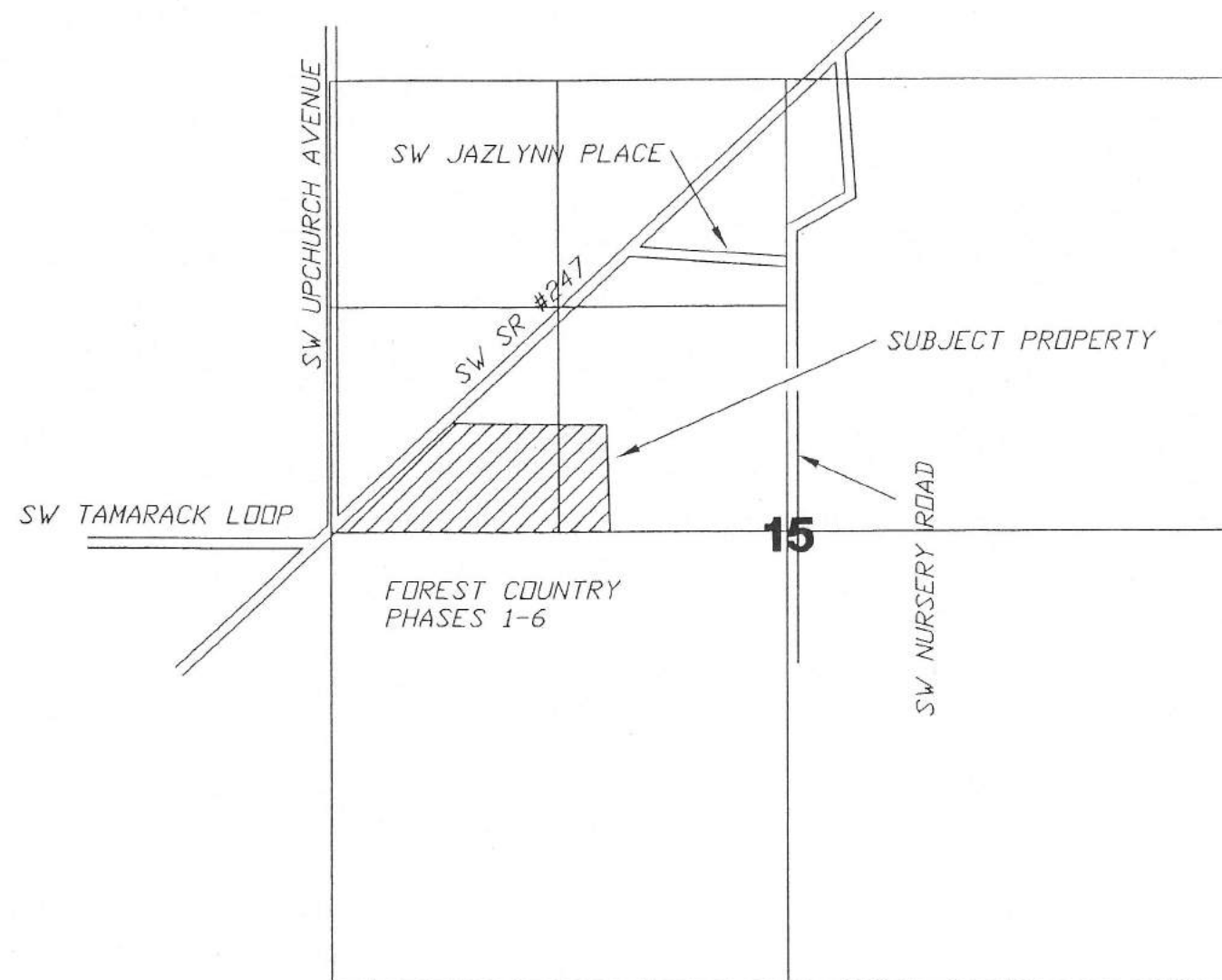


"FOREST COVE"
IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 10
PAGES 10-11
SHEET 1 OF 2

Last: 2024/01/13 13:19 Date: 07/03/2024 Time: 9:13AM
Page 1 of 2 R: 1518 P: 1051 James M. Slaughter, Jr., Clerk of Court
Columbia County, FL: VC
Deputy Clerk

SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST.



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.

DESCRIPTION:
BEGIN AT THE SE CORNER OF THE SW 1/4 OF SW 1/4, SECTION 15,
TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA,
ALSO BEING THE NE CORNER OF FOREST COUNTRY 4TH ADDITION. A
SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN PLAT BOOK 6, PAGE 56, PUBLIC RECORDS OF COLUMBIA COUNTY,
FLORIDA AND RUN S.88°50'02"W., ALONG THE SOUTH LINE OF SW
1/4 OF SW 1/4 AND SAID NORTH LINE OF FOREST COUNTRY 4TH
ADDITION A DISTANCE OF 1320.82 FEET, THENCE N.01°21'21"W., 9.76
FEET TO THE INTERSECTION OF THE WEST LINE OF SECTION 15
AND THE EAST RIGHT-OF-WAY LINE OF SW STATE ROAD #47;
THENCE N.41°30'00"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF
STATE ROAD #47 A DISTANCE OF 761.83 FEET; THENCE
N.88°37'59"E., 1044.61 FEET; THENCE S.01°16'02"E., 573.61 FEET;
THENCE S.88°50'02"W., 241.07 FEET TO THE POINT OF BEGINNING.
CONTAINING 17.15 ACRES MORE OR LESS.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS
DAY OF June 20, 2024, A.D.

CHAIRMAN

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 \$_____ 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.

DIRECTOR OF PUBLIC WORKS

DATE

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON A BEARING OF S.88°50'02"W. OF THE SOUTH LINE AS SHOWN
HEREON.
- IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE
THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FIRM
PANEL NUMBER 12023C0289D. 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 HEREON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE
POLICY.
- EASEMENTS ARE AS SHOWN HEREON.
- 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 STANDARDS OF PRACTICE
FOR SURVEYING IN THE STATE OF FLORIDA.
- NO PRELIMINARY PLAN WAS APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM.
- MAXIMUM LOT COVERAGE BY ALL BUILDINGS IS 40%.

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.

LOCATION SKETCH

1" = 1000'

SPECIAL NOTICE:

THIS SUBDIVISION INCLUDES A STORMWATER DRAINAGE AND MANAGEMENT DESIGN PERMITTED AND
CONSTRUCTED PURSUANT TO AN ENVIRONMENTAL RESOURCE PERMIT ISSUED BY THE SUWANNEE
RIVER WATER MANAGEMENT DISTRICT, PERMIT NUMBER ERD-023-244415-1. IN MANY INSTANCES
THE DESIGN CAN PROVIDE FOR STORMWATER TO FLOW ONTO OR ACROSS ONE OR MORE LOTS
WITHIN THE SUBDIVISION BEFORE THE STORMWATER ENTERS THE STORMWATER SYSTEM OF
DRAINS, DITCHES, OR PONDS. PROPERTY OWNERS AND PROSPECTIVE PURCHASERS ARE
ENCOURAGED TO CAREFULLY REVIEW THE STORMWATER DESIGN FOR THIS SUBDIVISION AND
SHOULD EXPECT RUNOFF TO EXIT OR ENTER THEIR PROPERTY FROM TIME TO TIME. LOTS
INCLUDED IN THE STORMWATER DRAINAGE AND MANAGEMENT DESIGN PURSUANT TO THE PERMIT
MAY NOT BE PERMITTED TO DECREASE THE AMOUNT OF WATER FLOWING TO THEIR PROPERTY OR
TO INCREASE THE AMOUNT OF WATER FLOWING FROM THEIR PROPERTY. PLEASE CONSULT AN
ATTORNEY OR ENGINEER FOR SPECIFIC QUESTIONS ABOUT YOUR LOT.

AND

PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR STRUCTURES ON LOTS WITHIN THE
SUBDIVISION, AN AS BUILT SURVEY WILL BE PROVIDED TO SHOW THE PROPER LOT GRADING
HAS BEEN OBTAINED, ACCORDING TO
THE STORMWATER DESIGN DEPICTED ON THE STORMWATER/ROADWAY CONSTRUCTION PLANS,
UNDER THE ENVIRONMENTAL RESOURCE PERMIT ISSUED BY THE SUWANNEE RIVER WATER
MANAGEMENT DISTRICT, PERMIT NUMBER ERD-023-244415-1.

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT FOREST LAND DEVELOPMENT, LLC, OWNER, HAS
CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED,
TO BE KNOWN AS "FOREST COVE", AND THAT ALL ROADS, STREETS, RETENTION AREAS,
STORM WATER BASINS, AND ALL EASEMENTS FOR UTILITIES, DRAINAGE, AND OTHER
PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE DEDICATED TO
THE PERPETUAL USE OF THE PUBLIC.
EACH LOT HEREIN IS SUBJECT TO THAT CERTAIN CONSENT AGREEMENT TO MUNICIPAL
SERVICE BENEFIT UNIT FOR FOREST COVE SUBDIVISION, SIGNED June 21, 2024,
AND RECORDED AT BOOK 517 PAGE 100 OF THE OFFICIAL RECORDS OF COLUMBIA
COUNTY, FLORIDA.

ATTEST:

Wm. Darby
WITNESS AS TO OWNER

Robt. S. Stevart
WITNESS AS TO OWNER

Robt. S. Stevart
ROBERT S. STEVART
AS MANAGER

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 2 DAY OF July, 2024 A.D., BEFORE ME
PERSONALLY APPEARED ROBERT S. STEVART, AS MANAGER OF FOREST LAND
DEVELOPMENT, LLC, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND
WHO EXECUTED THE FORGOING 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.

MY COMMISSION EXPIRES: 7-10-24

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
James M. Slaughter, Jr.
COMMISSION # 11111111
EXPIRES 10-2024
BORN 10/20/1968

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT
COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND
CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: 7-2-2024 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 July, 2024, A.D., IN PLAT BOOK 10 PAGE 10

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF COUNTY SURVEYOR:
KNOW 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.

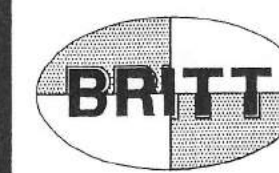
NAME: _____ DATE: _____ REGISTRATION #: _____

PRINT:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND
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.

Scott Britt 6/21/24
L. SCOTT BRITT, PSH #5757 DATE:



**BRITT SURVEYING
& MAPPING, LLC**

LAND SURVEYORS AND MAPPERS, L.B. # 8016

1438 SW MAIN BOULEVARD
LAKE CITY, FLORIDA 32025

www.brittsurvey.com

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L-30401

'FOREST COVE'

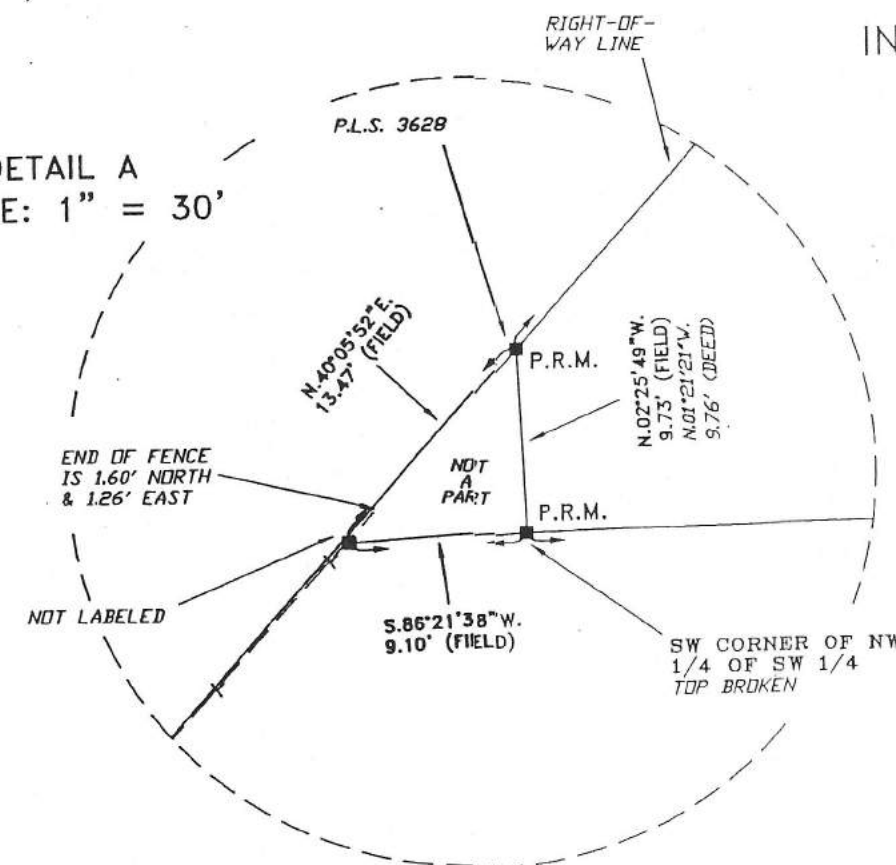
IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____

PAGES _____

SHEET 2 OF 2

DETAIL A
SCALE: 1" = 30'



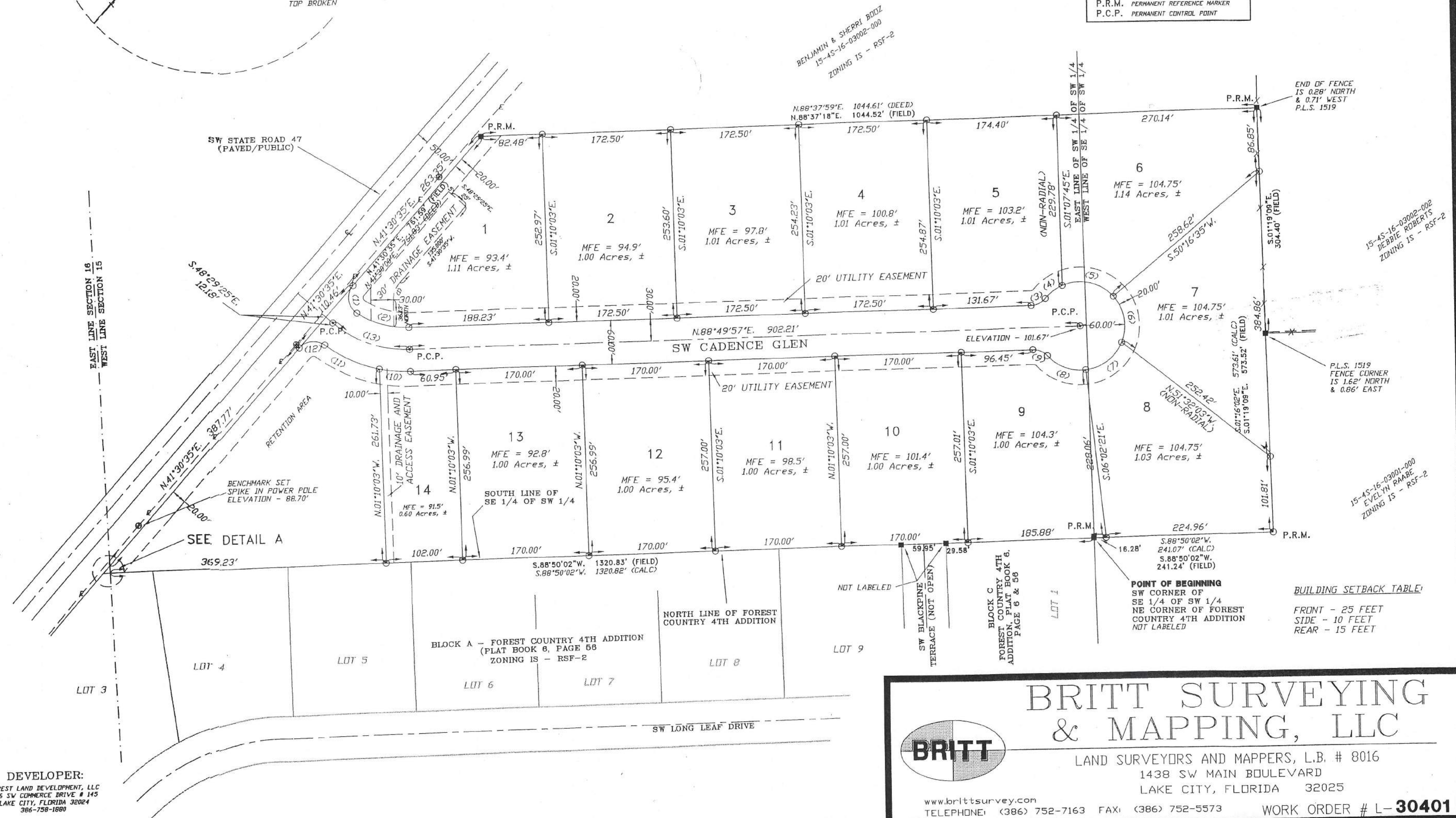
CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	97°45'30"	42.66'	28.64'	37.67'	S.07°22'10"E
2	120.00'	34°55'07"	73.13'	37.74'	72.01'	S.73°42'29"E
3	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.63°59'34"E
4	60.00'	27°55'49"	29.25'	14.92'	28.96'	N.53°07'05"E
5	60.00'	71°52'34"	75.27'	43.49'	70.43'	S.76°58'44"E
6	60.00'	63°38'55"	66.65'	37.24'	63.28'	S.09°13'00"E
7	60.00'	61°12'10"	64.09'	35.49'	61.09'	S.53°12'33"W
8	60.00'	54°42'06"	57.28'	31.04'	55.13'	N.68°50'19"W
9	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.66°19'39"W
10	180.00'	13°11'03"	41.42'	20.80'	41.33'	N.84°34'31"W
11	180.00'	25°54'23"	81.39'	41.40'	80.70'	N.65°01'49"W
12	25.00'	86°24'48"	37.70'	23.48'	34.23'	S.84°42'59"W
13	150.00'	42°40'38"	111.73'	58.60'	109.16'	S.69°49'44"E
14	35.00'	41°30'35"	25.36'	13.26'	24.81'	S.20°45'17"W

SYMBOL LEGEND:

- 4"x4" CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIPE AND CAP SET
- 3" CUT IN PAVEMENT
- CALCULATED PROPERTY CORNER
- NAIL & DISK
- POWER POLE
- SIGN POST
- WATER METER
- UTILITY BOX
- WELL
- SANITARY HANHOLE
- CENTERLINE
- SECTION LINE
- ELECTRIC LINES
- VIRE FENCE
- CHAIN LINK FENCE
- WOODEN FENCE
- AS PER A PLAT OF RECORD
- AS PER A DEED OF RECORD
- AS PER CALCULATIONS
- AS PER FIELD MEASUREMENTS
- P.R.M. PERMANENT REFERENCE MARKER
- P.C.P. PERMANENT CONTROL POINT

SCALE: 1" = 100'



BRITT SURVEYING & MAPPING, LLC



LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BOULEVARD
LAKE CITY, FLORIDA 32025

www.brittsurvey.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-30401

DEVELOPER:
FOREST LAND DEVELOPMENT, LLC
426 SW COMMERCE DRIVE # 145
LAKE CITY, FLORIDA 32024
386-758-1880