867-4756

**SUMMARY OF LOTS**

UNIT NO. 1	NO. OF LOTS
SINGLE-FAMILY HOMES	12
TWIN-HOMES (DUPLIX UNITS)	8
ZERO LOT LINE UNITS	4
CONDOMINIUM UNITS	NONE
<b>TOTAL</b>	<b>NO. OF LOTS</b>
SINGLE-FAMILY HOMES	28
TWIN-HOMES (DUPLIX UNITS)	28
ZERO LOT LINE UNITS	6
CONDOMINIUM UNITS	83



**STATEMENT OF OBJECTIVES**

It is the developer's intent to provide an attractive location and lot arrangement for the construction of single-family residences, twin home units, zero lot line units and condominiums, 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 28 lots for single-family residences, 28 twin home units (duplexes), 6 "zero lot line units" (townhouses) and 83 condominium units 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.

**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.

Easements will be located adjacent to roadways and in areas that will be determined prior to final PRD approval.

**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**

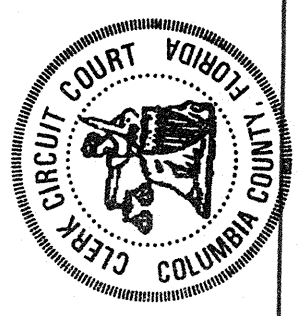
- Total acreage of the site is approximately 110.41 acres.
- Maximum building coverage per lot of single-family homes is approximately 25% (depending on the size of the lot), but not to exceed 40%.
- Gross residential density = 145 Units / 110.41 acres = 1.31 Units/Acre.
- Net residential acreage: 19.63 acres
- Summary of total site acreage of 110.41 acres:
  - a.) Lots for single family homes 7.51 acres
  - b.) Lots for twin homes (duplex units) 3.81 acres
  - c.) Lots for zero lot line units 0.80 acres
  - d.) Lots for condominiums 10.23 acres
  - e.) Road Right-of-Way 4.74 acres
  - f.) Common Areas 83.32 acres

**STATISTICAL INFORMATION - PHASE 1**

- Total acreage of the site is approximately 9.40 acres.
- Maximum building coverage per lot of single-family homes is approximately 25% (depending on the size of the lot), but not to exceed 40%.
- Gross residential density = 24 Units / 9.40 acres = 2.55 Units/Acre.
- Net residential acreage: 5.34 acres
- Summary of total site acreage of 9.40 acres:
  - a.) Lots for single family homes 3.58 acres
  - b.) Lots for twin homes (duplex units) 1.24 acres
  - c.) Lots for zero lot line units 0.52 acres
  - d.) Lots for condominiums 0 acres
  - e.) Road Right-of-Way 4.06 acres
  - f.) Common Areas 0 acres

**Donald F. Lee and Associates, Inc.**  
 SURVEYORS - ENGINEERS  
 140 Northwest Ridgewood Avenue, Lake City, Florida 320  
 Phone: (386) 755-6166 FAX: (386) 755-616

OFFICIAL RECORDS  
 BOOK 1183 PAGE 860  
 FILE NUMBER 200912018844  
 FILED AND RECORDED IN THE OFFICIAL RECORDS  
 OF COLUMBIA COUNTY, FLORIDA  
 10/29/2009 AT 12:55 O'CLOCK P.M.  
 F. DEWITT CASON  
 CLERK OF COURTS  
 COLUMBIA COUNTY, FLORIDA  
 BY: [Signature] D.C.



OFFICIAL RECORDS  
BOOK 183 PAGE 860

LEGEND & NOTES

- 1.)  <sup>PRM</sup> = P.R.M. set with brass cap stamped LB 7042 and date - 4" x 4" Concrete Monument.
- <sup>PCP</sup> = 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 Minimum Technical Standards 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 within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Community Panel No. 12023C0290C).
- 9.) Preliminary approval:
- 10.) Water Supply and Sewerage Disposal will be provided by the City of Lake City.
- 11.) BUILDING SETBACKS: Setback requirements as follows:  
 SINGLE FAMILY LOTS:  
 Front = 15' Rear = 15' Sides = 5'  
 ZERO LOT LINE:  
 Front = 15' Rear = 15' Sides = 0'  
 TWIN HOMES:  
 Front = 15' Rear = 15'  
 Sides = 5' (EXCEPT AT COMMON WALL LINES)  
 Exception: Designated Wetlands Lines = 35 feet
- 12.) LOT TABULATION:  
 SINGLE FAMILY LOTS: 25, 26, 27, 28, 39, 40, 41, 42, 43, 44, 45 & 50  
 ZERO LOT LINE LOTS: 31, 32, 33 & 34  
 TWIN HOME LOTS: 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A & 4-B

DEVELOPER:  
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 Development Co., LLC  
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 Lake City, FL 32056  
 Contact: Barry Joye  
 386-867-4756

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 10/1/2009 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: Chad Williams  
 Florida Reg. Cert. No. 5751



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.

COMMISSION APPROVAL

SIGNED: [Signature]  
 Chairman

DATE: 10/1/2009

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 29 day of October 2009 in Plat Book 9 Page 89-92

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: Oct 14 2009  
 County Attorney, Columbia County

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: 9/22/2009

# RESERVE AT JEWEL LAKE PHASE 1

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 IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST  
 & IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST  
 COLUMBIA COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Greater Southeastern Land Development Company, LLC, as Owner, and Columbia Bank, as Mortgagee, 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:

[Signature]  
 Witness

CHAD WILLIAMS  
 Print or type name

[Signature]  
 Barry Joye  
 Managing Partner  
 Greater Southeastern Land Development Company, LLC

[Signature]  
 Witness

Adam Stillwell  
 Print or type name

Signed, sealed and delivered in the presence of:

[Signature]  
 Witness

BARRY JOYE  
 Print or type name

Print Name: [Signature]  
 Columbia Bank

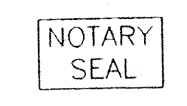
[Signature]  
 Witness

CHAD WILLIAMS  
 Print or type name

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 9 day of Oct, 2009, by Barry Joye, as owner. He is personally known to me or has produced as identification and (did / did not) take an oath.

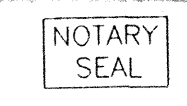
SIGNED: [Signature]  
 Notary Public



ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 9 day of Oct, 2009, by Chad Williams as mortgagee. He is personally known to me or has produced as identification and (did / did not) take an oath.

SIGNED: [Signature]  
 Notary Public



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

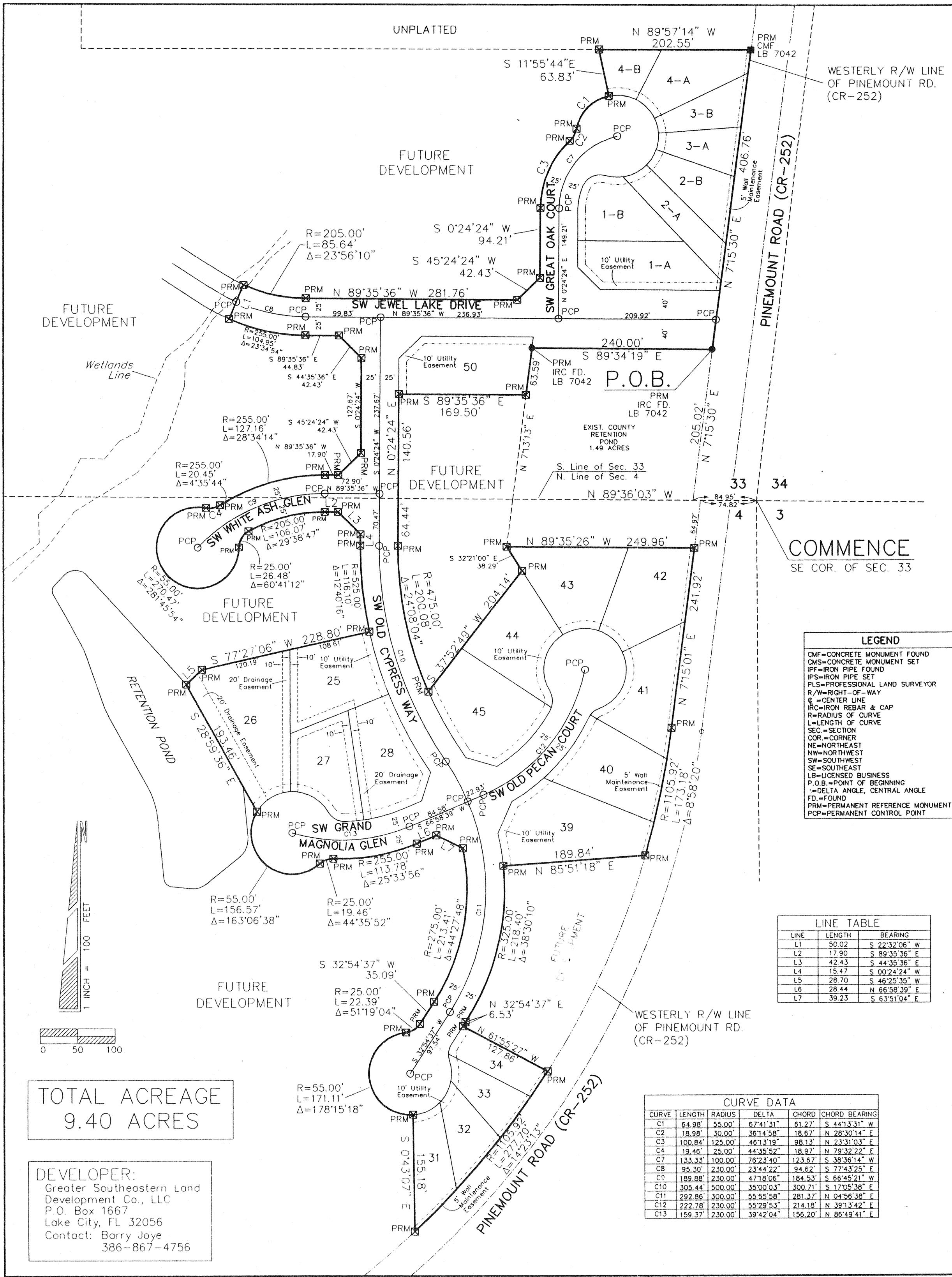


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 IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST  
 & IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST  
 COLUMBIA COUNTY, FLORIDA

**DESCRIPTION:**

COMMENCE at the Southeast corner of Section 33, Township 3 South, Range 16 East, Columbia County, Florida and run N 89°36'03" West along the South line of said Section 33 a distance of 84.95 feet to a point on the Westerly Right-of-Way line of Pinemount Road (CR-252); thence North 07°15'30" East along said Westerly Right-of-Way line of Pinemount Road (CR-252) a distance of 205.02 feet to the POINT OF BEGINNING; thence continue North 07°15'30" East still along said Westerly Right-of-Way line of Pinemount Road (CR-252) a distance of 406.76 feet; thence North 89°57'14" West a distance of 202.55 feet; thence South 11°55'44" East a distance of 63.83 feet to a point on a curve concave to the Southeast having a radius of 55.00 feet and a central angle of 67°41'31"; thence Southwesterly along the arc of said curve a distance of 64.98 feet to the point of curve of a reverse curve concave to the Northwest having a radius of 30.00 feet and a central angle of 36°14'58"; thence Southwesterly along the arc of said curve a distance of 18.98 feet to the point of curve of a reverse curve concave to the Southeast having a radius of 125.00 feet and a central angle of 46°13'19"; thence Southerly along the arc of said curve a distance of 100.84 feet to the point of tangency of said curve; thence South 00°24'24" West a distance of 94.21 feet; thence South 45°24'24" West a distance of 42.43 feet; thence North 89°35'36" West a distance of 281.76 feet to the point of curve of a curve concave to the North having a radius of 205.00 feet and a central angle of 23°56'10"; thence Northwesterly along the arc of said curve a distance of 85.64 feet; thence South 22°32'06" West a distance of 50.02 feet to a point on a curve concave to the North having a radius of 255.00 feet and a central angle of 23°34'54"; thence Southeasterly along the arc of said curve a distance of 104.95 feet to the point of tangency of said curve; thence South 89°35'36" East a distance of 44.83 feet; thence South 44°35'36" East a distance of 42.43 feet; thence South 00°24'24" West a distance of 127.67 feet; thence South 45°24'24" West a distance of 42.43 feet; thence North 89°35'36" West a distance of 281.76 feet to a point on a curve concave to the South having a radius of 255.00 feet and a central angle of 28°34'14"; thence Southwesterly along the arc of said curve a distance of 127.16 feet to a point on the North line of Section 4, Township 4 South, Range 16 East, Columbia County, Florida; thence continue Southwesterly along the arc of a curve concave to the Southeast having a radius of 255.00 feet and a central angle of 04°35'44"; a distance of 20.45 feet to the point of curve of a reverse curve concave to the Northwest having a radius of 25.00 feet and a central angle of 44°35'52"; thence Southwesterly along the arc of said curve a distance of 19.46 feet to the point of curve of a reverse curve concave to the Northeast having a radius of 55.00 feet and a central angle of 28°14'54"; thence Westerly, Southerly and Northerly along the arc of said curve a distance of 270.47 feet to the point of curve of a reverse curve concave to the Southeast having a radius of 25.00 feet and a central angle of 60°41'12"; thence Northerly along the arc of said curve a distance of 26.48 feet to the point of curve of a compound curve having a radius of 205.00 feet and a central angle of 29°38'47"; thence Easterly along the arc of said curve a distance of 106.07 feet; thence South 89°35'36" East a distance of 17.90 feet; thence South 44°35'36" East a distance of 42.43 feet; thence South 00°24'24" West a distance of 15.47 feet to the point of curve of a curve concave to the East having a radius of 525.00 feet and a central angle of 12°40'16"; thence Southerly along the arc of said curve a distance of 116.10 feet; thence South 77°27'06" West a distance of 228.80 feet; thence South 46°25'35" West a distance of 28.70 feet; thence South 28°59'36" East a distance of 193.46 feet to a point on a curve concave to the Northeast having a radius of 55.00 feet and a central angle of 163°06'38"; thence Southerly and Easterly along the arc of said curve a distance of 156.57 feet to the point of curve of a reverse curve having a radius of 25.00 feet and a central angle of 44°35'52"; thence Easterly along the arc of said curve a distance of 19.46 feet to the point of curve of a reverse curve having a radius of 255.00 feet and a central angle of 25°33'56"; thence Northerly along the arc of said curve a distance of 113.78 feet to the point of tangency of said curve; thence North 66°58'39" East a distance of 28.44 feet; thence South 63°51'04" East a distance of 39.23 feet to a point on a curve concave to the West having a radius of 275.00 feet and a central angle of 44°27'48"; thence Southerly along the arc of said curve a distance of 213.41 feet to the point of tangency of said curve; thence South 32°54'37" West a distance of 35.09 feet to the point of curve of a curve concave to the Northwest having a radius of 25.00 feet and a central angle of 51°19'04"; thence Westerly along the arc of said curve a distance of 22.39 feet to the point of curve of a reverse curve concave to the East having a radius of 55.00 feet and a central angle of 178°15'18"; thence Southerly along the arc of said curve a distance of 171.11 feet; thence South 00°43'07" East a distance of 155.18 feet to a point on a curve concave to the Northwest having a radius of 1105.92 feet and a central angle of 14°23'13"; thence Northerly along the arc of said curve, being also the Westerly Right-of-Way line of Pinemount Road (CR-252), a distance of 173.18 feet to the point of tangency of said curve; thence North 07°15'01" East along said Westerly Right-of-Way line of Pinemount Road (CR-252) a distance of 241.92 feet; thence North 89°35'26" West a distance of 249.96 feet; thence South 32°21'00" East a distance of 38.29 feet; thence South 37°52'49" West a distance of 204.14 feet to a point on a curve concave to the Northeast having a radius of 475.00 feet and a central angle of 24°08'04"; thence Northerly along the arc of said curve a distance of 200.08 feet to the point of tangency of said curve; thence North 00°24'24" East a distance of 64.44 feet to a point on the South line of Section 33, Township 3 South, Range 16 East, Columbia County, Florida; thence continue North 00°24'24" East a distance of 140.56 feet; thence South 89°35'36" East a distance of 169.50 feet; thence North 07°13'13" East a distance of 63.59 feet; thence South 89°34'19" East a distance of 240.00 feet to the POINT OF BEGINNING. Containing 9.40 acres, more or less.



COMMENCE  
 SE COR. OF SEC. 33

**LEGEND**

- CMF=CONCRETE MONUMENT FOUND
- CMS=CONCRETE MONUMENT SET
- IPF=IRON PIPE FOUND
- IPS=IRON PIPE SET
- PLS=PROFESSIONAL LAND SURVEYOR
- R/W=RIGHT-OF-WAY
- C=CENTER LINE
- R=RADIUS OF CURVE
- L=LENGTH OF CURVE
- SEC.=SECTION
- COR.=CORNER
- NE=NORTHEAST
- NW=NORTHWEST
- SW=SOUTHWEST
- SE=SOUTHEAST
- LB=LICENSED BUSINESS
- P.O.B.=POINT OF BEGINNING
- Δ=DELTA ANGLE, CENTRAL ANGLE
- FD=FOUND
- PRM=PERMANENT REFERENCE MONUMENT
- PCP=PERMANENT CONTROL POINT

**LINE TABLE**

LINE	LENGTH	BEARING
L1	50.02	S 22°32'06" W
L2	17.90	S 89°35'36" E
L3	42.43	S 44°35'36" E
L4	15.47	S 00°24'24" W
L5	28.70	S 46°25'35" W
L6	28.44	N 66°58'39" E
L7	39.23	S 63°51'04" E

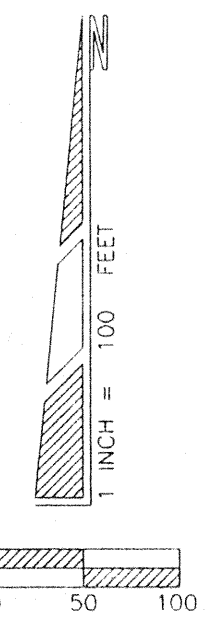
**CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	64.98	55.00	67°41'31"	61.27	S 44°13'31" W
C2	18.98	30.00	36°14'58"	18.67	N 28°30'14" E
C3	100.84	125.00	46°13'19"	98.13	N 23°31'03" E
C4	19.46	25.00	44°35'52"	18.97	N 79°32'22" E
C7	133.33	100.00	76°23'40"	123.67	S 38°36'14" W
C8	95.30	230.00	23°44'22"	94.62	S 77°43'25" W
C9	189.88	230.00	47°18'06"	184.53	S 66°45'21" W
C10	305.44	500.00	35°00'03"	300.71	S 17°05'38" E
C11	292.86	300.00	55°55'58"	281.37	N 04°56'38" E
C12	222.78	230.00	55°29'53"	214.18	N 39°13'42" E
C13	159.37	230.00	39°42'04"	156.20	N 86°49'41" E

TOTAL ACREAGE  
 9.40 ACRES

DEVELOPER:  
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OFFICIAL RECORDS  
 BOOK 183 PAGE 860



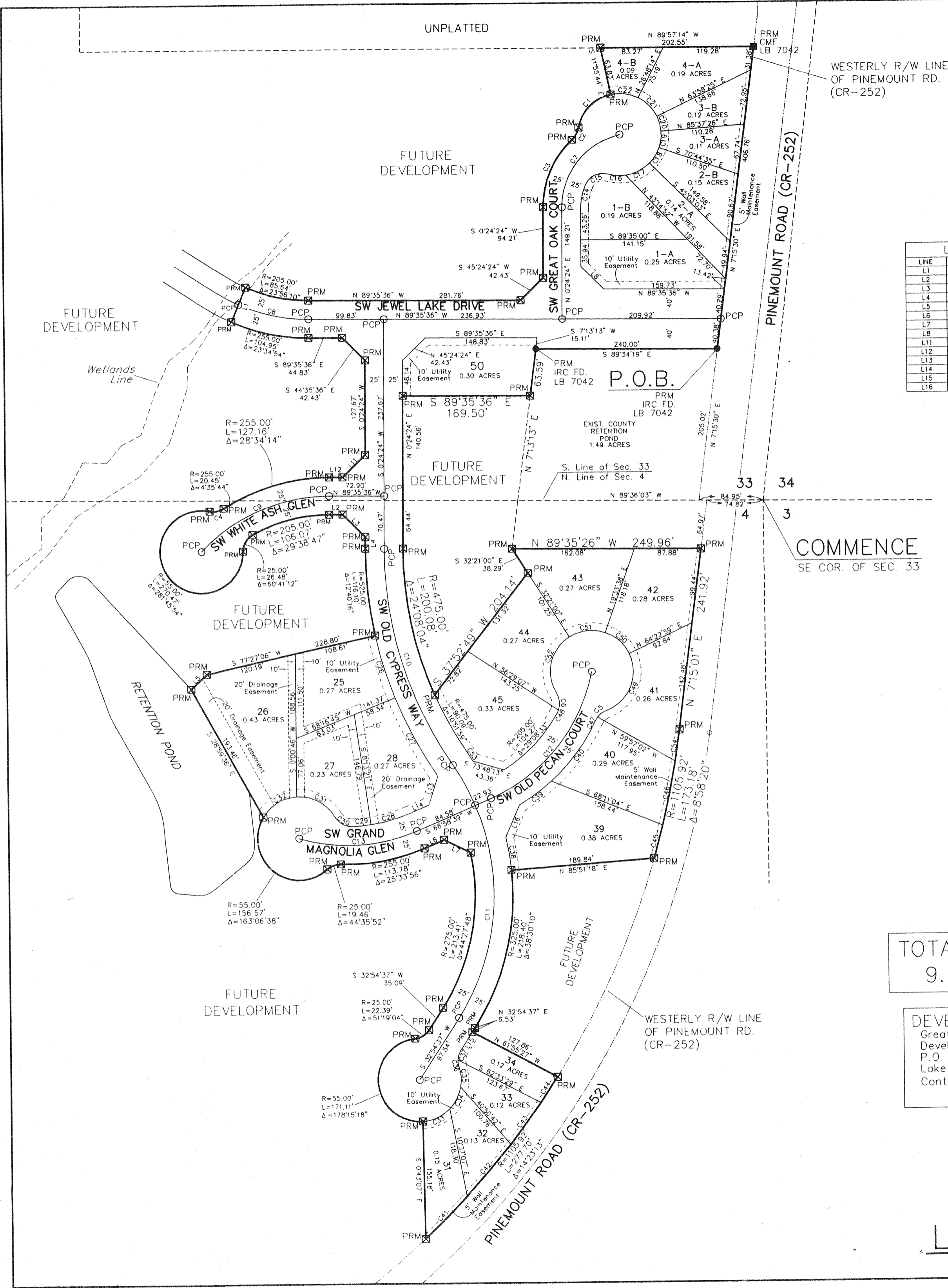
SHEET 3 OF 4 PLAT DATE: 09/02/2009

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

BOUNDARY

# RESERVE AT JEWEL LAKE PHASE 1

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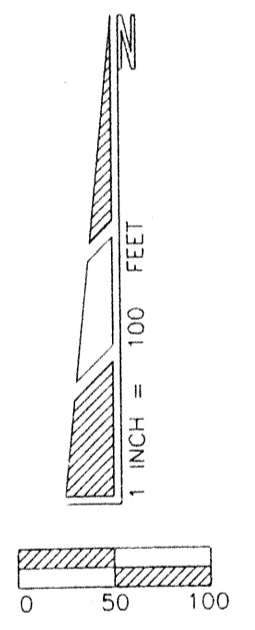
**LINE TABLE**

LINE	LENGTH	BEARING
L1	50.02	S 22°32'06" W
L2	17.90	S 89°35'36" E
L3	42.43	S 44°35'36" E
L4	15.47	S 00°24'24" W
L5	28.70	S 46°25'35" W
L6	28.44	N 66°58'39" E
L7	39.23	S 63°51'04" E
L8	42.43	N 44°35'36" W
L11	42.43	N 45°24'24" E
L12	17.90	N 89°35'36" W
L13	39.23	S 17°48'22" W
L14	28.44	S 66°58'39" W
L15	28.55	N 32°54'37" E
L16	46.19	N 23°41'45" E

**CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	64.98	55.00	67°41'31"	61.27	S 44°13'31" W
C2	18.98	30.00	36°14'58"	18.67	N 28°30'14" E
C3	100.84	125.00	46°13'19"	98.13	N 23°31'03" E
C4	19.46	25.00	44°35'52"	18.97	N 79°32'22" E
C5	14.54	25.00	33°19'56"	14.34	S 53°32'48" W
C6	22.85	25.00	52°22'18"	22.06	N 05°21'59" W
C7	133.33	100.00	76°23'40"	123.67	S 38°36'14" W
C8	95.30	230.00	23°44'22"	94.62	S 77°43'25" E
C9	189.88	230.00	47°18'06"	184.53	S 66°45'21" W
C10	305.44	500.00	35°00'33"	300.71	S 17°05'38" E
C11	292.86	300.00	55°55'58"	281.37	N 04°56'39" E
C12	222.78	230.00	55°29'53"	214.18	N 59°13'42" E
C13	159.37	230.00	39°42'04"	156.20	N 86°49'41" E
C14	31.39	75.00	23°58'02"	31.17	N 122°3'55" E
C15	35.82	25.00	82°05'48"	32.83	N 65°26'20" E
C16	23.07	55.00	24°01'45"	22.90	S 85°31'38" E
C17	36.01	55.00	37°30'33"	35.37	N 63°42'14" E
C18	24.66	55.00	25°41'32"	24.46	N 32°06'11" E
C19	22.69	55.00	23°37'59"	22.53	N 07°26'26" E
C20	20.78	55.00	21°39'01"	20.66	N 15°12'05" W
C21	35.68	55.00	37°10'11"	35.06	N 44°38'41" W
C22	37.18	55.00	38°43'58"	36.48	N 82°33'45" W
C26	86.65	525.00	9°27'24"	86.55	S 16°59'33" E
C27	118.45	525.00	12°55'36"	118.20	S 28°11'04" E
C28	52.95	205.00	14°48'01"	52.81	N 74°22'39" E
C29	25.92	205.00	7°14'45"	25.91	N 85°24'01" E
C30	26.48	25.00	60°41'12"	25.26	N 60°38'00" W
C31	60.14	55.00	62°38'55"	57.19	N 61°36'52" W
C32	53.76	55.00	56°00'20"	51.65	S 59°03'31" W
C33	40.17	55.00	41°51'06"	39.29	N 65°02'50" E
C34	32.39	55.00	33°44'32"	31.92	N 77°15'01" E
C35	27.83	55.00	28°47'13"	27.34	N 04°00'51" W
C36	8.53	25.00	19°33'18"	8.49	N 08°37'48" W
C37	13.86	25.00	31°45'46"	13.68	N 17°01'44" E
C38	43.84	325.00	7°43'41"	43.80	N 09°27'24" W
C39	52.80	255.00	11°51'52"	52.71	N 54°03'11" E
C40	100.16	255.00	22°30'21"	99.52	N 36°52'04" E
C41	78.46	1105.92	4°03'54"	78.45	N 45°00'04" E
C42	90.19	1105.92	4°40'22"	90.17	N 40°37'56" E
C43	68.33	1105.92	3°32'25"	68.32	N 36°31'33" E
C44	40.71	1105.92	2°08'33"	40.71	N 33°42'04" E
C45	45.40	1105.92	2°21'08"	45.40	N 15°02'47" E
C46	85.42	1105.92	4°25'31"	85.39	N 11°39'27" E
C47	4.92	25.00	11°15'56"	4.91	S 31°14'52" W
C48	3.63	25.00	8°18'55"	3.63	S 24°58'37" W
C49	91.99	55.00	95°49'47"	81.64	N 22°17'52" E
C50	43.03	55.00	44°49'20"	41.94	N 48°01'41" W
C51	49.83	55.00	51°54'40"	48.14	S 83°36'19" W
C52	85.63	55.00	89°15'08"	77.24	S 13°02'55" W
C53	10.60	325.00	01°52'07"	10.60	S 33°39'36" W
C54	42.36	1105.92	02°11'41"	42.36	N 08°20'51" E

COMMENCE  
 SE COR. OF SEC. 33



TOTAL ACREAGE  
 9.40 ACRES

DEVELOPER:  
 Greater Southeastern Land  
 Development Co., LLC  
 P.O. Box 1667  
 Lake City, FL 32056  
 Contact: Barry Joye  
 386-867-4756

**LEGEND**

- CMF=CONCRETE MONUMENT FOUND
- CMS=CONCRETE MONUMENT SET
- IPF=IRON PIPE FOUND
- IPS=IRON PIPE SET
- PLS=PROFESSIONAL LAND SURVEYOR
- R/W=RIGHT-OF-WAY
- C=CENTER LINE
- IRC=IRON REBAR & CAP
- R=RADIUS OF CURVE
- L=LENGTH OF CURVE
- SEC=SECTION
- COR=CORNER
- NE=NORTHEAST
- NW=NORTHWEST
- SW=SOUTHWEST
- SE=SOUTHEAST
- LB=LICENSED BUSINESS
- P.O.B.=POINT OF BEGINNING
- Δ=DELTA ANGLE, CENTRAL ANGLE
- FD=FOUND
- PRM=PERMANENT REFERENCE MONUMENT
- PCP=PERMANENT CONTROL POINT

OFFICIAL RECORDS  
 BOOK 183 PAGE 860

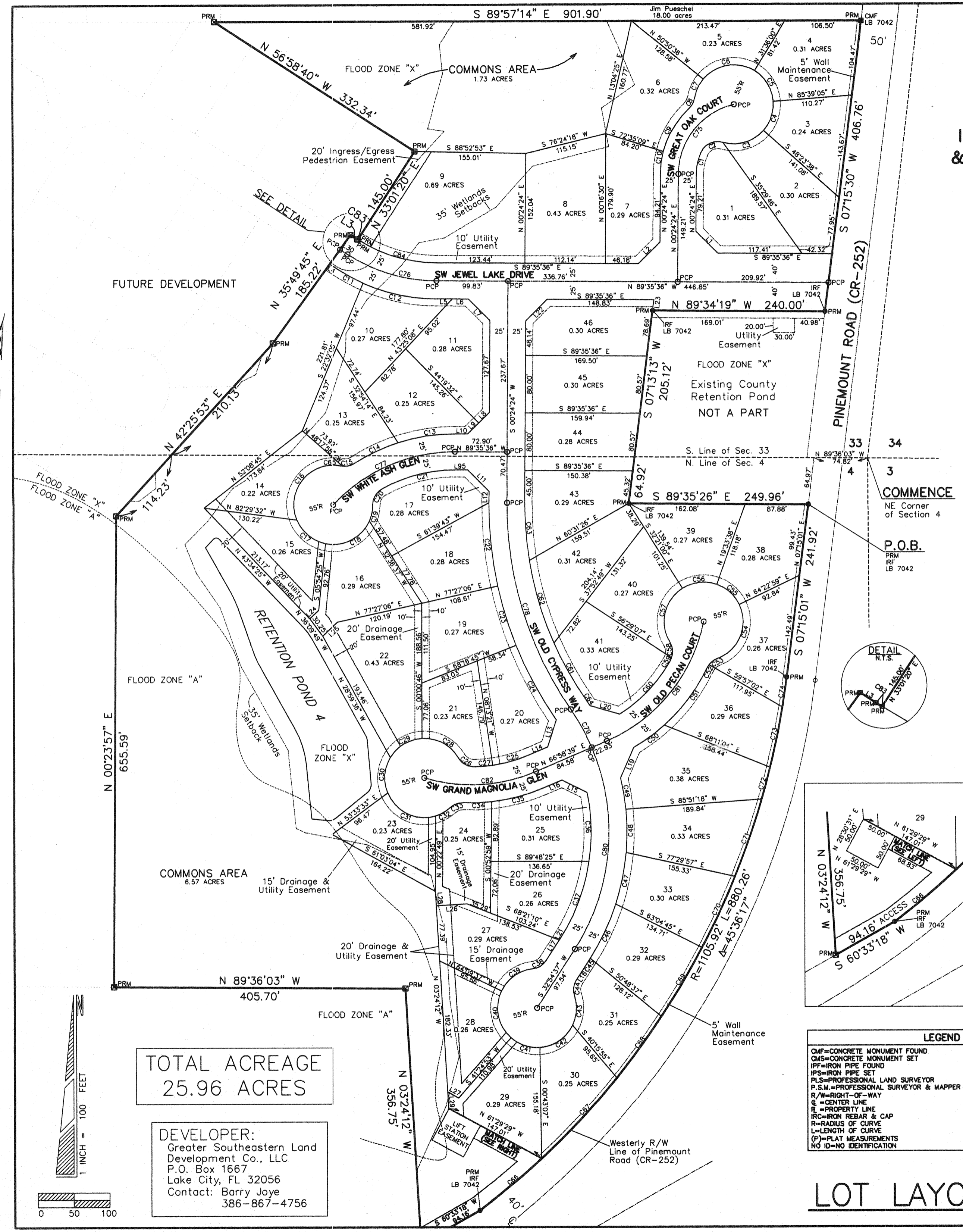
**Donald F. Lee and Associates, Inc.**  
 SURVEYORS - ENGINEERS  
 140 Northwest Ridgewood Avenue, Lake City, Florida 32055  
 Phone: (386) 755-6166 FAX: (386) 755-6167

LOT LAYOUT

# 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 45°36'17"; thence Southerly along the arc of said curve, still being said Westerly Right-of-Way line of Pinemount Road (CR-252), a distance of 880.26 feet to the point of tangency; thence South 60°33'18" West still along said Westerly Right-of-Way line of Pinemount Road (CR-252) a distance of 94.16 feet; thence North 03°24'12" West a distance of 356.75 feet; thence North 89°36'03" West a distance of 405.70 feet; thence North 00°23'57" East a distance of 655.59 feet; thence North 42°25'53" East a distance of 114.23 feet to a point on the South line of Section 33, Township 3 South, Range 16 East; thence continue North 42°25'53" East a distance of 210.13 feet; thence North 35°49'45" East a distance of 185.22 feet; thence South 56°58'40" East a distance of 11.04 feet to the point of curve of a curve concave to the Northeast having a radius of 205.00 feet and a central angle of 00°15'33"; 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 North 56°58'40" West a distance of 332.34 feet; thence South 89°57'14" East a distance of 901.90 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 25.96 acres, more or less.



OFFICIAL RECORDS  
 BOOK 152 PAGE 532

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	C43	52.85	55.00	60°01'13"	55.04	N 55°58'47" E
C2	35.98	25.00	82°25'48"	36.83	S 62°25'20" E	C44	42.85	55.00	44°19'37"	41.50	N 03°42'21" E
C3	62.28	55.00	64°29'52"	59.01	N 74°02'48" E	C45	22.38	25.00	51°19'04"	21.65	N 07°15'05" E
C4	44.11	55.00	45°57'17"	42.94	N 18°37'43" E	C46	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	C47	73.47	325.00	12°57'07"	73.31	S 11°31'03" W
C6	78.57	55.00	81°31'02"	72.06	S 80°40'28" W	C48	60.32	325.00	10°38'03"	60.23	S 00°16'32" E
C7	28.19	55.00	27°22'12"	27.89	S 25°03'51" W	C49	43.84	325.00	7°43'41"	43.80	S 09°27'24" E
C8	18.98	30.00	36°14'58"	18.67	N 28°30'14" E	C50	52.80	255.00	11°51'52"	52.71	N 54°03'11" E
C9	69.45	125.00	31°50'04"	68.56	S 30°42'41" E	C51	100.16	255.00	22°30'21"	99.92	N 36°52'04" E
C10	31.39	125.00	14°23'15"	31.31	S 07°36'02" E	C52	4.92	25.00	11°15'56"	4.91	S 31°45'27" W
C11	40.21	255.00	09°32'03"	40.17	S 61°29'41" E	C53	14.54	25.00	33°19'56"	14.34	S 53°32'46" W
C12	104.95	255.00	23°34'54"	104.21	S 77°48'09" E	C54	91.99	55.00	95°49'47"	81.64	N 22°17'52" E
C13	80.89	255.00	18°10'32"	80.55	N 81°14'08" E	C55	43.03	55.00	44°49'20"	41.94	N 48°01'41" W
C14	66.72	255.00	41°43'06"	66.53	N 64°44'09" E	C56	49.83	55.00	51°54'40"	48.14	S 83°36'19" W
C15	18.20	25.00	41°43'06"	17.80	S 78°05'59" W	C57	85.63	55.00	89°12'06"	77.24	S 13°02'55" W
C16	118.16	55.00	124°07'57"	97.18	S 38°46'19" W	C58	22.85	25.00	52°22'18"	22.06	N 05°21'59" W
C17	54.13	55.00	56°23'30"	51.97	S 50°28'24" E	C59	3.63	25.00	81°18'55"	3.63	N 24°58'37" E
C18	73.66	55.00	76°43'54"	68.27	N 62°56'54" E	C60	104.27	205.00	29°08'33"	103.15	N 43°42'21" E
C19	23.53	55.00	24°30'32"	23.35	N 12°19'40" E	C61	90.90	475.00	10°51'59"	89.95	S 29°09'40" E
C20	28.48	25.00	60°41'12"	28.26	N 32°24'00" E	C62	120.23	475.00	14°30'08"	119.91	S 16°28'36" E
C21	106.07	205.00	29°38'47"	104.89	S 63°15'00" E	C63	79.85	475.00	9°37'55"	79.76	S 04°24'34" E
C22	116.10	525.00	12°40'16"	115.87	S 12°40'16" E	C64	10.60	325.00	15°02'07"	10.60	S 33°39'36" E
C23	86.65	525.00	9°27'24"	86.55	S 18°59'33" E	C65	1.26	25.00	2°32'46"	1.26	N 79°36'05" E
C24	118.45	525.00	12°56'36"	118.20	S 28°11'04" E	C66	112.36	1105.92	5°49'16"	112.31	N 49°56'40" E
C25	52.95	205.00	14°48'01"	52.81	S 74°22'38" W	C67	154.71	1105.92	8°00'55"	154.58	N 43°01'34" E
C26	28.48	25.00	60°41'12"	28.26	N 60°38'00" W	C68	105.19	1105.92	5°28'59"	105.15	N 36°17'38" E
C27	25.92	205.00	71°44'55"	25.91	S 85°24'01" W	C69	111.41	1105.92	5°46'19"	111.36	N 30°40'59" E
C28	60.14	55.00	62°38'55"	57.19	N 61°36'52" W	C70	109.47	1105.92	5°40'17"	109.42	N 24°52'41" E
C29	53.78	55.00	58°00'20"	50.65	S 58°03'31" W	C71	113.95	1105.92	5°54'12"	113.90	N 19°10'27" E
C30	91.19	55.00	53°17'14"	49.33	S 04°24'44" W	C72	45.40	1105.92	2°21'08"	45.40	N 15°02'47" E
C31	81.18	55.00	84°33'07"	74.00	S 64°30'27" E	C73	85.42	1105.92	4°25'31"	85.39	N 11°39'27" E
C32	24.26	55.00	25°16'17"	24.06	N 60°34'51" E	C74	42.36	1105.92	2°11'41"	42.36	N 08°20'51" E
C33	19.46	25.00	44°35'52"	18.97	N 70°14'39" E	C75	133.33	100.00	76°23'40"	123.67	N 38°36'14" E
C34	39.64	255.00	8°54'26"	39.60	S 88°08'22" W	C76	130.93	230.00	32°36'56"	129.17	N 73°17'08" W
C35	74.14	255.00	16°39'30"	73.88	S 75°18'24" W	C77	189.88	230.00	47°18'06"	184.53	S 66°45'21" W
C36	96.45	275.00	20°05'40"	95.95	S 01°30'21" E	C78	305.44	500.00	35°00'03"	300.71	S 17°05'38" E
C37	116.98	275.00	24°22'09"	116.08	S 20°43'33" W	C79	60.99	300.00	11°34'19"	60.49	S 28°48'30" E
C38	22.39	25.00	51°19'04"	21.65	N 58°34'09" E	C80	292.88	300.00	58°58'18"	281.37	S 04°36'38" E
C39	56.05	55.00	58°24'18"	53.85	S 53°02'07" E	C81	222.78	230.00	55°28'53"	214.18	N 39°14'42" E
C40	71.44	55.00	74°25'30"	68.52	S 11°22'22" E	C82	0.93	205.00	0°15'33"	0.93	S 57°06'27" E
C41	43.62	55.00	45°26'30"	42.49	S 71°18'22" E	C83	115.77	205.00	32°21'23"	114.24	N 73°24'55" W
C42						C84					

TOTAL ACREAGE  
 25.96 ACRES

DEVELOPER:  
 Greater Southeastern Land  
 Development Co., LLC  
 P.O. Box 1667  
 Lake City, FL 32056  
 Contact: Barry Joye  
 386-867-4756

**LEGEND**

CMF=CONCRETE MONUMENT FOUND	SEC.=SECTION
CMS=CONCRETE MONUMENT SET	RPE= RANGE
IPF=IRON PIPE FOUND	TWP.=TOWNSHIP
IPSS=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
PL=PROPERTY LINE	LE=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

**LINE TABLE**

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	42.43	N 44°35'36" W	L16	28.44	S 66°58'39" W
L2	42.43	N 45°24'24" E	L17	33.77	N 32°54'37" E
L3	11.04	N 56°58'40" W	L18	35.08	N 32°54'37" E
L4	13.49	N 56°58'40" W	L19	46.18	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	S 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°13'13" E
L9	21.21	N 45°24'24" E	L24	17.55	N 48°25'35" E
L10	17.90	N 89°35'36" W	L25	28.70	N 48°25'35" E
L11	42.43	S 44°35'36" E	L26	42.75	N 86°35'48" E
L12	15.47	S 00°24'24" W	L27	17.04	N 61°29'29" W
L13	39.23	S 17°48'22" W	L28	20.00	N 03°24'12" E
L14	28.44	S 66°58'39" W	L29	23.56	S 03°24'12" E
L15	39.23	S 63°51'04" E	L30	12.26	N 56°58'40" W
			L95	17.90	N 89°35'36" W

SHEET 3 OF 4  
 PLAT DATE: 09/26/2007  
**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

# 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.)  <sup>PRM</sup> = P.R.M. set with brass cap stamped LB 7042 and date - 4" x 4" Concrete Monument.
- <sup>PCP</sup> = 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 Minimum Technical Standards for Land Surveying in Florida.
- 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that this development lies partly within Flood Zone "X", which according to said maps is outside of the 100 year flood plain, and partly within Flood Zone "A", which according to said maps is inside of the 100 year flood plain. 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: December 01, 2005
- 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'

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.

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 \$ 0.00 has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: Hugh Cradler DATE: 4/17/2008  
 Director of Public Works

COMMISSION APPROVAL

SIGNED: Gregory A. Lawrence  
 Chairman

DATE: 10/18/2007

ATTEST:

P. Dennis Carson  
 Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 12 day of June 2008, in Plat Book 9, Page 68-71.

SIGNED:

P. Dennis Carson  
 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: Markus Joseph DATE: April 15, 2008  
 County Attorney, Columbia County

DEVELOPER:  
 Greater Southeastern Land Development Co., LLC  
 P.O. Box 1667  
 Lake City, FL 32056  
 Contact: Barry Joye  
 386-867-4756

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 01/08/2008 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: L. Scott Moore  
 NAME: L. SCOTT MOORE  
 Florida Reg. Cert. No. 1125121



ENGINEER'S CERTIFICATE

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

SIGNED: Chad Williams  
 Chad Williams, P. E.  
 Florida Reg.# 63144  
 DATE: 11-19-07

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: Timothy A. Delbene  
 Timothy A. Delbene, P.L.S.  
 Florida Registered Cert. No. 5594  
 DATE: 1-9/2008



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Greater Southeastern Land Development Company, LLC, as Owner, and Columbia Bank, as Mortgagee, 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:

Reue Daley  
 Witness  
Rene Daley  
 Print or type name

Timothy A. Delbene  
 Witness  
Timothy A. Delbene  
 Print or type name

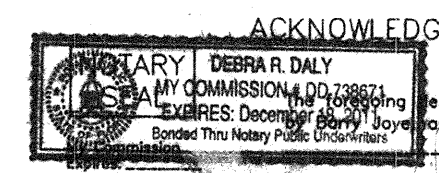
Signed, sealed and delivered in the presence of:

Barry D. Joye  
 Witness  
BARRY D. JOYE  
 Print or type name

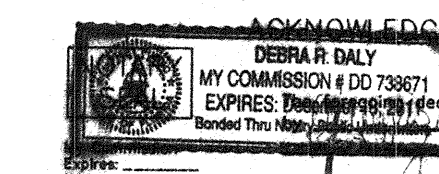
Reue Daley  
 Witness  
Rene Daley  
 Print or type name

Barry D. Joye  
 Barry Joye  
 Managing Partner  
 Greater Southeastern Land Development Company, LLC

Roger W. Ward  
 Print Name: ROGER W. WARD  
 Columbia Bank



ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF COLUMBIA  
 My Commission # DD 738671 Expires December 31, 2008  
 Dedication was acknowledged before me this 4 day of June, 2008.  
 I am personally known to me or has produced as identification and (did / did not ) take an oath.



ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF COLUMBIA  
 My Commission # DD 738671 Expires December 31, 2008  
 Dedication was acknowledged before me this 4 day of June, 2008.  
 I am personally known to me or has produced as identification and (did / did not ) take an oath.

SHEET 2 OF 4 PLAT DATE: 09/26/2007

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

OFFICIAL RECORDS BOOK 1150 PAGE 532

# RESERVE AT JEWEL LAKE PHASE 1

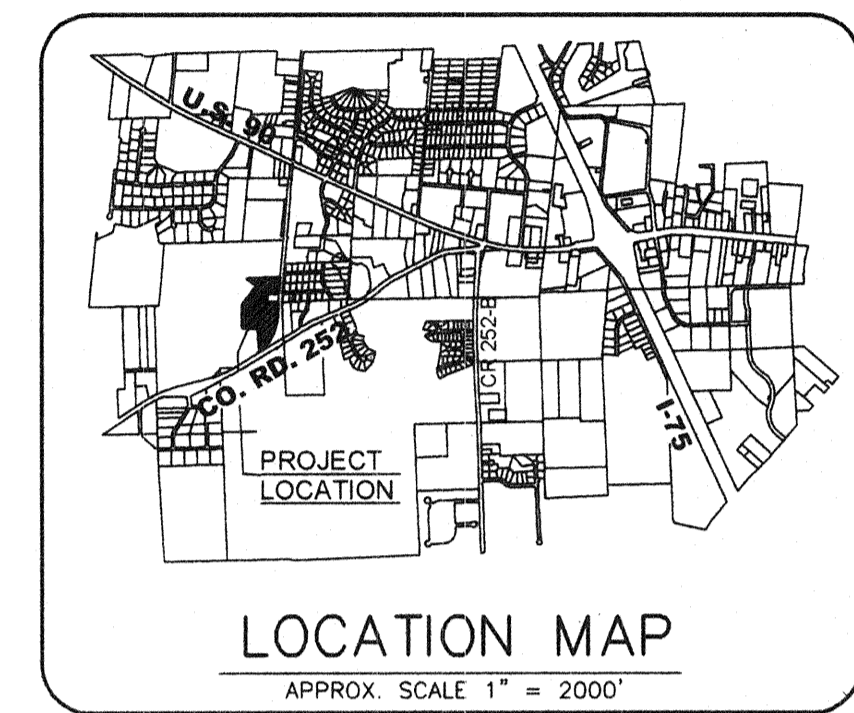
A PLANNED RESIDENTIAL DEVELOPMENT  
 IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST  
 & IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST  
 COLUMBIA COUNTY, FLORIDA

**DEVELOPER:**  
 Greater Southeastern Land  
 Development Co., LLC  
 P.O. Box 1667  
 Lake City, FL 32056  
 Contact: Barry Joye  
 386-867-4756

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".

SUMMARY OF SINGLE FAMILY RESIDENTIAL LOTS BY UNITS

UNIT NO.	NO. OF LOTS
1	46
TOTAL	127



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 total development consists of 127 lots for single-family residences that will be served by central water and sewer systems. The total tract is approximately 99 acres of which about 42 acres will be preserved natural wetlands areas associated with Jewel Lake. The subdivision will be served by private paved roadways maintained by a homeowners' 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.

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 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

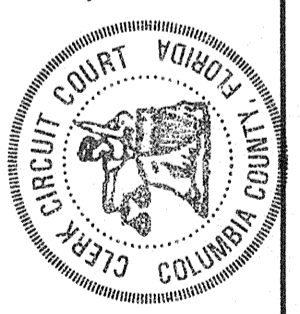
- 1.) Total acreage of the site is approximately 98.84 acres.
- 2.) Maximum building coverage per lot of single-family homes is approximately 25% (depending on the size of the lot), but not to exceed 40%.
- 3.) Gross residential density (single family homes)  
 = 127 Units / 98.84 acres = 1.28 Units/Acre.
- 4.) Net residential acreage (single family homes): 38.00 acres
- 5.) Summary of total site acreage of 98.84 acres:
  - a.) Lots for single family homes 38.00 acres
  - b.) Road Right-of-Way 9.10 acres
  - c.) Common Areas 2.27 acres
  - d.) Retention Ponds 7.22 acres
  - e.) Wetlands Areas 42.25 acres

STATISTICAL INFORMATION - PHASE 1

- 1.) Total acreage of the site is approximately 25.96 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 / 25.96 acres = 1.77 Units/Acre.
- 4.) Net residential acreage (single family homes): 13.57 acres
- 5.) Summary of total site acreage of 25.96 acres:
  - a.) Lots for single family homes 13.57 acres
  - b.) Road Right-of-Way 4.10 acres
  - c.) Common Areas 8.30 acres
  - d.) Retention Ponds 0.67 acres
  - e.) Wetlands Areas 6.83 acres

**OFFICIAL RECORDS**  
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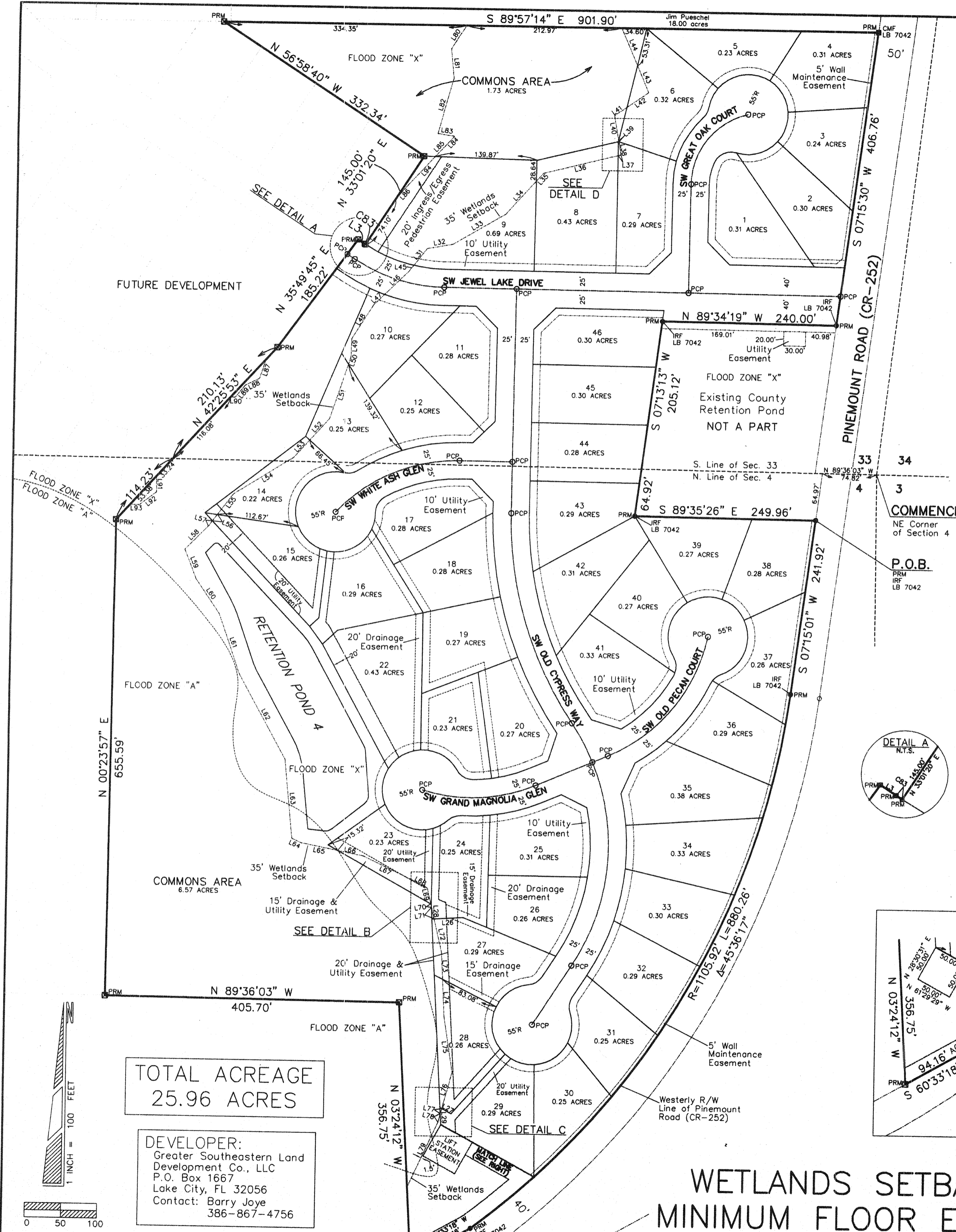
FILE NUMBER 2008 12-0-11117  
 FILED AND RECORDED IN THE OFFICIAL RECORDS  
 OF COLUMBIA COUNTY, FLORIDA  
 6/12/2008 AT 9:20 O'CLOCK A.M.  
**P. DEWITT CASON**  
 RECORD VERIFIED  
 CLERK OF COURTS  
 COLUMBIA COUNTY, FLORIDA  
 BY: *Barry Joye*



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

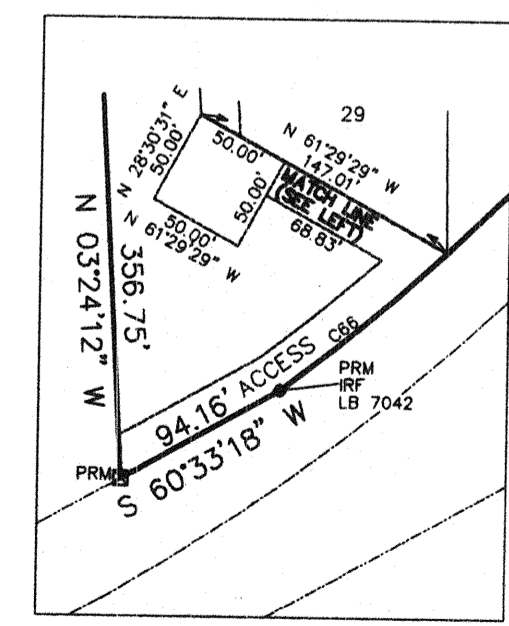
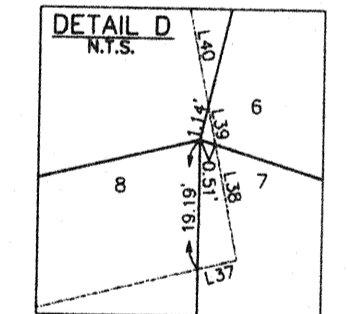
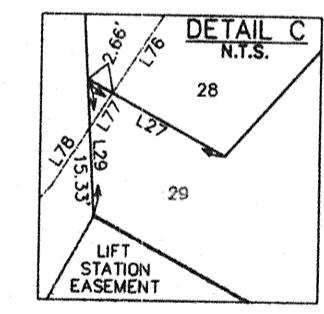
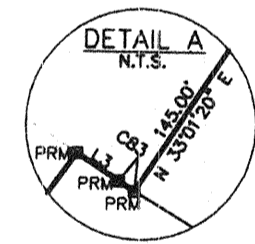
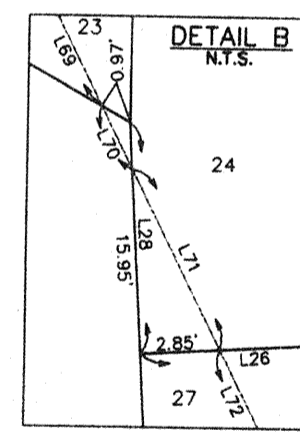
# RESERVE AT JEWEL LAKE PHASE 1

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



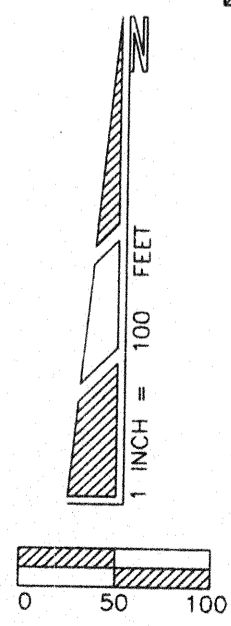
LOT #	ELEV.
1	151
2	146
3	153
4	153
5	146
6	142
7	141
8	135
9	130
10	124
11	128
12	126
13	122
14	118
15	117
16	120
17	124
18	126
19	126
20	130
21	123
22	118
23	117
24	124
25	133
26	133
27	120
28	117
29	125
30	132
31	137
32	142
33	144
34	144
35	143
36	147
37	152
38	154
39	150
40	143
41	140
42	137
43	134
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	79.02	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	96.51	N 37°13'54" E
L8	21.21	N 45°24'24" E	L55	35.98	N 58°05'31" 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	49.15	N 44°43'19" E
L12	15.47	S 00°24'24" W	L59	43.54	N 21°34'57" 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" W	L62	133.29	N 29°12'22" W
L16	28.44	S 68°58'39" W	L63	109.02	N 05°48'40" W
L17	33.77	N 32°54'37" E	L64	14.03	N 85°34'07" W
L18	35.09	N 32°54'37" E	L65	51.59	N 78°52'53" W
L19	46.19	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°47'28" 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°32'09" W
L23	15.11	N 07°13'13" E	L70	4.64	N 13°32'09" W
L24	17.85	N 46°23'35" E	L71	16.20	N 13°32'09" W
L25	28.70	N 46°23'35" E	L72	47.15	N 03°08'49" W
L26	42.79	N 68°35'48" E	L73	37.13	N 03°08'49" W
L27	17.04	N 61°29'29" W	L74	51.58	N 03°08'49" W
L28	20.00	N 03°24'12" W	L75	77.49	N 09°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°00'29" E	L81	40.99	S 05°54'54" E
L35	14.59	N 42°00'29" E	L82	79.11	S 15°13'53" W
L36	105.44	N 75°54'20" E	L83	23.32	S 42°50'44" W
L37	3.94	N 75°54'20" E	L84	11.43	S 81°25'58" E
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 88°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" E
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



TOTAL ACREAGE  
25.96 ACRES

DEVELOPER:  
Greater Southeastern Land  
Development Co., LLC  
P.O. Box 1667  
Lake City, FL 32056  
Contact: Barry Joye  
386-867-4756



## WETLANDS SETBACKS & MINIMUM FLOOR ELEVATIONS

LEGEND	
CMF=CONCRETE MONUMENT FOUND	SEC.=SECTION
CM=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
CL=CENTER LINE	SE=SOUTHEAST
RL=PROPERTY LINE	LB=LICENSED BUSINESS
IRC=IRON REBAR & CAP	P.O.B.=POINT OF BEGINNING
R=RADIUS OF CURVE	=DELTA ANGLE, CENTRAL ANGLE
L=LENGTH OF CURVE	(F)=FIELD MEASUREMENTS
(P)=PLAT MEASUREMENTS	(D)=DEED MEASUREMENTS
NO ID=NO IDENTIFICATION	FD=FOUND

SHEET 4 OF 4 PLAT DATE: 09/26/2007

**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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RESERVE AT JEWEL LAKE  
PHASE 1  
FOR 2009

PARENT PARCELS – 33-3S-16-02439-000 – 58.00 AC. – 10.30 AC = 47.70 AC'S REMAINING.

04-4S-16-02745-003 – 88.55 AC. – 24.75 AC = 63.80 AC'S REMAINING.

HEADER PARCEL – 33-3S-16-02439-100 – A S/D LYING IN THE SE1/4 OF THE SE1/4 OF SECTION 33-3S-16 AND ALSO LYING IN THE NE1/4 OF THE NE1/4 OF SECTION 04-4S-16 CONTAINING 25.96 AC'S, RECORDED ON 06/12/2008 IN PLAT BOOK 9 PAGES 68 THRU 71.

LOT	1	33-3S-16-02439-101	.31 AC.
LOT	2	33-3S-16-02439-102	.30 AC.
LOT	3	33-3S-16-02439-103	.24 AC.
LOT	4	33-3S-16-02439-104	.31 AC.
LOT	5	33-3S-16-02439-105	.23 AC.
LOT	6	33-3S-16-02439-106	.32 AC.
LOT	7	33-3S-16-02439-107	.29 AC.
LOT	8	33-3S-16-02439-108	.43 AC.
LOT	9	33-3S-16-02439-109	.69 AC.
LOT	10	33-3S-16-02439-110	.27 AC.
LOT	11	33-3S-16-02439-111	.28 AC.
LOT	12	33-3S-16-02439-112	.25 AC.
LOT	13	33-3S-16-02439-113	.25 AC.
LOT	14	04-4S-16-02439-114	.22 AC.
LOT	15	04-4S-16-02439-115	.26 AC.
LOT	16	04-4S-16-02439-116	.29 AC.
LOT	17	04-4S-16-02439-117	.28 AC.
LOT	18	04-4S-16-02439-118	.28 AC.
LOT	19	04-4S-16-02439-119	.27 AC.
LOT	20	04-4S-16-02439-120	.27 AC.
LOT	21	04-4S-16-02439-121	.23 AC.
LOT	22	04-4S-16-02439-122	.43 AC.
LOT	23	04-4S-16-02439-123	.23 AC.
LOT	24	04-4S-16-02439-124	.25 AC.
LOT	25	04-4S-16-02439-125	.31 AC.
LOT	26	04-4S-16-02439-126	.26 AC.
LOT	27	04-4S-16-02439-127	.29 AC.
LOT	28	04-4S-16-02439-128	.26 AC.
LOT	29	04-4S-16-02439-129	.29 AC.
LOT	30	04-4S-16-02439-130	.25 AC.

LOT	31	04-4S-16-02439-131	.25 AC.
LOT	32	04-4S-16-02439-132	.29 AC.
LOT	33	04-4S-16-02439-133	.30 AC.
LOT	34	04-4S-16-02439-134	.33 AC.
LOT	35	04-4S-16-02439-135	.38 AC.
LOT	36	04-4S-16-02439-136	.29 AC.
LOT	37	04-4S-16-02439-137	.26 AC.
LOT	38	04-4S-16-02439-138	.28 AC.
LOT	39	04-4S-16-02439-139	.27 AC.
LOT	40	04-4S-16-02439-140	.27 AC.
LOT	41	04-4S-16-02439-141	.33 AC.
LOT	42	04-4S-16-02439-142	.31 AC.
LOT	43	04-4S-16-02439-143	.29 AC.
LOT	44	33-3S-16-02439-144	.28 AC.
LOT	45	33-3S-16-02439-145	.30 AC.
LOT	46	33-3S-16-02439-146	.30 AC.

COMMONS AREA – 04-4S-16-02439-998 – 8.30 AC. (INCLUDES RETENTION AREA)

