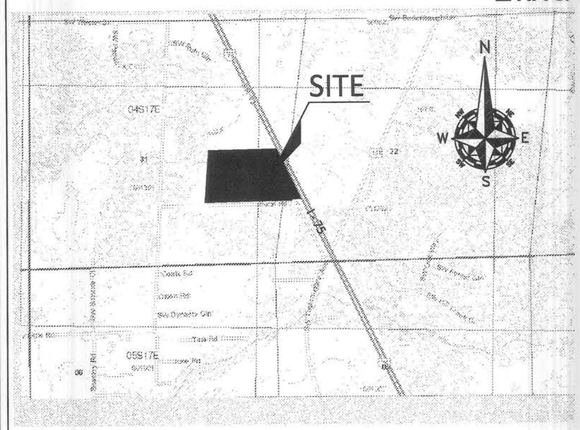
PLAT BOOK 9 PAGE 165

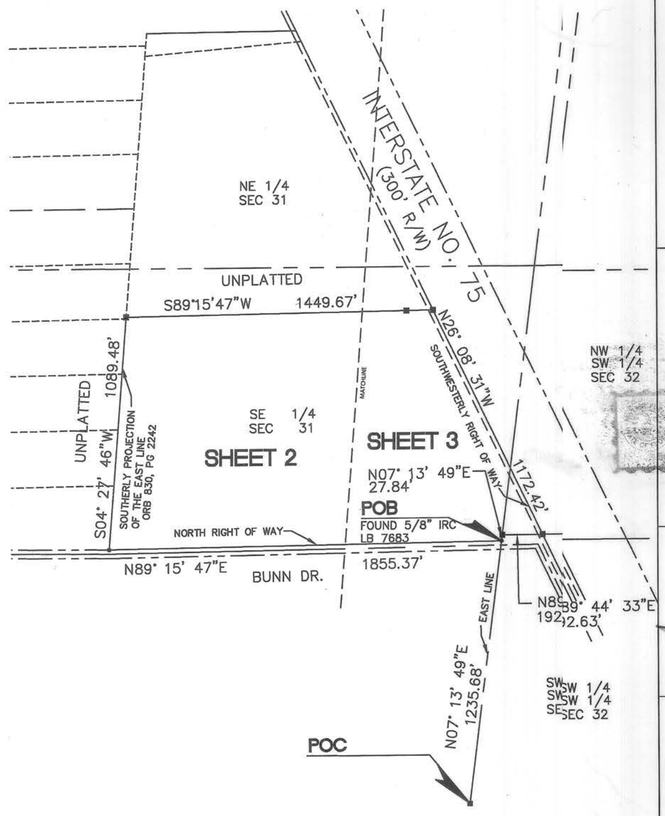
DEVELOPER:
COWBOY LAND HOLDINGS LLC.
301 NW COLE TERRACE
LAKE CITY, FL 32055
TEL:386-984-6020

HAWK'S LANDING SUBDIVISION

LYING N SECTION 31 AND SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



VICINITY MAP
NTS



BUILDING SET BACKS:

FRONT: 30 FEET
SIDE: 25 FEET
REAR: 25 FEET

ZONING:

AG-3: AGRICULTURAL -3

SPECIAL NOTE:
THERE ARE NO LAKES, MARSHES, SWAMPS, WETLANDS, OR WATERCOURSES ON THE SUBJECT PROPERTY

SPECIAL NOTE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS AT

SURVEYOR'S NOTES:

1. *The 100 year flood line was determined based on existing conditions and topography of the site as surveyed by this firm on 4/11/2021. This firm is not responsible for any changes to the topography of the site or drainage patterns that may affect the shown 100 year flood line.*
2. All corners shown hereon shall be set according to Chapter 177, Florida Status.
3. Minimum finish floor elevation or bottom joist elevation as shown hereon
4. Elevations shown hereon are referenced to benchmark FDOT I75 Q 2 having a elevation of 116.80'. NAVD 88 datum
5. Bearings shown hereon are based on the Southwesterly right-of-way line of Interstate 75 as being N 26°08'31" W assumed for angular designation only.
6. *According to Flood Insurance Rate Map Community Panel No. 120070 0382 D nincorporated areas of Columbia County Florida, effective date November 2, 2018 The lands described hereon lie in one X.*
7. *Water supplied by individual wells. Sewage disposal by individual septic systems*
8. *Lot corners to be set with 5/8" X 18" rebar and cap stamped "LB 7828" unls otherwise shown*
9. *Easements for common access driveways shall be privately owned and maintaid and for the exclusive access of the adjacent lot.*
10. *The minimum Floor Elevation for a lot shall in no circumstances be below theestablished Finish Floor Elevation for the lot or (1) foot above the highest adjacent grade whichever is greater.*
11. *Hawk's Landing Preliminary Plat was drawn 6/11/2021 and approved as Preliminary by the board of County Commissioners on 7/22/2021.*

NOTICE:

All platted utility easements, if any, hereby provide that such easements shall als be easements for the construction, installation, maintenance and operation of cable television services, vided, however, no such construction, installation, maintenance and operation of cable television servis shall interfere with the facilities and services of electric, telephone, gas or other public utility. In thevent a cable television company damages the facilities of a public utility, it shall be solely resnsible for the damages. This section shall not apply to those private easements granted to or tained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maienance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida blic Service Commission.

LEGAL DESCRIPTION:

That portion of the SE 1/4 of Section 31 and that portion of the NW 1/4 of the SW 1/4 of Section 32,Township 4 South, Range 17 East, Columbia County, Florida, lying West of Interstate 75, Being more particularly described as follows:

Commence at the SE corner of said SE 1/4 of Section 31, and run thence North 07° 13' 49" East along the East line of said SE 1/4, 1235.68 feet to the North Right of Way of SW Bunn Drive and the Point of Beginning, Thence continue North 07° 13' 49" East along said East line, a distance of 27.84 feet, Thence North 89° 44' 33" East a distance of 192.63 feet to the Southwesterly Right of Way of Interstate 75, Thence North 26° 08' 31" West along said Southwesterly Right of Way, a distance of 1172.42 feet, Thence South 89° 15' 47" West departing said Right of Way a distance of 1449.67 feet, to the East line of lands described in Official Record Book 830 Page 2242 of the Public Records of Columbia County, Florida, Thence South 04° 27' 46" West along said East line and its southerly projection, a distance of 1089.48 feet to the aforesaid North Right of Way of SE Bunn Drive, Thence North 89° 15' 47 East, along said North Right of Way, a distance of 1855.37 feet to the Point of Beginning.

Containing 43.643 acres more or less

CERTIFICATE OF COUNTY SURVEYOR:

KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES ANDS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DAE BELOW I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 17 FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF APTER 177 AS AMENDED.

NAME: _____ DATE: 9/16/21

PRINT: L. SCOTT BASS REGISTRATION #: 55757

ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT ON _____, VICTOR O. MARRERO, PROFESSIONAL ENGINEER REGISTERED IN FLORIDA, AS SPECIFIED IN CHAPTER 471, OF THE FLORIDA STATUTES, LICENCE NUMBER 78630, DOES HEREBY CERTIFY THAT THE BASE FLOOD ELEVATION ESTABLISHED ON THIS PLAT AND THE FINISH FLOOR ELEVATIONS ESTABLISHED WILL PROTECT STRUCTURES AGAINST WATER DAMAGE FROM A BASE FLOOD EVENT, AS DEFINED IN ARTICLE 8 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.

VICTOR O. MARRERO PE # 78630 DATE: 9/11/21

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.

HAWK'S LANDING SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT COWBOY LAND HOLDINGS, LLC, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "HAWK'S LANDING SUBDIVISION", AND THAT ALL EASEMENTS FOR UTILITIES, AND OTHER PURPOSES, EXCEPT FOR ANY COMMON ACCESS DRIVEWAY EASEMENT OR ACCESS EASEMENTS DEPICTED HEREON, INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC UNLESS OTHERWISE SHOWN.

ATTESTS
WITNESS Amanda Watts
WITNESS Whitney Rabon

BRAD WOMBLE, MANAGING MEMBER
COWBOY LAND HOLDINGS, LLC

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2021 A.D., BEFORE ME PERSONALLY APPEARED BRAD WOMBLE, AS OWNER ,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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

COLUMBIA COUNTY ATTORNEY CERTIFICATE:

EXAMINED ON THIS 16 DAY OF September 2021 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY

COUNTY ATTORNEY 9-16-21 DATE

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 21 DAY OF September ,2021, A.D., IN PLAT BOOK 9 , PAGE 165-167

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

APPROVAL: BY THE BOARD OF COUNTY COMMISSIONERS OF, COLUMBIA COUNTY, FLORIDA

THIS CERTIFIES THAT THE 16th DAY OF September , 2021, A.D. THIS PLAT IS HEREBY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

CHAIRMAN

ATTEST: _____

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.

VICTOR O. MARRERO, PSM #6586 DATE: 9/11/21

Signature and raised seal

VICTOR O. MARRERO
PSM 6586
Florida Surveyor and Mapper

AFFINE ENGINEERING AND SURVEYING, INC
CIVIL ENGINEERS SURVEYORS
407-421-5534
128 NW GREEN LANE, LAKE CITY, FLORIDA 32055
CERTIFICATE OF AUTHORIZATION # LB 7828

SHEET 1 of 3

Inst. 2021013 B: 1447 P: 2600, James M Swisher Jr. Clerk of Court Columbia County, By: YC Deputy Clerk
Page 1 of 3

HAWK'S LANDING SUBDIVISION

LYINGN SECTION 31 AND SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9 PAGE 164

GRAPHIC SCALE
1 inch = 100 ft.

N
NW NE
W E
SW SE

LEGEND:

BK	=	BOOK
(C)	=	CALCULATED
CAD	=	COMMON ACCESS DRIVEWAY
CALC.	=	CALCULATED
C.D.	=	CHORD DISTANCE
C.B.	=	CHORD BEARING
CCR #	=	CERTIFIED CORNER RECORD NUMBER
CH	=	CHORD
C.L.	=	CENTER LINE
C.M.	=	CONCRETE MONUMENT
CONC.	=	CONCRETE
DB	=	DEED BOOK
DESC.	=	DESCRIPTION
EOP	=	EDGE OF PAVEMENT
ESMT.	=	EASTMENT
F	=	FIELD
FFE	=	FINISH FLOOR ELEVATION
FND	=	FOUND
ID	=	IDENTIFICATION
I.P.	=	IRON PIPE
I.R.	=	IRON ROD
IRC	=	IRON ROD AND CAP
L	=	ARC LENGHT
L.B	=	LICENSED BUSINESS
LS	=	LICENSED SURVEYOR
NO ID	=	NO IDENTIFICATION
N.R.	=	NON RADIAL
N&D	=	NAIL AND DISK
OR	=	OFFICIAL RECORD
ORB	=	OFFICIAL RECORD BOOK
PB	=	PLAT BOOK
P.C.	=	POINT OF CURVATURE
PCP	=	PERMANENT CONTROL POINT
PG	=	PAGE
PGS	=	PAGES
PK	=	PARKER KALON
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.T.	=	POINT OF TANGENCY
R	=	RADIUS
R/W	=	RIGHT OF WAY
Δ	=	CENTRAL ANGLE
■	=	DENOTES SET 4"X4" CONCRETE LB 7828 PERMANENT REFERENCE MONUMENT
●	=	DENOTES SET 5/8" IRON ROD LB 7828 (UNLESS OTHERWISE SHOWN)

SURVEYOR'S NOTES:
1. SEE SHEET 1 OF 3 FOR NOTES

NE 1/4
SEC 31

NORTH LINE OF THE SE 1/4 OF SECTION 31

AHMED M ALQUBAISI
PARCEL# 31-4S-17-08915-015
5.05 AC (PER P.A)

EAST LINE OF ORB 830, PG 2242

UNPLATTED
(NOT INCLUDED)

P.R.M
SET 4X4 CM
LB 7828

S89°15'47"W 1449.67'

271.12' 210.87' 210.87' 210.87' 210.87'

30' EMERGENCY INGRESS/EGRESS EASEMENT

60' INGRESS/EGRESS & UTILITY EASEMENT

ANTHONY FALOTICO
PARCEL# 31-4S-17-08915-007
5.05 AC (PER P.A)

1089.48'

LARRY STANTON & MARGARET SMITH
PARCEL# 31-4S-17-08915-008
5.04 AC (PER P.A)

1069.40'

UNPLATTED
(NOT INCLUDED)

S04° 27' 46"W

JOHN HUGHES
PARCEL# 31-4S-17-08915-009
5.04 AC (PER P.A)

LOT 1
6.628 AC
FF=94.00'

LOT 2
5.155 AC
FF=94.00'

LOT 3
5.155 AC
FF=94.00'

LOT 4
5.155 AC
FF=94.50'

LOT 5
5.155 AC
FF=96.90'

LOT 6
5.155 AC
FF=100.00'

N04° 27' 46"E 1069.40'

SE 1/4 SEC 31

MATCHLINE

100 YEAR FLOOD BFE = 92.00 NAVD 88 DATUM

10' UTILITY EASEMENT

5.00'

60.00' CAD EASEMENT

60.00'
30.00'

20.00'

WADE ANGUS HARRIS JR
PARCEL# 31-4S-17-08915-013
3.05 AC (PER P.A)

BM # 6
SPIKE IN CONCRETE
EL=92.72'

P.R.M
SET 4X4 CM
LB 7828

20.08'

FOUND 5/8 IRC
LB 7828

N89° 15' 47"E 1855.37'

NORTH R\W LINE

1995.79'

BUNN DRIVE
(PUBLIC RIGHT-OF-WAY)
(40' MAINTAINED)(20'PAVED)

40.00' 20.00'

TRACT A
(RIGHT-OF-WAY TO BE DEDICATED TO THE COUNTY)

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AFFINE ENGINEERING AND SURVEYING, INC
CIVIL ENGINEERS SURVEYORS
128 NW GREEN LANE, LAKE CITY, FLORIDA 32055

SHEET 2 of 3

Signature and raised seal
9/11/21
VICTOR O. MARRERO
PSM 6586
Florida Surveyor and Mapper.

HAWK'S LANDING SUBDIVISION

PLAT BOOK 9 PAGE 107

LYING IN SECTION 31 AND SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST COLUMBIA COUNTY, FLORIDA

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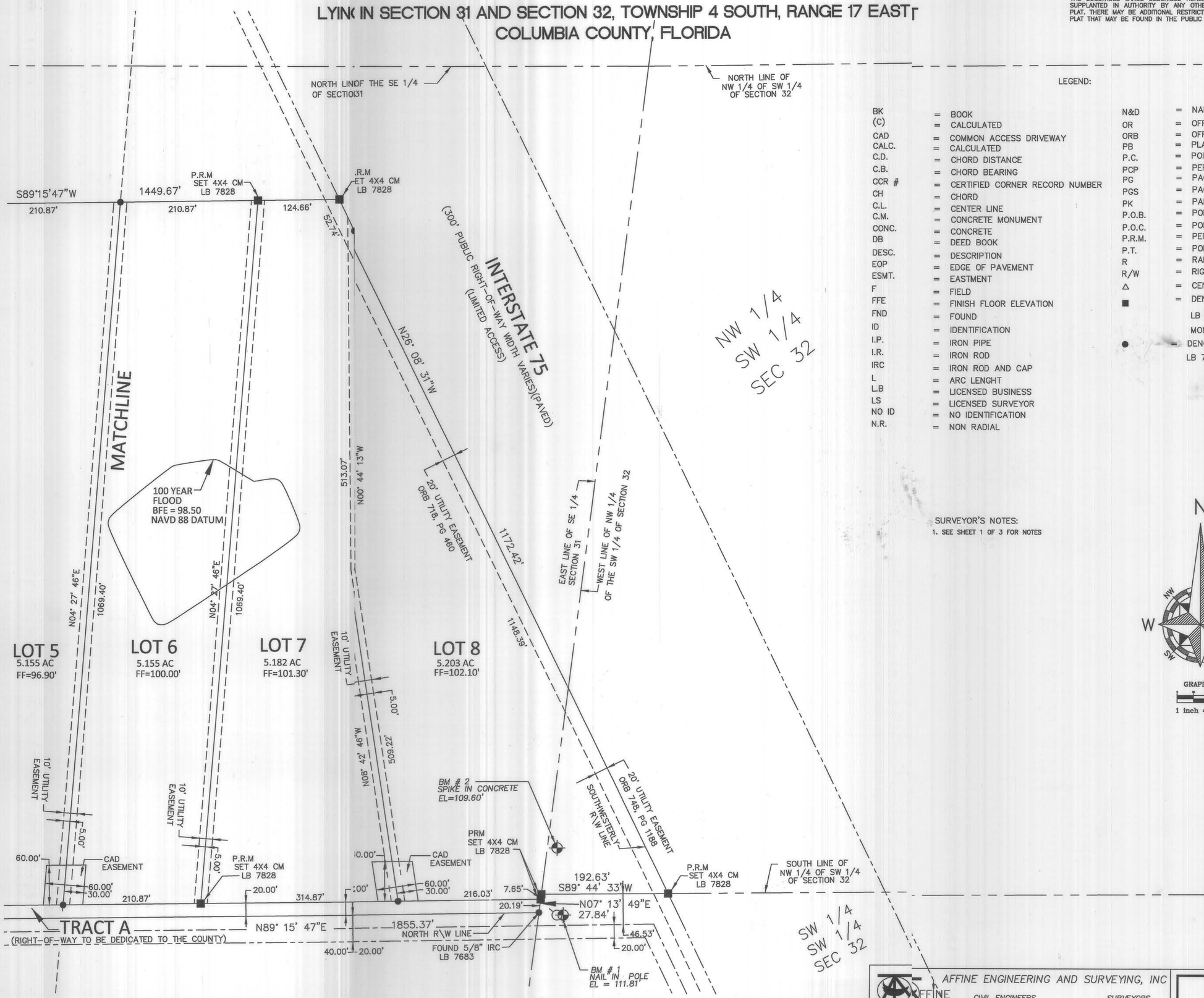

LEGEND:

BK	= BOOK	N&D	= NAIL AND DISK
(C)	= CALCULATED	OR	= OFFICIAL RECORD
CAD	= COMMON ACCESS DRIVEWAY	ORB	= OFFICIAL RECORD BOOK
CALC.	= CALCULATED	PB	= PLAT BOOK
C.D.	= CHORD DISTANCE	P.C.	= POINT OF CURVATURE
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ESMT.	= EASTMENT	R/W	= RIGHT OF WAY
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LS	= LICENSED SURVEYOR		
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N.R.	= NON RADIAL		

SURVEYOR'S NOTES:

1. SEE SHEET 1 OF 3 FOR NOTES

N

W E

NW NE SW SE

GRAPHIC SCALE

1 inch = 100 ft.

AFFINE ENGINEERING AND SURVEYING, INC

CIVIL ENGINEERS SURVEYORS

128 NW GREEN LANE, LAKE CITY, FLORIDA 32055

SHEET 3 of 3

Signature and raised seal

9/11/21

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PSM 6586
Florida Surveyor and Mapper