



Bailey Bishop & Lane, Inc.

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Ph. 386-752-5640 Ph. 850-894-1200
Eng. Lic. 7362 Survey Lic. LB-0006885
BBL Job Number: 060213JOR

TURKEY CREEK, UNIT 1

A
PLANNED RESIDENTIAL DEVELOPMENT
IN
THE NW 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

PLAT BOOK ___ PAGE ___
PAGE 2 OF 7

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

STATEMENT OF OBJECTIVES

THE DEVELOPMENT CONSISTS OF APPROXIMATELY 92.5 ACRES (OF WHICH APPROXIMATELY 34 ACRES ARE CONTAINED IN UNIT 1), LOCATED APPROXIMATELY THREE MILES NORTHWEST OF LAKE CITY, JOINING THE NORTH RIGHT-OF-WAY OF NW LAKE JEFFERY ROAD (COUNTY ROAD 250) FOR APPROXIMATELY 3,455 FEET.

UNIT 1 OF THE DEVELOPMENT INCLUDES 35 LOTS RANGING IN SIZE FROM A MINIMUM OF 0.250 ACRES TO 0.442 ACRES AND A COMMON AREA OF APPROXIMATELY 10 ACRES WHICH WILL BE USED FOR THIS UNIT AND FUTURE UNITS AS SHOWN ON THE APPROVED PRELIMINARY PLAN OF SAID DEVELOPMENT. THE DEVELOPMENT ALLOWS ONLY SINGLE FAMILY HOMES AND APPERTINENT STRUCTURES. THERE WILL BE AN ATTRACTIVELY LANDSCAPED ENTRANCE. THE ROADS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE COUNTY.

THE PROPERTY IS BORDERED ON THE EAST, WEST AND SOUTH BY RESIDENTIAL LAND AND ON THE NORTH BY AGRICULTURAL LAND.

1. THE EXISTING ZONING DESIGNATION ON THE PROPERTY IS PLANNED RURAL DEVELOPMENT (PRD).
2. **BUILDING SETBACKS:** BUILDING SETBACKS SHALL BE AS FOLLOWS
FRONT - 20 FEET
SIDE - 10 FEET FOR EACH SIDE YARD.
REAR - 20 FEET
3. **MAXIMUM HEIGHT OF BUILDINGS:** THE MAXIMUM HEIGHT OF BUILDINGS SHALL BE 35 FEET. HEIGHT OF BUILDING IS THE VERTICAL DISTANCE MEASURED FROM THE ESTABLISHED GRADE AT A CORNER OF THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT ROOF, TO THE DECK LINE OF A MANSARD OR BERMUDA ROOF, TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE OF GABLE, HIP, CONE, GAMBREL AND SHED ROOFS, AND TO A HEIGHT THREE-FOURTHS (3/4) THE DISTANCE FROM THE GROUND TO THE APEX OF A-FRAME AND DOME ROOFS.
4. **ACCESS STREETS:** THE COLLECTOR STREET FROM WHICH THERE IS DIRECT ACCESS TO THE DEVELOPMENT IS NW LAKE JEFFERY ROAD (COUNTY ROAD NO. 250) TO THE SOUTH.
5. **COMMON OUTSIDE STORAGE AREAS:** THERE WILL BE NO PROVISION MADE FOR COMMON OUTSIDE STORAGE AREAS. EACH LOT IS LARGE ENOUGH THAT THE HOMEOWNER CAN PROVIDE HIS OR HER OWN STORAGE AREA.
6. **SCREENING, BUFFERING AND LANDSCAPING:** SCREENING, BUFFERING AND LANDSCAPE BUFFERED AREAS SHALL BE IN COMPLIANCE WITH CHAPTER 20-A, COLUMBIA COUNTY ZONING REGULATIONS, OR SUCH REGULATIONS IN EFFECT AT THE TIME EACH HOME IS BUILT, WHICHEVER IS LESS RESTRICTIVE.
7. **ADDITIONAL SETBACK REQUIREMENTS:** THE LOCATION OF ANY STRUCTURE (EXCEPT PERMITTED DOCKS, WALKWAYS AND PIERS) SHALL BE SET BACK A MINIMUM OF THIRTY-FIVE (35) FEET FROM WETLANDS AND FIFTY (50) FEET FROM ALL PERENNIAL RIVERS, CREEKS AND STREAMS.

STATISTICAL INFORMATION

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

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

UTILITY SERVICE PLAN

THE LOTS WILL BE SERVED BY POTABLE WATER PROVIDED BY THE CITY OF LAKE CITY, RECLAIMED WATER WILL BE PROVIDED BY A COMMUNITY WATER SYSTEM OWNED AND OPERATED BY THE PROPERTY OWNERS ASSOCIATION AND INDIVIDUAL SEPTIC TANKS. THE PROPERTY OWNERS ASSOCIATION WILL BE GRANTED THE NECESSARY EASEMENTS WITHIN THE PROJECT SITE TO CONSTRUCT THE UTILITY FACILITIES.

BELLSOUTH/AT&T AND FLORIDA POWER AND LIGHT COMPANY WILL BE GRANTED EASEMENTS WITHIN THE PROJECT SITE TO CONSTRUCT UTILITY FACILITIES. SAID EASEMENTS SHALL BE ON THE FRONT 10 FEET OF EACH LOT.

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

THE COMMON AREAS IN THE DEVELOPMENT WILL BE PRIVATELY OWNED BY THE PROPERTY OWNERS ASSOCIATION. TITLE TO THESE AREAS WILL BE HELD BY A FLORIDA NOT-FOR-PROFIT HOMEOWNERS ASSOCIATION, TURKEY CREEK COLUMBIA COUNTY HOMEOWNERS ASSOCIATION, INC. WHICH WILL OWN, MANAGE AND CONTROL SAID COMMON ELEMENTS IN ACCORDANCE WITH DECLARATIONS AND RESTRICTIONS ARTICLES OF INCORPORATION AND BYLAWS. EACH LOT OWNER WILL BE A MEMBER OF THE HOMEOWNERS ASSOCIATION. THE ASSOCIATION WILL GOVERN BY MAJORITY RULE AND HAS THE AUTHORITY TO ASSESS FOR MAINTENANCE AND IMPROVEMENTS OF THE COMMON ELEMENTS.

THE DEVELOPMENT IS LIMITED TO SINGLE FAMILY RESIDENCES. NO MOBILE HOMES, CAMPERS, MOTOR HOMES, OR SIMILAR ARRANGEMENTS CAN BE USED FOR A DWELLING.

REFER TO BOUNDARY SURVEY BY BAILEY BISHOP AND LANE, DATED 03/27/06.

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

SUMMARY OF SINGLE FAMILY RESIDENTIAL LOTS BY UNITS

UNIT NO.	NO. OF LOTS
1	35
TOTAL	35



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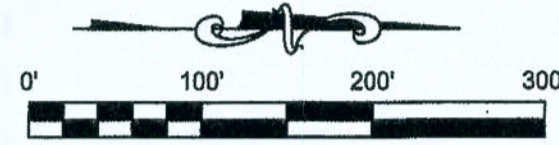
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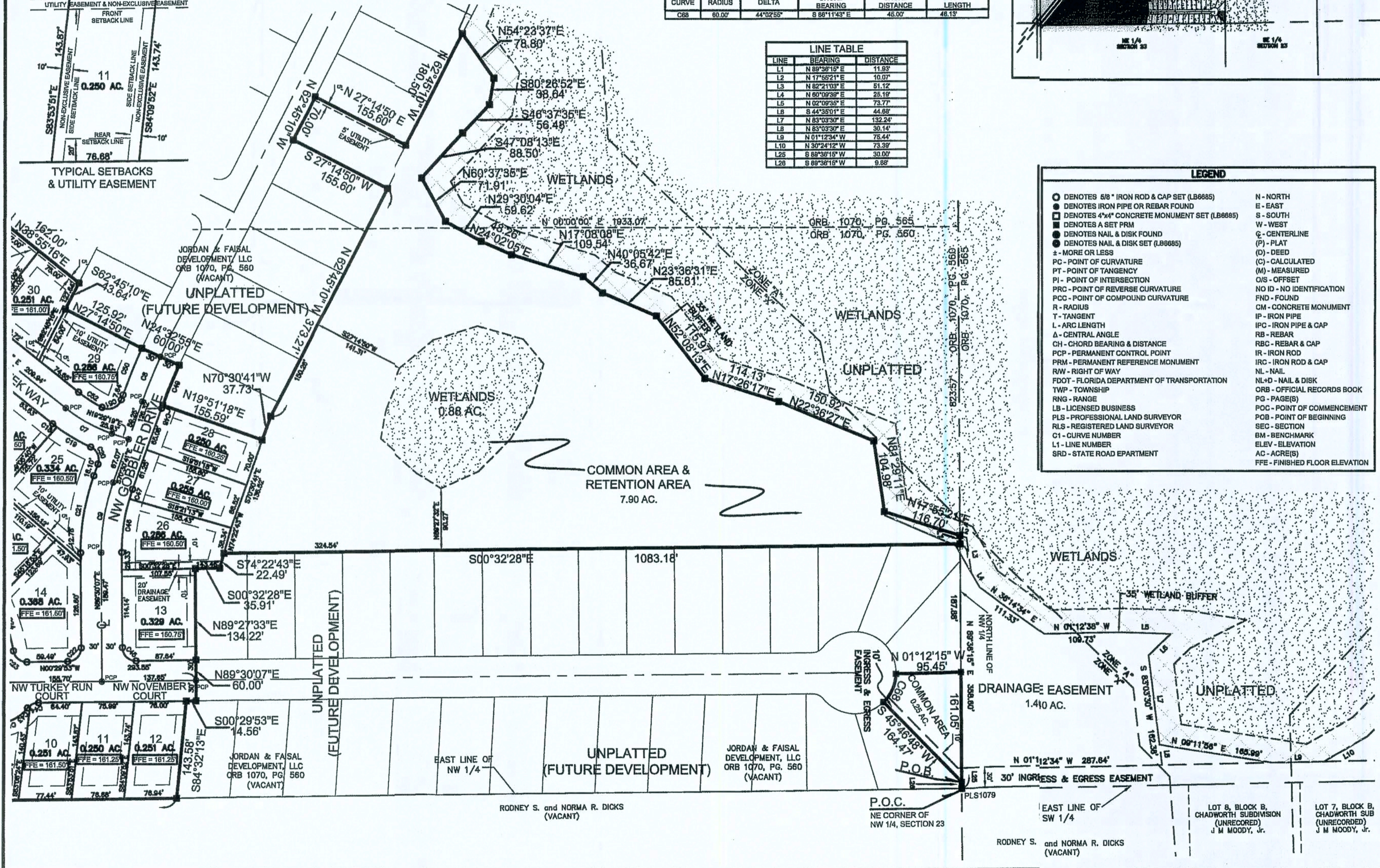
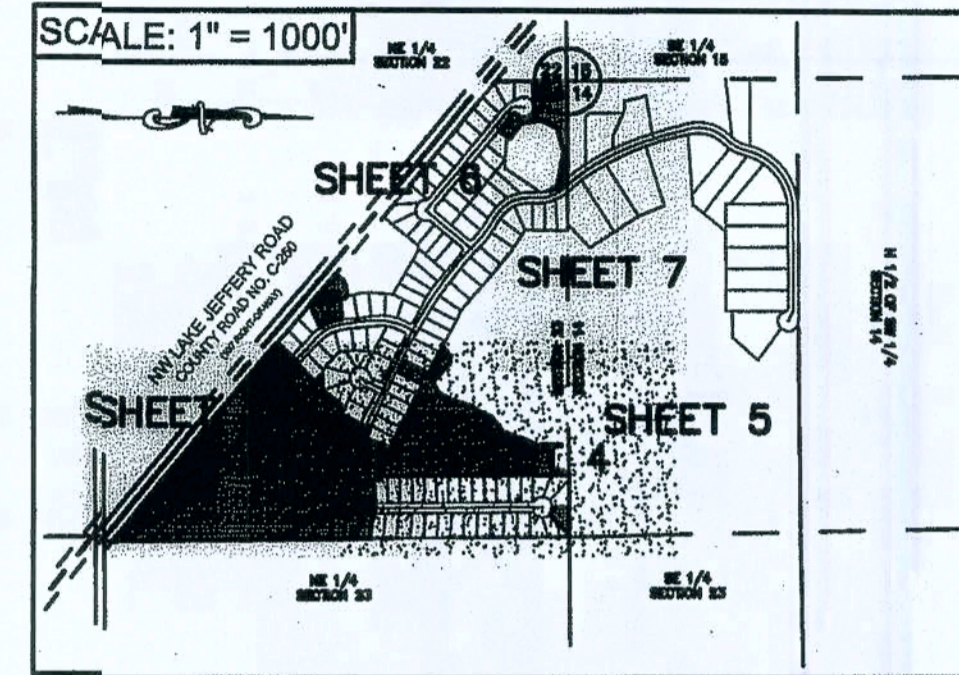
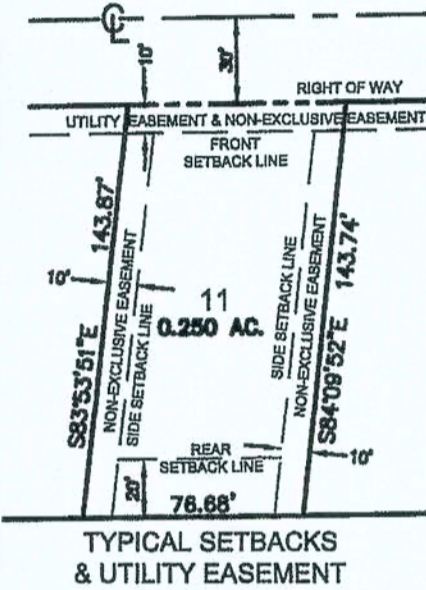
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 COLUMBIA COUNTY, FLORIDA



SCALE: 1" = 100'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C88	60.00'	44°02'55"	S 88°11'43" E	46.00'	48.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°36'15" E	11.83'
L2	N 17°56'21" E	10.07'
L3	N 82°21'03" E	51.12'
L4	N 80°03'38" E	25.19'
L5	N 02°09'35" E	73.77'
L6	S 44°35'01" E	44.88'
L7	N 83°03'30" E	132.24'
L8	N 83°03'30" E	30.14'
L9	N 01°12'34" W	73.44'
L10	N 37°24'12" W	73.32'
L28	S 88°38'18" W	30.00'
L29	S 88°38'18" W	9.88'



LEGEND	
○	DENOTES 6/8" IRON ROD & CAP SET (LB6865)
●	DENOTES IRON PIPE OR REBAR FOUND
□	DENOTES 4"x4" CONCRETE MONUMENT SET (LB6865)
■	DENOTES A SET PRM
○	DENOTES NAIL & DISK FOUND
●	DENOTES NAIL & DISK SET (LB6865)
±	MORE OR LESS
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
POC	POINT OF COMPOUND CURVATURE
R	RADIUS
T	TANGENT
L	ARC LENGTH
Δ	CENTRAL ANGLE
CH	CHORD BEARING & DISTANCE
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
RW	RIGHT OF WAY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
TWP	TOWNSHIP
RNG	RANGE
LB	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
RLS	REGISTERED LAND SURVEYOR
C1	CURVE NUMBER
L1	LINE NUMBER
SRD	STATE ROAD DEPARTMENT
N	NORTH
E	EAST
S	SOUTH
W	WEST
C	CENTERLINE
(P)	PLAT
(O)	DEED
(C)	CALCULATED
(M)	MEASURED
OIS	OFFSET
NO ID	NO IDENTIFICATION
FND	FOUND
CM	CONCRETE MONUMENT
IP	IRON PIPE
IPC	IRON PIPE & CAP
RE	REBAR
RBC	REBAR & CAP
IR	IRON ROD
IRC	IRON ROD & CAP
NL	NAIL
NLD	NAIL & DISK
ORB	OFFICIAL RECORDS BOOK
PG	PAGE(S)
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
SEC	SECTION
BM	BENCHMARK
ELEV	ELEVATION
AC	ACRE(S)
FFE	FINISHED FLOOR ELEVATION



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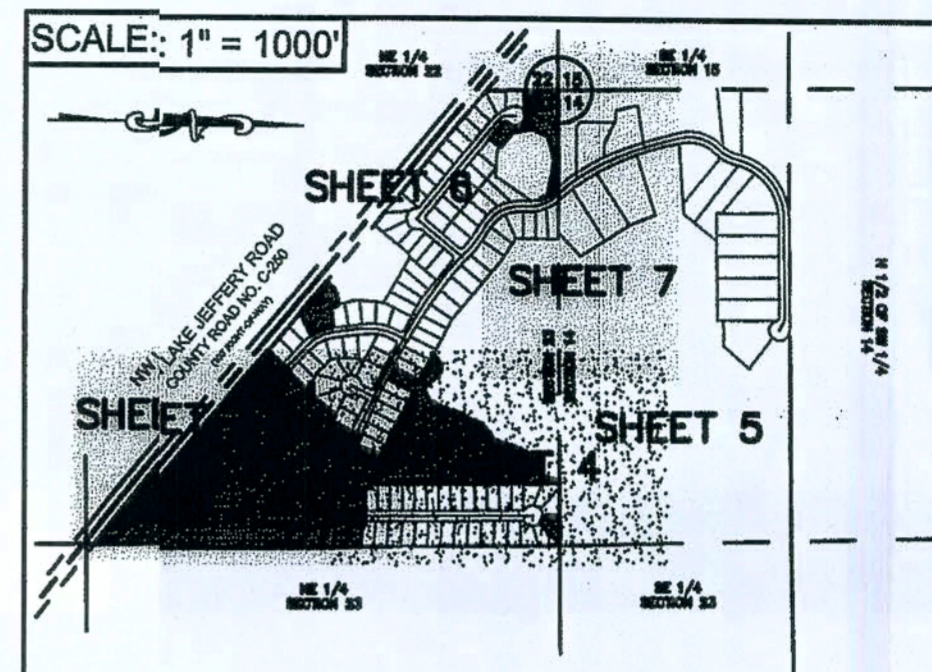
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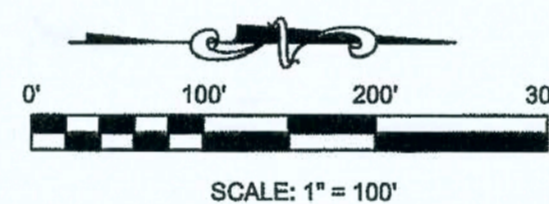
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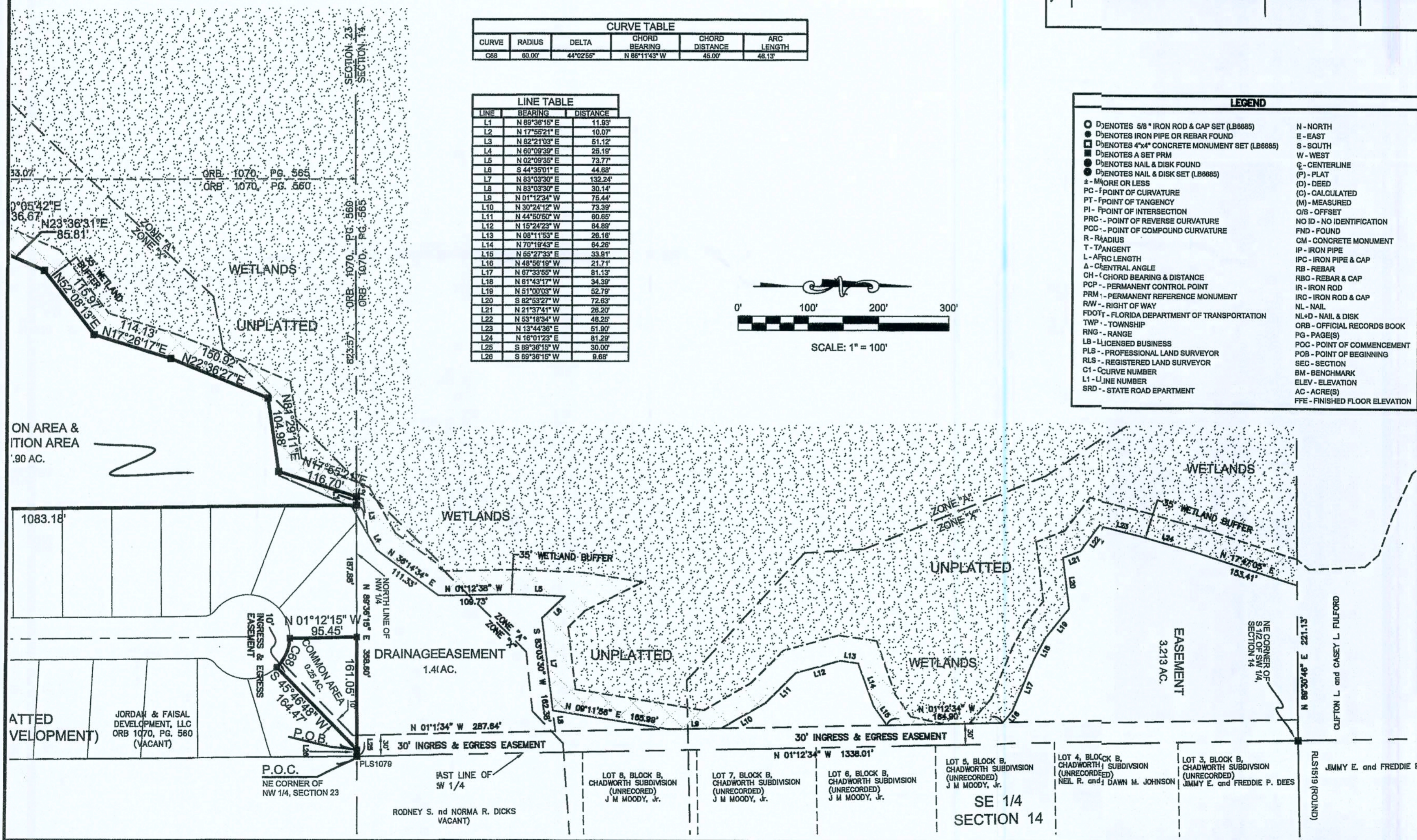


CURVE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C68	60.07'	44°02'55"	N 86°11'43" W	45.07'	46.13'

LINE	BEARING	DISTANCE
L1	N 89°38'15" E	11.93'
L2	N 17°55'21" E	10.07'
L3	N 82°21'03" E	81.12'
L4	N 60°09'39" E	28.18'
L5	N 02°09'35" E	73.77'
L6	S 44°35'01" E	44.68'
L7	N 83°03'30" E	132.24'
L8	N 83°03'30" E	30.14'
L9	N 01°12'34" W	76.44'
L10	N 30°24'12" W	73.38'
L11	N 44°50'59" W	60.85'
L12	N 15°24'23" W	84.88'
L13	N 08°11'53" E	28.18'
L14	N 70°19'43" E	64.26'
L15	N 55°27'33" E	33.91'
L16	N 48°56'19" W	21.71'
L17	N 67°33'55" W	81.13'
L18	N 81°43'17" W	34.39'
L19	N 51°00'03" W	52.78'
L20	S 82°53'21" W	72.63'
L21	N 21°37'41" W	26.20'
L22	N 63°16'34" W	48.25'
L23	N 13°44'36" E	51.90'
L24	N 16°01'23" E	81.29'
L25	S 89°36'15" W	30.00'
L26	S 89°36'15" W	9.68'



○	○ DENOTES 5/8" IRON ROD & CAP SET (LB8885)	N - NORTH
●	● DENOTES IRON PIPE OR REBAR FOUND	E - EAST
□	□ DENOTES 4"x4" CONCRETE MONUMENT SET (LB8885)	S - SOUTH
■	■ DENOTES A SET PRM	W - WEST
⊙	⊙ DENOTES NAIL & DISK FOUND	C - CENTERLINE
⊙	⊙ DENOTES NAIL & DISK SET (LB8885)	(F) - FLAT
±	± MORE OR LESS	(D) - DEED
PC	PC - POINT OF CURVATURE	(C) - CALCULATED
PT	PT - POINT OF TANGENCY	(M) - MEASURED
PI	PI - POINT OF INTERSECTION	O/S - OFFSET
PRC	PRC - POINT OF REVERSE CURVATURE	NO ID - NO IDENTIFICATION
PRC	PRC - POINT OF REVERSE CURVATURE	FND - FOUND
R	R - RADIUS	CM - CONCRETE MONUMENT
T	T - TANGENT	IP - IRON PIPE
L	L - ARC LENGTH	IPC - IRON PIPE & CAP
A	A - CENTRAL ANGLE	RB - REBAR
CH	CH - CHORD BEARING & DISTANCE	RBC - REBAR & CAP
PCP	PCP - PERMANENT CONTROL POINT	IR - IRON ROD
PRM	PRM - PERMANENT REFERENCE MONUMENT	IRC - IRON ROD & CAP
RW	RW - RIGHT OF WAY	NL - NAIL
FDOT	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NL/D - NAIL & DISK
TWP	TWP - TOWNSHIP	ORB - OFFICIAL RECORDS BOOK
RNG	RNG - RANGE	PG - PAGE(S)
LB	LB - LICENSED BUSINESS	POC - POINT OF COMMENCEMENT
PLS	PLS - PROFESSIONAL LAND SURVEYOR	POB - POINT OF BEGINNING
RLS	RLS - REGISTERED LAND SURVEYOR	SEC - SECTION
C1	C1 - CURVE NUMBER	BM - BENCHMARK
L1	L1 - LINE NUMBER	ELEV - ELEVATION
SRD	SRD - STATE ROAD DEPARTMENT	AC - ACRE(S)
		FFE - FINISHED FLOOR ELEVATION



ON AREA & TION AREA
 .90 AC.

JORDAN & FAISAL DEVELOPMENT, LLC
 ORB 1070, PG. 560
 (VACANT)

P.O.C.
 NE CORNER OF
 NW 1/4, SECTION 23

RODNEY S. and NORMA R. DICKS
 (VACANT)

LOT 8, BLOCK B,
 CHADWORTH SUBDIVISION
 (UNRECORDED)
 J M MOODY, JR.

LOT 7, BLOCK B,
 CHADWORTH SUBDIVISION
 (UNRECORDED)
 J M MOODY, JR.

LOT 6, BLOCK B,
 CHADWORTH SUBDIVISION
 (UNRECORDED)
 J M MOODY, JR.

LOT 5, BLOCK B,
 CHADWORTH SUBDIVISION
 (UNRECORDED)
 J M MOODY, JR.
 SE 1/4
 SECTION 14

LOT 4, BLOCK B,
 CHADWORTH SUBDIVISION
 (UNRECORDED)
 NEIL R. and DAWN M. JOHNSON

LOT 3, BLOCK B,
 CHADWORTH SUBDIVISION
 (UNRECORDED)
 JIMMY E. and FREDDIE P. DEES

CLIFTON L. and CASEY T. FULLFORD
 RLS1519 (ROUND)



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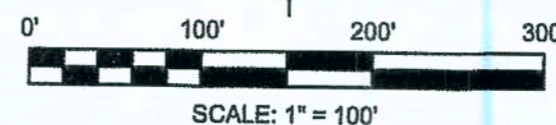
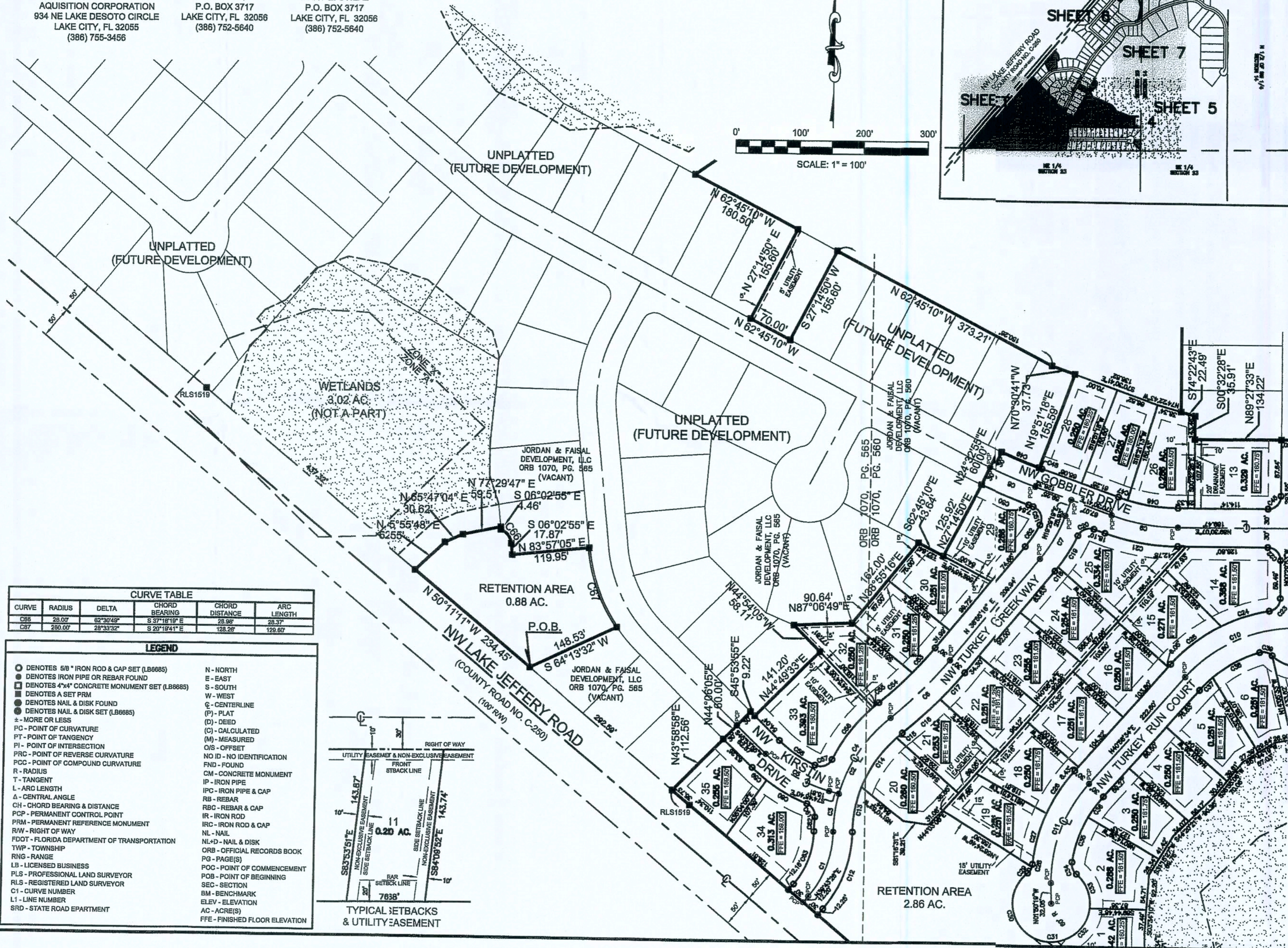
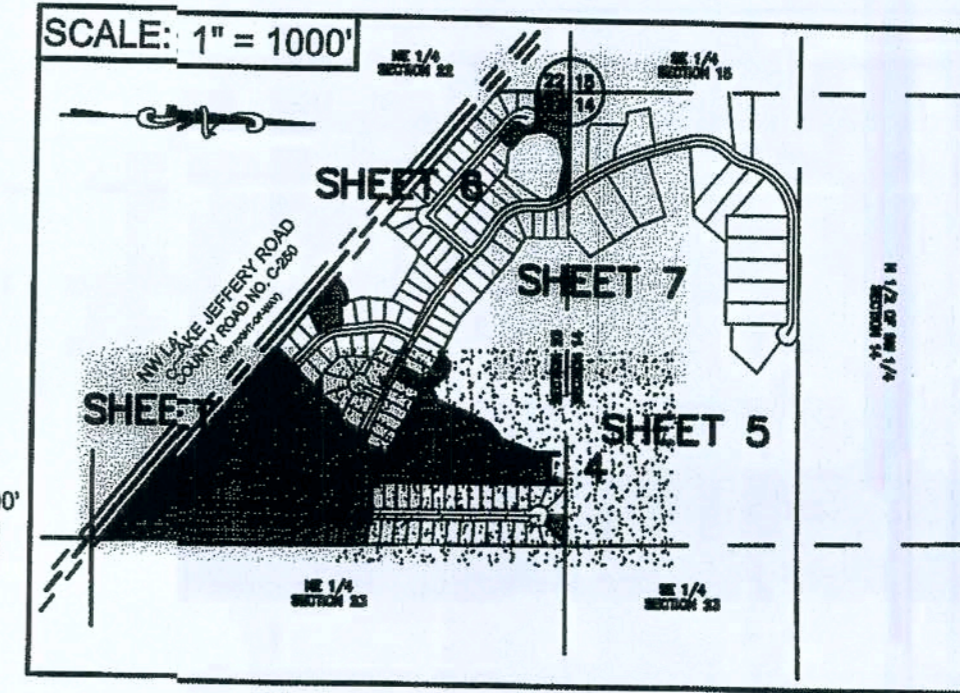
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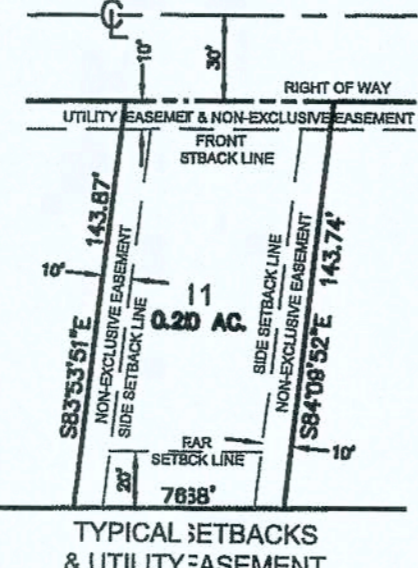
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CURVE TABLE				
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C68	28.00'	62°30'49"	S 37°18'19" E	28.98'
C67	290.00'	28°33'32"	S 20°19'41" E	129.87'

- LEGEND**
- DENOTES 5/8" IRON ROD & CAP SET (LB6685)
 - DENOTES IRON PIPE OR REBAR FOUND
 - DENOTES 4"x4" CONCRETE MONUMENT SET (LB6685)
 - DENOTES A SET PRM
 - DENOTES NAIL & DISK FOUND
 - DENOTES NAIL & DISK SET (LB6685)
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 - PCC - POINT OF COMPOUND CURVATURE
 - R - RADIUS
 - T - TANGENT
 - L - ARC LENGTH
 - Δ - CENTRAL ANGLE
 - CH - CHORD BEARING & DISTANCE
 - PCP - PERMANENT CONTROL POINT
 - PRM - PERMANENT REFERENCE MONUMENT
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 - LB - LICENSED BUSINESS
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 - RLS - REGISTERED LAND SURVEYOR
 - CI - CURVE NUMBER
 - L1 - LINE NUMBER
 - SRD - STATE ROAD DEPARTMENT
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 - E - EAST
 - S - SOUTH
 - W - WEST
 - C - CENTERLINE
 - (P) - PLAT
 - (D) - DEED
 - (C) - CALCULATED
 - (M) - MEASURED
 - O/S - OFFSET
 - NO ID - NO IDENTIFICATION
 - FRD - FOUND
 - CM - CONCRETE MONUMENT
 - IP - IRON PIPE
 - IPC - IRON PIPE & CAP
 - RB - REBAR
 - RBC - REBAR & CAP
 - IR - IRON ROD
 - IRC - IRON ROD & CAP
 - NL - NAIL
 - NLD - NAIL & DISK
 - ORB - OFFICIAL RECORDS BOOK
 - PG - PAGE(S)
 - POC - POINT OF COMMENCEMENT
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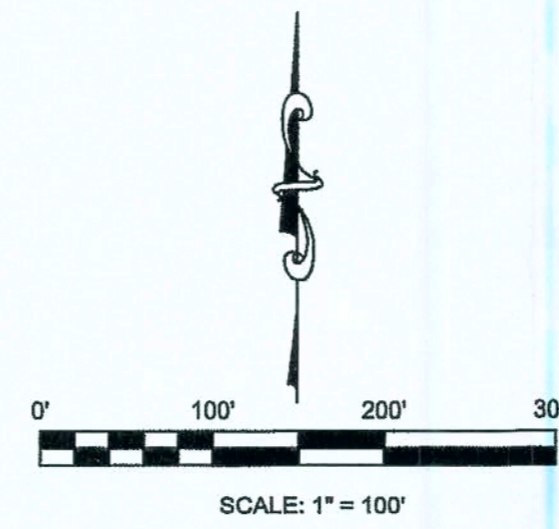
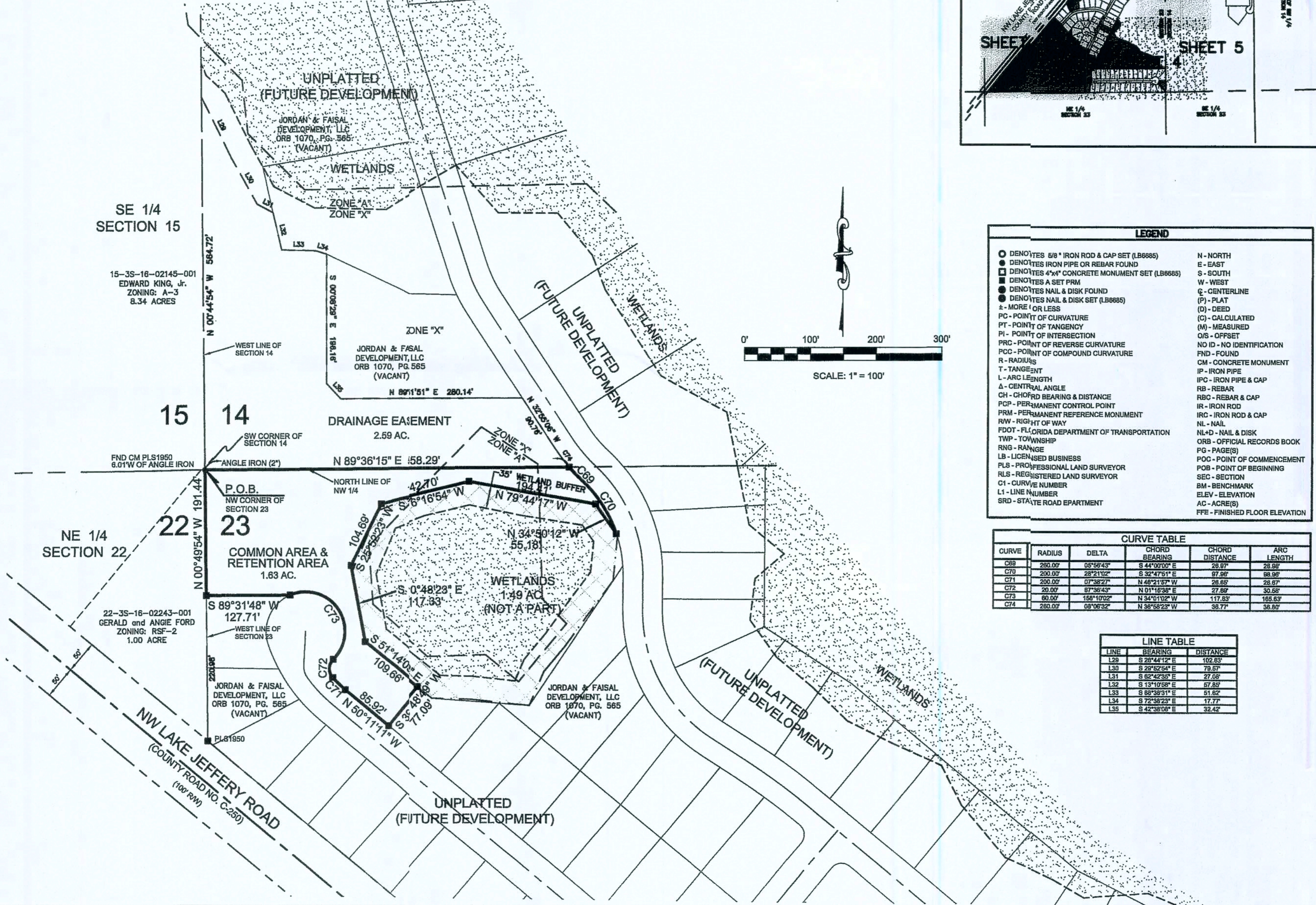
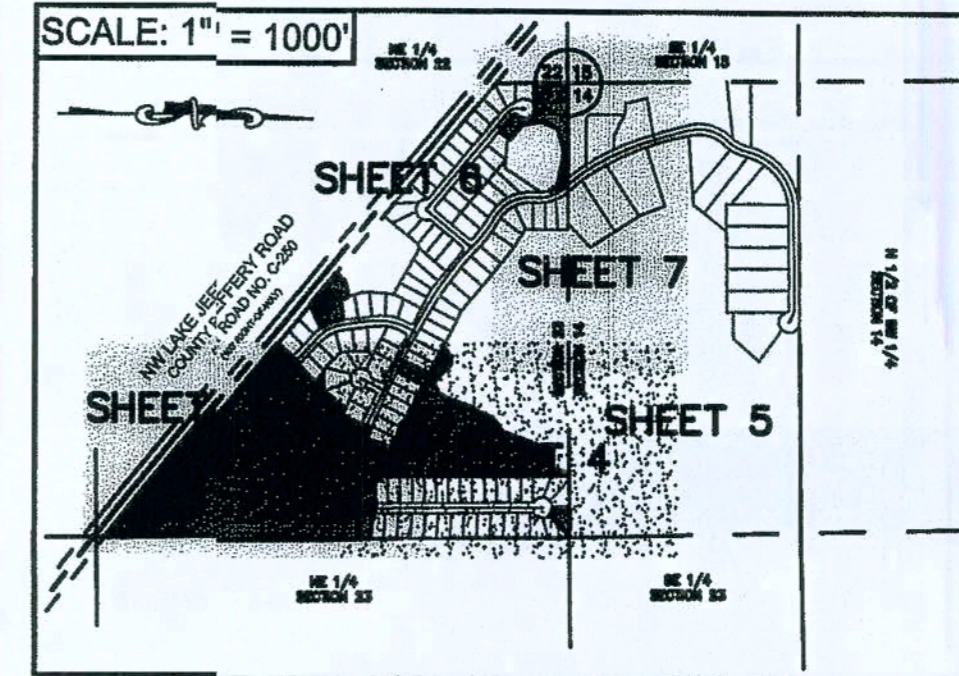
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LEGEND

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■ DENOTES 4"x4" CONCRETE MONUMENT SET (LB6885)	S - SOUTH
■ DENOTES A SET FRM	W - WEST
● DENOTES NAIL & DISK FOUND	C - CENTERLINE
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LB - LICENSED BUSINESS	POC - POINT OF COMMENCEMENT
PLS - PROFESSIONAL LAND SURVEYOR	POB - POINT OF BEGINNING
RLS - REGISTERED LAND SURVEYOR	SEC - SECTION
C1 - CURVE NUMBER	BM - BENCHMARK
L1 - LINE NUMBER	ELEV - ELEVATION
SRD - STATE ROAD DEPARTMENT	AC - ACRE(S)
	FFE - FINISHED FLOOR ELEVATION

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C69	250.00'	05°56'43"	S 44°00'00" E	28.97'	28.98'
C70	200.00'	28°21'02"	S 32°47'51" E	97.96'	98.96'
C71	200.00'	07°38'27"	N 49°21'57" W	28.85'	28.87'
C72	20.00'	07°38'27"	N 01°15'32" E	27.89'	31.58'
C73	60.00'	168°10'02"	N 34°10'02" W	117.83'	165.83'
C74	280.00'	09°06'32"	N 38°58'23" W	38.77'	38.80'

LINE TABLE

LINE	BEARING	DISTANCE
L29	S 28°44'12" E	102.83'
L30	S 28°52'54" E	79.87'
L31	S 82°42'59" E	27.08'
L32	S 13°10'58" E	67.89'
L33	S 88°38'31" E	51.82'
L34	S 72°38'23" E	17.77'
L35	S 42°35'08" E	32.42'