

# RESERVE AT JEWEL LAKE PHASE 1

A PLANNED RESIDENTIAL DEVELOPMENT  
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST  
& IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

**DEVELOPER:**  
Greater Southeastern Land  
Development Co., LLC  
P.O. Box 1667  
Lake City, FL 32056  
Contact: Barry Joye  
386-867-4756

In accordance with County Ordinance No. 98-1 which enacted Section 4.18 of the Columbia County Land Development regulations, the undersigned developer hereby propose and request approval of the Planned Residential Development described herein to be known as "RESERVE AT JEWEL LAKE PHASE 1".

## SUMMARY OF LOTS

UNIT NO. 1	NO. OF LOTS
SINGLE-FAMILY HOMES	12
TWIN-HOMES (DUPLEX UNITS)	8
ZERO LOT LINE UNITS	4
CONDOMINIUM UNITS	NONE
<b>TOTAL</b>	<b>NO. OF LOTS</b>
SINGLE-FAMILY HOMES	28
TWIN-HOMES (DUPLEX UNITS)	28
ZERO LOT LINE UNITS	6
CONDOMINIUM UNITS	83

## STATEMENT OF OBJECTIVES

It is the developer's intent to provide an attractive location and lot arrangement for the construction of single-family residences, twin home units, zero lot line units and condominiums, situated in a scenic, natural environment, yet efficiently located near businesses, services and major transportation routes (U.S. 90 & I-75), and preserving wetlands and other natural areas during the development process.

The development consists of 28 lots for single-family residences, 28 twin home units (duplexes), 6 "zero lot line units" (townhouses) and 83 condominium units that will be served by central water and sewer systems. The total tract is approximately 110 acres of which about 72 acres will be preserved natural wetlands areas associated with Jewel Lake. The subdivision will be served by paved private roadways maintained by a homeowner's association. There will be one landscaped entrance onto County Road 252 (Finemount Road). This section of County Road 252 has recently been improved and relocated to access U.S. Highway 90 via a traffic signal 1/2 mile North of the subdivision's entrance.

## STATISTICAL INFORMATION - ALL PHASES

- 1.) Total acreage of the site is approximately 110.41 acres.
- 2.) Maximum building coverage per lot of single-family homes is approximately 25% (depending on the size of the lot), but not to exceed 40%.
- 3.) Gross residential density  
= 145 Units / 110.41 acres = 1.31 Units/Acre.
- 4.) Net residential acreage: 19.63 acres
- 5.) Summary of total site acreage of 110.41 acres:
  - a.) Lots for single family homes 7.51 acres
  - b.) Lots for twin homes (duplex units) 3.81 acres
  - c.) Lots for zero lot line units 0.80 acres
  - d.) Lots for condominiums 10.23 acres
  - e.) Road Right-of-Way 4.74 acres
  - f.) Common Areas 33.32 acres

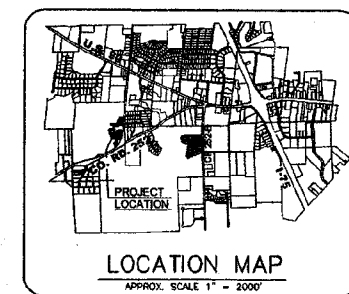
## UTILITY SERVICE PLAN

The lots will be served by City water and sewer. The City of Lake City will be granted the necessary easements within the development to construct and maintain utility facilities. Easement locations will be determined prior to final PRD approval.

Easements will be located adjacent to roadways and in areas that will be determined prior to final PRD approval.

## STATISTICAL INFORMATION - PHASE 1

- 1.) Total acreage of the site is approximately 9.40 acres.
- 2.) Maximum building coverage per lot of single-family homes is approximately 25% (depending on the size of the lot), but not to exceed 40%.
- 3.) Gross residential density  
= 24 Units / 9.40 acres = 2.55 Units/Acre.
- 4.) Net residential acreage: 5.34 acres
- 5.) Summary of total site acreage of 9.40 acres:
  - a.) Lots for single family homes 3.58 acres
  - b.) Lots for twin homes (duplex units) 1.24 acres
  - c.) Lots for zero lot line units 0.52 acres
  - d.) Lots for condominiums 0 acres
  - e.) Road Right-of-Way 4.06 acres
  - f.) Common Areas 0 acres



## STATEMENT INDICATING TYPE OF COMMON AREA LEGAL INSTRUMENTS

The common areas and streets of the development are privately owned as granted to the homeowner's association. Title to common areas will be held by a Florida not-for-profit homeowner's association, RESERVE AT JEWEL LAKE HOMEOWNER'S ASSOCIATION, which will own, manage and control the developments common elements in accordance with Declarations and Restrictions, Articles of Incorporation and By-Laws. Each Lot Owner will be a homeowner's association member. The homeowner's association will govern by majority rule and has the authority to assess for maintenance and improvements of common elements.

**Donald F. Lee and Associates, Inc.**  
SURVEYORS - ENGINEERS  
140 Northwest Ridgewood Avenue, Lake City, Florida 32055  
Phone: (386) 755-6166 FAX: (386) 755-6167

FILE NUMBER 200912018244  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
ON 09/02/2009 AT 12:55:00 PM  
P. DEWITT CARSON  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
OFFICIAL RECORDS  
BOOK 1183, PAGE 89



OFFICIAL RECORDS  
BOOK 183 PAGE 860a

LEGEND & NOTES

- 1.) ☒ <sup>PM</sup> - P.R.M. set with brass cap stamped LB 7042 and date - 4" x 4" Concrete Monument.
- ☒ <sup>CP</sup> - P.C.P. set - Nail with cap stamped LB 7042.
- 2.) ☐ - 4"x4" Concrete Monument set, LB 7042.
- 3.) ☐ - Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.
- 4.) Boundary based on instruction from client, monumentation found in place, parent tract description furnished by client, prior survey by this Company of County Road No. 252 and a prior boundary survey by Britt Surveying.
- 5.) Bearings projected from above referenced survey of County Road No. 252.
- 6.) Interior improvements or underground encroachments, if present, were not located with this survey.
- 7.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Community Panel No. 12023C0290C).
- 9.) Preliminary approval:
- 10.) Water Supply and Sewerage Disposal will be provided by the City of Lake City.
- 11.) BUILDING SETBACKS: Setback requirements as follows:  
SINGLE FAMILY LOTS:  
Front = 15' Rear = 15' Sides = 5'  
ZERO LOT LINE:  
Front = 15' Rear = 15' Sides = 0'  
TWIN HOMES:  
Front = 15' Rear = 15' Sides = 5' (EXCEPT AT COMMON WALL LINES)  
Exception: Designated Wetlands Lines = 35 feet
- 12.) LOT TABULATION:  
SINGLE FAMILY LOTS: 25, 26, 27, 28, 39, 40, 41, 42, 43, 44, 45 & 50  
ZERO LOT LINE LOTS: 31, 32, 33 & 34  
TWIN HOME LOTS: 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A & 4-B

DEVELOPER:  
Greater Southeastern Land  
Development Co., LLC  
P.O. Box 1867  
Lake City, FL 32056  
Contact: Barry Joyce  
386-867-4756

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licensed and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on 10/28/2009 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: [Signature]  
NAME: L. Scott Brett  
Florida Reg. Cert. No. 5751



PLAT BOOK 9 PAGE 90

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 supplanted in authority by any other graphic 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.

NOTICE: All Platted utility easements shall provide that such easements shall also be easements 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.

COMMISSION APPROVAL

SIGNED: [Signature]  
Chairman  
DATE: 10/1/2009  
ATTEST: [Signature]  
Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 29 day of October 2009. In Plat Book 9 Page 89-92.  
SIGNED: [Signature]  
Clerk of Circuit Court

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.  
SIGNED: [Signature] DATE: 10/28/2009  
County Attorney, Columbia County

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY that the proposed drainage system is sufficient with respect to the Columbia County Subdivision Regulations.

SIGNED: [Signature]  
Chad Williams, P.E.  
Florida Reg.# 63144  
DATE: 10-5-09

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the lands 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.

SIGNED: [Signature]  
Timothy A. Delbano, P.L.S.  
Florida Registered Cert. No. 5594  
DATE: 9/22/2009

RESERVE AT JEWEL LAKE PHASE 1

A PLANNED RESIDENTIAL DEVELOPMENT  
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST  
& IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Greater Southeastern Land Development Company, LLC, as Owner, and Columbia Bank, as Mortgagee, have caused the lands hereon described to be surveyed, subdivided and platted to be known as RESERVE AT JEWEL LAKE PHASE 1, and that all roads, streets, retention areas, stormwater basins, and all easements for utilities, drainage and other purposes incident thereto as shown and/or depicted hereon, are not dedicated to the public but will be privately owned and maintained by a private owner's association.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness  
[Signature]  
Print or type name

[Signature]  
Barry Joyce  
Managing Partner  
Greater Southeastern Land Development Company, LLC

Signed, sealed and delivered in the presence of:

[Signature]  
Witness  
[Signature]  
Print or type name

[Signature]  
Barry Joyce  
Managing Partner  
Greater Southeastern Land Development Company, LLC

ACKNOWLEDGMENT STATE OF FLORIDA

The foregoing dedication was acknowledged before me this 28 day of Oct, 2009, by Barry Joyce, as owner. He is personally known to me or has produced to me proper identification (Yes / No) and (Yes / No) took an oath.



ACKNOWLEDGMENT STATE OF FLORIDA

The foregoing dedication was acknowledged before me this 28 day of Oct, 2009, by Barry Joyce, as owner. He is personally known to me or has produced to me proper identification (Yes / No) and (Yes / No) took an oath.



SHEET 2 OF 4 PLAT DATE: 09/02/2009

Donald F. Lee and Associates, Inc.  
SURVEYORS - ENGINEERS  
140 Northwest Ridgewood Avenue, Lake City, Florida 32055  
Phone: (386) 755-6106 FAX: (386) 755-6167

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IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST  
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COLUMBIA COUNTY, FLORIDA

**DESCRIPTION:**

[illegible]

**LEGEND**

CAF=CONCRETE FOUNDATION  
CDS=CONCRETE MONUMENT SET  
IPF=IRON PIPE FOUND  
IRP=IRON PIPE SET  
PLS=PROFESSIONAL LAND SURVEYOR  
R=RIGHT OF WAY  
S=SECTER LINE  
RD=IRON REBAR & CAP  
R=RAIUS OF CURVE  
L=LENGTH OF CURVE  
S.C.=SECTION  
C=CORNER  
NE=NORTHEAST  
NW=NORTHWEST  
SW=SOUTHWEST  
SE=SOUTHEAST  
LB=LICENSED BUSINESS  
P.O.B.=POINT OF BEGINNING  
D=DELTAL ANGLE, CENTRAL ANGLE  
FD=FOUND  
PRP=PERMANENT REFERENCE MONUMENT  
PDR=PERMANENT CONTROL POINT

LINE	LENGTH	BEARING
11	80.69	S 22°30'00" W
12	17.90	S 89°30'30" E
13	42.43	S 44°30'30" E
14	16.47	S 07°23'24" W
15	28.70	S 49°23'30" W
16	20.44	N 00°30'30" E
17	30.23	S 63°31'04" E

CURVE	LENGTH	RADIUS	CHORD BEAM	CHORD	CHORD BEAM
C1	44.49'	30.00'	62.74'±1"	61.82'	3.441'±1"
C2	15.16'	30.00'	30.14'±1"	10.62'	8.000'±1"
C3	10.05'	30.00'	48.15'±1"	96.13'	
C4	19.40'	25.00'	44.55'±2"	16.92'	7.932'±2"
C5	13.53'	30.00'	76.75'±1"	123.67'	5.363'±1"
C6	95.93'	120.00'	234.52'±2"	26.62'	5.774'±2"
C7	109.88'	60.00'	67.18'±1"	184.53'	5.665'±1"
C8	200.44'	50.00'	381.00'±1"	200.31'	3.147'±1"
C9	222.69'	300.00'	523.92'±1"	181.37'	0.045'±1"
C10	222.78'	300.00'	523.92'±1"	181.37'	0.045'±1"
C11	15.16'	25.00'	44.55'±2"	16.92'	7.932'±2"
C12	15.16'	25.00'	44.55'±2"	16.92'	7.932'±2"

TOTAL ACREAGE  
9.40 ACRES

**DEVELOPER:**  
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Contact: Barry Joye  
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SHEET 3 OF 4

PLAT DATE: 09/02/2009

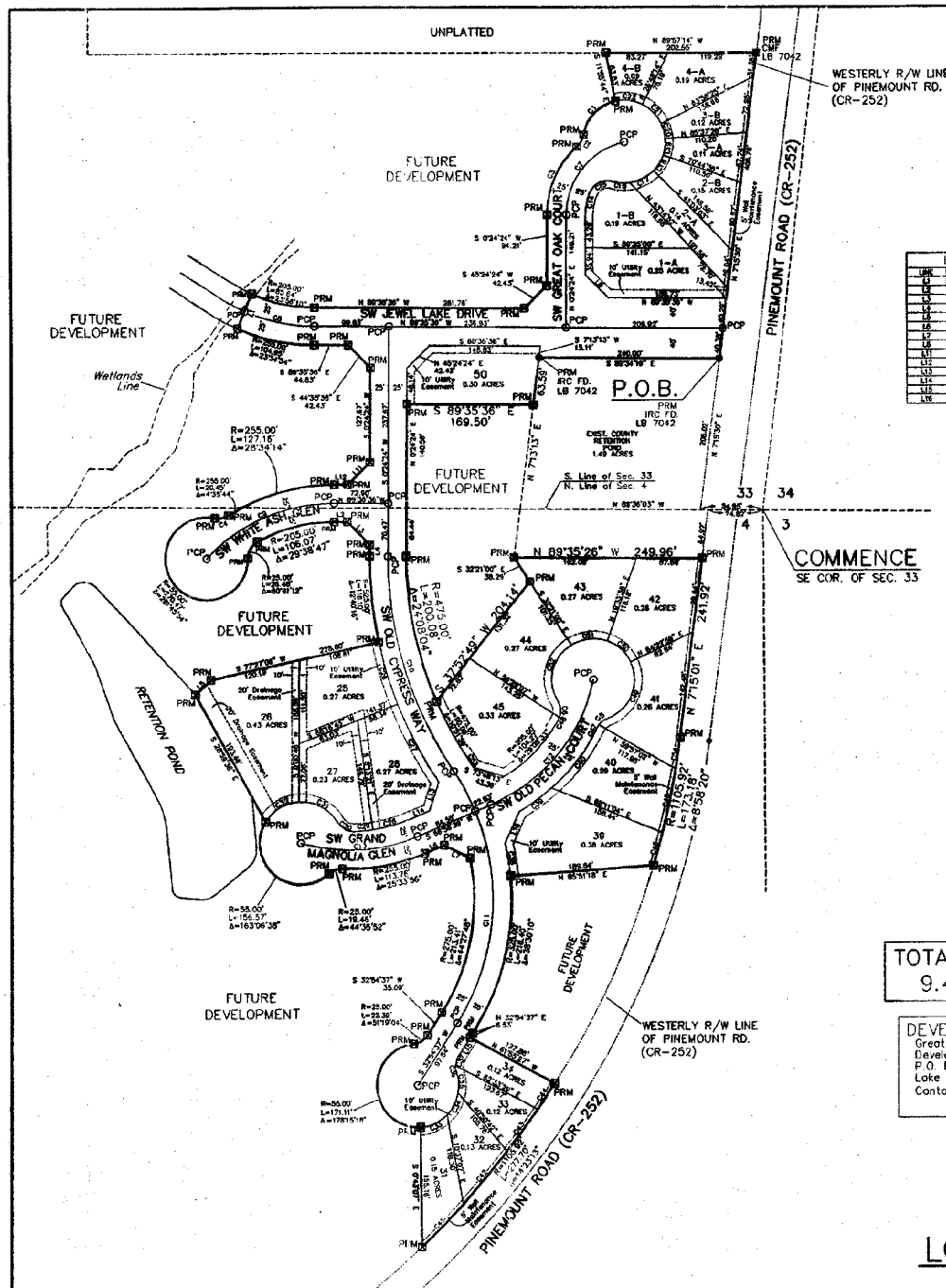
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## BOUNDARY

# RESERVE AT JEWEL LAKE PHASE 1

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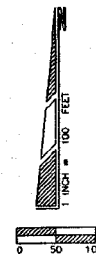


LINE TABLE

LINE	LENGTH	BEARING
1	50.00	S 25°30'00" W
2	17.00	S 88°35'36" E
3	44.43	S 44°33'36" E
4	15.47	S 02°42'11" W
5	22.70	S 48°50'36" E
6	28.44	N 08°30'36" E
7	39.23	S 43°51'04" E
8	42.11	S 46°30'36" E
9	42.43	N 40°24'23" E
10	17.00	N 89°35'36" E
11	32.53	S 17°49'21" E
12	38.44	S 88°35'36" E
13	28.65	N 30°54'27" E
14	48.19	N 23°41'40" E

CURVE DATA

CURVE	LENGTH	RADIUS	DATA	CHORD	CHORD BEARING
C1	14.96	153.67	87°13'	0.27	S 84°37'31" E
C2	18.18	20.00	261°43'	18.17	N 28°20'14" E
C3	100.50	100.00	90°00'	58.17	N 83°32'00" E
C4	14.50	25.00	44°25'32"	14.72	N 70°37'22" E
C5	14.54	25.00	331°29'	14.54	S 87°52'40" E
C6	15.00	50.00	52°21'	22.00	N 92°01'39" E
C7	13.53	150.00	78°24'07"	13.87	S 36°24'14" E
C8	18.27	225.00	273°42'	18.27	N 74°17'55" E
C9	108.96	225.00	471°18'	108.93	S 64°45'21" E
C10	300.44	300.00	300°00'	300.27	N 17°05'36" E
C11	268.89	300.00	90°00'	180.37	N 81°59'24" E
C12	222.38	225.00	55°25'	218.18	N 38°18'42" E
C13	168.27	150.00	34°22'	158.20	N 84°54'41" E
C14	8.35	75.00	238°02'	31.11	N 72°25'52" E
C15	25.86	25.00	240°48'	24.93	N 22°42'25" E
C16	25.86	25.00	241°55'	24.92	S 83°12'02" E
C17	26.07	25.00	37°03'37"	33.37	N 63°24'14" E
C18	24.66	50.00	254°13'	24.66	N 30°01'17" E
C19	22.48	25.00	237°55'	22.47	N 07°28'26" E
C20	22.48	25.00	12°02'11"	22.48	N 87°12'02" E
C21	22.48	25.00	360°00'	22.48	N 84°36'41" E
C22	27.18	25.00	363°52'	26.48	N 84°35'35" E
C23	26.47	25.00	277°24'	26.50	S 18°31'41" E
C24	108.43	225.00	125°28'	108.29	S 28°11'04" E
C25	18.47	225.00	148°01'	31.87	N 14°28'27" E
C26	25.92	225.00	71°44'	25.81	N 82°41'01" E
C27	25.18	25.00	82°41'34"	25.20	N 87°38'00" E
C28	25.18	25.00	265°02'52"	25.20	S 82°42'14" E
C29	15.17	46.00	434°38'	15.27	N 85°00'30" E
C30	12.19	55.00	334°53'	12.92	N 77°50'01" E
C31	27.62	50.00	288°27'	27.54	N 64°00'01" E
C32	14.81	40.00	102°31'	6.46	N 86°17'46" E
C33	13.86	25.00	314°54'	13.88	N 17°00'44" E
C34	13.87	25.00	73°54'	13.87	N 89°22'04" E
C35	32.87	255.00	178°36'	32.71	N 24°21'11" E
C36	100.16	255.00	225°00'	89.50	N 30°00'00" E
C37	18.46	110.00	43°34'	18.46	N 43°00'01" E
C38	20.18	110.00	45°07'	20.17	N 40°24'46" E
C39	18.17	110.00	312°28'	18.32	N 30°23'31" E
C40	40.71	110.00	438°32'	40.71	N 34°24'54" E
C41	40.71	110.00	242°38'	40.70	N 35°57'47" E
C42	43.27	25.00	117°36'	43.27	S 31°14'59" E
C43	43.27	25.00	67°05'	43.27	S 52°57'17" E
C44	21.93	25.00	85°48'37"	21.84	N 22°17'52" E
C45	21.93	25.00	44°48'22"	21.84	N 89°01'01" E
C46	21.93	25.00	315°48'	21.84	N 83°20'18" E
C47	21.93	25.00	48°12'36"	21.84	N 13°02'55" E
C48	10.00	110.00	273°27'	10.00	S 12°32'00" E
C49	42.98	110.00	02°14'	42.98	N 87°20'00" E



TOTAL ACREAGE  
9.40 ACRES

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LEGEND

- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIPE SET
- PROFESSIONAL LAND SURVEYOR
- POINT-OF-BAT
- CORNER LINE
- MONUMENT REBAR & CAP
- RADIUS OF CURVE
- LENGTH OF CURVE
- SECTION
- CORNER
- NE-NORTHEAST
- SE-SOUTHEAST
- SW-SOUTHWEST
- NW-NORTHWEST
- UN-LOCATED BOUNDARY
- P.O.B.-POINT OF BEGINNING
- DELTA ANGLE, CENTRAL ANGLE
- FOOT-CAD
- PERMANENT REFERENCE MONUMENT
- CONCRETE CORNER, IRON

SHEET 4 OF 4 PLAT DATE: 09/02/2009

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LOT LAYOUT