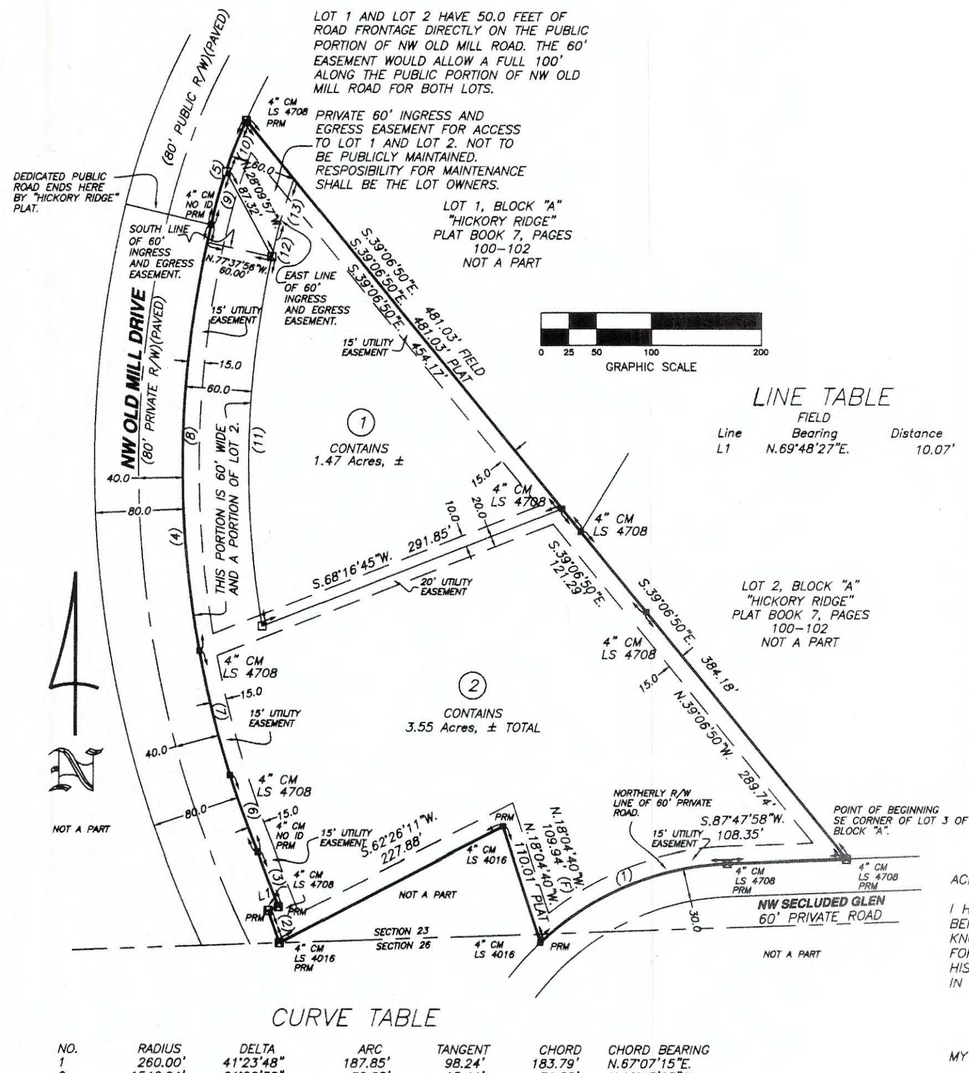
"HICKORY POINT"

A REPLAT OF LOT 3, BLOCK "A" OF "HICKORY RIDGE" A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGES 100–102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND BEING PART OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

PLAT BOOK 9 PAGE 105
SHEET 1 OF 1.

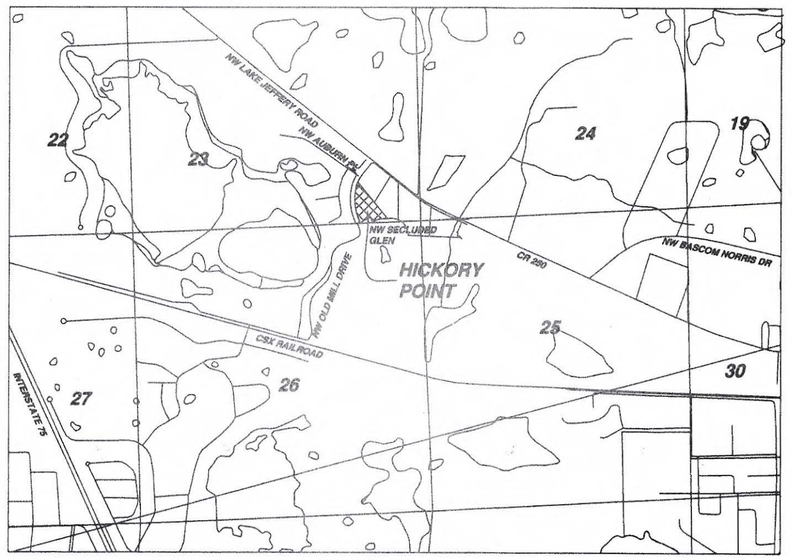


LINE TABLE

Line	FIELD Bearing	Distance
L1	N.69°48'27"E.	10.07'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	260.00'	41°23'48"	187.85'	98.24'	183.79'	N.67°07'15"E.
2	1546.94'	01°08'38"	30.88'	15.44'	30.88'	N.19°45'03"W.
3	1556.94'	01°56'04"	52.56'	26.28'	52.56'	N.21°13'02"W.
4	940.00'	35°30'05"	582.44'	300.91'	573.17'	N.04°22'58"W.
5	560.00'	10°14'42"	100.13'	50.20'	100.00'	N.18°29'26"E.
6	940.00'	04°32'04"	74.39'	37.22'	74.37'	N.19°51'58"W.
7	940.00'	07°07'25"	116.87'	58.51'	116.80'	N.14°02'13"W.
8	940.00'	23°50'36"	391.17'	198.46'	388.36'	N.01°26'47"E.
9	560.00'	05°07'21"	50.07'	25.05'	50.05'	N.15°55'45"E.
10	560.00'	05°07'21"	50.07'	25.05'	50.05'	N.21°03'07"E.
11	880.00'	22°03'54"	338.89'	171.57'	336.80'	N.01°20'07"E.
12	880.00'	01°00'01"	15.36'	7.68'	15.36'	N.12°52'04"E.
13	500.00'	06°38'23"	57.94'	29.00'	57.91'	N.16°41'16"E.



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

"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.

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

15' WIDE PUBLIC UTILITY EASEMENTS ARE ALONG THE LOT SIDE OF ALL RIGHT–OF–WAY LINES THAT ABUTT LOTS AND 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.

BUILDING SETBACKS / MINIMUM YARD REQUIREMENTS SHALL MEET THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS AS AMENDED.

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT PHYLLIS ANN SKINNER, AS OWNER, AND RUBY E. DAVIS, VICE PRESIDENT OF FIRST FEDERAL SAVINGS BANK OF FLORIDA, AS MOTGAGEE, HAVE CAUSED THE LANDS HERON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "HICKORY POINT", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. THE PRIVATE 60 FOOT WIDE INGRESS AND EGRESS EASEMENT SHOWN AS THE ACCESS TO LOTS 1 AND 2 FROM "NW OLD MILL DRIVE" IS NOT DEDICATED TO THE PERPETUAL USE OF THE PUBLIC AND SHALL BE MAINTAINED BY THE LOT OWNERS.

ATTESTS:
Wanda F Arthur — WITNESS AS TO OWNER
Cheryl Childers — WITNESS AS TO OWNER
Phyllis Ann Skinner — PHYLLIS ANN SKINNER
Cory Woodyard — WITNESS AS TO MORTGAGEE
Jonathan Dyer — WITNESS AS TO MORTGAGEE
Ruby E. Davis — RUBY E. DAVIS

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 6 DAY OF June 2013, A.D., BEFORE ME PERSONALLY APPEARED PHYLLIS ANN SKINNER, AS OWNER, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING 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.

Wanda F Arthur
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: July 27, 2014

WANDA F. ARTHUR
Notary Public, State of Florida
My Comm. Expires July 27, 2014
Commission No. EE 6036

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 5 DAY OF June, 2013, A.D., BEFORE ME PERSONALLY APPEARED RUBY E. DAVIS, VICE PRESIDENT OF FIRST FEDERAL SAVINGS BANK OF FLORIDA, AS MORTGAGEE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING 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.

Cory Woodyard
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: June 26, 2016

CORY WOODYARD
Notary Public - State of Florida
My Comm. Expires Jun 26, 2016
Commission # EE 211360
Bonded Through National Notary Assn

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 June 17, 2013, A.D. Marlin Feagle
COUNTY ATTORNEY

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR LOT 3, BLOCK "A", HICKORY RIDGE".
2. BEARINGS BASED ON SAID PREVIOUS SURVEY USING S.39°06'50"E. FOR THE EAST LINE OF SAID LOT 3.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAPS DATED FEBRUARY 4, 2009, COMMUNITY PANEL NUMBERS 12023C0283C.
4. THIS CONSTITUTES A MINOR SUBDIVISION AS PER COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.
5. MINIMUM ACREAGE OF PLATTED LOTS IS 0.50 ACRES.
6. WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC TANKS.
7. WATER SOURCE TO BE INDIVIDUAL WELLS.
8. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
9. CLOSURE OF FIELD SURVEY IS 1/56,831.
10. ZONING IS RSF–2.
11. PRELIMINARY PLAT AND VARIANCE APPROVED 16 OCTOBER 2008.

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 13 MAY 2012, A.D.

Mark D. Duren
MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLORIDA 32025
(386) 758–9831

DEVELOPER / OWNER:
PHYLLIS ANN SKINNER
384 NW PRIMITIVE GLEN
LAKE CITY, FLORIDA 32055
386–752–2982

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 4 DAY OF December, 2008, A.D.

Stephen E. Bailey
CHAIRMAN

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 19 DAY OF June, 2013, A.D., IN PLAT BOOK 9 PAGE 105.

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

CERTIFICATE OF COUNTY SURVEYOR:

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF May 2013, A.D., TIMOTHY A. DEES, A FLORIDA LICENSED SURVEYOR AND MAPPER, REGISTRATION NUMBER, LS 5599, 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: Timothy A. Dees

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
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
I.P.	IRON PIPE
⊙	NAIL AND DISC, LS 4708, CL PCP

PLAT PREPARED BY
MARK D. DUREN AND ASSOCIATES, INC.
LB 7620
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758–9831 OFFICE
(386) 758–8010 FAX

WO# 08–137

FILE NUMBER 2013009370
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
June 19th 2013 AT 3:20 O'CLOCK PM
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
By: Sharon Scaggs D.C.
OFFICIAL RECORDS
BOOK A256 PAGE 1942