

SEE SHEET 2 OF 2  
FOR LEGAL DESCRIPTION.

15' WIDE PUBLIC UTILITY EASEMENTS ARE ALONG THE LOT SIDE OF ALL RIGHT-OF-WAY LINES THAT ABUTT LOTS AND 20' WIDE PUBLIC UTILITY EASEMENTS ALONG THE INSIDE OF ALL LOT LINES ABUTTING THE EXTERIOR OF THE SUBDIVISION. THERE IS ALSO A 10' PUBLIC UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES WHICH IN COMBINATION CREATES A 20' WIDE PUBLIC UTILITY EASEMENT.

OWNER / DEVELOPER  
MARK P. SULLIVAN  
20635 NW 78TH AVENUE  
ALACHUA, FL 32615  
352-215-1018

OFFICIAL RECORDS  
BOOK 1128 PAGE 2567

ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE PROPOSED DRAINAGE SYSTEM IS SUFFICIENT WITH RESPECT TO THE REQUIREMENTS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS ADOPTED MARCH 4, 1998 BY ORDINANCE NO. 98-1.

Chad Hill 8-7-07  
DATED  
CHADWICK W. WILLIAMS, P.E.  
GTC DESIGN GROUP, LLC  
176 NW LAKE JEFFREY ROAD  
LAKE CITY, FL 32025  
386-362-3678

SURVEYOR'S NOTES

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETIREMENT OF THE SE 1/4 OF THE NE 1/4, SECTION 21.
- BEARINGS BASED ON CENTERLINE OF U.S. HIGHWAY 41 USING A BEARING BASE OF N 01°52'52"W. ELEVATIONS BASED ON NAVD 29 DATUM.
- THIS PARCEL IS IN ZONAL "X" AND IS DETERMINED TO BE OUTSIDE THE 300 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JANUARY 6, 1986, COMMUNITY PANEL NO. 120070 0290 B.
- CONTOUR LINES TAKEN FROM FIELD. ELEVATIONS TAKEN BY THIS OFFICE. ELEVATIONS ARE BASED ON NAVD 29 DATUM.
- THIS CONSTITUTES A MAJOR SUBDIVISION AS PER COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.
- MINIMUM LOT SIZE TO BE 6.00 ACRES, MORE OR LESS. (INCLUDES LAND IN PRIVATE ROAD AS PER COLUMBIA COUNTY LDR REVISION.)
- WATER SOURCE TO BE INDIVIDUAL WELLS.
- WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
- LAND IS PRIMARILY MIXED HARDWOODS AND GROWN OVER CROPLAND.
- CLOSURE OF FIELD SURVEY IS 1/266,693.
- ZONING 4-3.
- PROJECT CONTAINS 38.08 ACRES, MORE OR LESS.
- PRELIMINARY PLAT APPROVED OCTOBER 19, 2006.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 19th DAY OF July, 2007, A.D.

Edw Porter  
CHAIRMAN

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE POINTS HAVE BEEN SET AND THAT THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

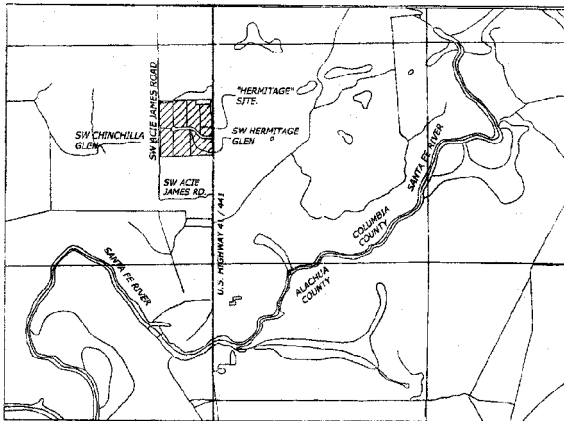
DATED 31 JULY 2007, A.D.

Mark D. Duren  
MARK D. DUREN, P.S.M.  
FLORIDA CERT. NO. 47298  
1604 SW SISTERS WELCOME ROAD  
LAKE CITY, FLORIDA 32025

DATE DRAWN: JUNE 1, 2007

# "HERMITAGE"

PART OF SECTION 21, TOWNSHIP 7 SOUTH,  
RANGE 17 EAST,  
COLUMBIA COUNTY, FLORIDA



LOCATION MAP  
FROM 7.5 MINUTE SERIES QUADRANGLE MAP.  
SCALE 1" = 2000'

ACKNOWLEDGEMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 22nd DAY OF August, A.D., BEFORE ME PERSONALLY APPEARED MARK P. SULLIVAN AND NANCY J. SULLIVAN, AS OWNERS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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.



JASON P. HALL  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_

ACKNOWLEDGEMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 22nd DAY OF August, 2007, A.D., BEFORE ME PERSONALLY APPEARED PATRICK WINTER, SIGNING AS VICE-PRESIDENT, FOR AND BEHALF OF FarmCredit of North Florida, ACA, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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.



CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 22nd DAY OF August, 2007, A.D., IN PLAT BOOK 9 PAGE 28-29  
Mark D. Duren  
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF COUNTY SURVEYOR

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF August, 2007, A.D., DONALD F. LEE, A FLORIDA LICENSED SURVEYOR AND MAPPER, REGISTRATION NUMBER LS 3628, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, AS AMENDED, FOR THE COUNTY OF COLUMBIA COUNTY, FLORIDA, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

Donald F. Lee  
DONALD F. LEE, PLS 3628

DEDICATION: KNOW ALL MEN BY THESE PRESENT THAT MARK P. SULLIVAN AND NANCY J. SULLIVAN, AS OWNERS AND JULIUS DAVENPORT, AS VICE-PRESIDENT OF FARM CREDIT OF NORTH FLORIDA, ACA, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREIN DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "HERMITAGE", AND THAT ALL EASEMENTS FOR UTILITIES AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. THE STREET SHOWN HEREON AS "SW HERMITAGE GLEN" AND THE "FENCE AND GATE MAINTENANCE EASEMENT" ARE DEDICATED TO THE "HERMITAGE OF COLUMBIA COUNTY HOMEOWNERS ASSOCIATION, INC." AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE "HERMITAGE OF COLUMBIA COUNTY HOMEOWNERS ASSOCIATION, INC." THE STREET, "SW HERMITAGE GLEN" IS CONSIDERED A PRIVATE ROAD AND WILL NOT BE MAINTAINED BY COLUMBIA COUNTY, FLORIDA.

ATTEST:  
Julius Davenport - P. Patel - Mark Sullivan  
WITNESS AS TO DEDICATION WITNESS AS TO OWNER  
Mark Sullivan  
WITNESS AS TO MORTGAGEE WITNESS AS TO MORTGAGEE  
JULIUS DAVENPORT, VICE-PRESIDENT

SYMBOL LEGEND

- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- WIRE FENCE
- ELECTRIC UTILITY LINE (OVERHEAD)
- UNDERGROUND ELECTRIC SERVICE
- CABLE TV LINE (OVERHEAD)
- CHAIN LINK FENCE
- WOODEN FENCE
- CMP CORRUGATED METAL PIPE
- RCP RENEVISED CONCRETE PIPE
- L.S. LAND SURVEYOR
- LICENSED BUSINESS
- OFFICIAL RECORD BOOK
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- UTILITY POLE
- RIGHT-OF-WAY
- NO IDENTIFICATION
- FLA. DEPT. OF TRANSPORTATION
- CENTERLINE
- 4"x4" CONCRETE MONUMENT, PRM, LS 4708
- CONCRETE MONUMENT
- AC. ACRES
- ELEVATION
- NAVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- IRON ROD
- IRON PIPE
- NAIL AND DISC, LS 4708, CL POP
- BENCHMARK
- ELEVATION BENCHMARK

PLAT PREPARED BY  
MARK D. DUREN, P.S.M.  
LS 4708

1604 SW SISTERS WELCOME ROAD  
LAKE CITY, FLA. 32025  
(386) 758-9831 OFFICE  
(386) 758-8010 FAX

WC# 06-330

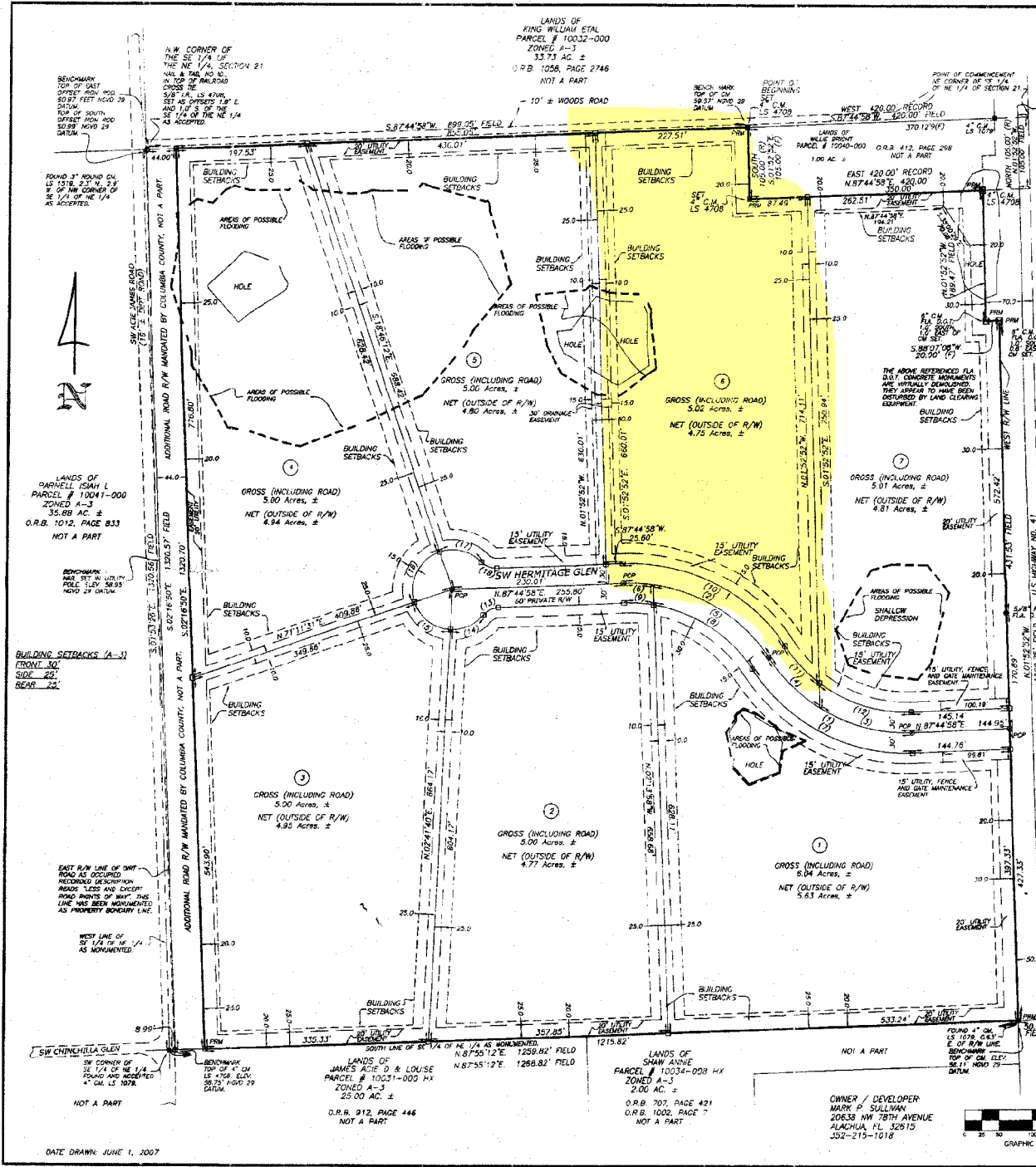
SEE DRAWING FILE: 06370-HERMITAGE, SUBDIVISION, SCL-PL-06-28-07.DWG

# "HERMITAGE"

PART OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

DESCRIPTION: PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) #12, PAGE 298 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE S.87°44'58"W. ALONG THE NORTH LINE OF SAID ORB #12, PAGE 198, (BEING THE SAME AS THE NORTH LINE OF SAID SE 1/4 OF THE NE 1/4), A DISTANCE OF 420.00 FEET, TO A 4 INCH CONCRETE MONUMENT, LS 4708 MARKING THE NORTHWEST CORNER OF SAID ORB #12, PAGE 198, AND THE POINT OF BEGINNING, THENCE CONTINUE S.87°44'58"W. ALONG SAID NORTH LINE OF THE SE 1/4 OF THE NE 1/4, A DISTANCE OF 854.05 FEET, THENCE S.02°18'50"E, A DISTANCE OF 1340.00 FEET, TO A 4 INCH CONCRETE MONUMENT, LS 4708, ON THE SOUTH LINE OF SAID SE 1/4 OF THE NE 1/4, A DISTANCE OF 420.00 FEET, TO A 4 INCH CONCRETE MONUMENT, LS 4708, ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #41, A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY, THENCE N.01°52'52"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1028.70 FEET, TO A 4 INCH CONCRETE MONUMENT, LS 4708, SET ON SAID WEST RIGHT-OF-WAY MARKING A .205 IN SAID RIGHT-OF-WAY, THENCE S.08°07'08"W, 20.00 FEET, TO A 4 INCH CONCRETE MONUMENT, LS 4708, SET ON SAID WEST RIGHT-OF-WAY LINE, THENCE N.00°15'52"W, CONTAINING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 189.87 FEET, TO A 4 INCH CONCRETE MONUMENT, LS 4708, SET ON THE SOUTH LINE OF LANDS DESCRIBED IN SAID ORB #12, PAGE 298, THENCE S.87°44'58"W, ALONG THE SOUTH LINE OF SAID ORB #12, PAGE 298, A DISTANCE OF 1350.00 FEET, TO THE SOUTHWEST CORNER OF SAID ORB #12, PAGE 298, THENCE N.01°52'52"W, ALONG THE NORTH LINE OF SAID ORB #12, PAGE 298, A DISTANCE OF 1028.00 FEET, TO THE POINT OF BEGINNING, CONTAINS 38.08 ACRES, MORE OR LESS.

OFFICIAL RECORDS  
BOOK 1128 PAGE 2567



NO	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	250.00	58°14'51"	254.21	243.41	N 63°07'07"W
2	250.00	10°15'51"	254.21	243.41	S 63°07'07"W
3	250.00	27°18'58"	242.60	183.30	N 25°26'44"W
4	250.00	27°18'58"	242.60	183.30	S 25°26'44"W
5	250.00	27°18'58"	242.60	183.30	N 25°26'44"W
6	250.00	27°18'58"	242.60	183.30	S 25°26'44"W
7	250.00	27°18'58"	242.60	183.30	N 25°26'44"W
8	250.00	27°18'58"	242.60	183.30	S 25°26'44"W
9	250.00	27°18'58"	242.60	183.30	N 25°26'44"W
10	250.00	27°18'58"	242.60	183.30	S 25°26'44"W
11	250.00	18°13'42"	254.21	243.41	N 63°07'07"W
12	250.00	18°13'42"	254.21	243.41	S 63°07'07"W
13	30.00	38°17'54"	26.83	24.23	N 58°39'18"W
14	30.00	38°17'54"	26.83	24.23	S 58°39'18"W
15	60.00	23°08'05"	58.65	53.67	N 26°07'37"W
16	60.00	23°08'05"	58.65	53.67	S 26°07'37"W
17	60.00	23°08'05"	58.65	53.67	N 26°07'37"W
18	60.00	23°08'05"	58.65	53.67	S 26°07'37"W
19	30.00	38°17'54"	26.83	24.23	N 58°39'18"W
20	30.00	38°17'54"	26.83	24.23	S 58°39'18"W

- SYMBOL LEGEND**
- CONCRETE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT SET, LS 4708
  - IRON PIN OR PIPE ELEV
  - 5/8" IRON ROD SET, LS 4708
  - WIRE FENCE
  - ELECTRIC UTILITY LINE (OVERHEAD)
  - UNDERGROUND ELECTRIC SERVICE
  - CABLE TV LINE (OVERHEAD)
  - CHAIN LINK FENCE
  - WOODEN FENCE
  - CORRUGATED METAL PIPE
  - REINFORCED CONCRETE PIPE
  - LS LAND SURVEYOR
  - LOCATED BUSINESS
  - OFFICIAL RECORD BOOK
  - PERMANENT REFERENCE MONUMENT
  - PERMANENT CONTROL POINT
  - UTILITY POLE
  - RIGHT-OF-WAY
  - NO ID.
  - FLA. DEPT. OF TRANSPORTATION
  - CENTERLINE
  - 4"x4" CONCRETE MONUMENT, PRM, LS 4708
  - CONCRETE MONUMENT
  - AC.
  - CT.
  - NOVD 29
  - BM
  - ELEVATION
  - NATIONAL GEODETIC VERTICAL DATUM OF 1929
  - ELEVATION BENCHMARK

PREPARED BY  
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WO# 06-330

SEE DRAWING FILE: 06330\_HERMITAGE\_SUBDIVISION\_PLAT\_06\_01\_07.DWG