

**"JOYCE'S GEM"**  
SECTION 27, TOWNSHIP 2 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA  
A REPLAT OF LOT 1, BLOCK B, COUNTRY LANE ESTATES

PLAT BOOK 10  
PAGES 26-27  
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.

*[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: \_\_\_\_\_

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.

*[Signature]*  
COUNTY ATTORNEY

DATE: 4-3-25

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 13 DAY OF June, 2025, A.D., IN  
PLAT BOOK 10, PAGE 26-27

*[Signature]*  
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

SURVEYOR'S NOTES:

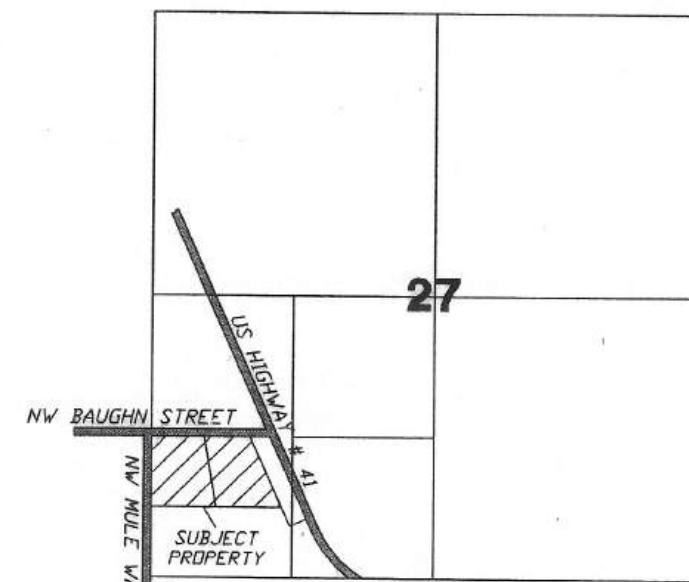
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.88°45'22"W., FOR THE SOUTH LINE OF PARCEL  
FORMERLY KNOWN AS LOT 1, BLOCK B, COUNTRY LANE ESTATES SUBDIVISION, AS SHOWN HEREON.
3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500  
YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2010 FIRM PANEL NUMBER  
12023C0187D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
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 03/14/2025.
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.

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 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.



SECTION 27,  
TOWNSHIP 2 SOUTH,  
RANGE 16 EAST  
LOCATION SKETCH

NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT LAFARIUS TYRONE MULLINS, AS OWNER AND THAYLA D. MULLINS, AS OWNER HAS  
CAUSED THE LANDS HEREDIN DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS "JOYCE'S GEM", 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

*[Signature]*  
WITNESS AS TO OWNER  
*[Signature]*  
WITNESS AS TO OWNER

*[Signature]*  
LAFARIUS TYRONE MULLINS  
*[Signature]*  
THAYLA D. MULLINS  
*[Signature]*  
ERROL BREON BAKER

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BEFORE ME PERSONALLY APPEARED LAFARIUS  
TYRONE MULLINS, AS OWNER OF "JOYCE'S GEM", 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.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 01/18/2026

I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BEFORE ME PERSONALLY APPEARED THAYLA D.  
MULLINS, AS OWNER OF "JOYCE'S GEM", 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.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 01/18/2026

I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., BEFORE ME PERSONALLY APPEARED ERROL BREON  
BAKER, AS OWNER OF "JOYCE'S GEM", 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.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 01/18/2026

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: *[Signature]* DATE: 5-14-25 REGISTRATION #: 6449

PRINT: SCOTT DANIEL

SURVEYOR'S CERTIFICATE:

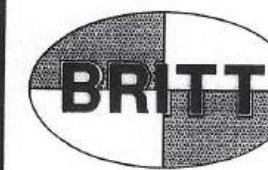
I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWN HEREON, THAT  
THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION, DIRECTION AND CONTROL, THAT PERMANENT REFERENCE  
MONUMENTS HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLIES WITH THE COLUMBIA COUNTY, SUBDIVISION  
ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

*[Signature]*  
L. SCOTT BRITT, PSM #5757

DATE: 3-25-25

DEVELOPER:

BRYAN ZECHER HOMES  
2970 STATE ROAD # 47  
LAKE CITY, FLORIDA 32025  
(386) 752-8653



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

JOB NUMBER: **L-31255**



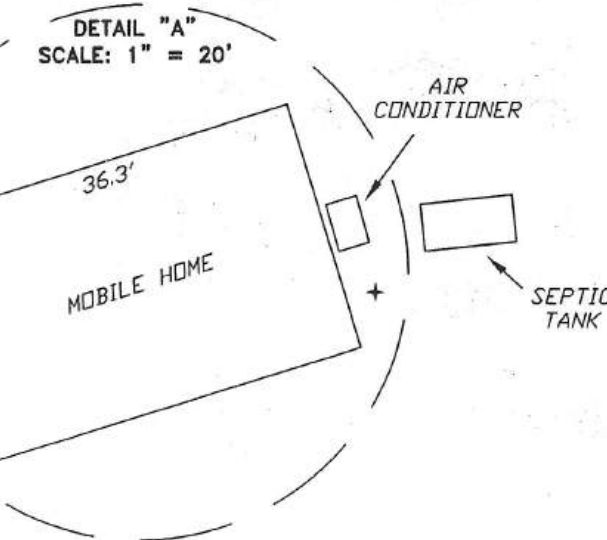
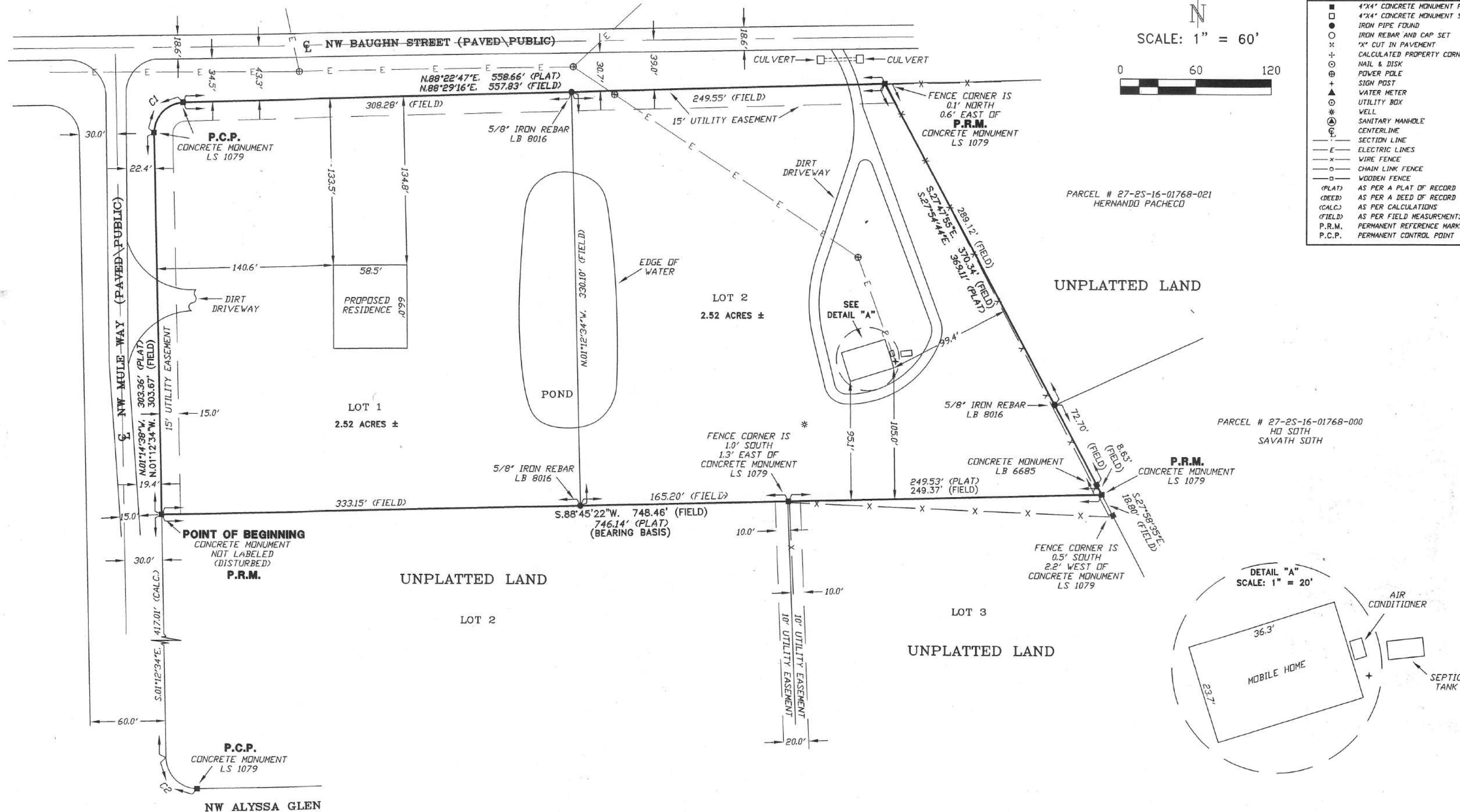
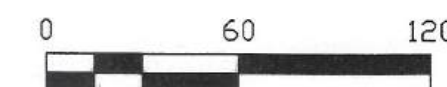
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COLUMBIA COUNTY, FLORIDA  
A REPLAT OF LOT 1, BLOCK B, COUNTRY LANE ESTATES

PLAT BOOK 10  
PAGES 26-27  
SHEET 2 OF 2

**SYMBOL LEGEND:**

- 4"X4" CONCRETE MONUMENT FOUND
- 4"X4" CONCRETE MONUMENT SET
- IRON PIPE FOUND
- ⊗ IRON REBAR 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

SCALE: 1" = 60'



CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT
C1 (FIELD)	25.00'	84°41'52"	S.43°20'38"W.	33.70'	37.00'	22.80'
C1 (PLAT)	25.00'	87°08'09"			38.02'	23.78'
C2 (PLAT)	25.00'	90°00'00"			39.27'	

**DESCRIPTION:**

A PARCEL OF LAND FORMERLY KNOWN AS LOT 1, BLOCK B OF COUNTRY LANE ESTATES, A SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE(S) 77, 77A AND 77B, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK B ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE FOR NW MULE WAY (A COUNTY MAINTAINED DIRT ROAD) AND RUN N.01°14'38"W., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 303.36 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 87°08'09", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 38.02 FEET TO THE END OF SAID CURVE AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW BAUGHN STREET (A COUNTY MAINTAINED DIRT ROAD); THENCE N.88°22'47"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 558.66 FEET; THENCE S.27°54'44"E., 369.11 FEET; THENCE S.88°45'22"W., 746.14 FEET TO THE POINT OF BEGINNING.

**DEVELOPER:**

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