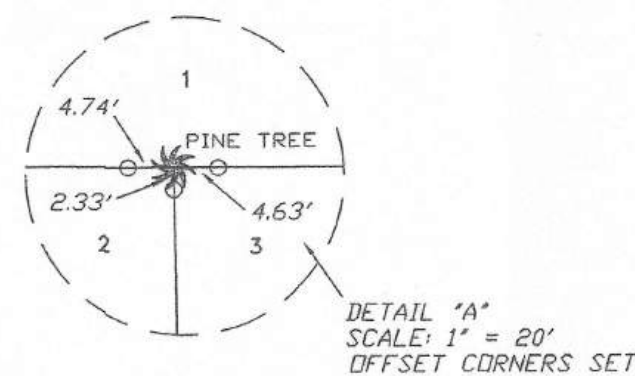


TURNER ESTATES

IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 10
PAGES 20
SHEET 1 OF 1



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:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY,
FLORIDA, AND RUN NORTH 89°55'00" EAST ALONG THE
SOUTH LINE OF SECTION 27 A DISTANCE OF 264.04 FEET; THENCE
NORTH 01°41'48" WEST A DISTANCE OF 26.71 FEET TO THE POINT
OF BEGINNING; THENCE SOUTH 89°49'43" WEST ALONG THE NORTH
RIGHT-OF-WAY LINE OF NW AMANDA STREET A DISTANCE OF 238.84
FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW
TURNER AVENUE; THENCE NORTH 01°16'14" WEST ALONG SAID EAST
RIGHT-OF-WAY LINE OF NW TURNER AVENUE A DISTANCE OF 299.15
FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED
IN OFFICIAL RECORDS BOOK 679, PAGE 741 OF THE PUBLIC
RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE SOUTH 89°49'36"
EAST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND RECORDED
IN OFFICIAL RECORDS BOOK 679, PAGE 741 OF THE PUBLIC
RECORDS OF COLUMBIA COUNTY, FLORIDA; A DISTANCE OF 236.66
FEET TO THE SOUTHEAST CORNER OF SAID LAND RECORDED IN
OFFICIAL RECORDS BOOK 679, PAGE 741 OF THE PUBLIC RECORDS
OF COLUMBIA COUNTY, FLORIDA; THENCE SOUTH 01°41'48" EAST A
DISTANCE OF 297.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.63 ACRES, MORE OR LESS.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS
DAY OF 2/21, 2024, A.D. *[Signature]*
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.

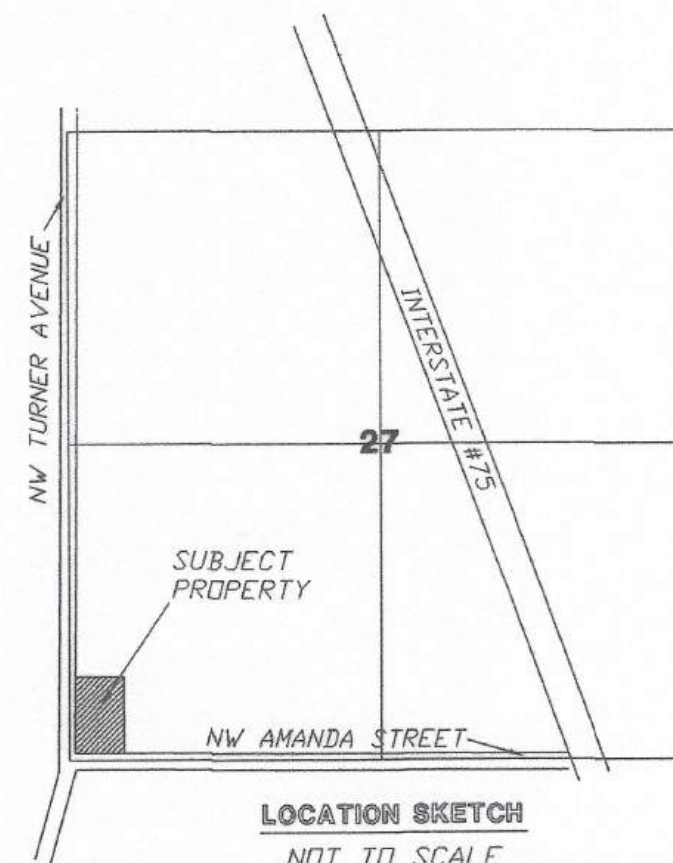
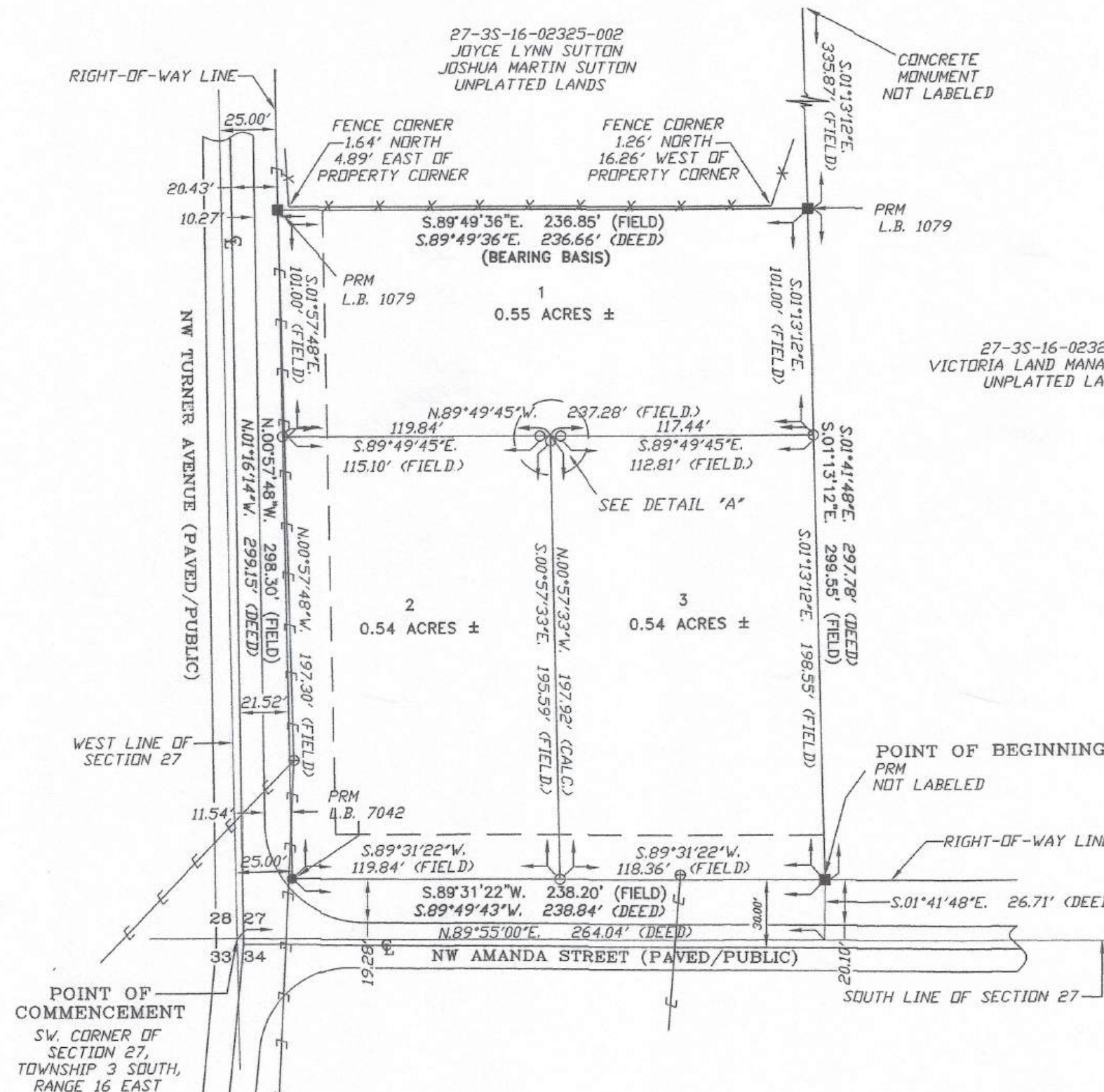
DIRECTOR OF PUBLIC WORKS DATE

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON A BEARING OF S.89°49'36"E OF THE NORTH LINE AS SHOWN
HEREIN.
- IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND DETERMINED TO BE OUTSIDE THE 500
YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NUMBER
PANE-12023C02800. 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 HEREIN.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE
POLICY.
- EASEMENTS ARE AS SHOWN HEREIN.
- 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 REQUIRED.
- THE PROJECT ENGINEER FOR PREVIOUS PHASES OF THE DEVELOPMENT ESTABLISHED A 100-YEAR
(1% ANNUAL CHANCE) FLOOD ELEVATION FOR THE PORTION OF ZONE "A" SHOWN HEREIN.

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.



MINIMUM FLOOR ELEVATIONS

- LOT 1 - 136.5'
LOT 2 - 136.0'
LOT 3 - 136.0'

DEVELOPER:

2911 PROPERTIES LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024
386-365-7690



BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
2086 SW MAIN BOULEVARD #112
LAKE CITY, FLORIDA 32025

www.brittsurvey.com

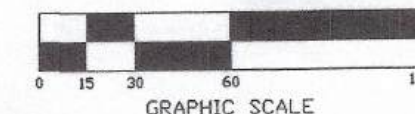
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L-29961

SYMBOL LEGEND:

| | |
|-------------------------------|-----------------------------|
| 1"x4" CONCRETE MONUMENT FOUND | 1"x4" CONCRETE MONUMENT SET |
| IRON PIPE FOUND | IRON PIN AND CAP SET |
| 1" CUT IN PAVEMENT | CALCULATED PROPERTY CORNER |
| 1" DISK | POWER POLE |
| 1" SIGN POST | WATER METER |
| 1" UTILITY BOX | WELL |
| 1" SANITARY MANHOLE | CENTERLINE |
| 1" SECTION LINE | ELECTRIC LINES |
| 1" WIRE FENCE | CHAIN LINK FENCE |
| 1" WOODEN FENCE | AS PER A PLAT OF RECORD |
| 1" (DEED) | AS PER A DEED OF RECORD |
| 1" (CALC.) | AS PER CALCULATIONS |
| 1" (FIELD) | AS PER FIELD MEASUREMENTS |
| P.R.M. | PERMANENT REFERENCE MARKER |
| P.C.P. | PERMANENT CONTROL POINT |

SCALE: 1" = 60'



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT 2911 PROPERTIES, LLC, OWNER, HAS CAUSED
THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE
KNOWN AS "TURNER ESTATES", 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.

ATTEST: *[Signature]* WITNESS AS TO OWNER
[Signature] WITNESS AS TO OWNER
DAVID MORRELL
AS MANAGER

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 12 DAY OF DEC, 2024 A.D., BEFORE ME
PERSONALLY APPEARED DAVID MORRELL, AS MANAGER OF 2911 PROPERTIES, LLC, AS
OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE
FORGING 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.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 7-10-2028

COUNTY ATTORNEY CERTIFICATE:

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

DATE: 2-25-25 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 3, 2024, A.D. IN PLAT BOOK 10, PAGE 20
[Signature]
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF COUNTY SURVEYOR:
KNOW ALL MEN BY THESE PRESENTS 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: Scott Daniel DATE: 3/4/25 REGISTRATION #: 60419
PRINT: SCOTT DANIEL

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, DIRECTED AND CONTROLLED, 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.

[Signature] DATE: 2-19-25
L. SCOTT BRITT, PSN #5757