

BICENTENNIAL ACRES UNIT ONE ADDITION

A REPLAT OF PARTS OF LOTS 20 AND PART OF LOT 21, BICENTENNIAL ACRES UNIT ONE
SECTION 11, TOWNSHIP 7 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 10

PAGES 30

SHEET 1 OF 2

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS
DAY OF 4-3-2025, 2025, 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:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE
RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
2. BEARINGS ARE BASED ON THE PLATTED BEARING OF N.02°35'58"W., FOR THE
EASTERLY LINE OF PARCEL SHOWN HEREON.
3. TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. A PORTION OF THIS PARCEL IS
IN FLOODABLE ZONE "X" AND IS SUBJECT TO AREAS OF 500-YEAR FLOOD;
AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT
OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS
PROTECTED BY LEVEES FROM 100-YEAR FLOOD. A PORTION OF THIS PARCEL
IS IN ZONE "AE" AND IS SUBJECT TO FLOODING. A BASE FLOOD ELEVATION
IS ESTABLISHED TO BE 52.3 FEET AS PER FLOOD INSURANCE RATE MAP,
DATED 4 FEBRUARY, 2009 FIRM PANEL NO. 12023C 0514C. HOWEVER, THE
FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. (ELEVATION BASED
ON NAVD 88 DATUM).
4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE
LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
5. THE FIELD WORK WAS PERFORMED ON 06/19/2024.
6. EASEMENTS ARE AS SHOWN HEREON.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
8. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM
TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
9. PRELIMINARY PLAN APPROVAL WAS COMPLETED AS REQUIRED.
10. NO ROADS WERE CONSTRUCTED OR IMPROVED FOR THE PURPOSES OF THIS
DEVELOPMENT.

DESCRIPTION:

LOT 1 OF BICENTENNIAL ACRES UNIT ONE ADDITION, BEING PART OF LOT 20,
"BICENTENNIAL ACRES - UNIT ONE" AS PER PLAT THEREOF RECORDED IN PLAT
BOOK 4, PAGE 35 & 35A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF SAID LOT 20 AND RUN N.02°35'58"W., ALONG THE
WEST LINE OF SAID LOT 20, A DISTANCE OF 392.65 FEET; THENCE
N.55°23'58"E., ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 747.33
FEET TO THE INTERSECTION OF THE NORTHEAST CORNER OF SAID LOT 20 AND
THE WEST RIGHT-OF-WAY LINE OF SW BRAWLEY TERRACE (A COUNTY
MAINTAINED DIRT ROAD); THENCE S.02°33'54"E., ALONG SAID WEST
RIGHT-OF-WAY LINE, 34.78 FEET TO THE POINT OF A CURVE OF A
CUL-DE-SAC BEING CONCAVE TO THE TO THE SOUTHEAST, HAVING A RADIUS
OF 60.00 FEET AND AN INCLUDED ANGLE OF 97°21'19"; THENCE RUN
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 101.95
FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF
S.08°46'14"W., 90.12 FEET; THENCE S.33°47'50"W., 498.90 FEET; THENCE
S.05°04'20"W., 268.63 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20;
THENCE S.87°51'18"W., ALONG THE SAID SOUTH LINE, A DISTANCE OF 284.00
FEET TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES, MORE OR LESS.

ALSO:

LOT 2 OF BICENTENNIAL ACRES UNIT ONE ADDITION, BEING PART OF LOT 20
AND PART OF LOT 21, "BICENTENNIAL ACRES - UNIT ONE" AS PER PLAT
THEREOF RECORDED IN PLAT BOOK 4, PAGE 35 & 35A OF THE PUBLIC RECORDS
OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGIN AT THE SW CORNER OF SAID LOT 21 AND RUN N.87°51'18"E., ALONG THE
SOUTH LINE OF SAID LOT 21, A DISTANCE OF 402.50 FEET; THENCE
N.12°25'47"E., A DISTANCE OF 662.80 FEET TO A POINT OF CURVE OF A CURVE
ON A CUL-DE-SAC FOR SW BRAWLEY TERRACE (A COUNTY MAINTAINED DIRT
ROAD), BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 60.00 FEET
AND AN INCLUDED ANGLE OF 28°42'50" THENCE RUN NORTHWESTERLY ALONG
THE ARC OF SAID CURVE AN ARC DISTANCE OF 30.07 FEET, SAID CURVE BEING
SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.54°15'51"W., 23.76 FEET;
THENCE S.33°47'50"W., 498.90 FEET; THENCE S.05°04'20"W., 268.63 FEET TO A
POINT ON THE SOUTH LINE OF SAID LOT 20; THENCE N.87°51'18"E., ALONG THE
SOUTH LINE OF SAID LOT 20, A DISTANCE OF 66.00 FEET TO THE POINT OF
BEGINNING.

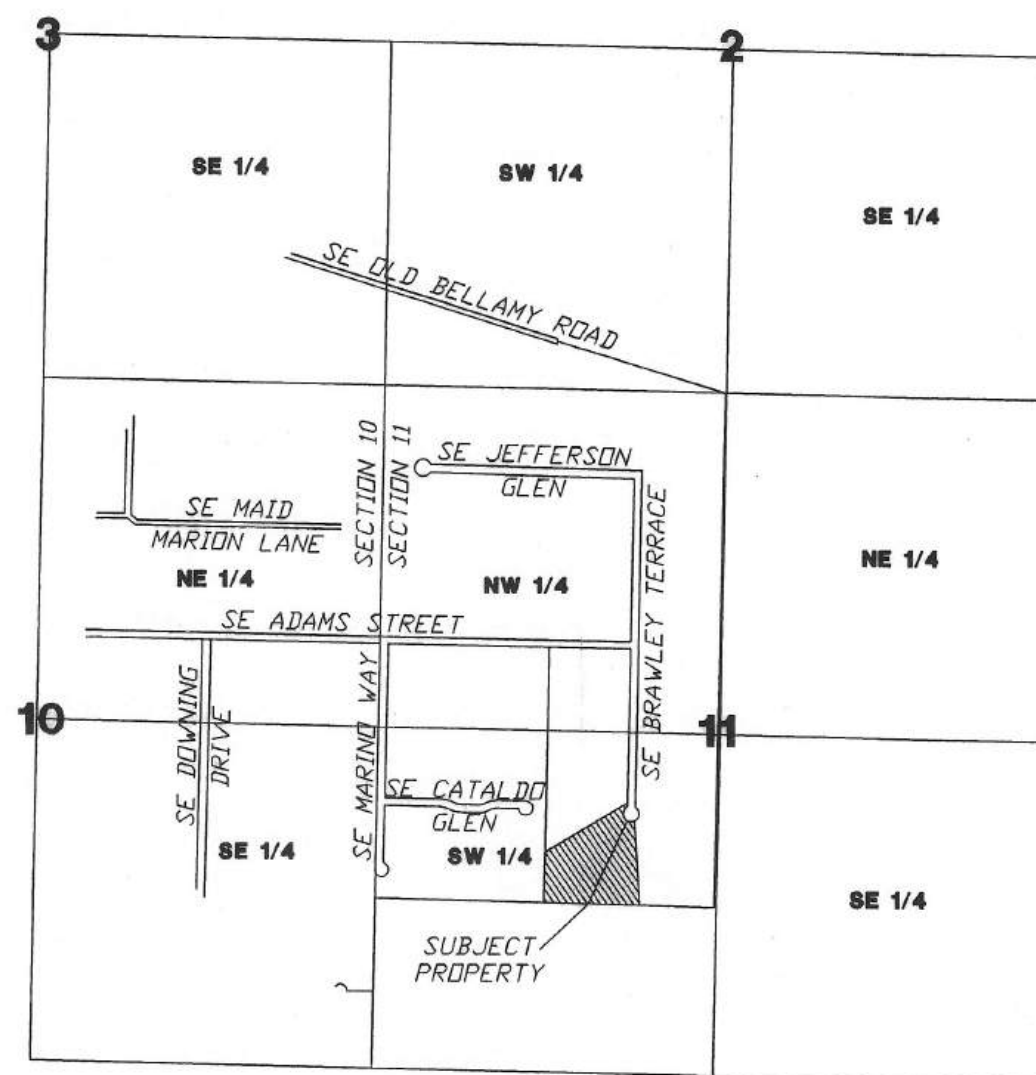
CONTAINING 4.49 ACRES, MORE OR LESS.

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.

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
SUSPLANTED 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.



SECTION 11,
TOWNSHIP 7 SOUTH,
RANGE 17 EAST
LOCATION SKETCH
NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT XING YOU GU, AS OWNER AND YOU WANG AS
OWNER, HAS CAUSED THE LANDS HEREDIN DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND
PLATTED, TO BE KNOWN AS "BICENTENNIAL ACRES UNIT ONE ADDITION", 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.

ATTESTS

WITNESS AS TO OWNER

WITNESS AS TO OWNER

XING YOU GU

YOU WANG

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 26th DAY OF February, 2025 A.D., BEFORE ME
PERSONALLY APPEARED XING YOU GU, 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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: Sept 16, 2028

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2025 A.D., BEFORE ME
PERSONALLY APPEARED YOU WANG, 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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

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: 4-3-25 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 9th DAY
OF July, 2025, A.D., IN PLAT BOOK 10, PAGE 30-31

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF COUNTY SURVEYOR:

KNOWN 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: 5-14-25

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, 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.

DATE: 2-24-25

DATE:



BRITT SURVEYING & MAPPING, LLC

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

www.brittsurvey.com

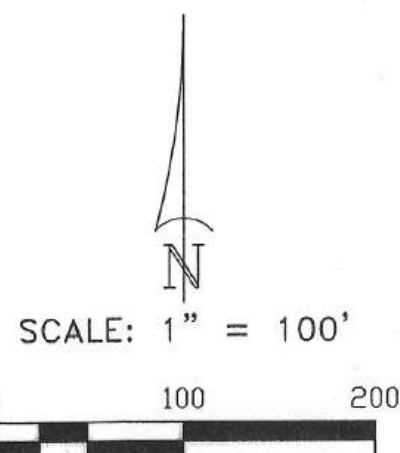
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

JOB NUMBER: **L-30478**

DEVELOPER:
XING YOU GU
578 SE BRAWLEY TERRACE
HIGH SPRINGS, FL 32643

SYMBOL LEGEND:

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



LOT 10, "OLENO ESTATES"
 PLAT BOOK 5, PAGE 82

FENCE CORNER IS
 0.3' NORTH
 0.1' EAST OF
 PROPERTY CORNER

POINT OF BEGINNING
 FOR LOT 1
 P.R.M.
 P.L.S. 7537

FENCE CORNER IS
 1.3' SOUTH
 0.2' EAST OF
 PROPERTY CORNER

S.87°51'18"W. 284.00' (CALC.)
 S.87°53'32"W. 283.91' (FIELD)

POINT OF BEGINNING
 FOR LOT 2
 SW CORNER OF LOT 21,
 ALSO:
 SE CORNER OF LOT 20
 NOT LABELED

FENCE CORNER IS
 0.9' SOUTH
 0.7' WEST OF
 P.R.M.
 NOT LABELED

P.R.M.

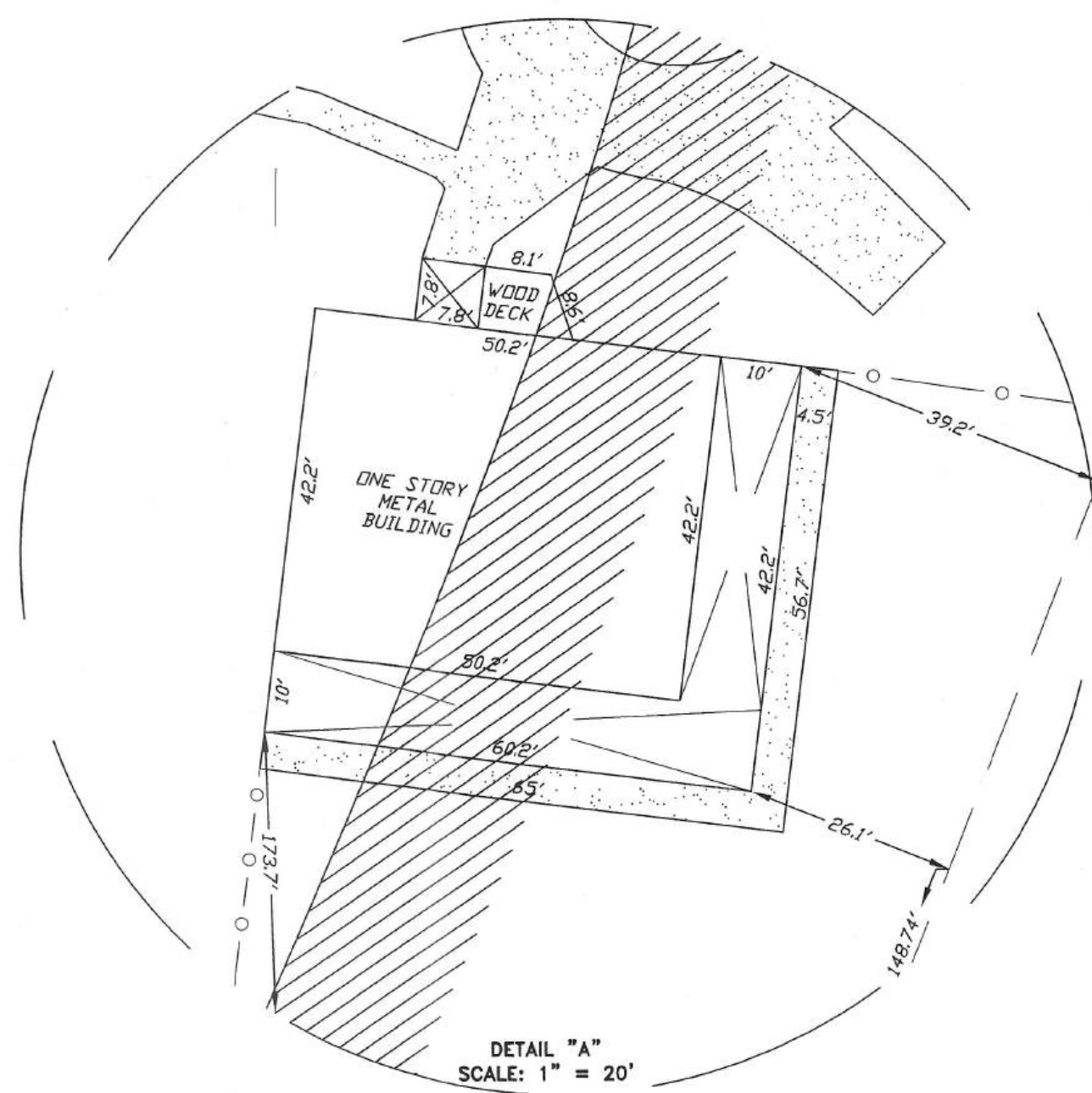
NOT LABELED
 P.R.M. NOT LABELED

PARCEL # 09981-000 D.R.
 BOOK 330, PAGE 467

PART OF OLD
 LOT 21

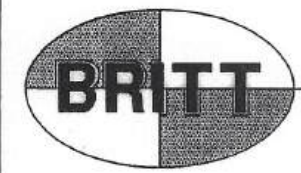
P.R.M.
 CONCRETE MONUMENT
 L.B. 7593

FENCE LINE IS
 1.0' SOUTH OF
 PROPERTY CORNER



CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
1 (FIELD)	60.13'	59°43'48"	62.69'	34.53'	59.89'	S.32°45'06"E.
1 (PLAT)	60.00'				59.98'	S.32°33'23"E.
2 (FIELD)	60.13'	114°19'30"	119.99'	93.18'	101.05'	S.54°16'32"W.
2 (PLAT)	60.00'				100.61'	S.54°24'57"W.
3 (FIELD)	60.05'	125°43'08"	131.76'	117.14'	106.87'	N.05°42'09"W.
3 (PLAT)	60.00'				106.94'	N.05°34'31"W.
4 (FIELD)	60.05'	96°46'16"	101.42'	67.60'	89.79'	N.08°46'17"E.
4 (CALC.)	60.00'				90.12'	N.08°46'14"E.
5 (FIELD)	60.05'	28°56'52"	30.34'	15.50'	30.02'	N.54°05'17"E.
5 (CALC.)	60.00'				30.07'	N.54°15'51"E.

LINE TABLE		
LINE	BEARING	DISTANCE
L1 (PLAT)	S.02°33'54"E.	34.78'
L2 (FIELD)	S.87°53'32"W.	65.91'
L2 (CALC.)	S.87°51'18"W.	66.00'



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