

SABOURIN REPLAT

A REPLAT OF LOTS 32 AND 33, EMERALD COVE, PHASE II
PLAT BOOK 8, PAGES 68 AND 69
SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 32 AND LOT 33, EMERALD COVE, PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 8, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

SPECIAL NOTE FOR DRAINAGE EASEMENT
THE NORTH 15.00 FEET OF LOT 1 IS DESIGNATED
FOR USE AS A DRAINAGE EASEMENT.

UTILITY EASEMENT
THERE IS A 20.00 FOOT UTILITY EASEMENT WITHIN
LOT 1 ADJACENT TO THE RIGHT OF WAY OF SW
WOODLEAF COURT.

NOTE:
FINISH FLOOR ELEVATION FOR LOT 1 SHALL
COMPLY WITH THE REQUIREMENTS OF EMERALD
COVE, PHASE II.

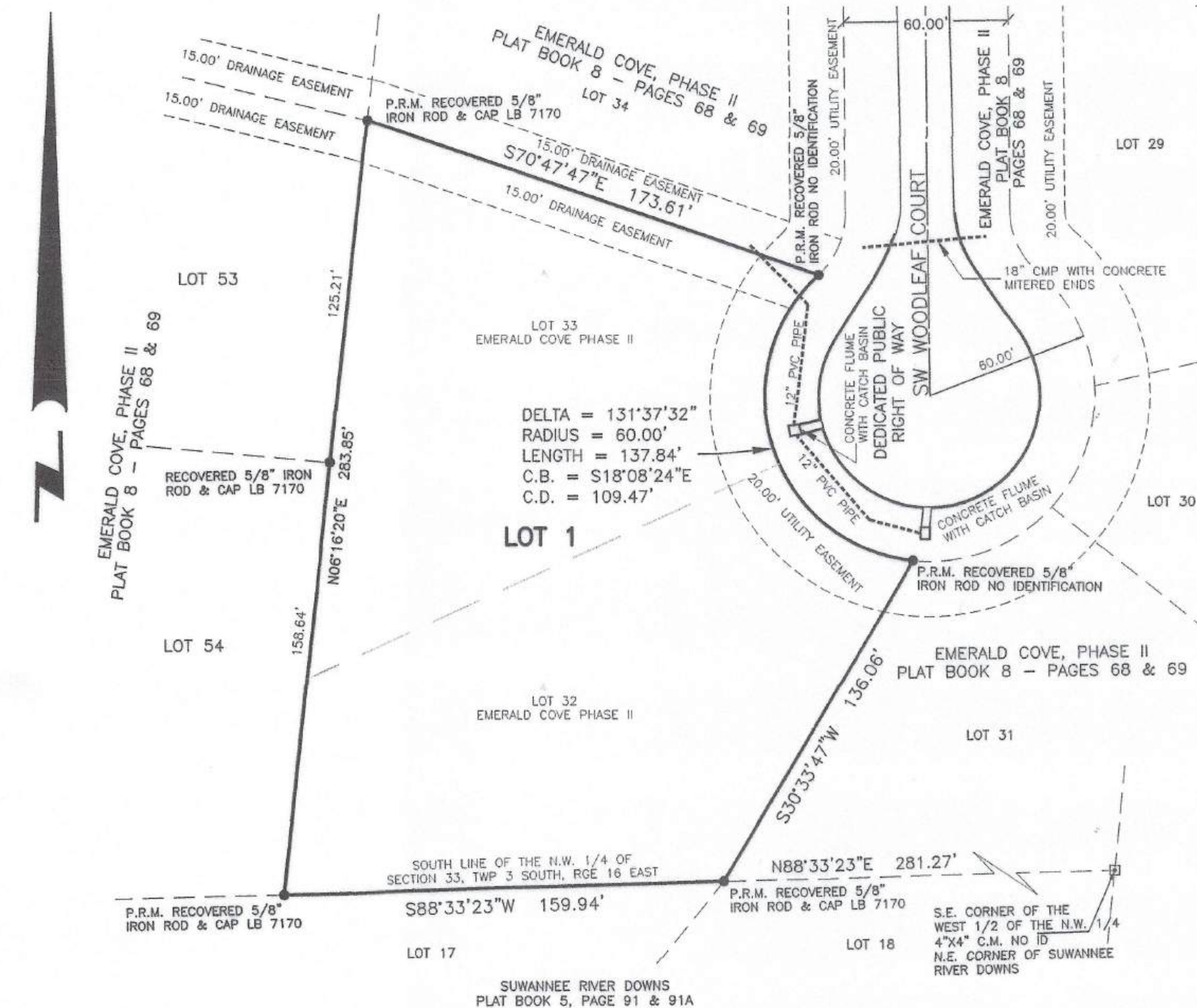
LEGEND:

P.R.M. PERMANENT REFERENCE MONUMENT
DENOTES A 5/8" IRON ROD AS NOTED

- 1) BEARINGS ARE BASED ON THE WEST
LINE OF LOT 1 BEING N16°16'20"E
AS SHOWN ON EMERALD COVE, PHASE II,
IN PLAT BOO 8, PAGES 68 & 69.

LEGEND

P.B.	PLAT BOOK	P.O.C.	POINT OF COMMENCEMENT
PGS.	PAGES	P.O.B.	POINT OF BEGINNING
PT	POINT OF TANGENCY	CL	CENTERLINE
PC	POINT OF CURVATURE	C.D.	CHORD DISTANCE
PI	POINT OF INTERSECTION	C.B.	CHORD BEARING
PRC	POINT OF REVERSE CURVE	L	LENGTH OF CURVE
PCC	POINT OF COMPOUND CURVATURE	LB	LICENSED BUSINESS
PNTC	POINT OF NON-TANGENT CURVE	R	RADIUS
		RLS	REGISTERED LAND SURVEYOR
●	FOUND 5/8" IRON ROD AS NOTED	RP	RADIUS POINT
○	FOUND 5/8" IRON ROD WITH CAP LB 3270 (PRM)	Δ	DELTA OR CENTRAL ANGLE
⊙	PERMANENT CONTROL POINT PCP (NAIL & DISC LB #3270)	ESM'T	EASEMENT
PRM	PERMANENT REFERENCE MONUMENT	R/W	RIGHT OF WAY
SEC.	SECTION	S/W	SIDEWALK
O.R.B.	OFFICIAL RECORDS BOOK	D&U	DRAINAGE & UTILITY
FND	FOUND	TAN	TANGENT
CMP	CORRUGATED METAL PIPE	CM	CONCRETE MONUMENT
		CONC.	CONCRETE
		N.T.S.	NOT TO SCALE
		N.R.	NON RADIAL



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

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
SUSPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OF
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.

PLAT BOOK 10, PAGE 10

CERTIFICATE OF DEDICATION & OWNERSHIP

KNOW ALL MEN BY THESE PRESENT THAT KYLE SABOURIN, AS PRESIDENT OF THE BRANFORD GATHERING, INC, HAS CAUSED THE LANDS SHOWN
AND DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS A SINGLE LOT TO BE KNOWN AS SUBDIVISION NAME AND THAT ALL RIGHTS OF
WAY AND EASEMENTS ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

KYLE SABOURIN, PRESIDENT
THE BRANFORD GATHERING, INC.

Heather Sabourin
WITNESS

Kyle Sabourin
WITNESS

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COLUMBIA COUNTY

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS
10 DAY OF Jan 2025, 2024, BY KYLE SABOURIN, AS PRESIDENT OF THE BRANFORD GATHERING, INC, FOR AND ON BEHALF OF
SAID CORPORATION. SUCH PERSON ID [] PERSONALLY KNOWN TO ME OR HAS [] PRODUCED IDENTIFICATION.

TYPE OF IDENTIFICATION PRODUCED: _____

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-22-2028

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

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF
COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

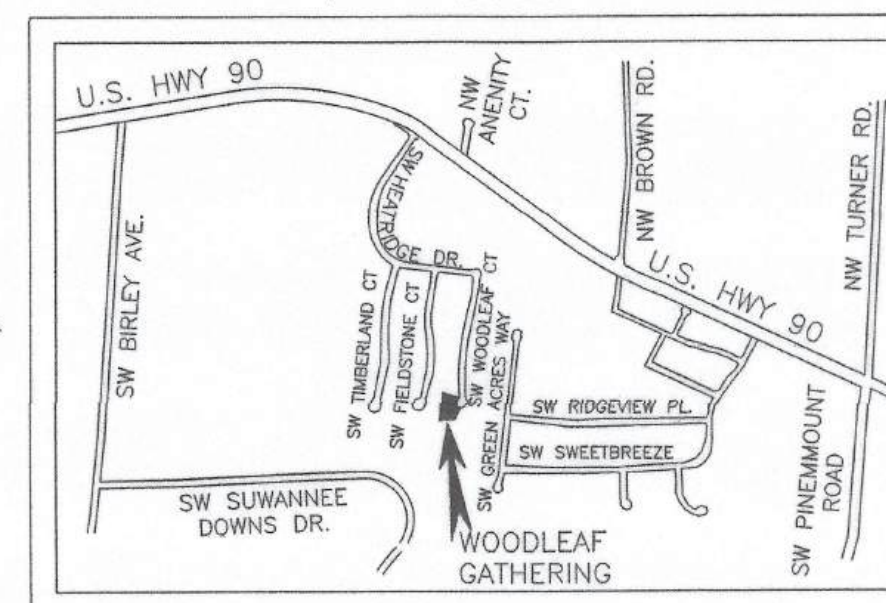
EXAMINED ON THIS 3 DAY OF February, 2024 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY:

COUNTY ATTORNEY

CERTIFICATE OF THE CLERK OF COURTS

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS IS HEREBY ACCEPTED FOR
RECORDING WITHIN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA THIS 11th DAY OF February, 2024 AND SAHLL BE
RECORDED IN PLAT BOOK _____, PAGE _____

VICINITY MAP
1" = 2000'



SIGNED: _____

James M Swisher Jr
CLERK OF CIRCUIT COURT

CERTIFICATE OF COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND
REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA
STATUTES AND IN GOOD STANDING WITH THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON
THE DATE BELOW I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA
STATUTES AND THAT SAID PLAT MEETS ALL REQUIREMENTS OF CHAPTER 177, AS AMENDED

SIGNATURE: *James M Swisher Jr*

DATE: 12-4-24

REGISTRATION NUMBER 9757

PRINT NAME: L SCOTT BERRY

FLOOD ZONE INFORMATION:

ACCORDING TO THE FEDERAL
EMERGENCY MANAGEMENT AGENCY FIRM
MAP NO. 12023C0290 D, COMMUNITY
NO. 120070, EFFECTIVE NOVEMBER 2,
2018, THIS PROPERTY APPEARS TO BE
LOCATED IN ZONE "X" (UNSHADED), AN
AREA SUBJECT TO MINIMAL FLOODING

BUILDING SET BACKS:
FRONT: 25 FEET
SIDE: 10 FEET
REAR: 15 FEET

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR AND MAPPER, HEREBY
CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE
LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL THE
REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE COLUMBIA
COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE
MONUMENTS HAVE BEEN FOUND OR PLACED AS SHOWN HEREON.

Carroll Castleberry
CARROLL CASTLEBERRY, PLS # 4226

05/22/24

DATE



E.C. CASTLEBERRY, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4226
LAND SURVEYING AND MAPPING
723 N.W. BALTIC ROAD
MAYO, FLORIDA PHONE 407 508-8147