PLAT BOOK 9 PAGE 28

SHEET 1 OF 2.

"HERMITAGE"

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

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.

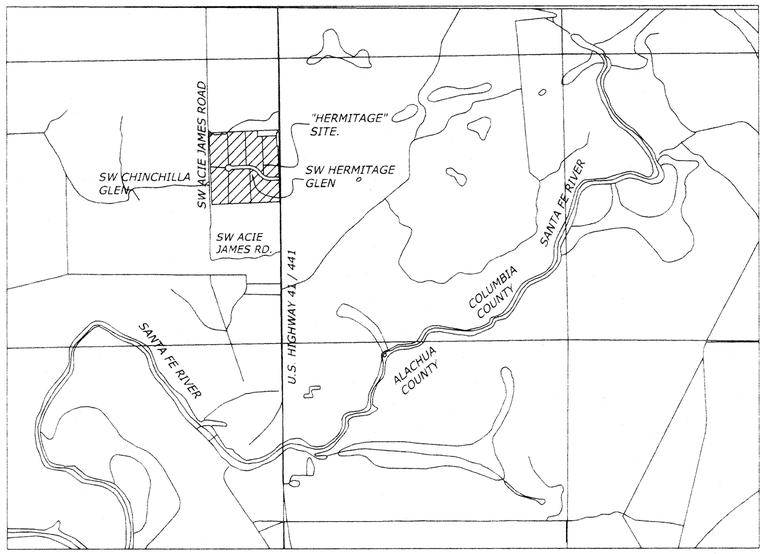
OWNER / DEVELOPER:
MARK P. SULLIVAN
20638 NW 78TH AVENUE
ALACHUA, FL. 32615
352-215-1018

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 DEVELOPEMENT REGULATIONS ADOPTED MARCH 4, 1998 BY ORDINANCE NO. 98-1.

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:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE SE 1/4 OF THE NE 1/4, SECTION 21.
2. BEARINGS BASED ON CENTERLINE OF U.S. HIGHWAY 41 USING A BEARING BASE OF N.01°52'52"W. ELEVATIONS BASED ON NGVD 29 DATUM.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JANUARY 6, 1988, COMMUNITY PANEL NO. 120070 0290 B.
4. CONTOUR LINES TAKEN FROM FIELD ELEVATIONS TAKEN BY THIS OFFICE. ELEVATIONS ARE BASED ON NGVD 29 DATUM.
5. THIS CONSTITUTES A MAJOR SUBDIVISION AS PER COLUMBIA COUNTY LAND DEVELOPEMENT REGULATIONS.
6. MINIMUM LOT SIZE TO BE 5.00 ACRES, MORE OR LESS. (INCLUDES LAND IN PRIVATE ROAD AS PER COLUMBIA COUNTY LDR REVISION.)
7. WATER SOURCE TO BE INDIVIDUAL WELLS.
8. WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
9. LAND IS PRIMARLY MIXED HARDWOODS AND GROWN OVER CROPLAND.
10. CLOSURE OF FIELD SURVEY IS 1/266,693.
11. ZONING A-3
12. PROJECT CONTAINS 36.08 ACRES, MORE OR LESS.
13. PRELIMINARY PLAT APPROVED OCTOBER 19, 2006.



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 2nd DAY OF August 2007, 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.

JAS R. ST JOHN
Comm# DD0270824
Expires 3/22/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:_____

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 2nd DAY OF August, 2007 A.D., BEFORE ME PERSONALLY APPEARED ~~PATRICIA YATES~~ Julius Davenport SIGNING AS VICE-PRESIDENT, FOR AND BEHALF OF ~~CAPITAL CITY BANK~~ → Farm Credit of North Florida, ACA AS MORTGAGEE, 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.

JAN R. ST JOHN
Comm# DD0270824
Expires 3/22/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:_____

CERTIFICATE OF CLERK

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

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

CERTIFICATE OF COUNTY SURVEYOR

THIS IS TO CERTIFY THAT ON THIS 8th 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.

SIGNED: _____
DONALD F. LEE PLS #3628

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.

E.W. Porter
CHAIRMAN

SURVEYORS 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 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, P.S.M.
FLORIDA CERT. NO. 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLORIDA 32025

DATE DRAWN: JUNE 1, 2007

"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."

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

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY".

MINIMUM FLOOR ELEVATIONS:
SHALL MEET COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS AS AMENDED.

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED August 8, 2007 Marlin Feagle
COUNTY ATTORNEY

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 HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "HERMITAGE", AND THAT ALL EASMENTS 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:

WITNESS AS TO OWNER — WITNESS AS TO OWNER — MARK P. SULLIVAN

WITNESS AS TO OWNER — WITNESS AS TO OWNER — NANCY J. SULLIVAN

WITNESS AS TO MORTGAGEE — WITNESS AS TO MORTGAGEE — FARM CREDIT OF NORTH FLORIDA, ACA
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
—x—	WIRE FENCE
—E—	ELECTRIC UTILITY LINE (OVERHEAD)
— UGE —	UNDERGROUND ELECTRIC SERVICE
— CTV —	CABLE TV LINE (OVERHEAD)
— o —	CHAIN LINK FENCE
—o—	WOODEN FENCE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
⊗	UTILITY POLE
R/W	RIGHT-OF-WAY
NO ID.	NO IDENTIFICATION
FLA. D.O.T.	FLA. DEPT. OF TRANSPORTATION
℄	CENTERLINE
■	4"X4" CONCRETE MONUMENT, PRM, LS 4708.
C.M.	CONCRETE MONUMENT
AC.	ACRES
EL.	ELEVATION
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
I.R.	IRON ROD
I.P.	IRON PIPE
⊙	NAIL AND DISC, LS 4708, CL PCP
BM	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

WO# 06-330

SEE DRAWING FILE: 06330_HERMATIGE_SUBDIVISION_FP_R_06_28_07.DWG

OFFICIAL RECORDS
BOOK 1128 PAGE 2567

FILE NUMBER 2007120285
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
8/22 2007 AT 1:52 O'CLOCK PM
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

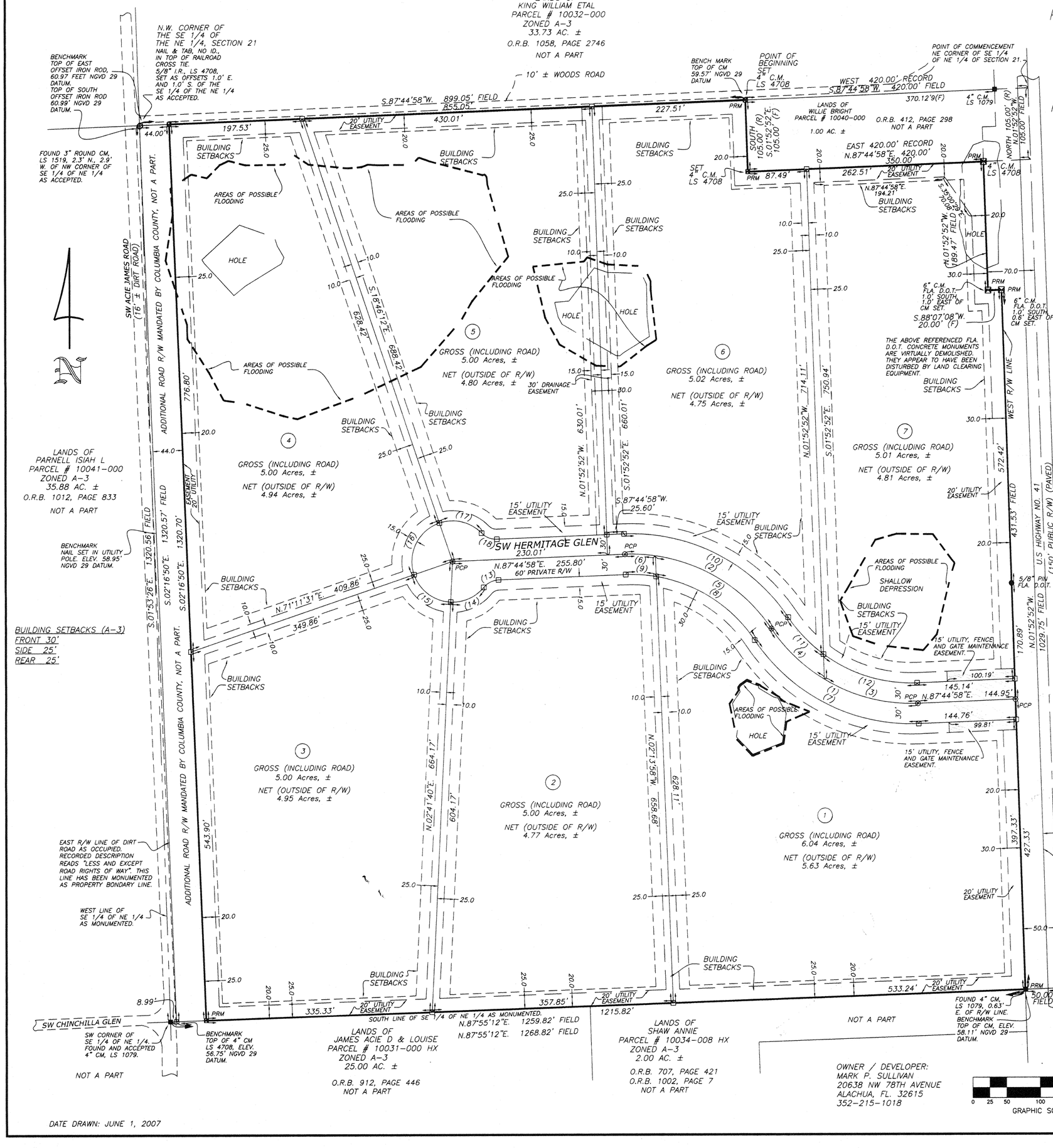
OFFICIAL RECORDS
BOOK 1128 PAGE 2567

PLAT BOOK 9 PAGE 29
SHEET 2 OF 2.

"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) 412, PAGE 298 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE S.87°44'58"W., ALONG THE NORTH LINE OF SAID ORB 412, 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 412, 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 855.05 FEET; THENCE S.02°16'50"E., A DISTANCE OF 1320.70 FEET, TO A 4 INCH CONCRETE MONUMENT, LS 4708, ON THE SOUTH LINE OF SAID SE 1/4 OF THE NE 1/4; THENCE N.87°55'12"E., A DISTANCE OF 1215.82 FEET, TO A CONCRETE MONUMENT 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 1029.75 FEET, TO A 4" CONCRETE MONUMENT, LS 4708, SET ON SAID WEST RIGHT-OF-WAY MARKING A JOG IN SAID RIGHT-OF-WAY; THENCE S.88°07'08"W., 20.00 FEET, TO A 4" CONCRETE MONUMENT, LS 4708, SET ON SAID WEST RIGHT-OF-WAY LINE; THENCE N.01°52'52"W., CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 189.47 FEET, TO A 4 INCH CONCRETE MONUMENT, LS 4708, SET ON THE SOUTH LINE OF LANDS DESCRIBED IN SAID ORB 412, PAGE 298; THENCE S.87°44'58"W., ALONG THE SOUTH LINE OF SAID ORB 412, PAGE 298, A DISTANCE OF 350.00 FEET, TO THE SOUTHWEST CORNER OF SAID ORB 412, PAGE 298; THENCE N.01°52'52"W., ALONG THE WEST LINE OF SAID ORB 412, PAGE 298, A DISTANCE OF 105.00 FEET, TO THE POINT OF BEGINNING.
CONTAINS 36.08 ACRES, MORE OR LESS.



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	250.00'	58°15'51"	254.23'	243.41'	N.63°07'07"W.
2	250.00'	58°15'51"	254.23'	243.41'	S.63°07'07"E.
3	250.00'	33°18'36"	145.34'	143.30'	N.75°35'44"W.
4	250.00'	24°57'15"	108.88'	108.02'	N.46°27'49"W.
5	250.00'	47°53'36"	208.97'	202.94'	N.57°55'59"W.
6	250.00'	10°22'15"	45.25'	45.19'	N.87°03'55"W.
7	280.00'	58°15'51"	284.73'	272.62'	N.63°07'07"W.
8	220.00'	46°27'45"	178.40'	173.56'	N.57°13'04"W.
9	220.00'	11°48'06"	45.31'	45.23'	N.86°21'00"W.
10	280.00'	58°15'51"	284.73'	272.62'	S.63°07'07"E.
11	220.00'	19°43'49"	75.76'	75.39'	S.43°51'06"E.
12	220.00'	38°32'01"	147.96'	145.19'	S.72°59'02"E.
13	30.00'	48°11'23"	25.23'	24.49'	N.63°39'16"E.
14	60.00'	53°08'05"	55.64'	53.67'	S.66°07'37"W.
15	60.00'	68°29'51"	71.73'	67.53'	N.53°03'24"W.
16	60.00'	90°02'17"	94.29'	84.88'	N.26°12'40"E.
17	60.00'	64°42'32"	67.76'	64.22'	S.76°24'56"E.
18	30.00'	48°11'23"	25.23'	24.49'	N.68°09'21"W.

SYMBOL LEGEND

- ■ CONCRETE MONUMENT FOUND
- □ 4"X4" CONCRETE MONUMENT SET, LS 4708
- ● IRON PIN OR PIPE FOUND
- ○ 5/8" IRON ROD SET, LS 4708
- —x— WIRE FENCE
- —E— ELECTRIC UTILITY LINE (OVERHEAD)
- UGE UNDERGROUND ELECTRIC SERVICE
- —CTV— CABLE TV LINE (OVERHEAD)
- —o— CHAIN LINK FENCE
- —◇— WOODEN FENCE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- ⊗ UTILITY POLE
- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
- FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
- ℄ CENTERLINE
- ■ 4"X4" CONCRETE MONUMENT, PRM, LS 4708.
- C.M. CONCRETE MONUMENT
- AC. ACRES
- EL. ELEVATION
- NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- BM ELEVATION BENCHMARK

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

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(386 758-9831 OFFICE
(386) 758-8010 FAX

WO# 06-330

DATE DRAWN: JUNE 1, 2007

SEE DRAWING FILE: 06330_HERMATIGE_SUBDIVISION_FP_R_06_28_07.DWG

“ HERMITAGE ”

For 2008

PARENT PARCEL – 21-7s-17-10039-000 – 35.62 AC. – (DELETED, ALL USED UP)

HEADER PARCEL – 21-7S-17-10039-100 – A S/D LYING IN THE SE1/4 OF THE NE1/4 CONTAINING 36.08 AC. M.O.L. RECORDED ON 08/22/07 IN PLAT BOOK 9 PAGES 28 & 29.

LOT	**1**	**21-7S-17-10039-101**	**6.04 AC.**
LOT	**2**	**21-7S-17-10039-102**	**5.00 AC.**
LOT	**3**	**21-7S-17-10039-103**	**5.00 AC.**
LOT	**4**	**21-7S-17-10039-104**	**5.00 AC.**
LOT	**5**	**21-7S-17-10039-105**	**5.00 AC.**
LOT	**6**	**21-7S-17-10039-106**	**5.02 AC.**
LOT	**7**	**21-7S-17-10039-107**	**5.01 AC.**

: NOTE : ROAD LYING WITHIN HERMITAGE S/D IS A PRIVATE ROAD AND WILL NOT BE MAINTAINED BY THE COUNTY