PLAT BOOK 9 PAGE 12

HICKORY COVE

A PLANNED RESIDENTIAL DEVELOPMENT IN SECTION 25 TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

LEGEND & NOTES

1.) ☒ PRM = P.R.M. set with brass cap stamped LB 7042 and date – 4" x 4" Concrete Monument.

○ PCP = 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 monumentation found in place, descriptions furnished by client, prior survey by L.L. Lee, PLS.

5.) Bearings projected from West property line and based on above referenced prior survey by L.L. Lee, PLS.

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 500 year flood plain (ref: Community Panel No. 120070 0175 B).

9.) Preliminary approval: May 4, 2006

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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Frontier Capital, LLC, as owner, and Mercantile Bank, as mortgagee have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as HICKORY COVE, and that all Rights–of–Way, easements and stormwater retention parcels are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

Charles S. Sparks
Frontier Capital, LLC

Witness: Laverne W. Lee

Witness

Isaac Bratkovich
Frontier Capital, LLC

Witness: Rene Daley

Witness: Laverne W. Lee

Clarence Cannon
Mercantile Bank
Vice–President

Witness

Witness: Laverne W. Lee

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

The foregoing dedication was acknowledged before me this 6 day of April, 2007, by Charles S. Sparks, owner. He is personally known to me or has produced ____ as identification and (did / did not) take an oath.

SIGNED: Debra Daley
Notary Public

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

The foregoing dedication was acknowledged before me this 6 day of April, 2007, by Isaac Bratkovich, owner. He is personally known to me or has produced ____ as identification and (did / did not) take an oath.

SIGNED: Debra Daley
Notary Public

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

The foregoing dedication was acknowledged before me this 6 day of April, 2007, by Clarence Cannon, Vice President of Mercantile Bank, as owner. He is personally known to me or has produced ____ as identification and (did / did not) take an oath.

SIGNED: Debra Daley
Notary Public

DEVELOPER
Frontier Capital, LLC
P.O. Box 3566, Lake City, FL 32056
Contact: Charlie Sparks (386) 755–0808

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with County specifications or that a performance bond or instrument in the amount of $20,500.00 has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: Hoyle Crowder DATE: 6/7/2007
Director of Public Works

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: Marlin Feagle, atty. May 31, 2007 DATE: 5/31/07
County Attorney, Columbia County

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 22 day of June 2007, in Plat Book 9, Page 12–14

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

COMMISSION APPROVAL

SIGNED: E.W. Porter
Chairman

DATE: 05/03/2007

ATTEST: P. DeWitt Cason
Clerk

COUNTY SURVEYOR–CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licenced 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 4/06/2007 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: C. Scott Brant

NAME: C. Scott Brant

Florida Reg. Cert. No. PLS #5787

SEAL

ENGINEER'S CERTIFICATE

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

SIGNED: Chad Williams
Chad Williams, P. E.
Florida Reg.# 62144
DATE: 4/6/07

SEAL

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: Timothy A. Delbene
Timothy A. Delbene, P.L.S.
Florida Registered Cert. No. 5594
DATE: 4/6/2007

SEAL

SHEET 1 OF 3 PLAT DATE: 04/04/2007

Donald F. Lee and Associates, In
SURVEYORS – ENGINEE
140 Northwest Ridgewood Avenue, Lake City, Florida
Phone: (386) 755–6166 FAX: (386) 7

OFFICIAL RECORDS
BOOK 1122 PAGE 2204

FILE NUMBER 2007120138961
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
6/22, 2007 AT 11:35 O'CLOCK A M
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Karen Logue D.C.

CLERK CIRCUIT COURT FLORIDA COLUMBIA COUNTY

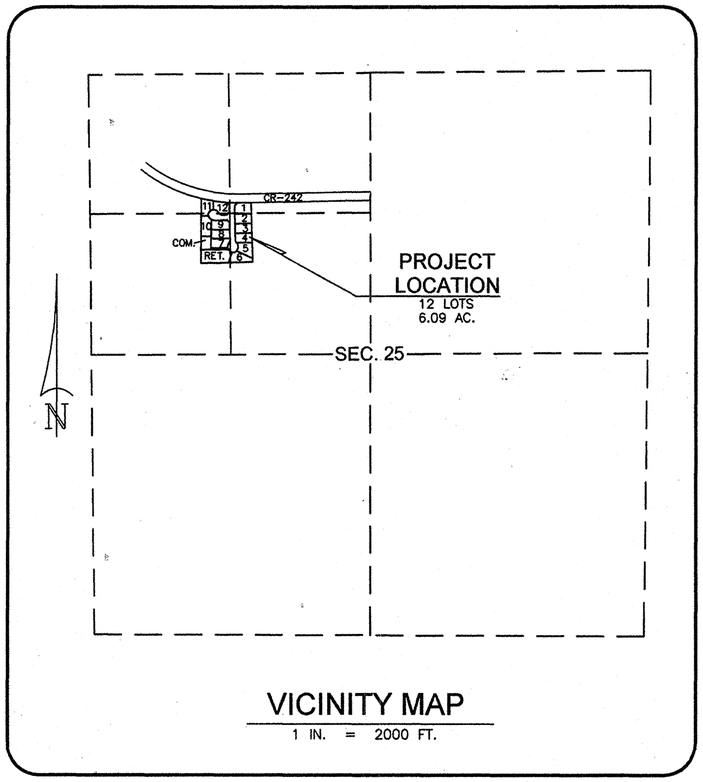
PLAT BOOK 9 PAGE 13

HICKORY COVE

A PLANNED RESIDENTIAL DEVELOPMENT IN SECTION 25 TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

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 "HICKORY COVE."

DEVELOPER
Frontier Capital, LLC
P.O. Box 3566, Lake City, Fl. 32056
Contact: Charlie Sparks (386) 755–0808



VICINITY MAP
1 IN. = 2000 FT.

UTILITY SERVICE PLAN

The lots will be served for sewerage disposal by individual septic tank / drainfield systems, installed by lot owners and subject to County approval. Water supply will be by central water system. Said water system will be within road rights–of–way and easements shown on the face of the plat and dedicated to the public hereon.

BellSouth, Clay Electric and Comcast companies are granted easements as shown on the face of this plat and dedicated to the public hereon.

SUMMARY OF SINGLE FAMILY RESIDENTIAL LOTS BY UNITS

UNIT NO.	NO. OF LOTS
1	12
TOTAL	12

OFFICIAL RECORDS
BOOK 1122 PAGE 220

STATEMENT OF OBJECTIVES

The development consists of approximately 6.09 acres located on County Road 242. The development includes 12 lots ranging in size from a minimum of 0.32 acres to 0.40 acres.

The development allows only single family homes and appertinent structures. There will be an attractively landscaped entrance. The roads will be publicly owned and maintained by the county.

The property is bordered on the south, east and west by residential land and on the north by County Road 242.

1.) The existing land use designation on the property is to Planned Residential Development (PRD).

2.) Building Setbacks: Building setbacks shall be as follows:
Front – 25 feet
Side – 10 feet for each side yard
Rear – 15 feet

3.) Maximum height of buildings: The maximum height of buildings shall be 35 feet. Height of building is the vertical distance measured from the established grade at a corner of the front of the building to the highest point of the roof surface of a flat roof, to the deck line of a mansard or bermuda roof, to the mean height level between eaves and ridge of gable, hip, cone, gambrel and shed roofs, and to a height three–fourths (3/4) the distance from the ground to the apex of A–frame and dome roofs.

4.) Access streets: The arterial street related to this development is County Road 242 to the North.

5.) Common outside storage areas: There will be no provision made for common outside storage areas. Each lot is large enough that the homeowner can provide his or her own storage area.

6.) Screening, buffering and landscaping: Screening, buffering and landscape buffered areas shall be in compliance with Chapter 20--A, Columbia County Zoning Regulations, or such regulations in effect at the time each home is built, whichever is less restrictive.

7.) Additional setback requirements: The location of any structure (except permitted docks, walkways and piers) shall be set back a minimum of thirty–five (35) feet from wetlands and fifty (50) feet from all periennial rivers, creeks and streams.

STATISTICAL INFORMATION

1.) Total acreage of the site is approximately 6.09 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 (single family homes) = 12 homes/6.09 acres = 1.97 units/acre.

4.) Net residential acreage (single family homes): 4.09 acres.

5.) Summary of total site acreage of 6.09 acres:

a.)	Lots for single family homes	4.09 acres
b.)	Roads	0.93 acres
c.)	Common areas	0.31 acres
d.)	Retention pond	0.76 acres

STATEMENT INDICATING TYPE OF LEGAL INSTRUMENT TO PROVIDE FOR MANAGEMENT OF COMMON AREAS

The common areas in the development are privately owned as granted to the association. Title to these areas will be held by a Florida Not–for–Profit Homeowners Association, Hickory Cove Homeowners Association, which will own, manage and control said common elements in accordance with declarations and restrictions articles of incorporation and bylaws. Each lot owner will be a member of the homeowners association. The association will govern by majority rule and has the authority to assess for maintenance and improvements of the common elements.

The development is limited to single family residences. No mobile homes, campers, motor homes, or similar arrangements can be used for a dwelling.

 PLAT DATE: 04/04/2007

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

PLAT BOOK 4 PAGE 14

OFFICIAL RECORDS
BOOK 1122 PAGE 228

HICKORY COVE

A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 25
TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

DESCRIPTION: Furnished by Client

BEGIN at the Northwest corner of the SE 1/4 of the NW 1/4 of Section 25, Township 4 South, Range 16 East, Columbia County, Florida, and run N 86°26'00" E along the North line of the SE 1/4 of the NW 1/4 201.00 feet to a concrete monument; thence S 1°14'03" E 461.72 feet to a concrete monument; thence S 88°45'20" W 482.76 feet to a concrete monument; thence N 0°45'20" E 594.70 feet to its intersection with the Southerly right of way line of S.R. S-242 and to a concrete monument, said point being on a curve concave to the left having a radius of 1472.395 feet and a total central angle of 46°14'00"; thence Easterly along the arc of said curve 265.08 feet to a concrete monument; thence S 1°03'00" E along the East line of the NW 1/4 of the NW 1/4 a distance of 98.80 feet to the POINT OF BEGINNING.

AND ALSO

TOWNSHIP 4 SOUTH – RANGE 16 EAST
SECTION 25: BEGIN at the NW corner of SE 1/4 of NW 1/4, Section 25, Township 4 South, Range 16 East, run thence N 86°26' E, 201.00 feet; thence run N 1°14'03" W, 86.62 feet to the South right-of-way line of State Road 242, run thence S 88°51'50" W, along the South right-of-way line of said road 99.55 feet; continue along said right-of-way line an arc distance of 101.12 feet; run thence S 1°39'02" E. 98.80 feet to the POINT OF BEGINNING.

ALTOGETHER Containing 6.09 acres, more or less.

LEGEND	
CMF=CONCRETE MONUMENT FOUND	SEC.=SECTION
CMS=CONCRETE MONUMENT SET	RGE.=RANGE
IPF=IRON PIPE FOUND	TWP.=TOWNSHIP
IPS=IRON PIPE SET	COR.=CORNER
PLS=PROFESSIONAL LAND SURVEYOR	NE=NORTHEAST
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NW=NORTHWEST
R/W=RIGHT-OF-WAY	SW=SOUTHWEST
℄=CENTER LINE	SE=SOUTHEAST
R.=PROPERTY LINE	LB=LICENSED BUSINESS
IRC=IRON REBAR & CAP	P.O.B.=POINT OF BEGINNING
R=RADIUS OF CURVE	Δ=DELTA ANGLE, CENTRAL ANGLE
L=LENGTH OF CURVE	T=TANGENT OF CURVE
(P)=PLAT MEASUREMENTS	(F)=FIELD MEASUREMENTS
NO ID=NO IDENTIFICATION	(D)=DEED MEASUREMENTS
PRM=PERMANENT REFERENCE MONUMENT	FD.=FOUND
PCP=PERMANENT CONTROL POINT	

DEVELOPER
Frontier Capital, LLC
P.O. Box 3566, Lake City, FL 32056
Contact: Charlie Sparks (386) 755-0808

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING
C1	20.64'	25.00'	47°18'31"	20.06'	S 67°35'27" E
C2	10.13'	25.00'	23°13'12"	10.06'	S 32°19'39" E
C3	61.90'	50.00'	70°55'40"	58.02'	N 56°10'49" W
C4	74.25'	50.00'	85°04'45"	67.61'	S 45°48'59" W
C5	10.58'	50.00'	12°07'37"	10.56'	S 02°47'12" E
C6	49.56'	50.00'	56°47'45"	47.56'	S 37°14'52" E
C7	21.03'	25.00'	48°11'23"	20.41'	N 22°50'59" E
C8	47.83'	50.00'	54°48'52"	46.03'	S 19°32'14" W
C9	15.64'	50.00'	17°55'04"	15.57'	S 16°49'43" E
C10	37.17'	50.00'	42°35'29"	36.32'	S 47°05'00" E
C11	9.85'	50.00'	11°17'22"	9.84'	S 74°01'25" E
C12	48.09'	50.00'	55°06'39"	46.26'	N 72°46'34" E
C13	82.60'	50.00'	94°39'20"	73.52'	N 02°06'25" W
C14	21.03'	25.00'	48°11'23"	20.41'	N 25°20'24" W
C15	30.17'	1472.40'	1°10'26"	30.17'	N 89°28'36" E
C16	100.08'	1472.40'	3°53'40"	100.06'	S 88°01'21" E
C17	123.38'	1472.40'	4°48'03"	123.34'	S 83°40'29" E
C18	112.27'	1472.40'	4°22'07"	112.24'	S 79°05'23" E
C19	22.34'	50.00'	25°35'58"	22.15'	S 78°26'44" E

1 INCH = 40 FEET
0 20 40

TOTAL= 6.09 ACRES

SHEET 3 OF 3 PLAT DATE: 04/04/2007

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

HICKORY COVE

FOR 2008

Parent Parcel – 25-4s-16-03124-001 – 5.57 ac. (deleted all used up)
25-4s-16-03125-013 – .43 ac. (deleted all used up)

Header Parcel – 25-4s-16-03124-100 – A S/D lying in the SE1/4 of the NW1/4 of the NW1/4 containing 6.09 ac. Recorded on 6/22/07 in plat book 9 pages 12 thru 14.

Lot	**1**	**25-4s-16-03124-101**	**.35 ac.**
Lot	**2**	**25-4s-16-03124-102**	**.32 ac.**
Lot	**3**	**25-4s-16-03124-103**	**.32 ac.**
Lot	**4**	**25-4s-16-03124-104**	**.32 ac.**
Lot	**5**	**25-4s-16-03124-105**	**.34 ac.**
Lot	**6**	**25-4s-16-03124-106**	**.37 ac.**
Lot	**7**	**25-4s-16-03124-107**	**.33 ac.**
Lot	**8**	**25-4s-16-03124-108**	**.34 ac.**
Lot	**9**	**25-4s-16-03124-109**	**.33 ac.**
Lot	**10**	**25-4s-16-03124-110**	**.40 ac.**
Lot	**11**	**25-4s-16-03124-111**	**.33 ac.**
Lot	**12**	**25-4s-16-03124-112**	**.34 ac.**

Common Area – 25-4s-16-03124-098 .31 ac.

Retention Area – 25-4s-16-03124-099 .76 ac.