Prepared By: North Florida Surveying & Land Design – Post Office Box 14, 40 South Lake Avenue – Lake Butler, Florida 32054 – Phone (904) 496-3107 – Fax (904) 496-3132 – Licensed Business No. 5668

OFFICIAL RECORDS BOOK 827 PAGE 854

FILE NUMBER 921235
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
3:26, 19 99 AM 11:25 O'CLOCK A.M.
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: D.C.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

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.

SUBDIVIDER:

Name: Roberts Land and Timber Investment Corp.
Address: P.O. Box 233
Lake Butler, Florida 32054

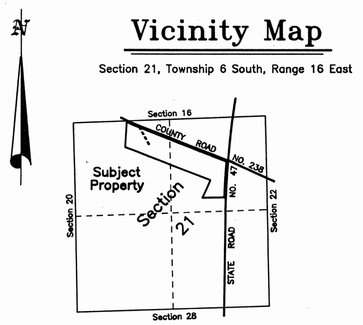
ICHETUCKNEE OAKS

A subdivision lying in:

SECTION 21, TOWNSHIP 6 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

Vicinity Map

Section 21, Township 6 South, Range 16 East



Total area of subdivision = 50.0 acres, more or less.
Total number of lots = 10

2000 0 2000 4000 6000
GRAPHIC SCALE – FEET
Drawn at scale of 1" = 2000'

LEGAL DESCRIPTION:

A parcel of land containing a total area of 50.0 acres, more or less, lying, being and situate in Section 21, Township 6 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

COMMENCE at the intersection of the West right–of–way line of State Road Number 47, and the South line of the North 1/2 of Southeast 1/4 of said Section 21, and run North 00 degrees 35 minutes 59 seconds East, along said West right–of–way line of State Road Number 47, a distance of 1265.80 feet to the Point of Curvature of a curve to the right; thence run Northerly, continuing along said West right–of–way line of State Road Number 47, a distance of 457.33 feet as measured along the arc of a curve concave Easterly and having a radius of 22,968.32 feet, said arc being subtended by a chord having a bearing of North 01 degree 10 minutes 13 seconds East and a distance of 457.32 feet, to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence run South 89 degrees 07 minutes 09 seconds West a distance of 604.63 feet; thence run North 23 degrees 39 minutes 47 seconds East a distance of 547.49 feet; thence run North 68 degrees 25 minutes 04 seconds West a distance of 2540.75 feet: thence run North 03 degrees 08 minutes 59 seconds East a distance of 708.23 feet to the intersection with the Southerly right–of–way line of County Road Number 238, said intersection occurring on the arc of a curve concave Northeasterly and having a radius of 5769.578 feet; thence run Southeasterly, along said Southerly right–of–way line of County Road Number 238, a distance of 368.51 feet as measured along the arc of a curve concave Northeasterly and having a radius of 5769.578 feet, said arc being subtended by a chord having a bearing of South 66 degrees 35 minutes 17 seconds East and a distance of 368.45 feet, to the Point of Tangency; thence run South 68 degrees 25 minutes 04 seconds East, continuing along said Southerly right–of–way line, a distance of 2570.79 feet to the Point of Curvature of a curve to the right; thence run Southeasterly, continuing along said Southerly right–of–way line, a distance of 63.39 feet as measured along the arc of a curve concave Southwesterly and having a radius of 50.00 feet, said arc being subtended by a chord having a bearing of South 32 degrees 06 minutes 00 seconds East and a distance of 59.23 feet, to the Point of Reverse Curvature, and to the intersection with the aforesaid West right–of–way line of State Road Number 47; thence run Southerly, along said West right–of–way line of State Road Number 47, a distance of 993.12 feet as measured along the arc of a curve concave Easterly and having a radius of 22,968.32 feet, said arc being subtended by a chord having a bearing of South 02 degrees 58 minutes 45 seconds West and a distance of 993.04 feet, to the POINT OF BEGINNING.

SUBJECT TO a 30 foot lateral ditch easement, according to legal description thereof recorded in Official Records Book 67, Page 206, Public Records of Columbia County, Florida.

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owner in fee simple of these lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes thereon expressed and dedicate all roads, drainage easements, and utility easements as shown or described hereon to the perpetual use of the Public, said plat to be known as "ICHETUCKNEE OAKS", and that said land is located in Columbia County, Florida.

IN WITNESS WHEREOF, The undersigned, Roberts Land and Timber Investment Corp. hereunto sets his(her/their/its) hand and seal on:

Date: March 22, 1999

Roberts Land and Timber Investment Corp.

Witness

ACKNOWLEDGEMENT:

STATE OF Florida, COUNTY OF Union

THIS IS TO CERTIFY, that on March 22, 1999, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Roberts Land and Timber Investment Corp., to me known to be the person(s) described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Notary Public

11-02-02
My commission expires

CHRISTINA M. SUGGS
MY COMMISSION # CC 787693
EXPIRES: November 2, 2002
Bonded Thru Notary Public Underwriters

JOINDER AND CONSENT TO DEDICATION:

This is to certify that, Farm Credit of North Florida, the holder of that certain mortgage upon the property contained in the caption and as recorded in Official Record Book 0870, page(s) 1276–1280 of the Public Records of Columbia County, Florida, does hereby join in and consent to the dedication and platting of "ICHETUCKNEE OAKS", for the uses hereon expressed with its officers signature affixed.

Signed this 19 day of March, 1999

Witness Witness

Witness Witness

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF Alachua

THIS IS TO CERTIFY, that on 3-18, *1999, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared*

James W. Clouse & Jeffrey Spencer

to me known to be the person(s) described in and who executed the foregoing Joinder and Consent to Dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Notary Public

PAULINE S COLLINS
MY COMMISSION # CC 808726
My commission expires
1-800-3-NOTARY Fla. Notary Services & Bonding Co.

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

Examined and approved by: Marlin Feagle
County Attorney

March 24, 1999
Date

CERTIFICATE OF CLERK OF CIRCUIT COURT:

I hereby certify that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on this 26 day of March A.D., 1999.

Signed:
Clerk of Circuit Court, Columbia County, Florida

COUNTY COMMISSIONER'S APPROVAL:

WHEREAS, this Plat was, on the 24th day of March, 1999 submitted to the Board of County Commissioners of Columbia County, Florida, for approval for record and has been approved by said Board, now therefore be it resolved by the Board of County Commissioners of Columbia County, Florida, that said Plat is hereby approved and shall be recorded in the Public Records of Columbia County, and that the dedication of all Rights–of–Way and Easements shown thereon is hereby accepted by said Board for Columbia County and the Public generally, and shall be binding on all persons hereafter.

ATTEST: BOARD OF COUNTY COMMISSIONERS

Clerk to the Board

Chairman

CERTIFICATE OF SURVEYOR:

I hereby certify: that this plat is a true and correct representation of the lands surveyed and described hereon: that the survey was made under my responsible direction and supervision; that the survey data complies with all of the requirements of Chapter 177, Florida Statutes; that Permanent Reference Monuments (PRM's) and Permanent Control Point monuments (PCP's) have been set as shown hereon; and that the land is located in Columbia County, Florida.

By: Date: 3/3/99
Wayne B. Dukes, Florida Professional Surveyor and Mapper, Certification Number 2457

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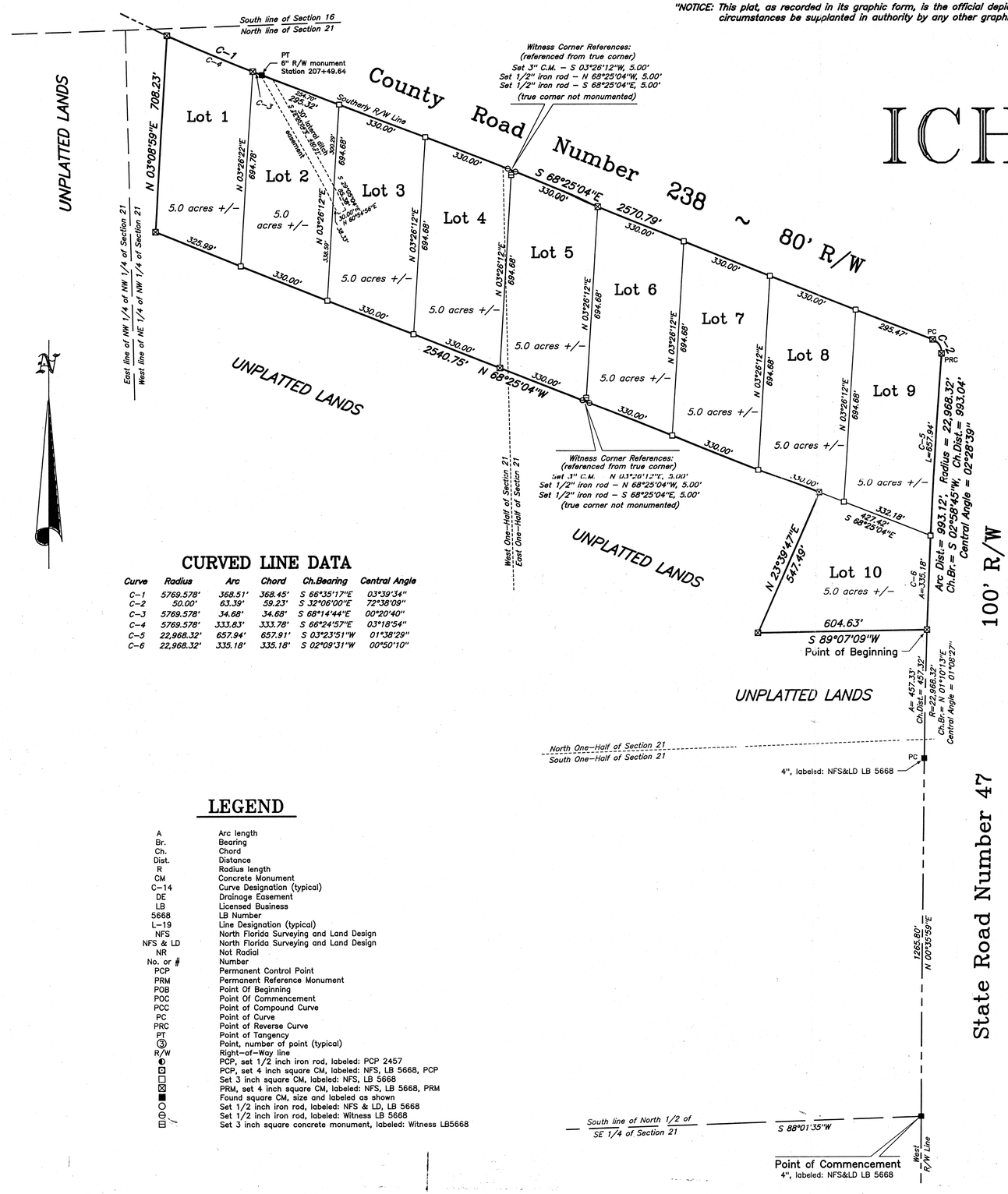
ICHETUCKNEE OAKS

A subdivision lying in:

SECTION 21, TOWNSHIP 6 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



CURVED LINE DATA

Curve	Radius	Arc	Chord	Ch.Bearing	Central Angle
C-1	5769.578'	368.51'	368.45'	S 66°35'17"E	03°39'34"
C-2	50.00'	63.39'	59.23'	S 32°06'00"E	72°38'09"
C-3	5769.578'	34.68'	34.68'	S 68°14'44"E	00°20'40"
C-4	5769.578'	333.83'	333.78'	S 66°24'57"E	03°18'54"
C-5	22,968.32'	657.94'	657.91'	S 03°23'51"W	01°38'29"
C-6	22,968.32'	335.18'	335.18'	S 02°09'31"W	00°50'10"

LEGEND

A	Arc length
Br.	Bearing
Ch.	Chord
Dist.	Distance
R	Radius length
CM	Concrete Monument
C-14	Curve Designation (typical)
DE	Drainage Easement
LB	Licensed Business
5668	LB Number
L-19	Line Designation (typical)
NFS	North Florida Surveying and Land Design
NFS & LD	North Florida Surveying and Land Design
NR	Not Radial
No. or #	Number
PCP	Permanent Control Point
PRM	Permanent Reference Monument
POB	Point Of Beginning
POC	Point Of Commencement
PCC	Point of Compound Curve
PC	Point of Curve
PRC	Point of Reverse Curve
PT	Point of Tangency
③	Point, number of point (typical)
R/W	Right-of-Way line
◐	PCP, set 1/2 inch iron rod, labeled: PCP 2457
◘	PCP, set 4 inch square CM, labeled: NFS, LB 5668, PCP
□	Set 3 inch square CM, labeled: NFS, LB 5668
⊠	PRM, set 4 inch square CM, labeled: NFS, LB 5668, PRM
■	Found square CM, size and labeled as shown
○	Set 1/2 inch iron rod, labeled: NFS & LD, LB 5668
⊖	Set 1/2 inch iron rod, labeled: Witness LB 5668
⊟	Set 3 inch square concrete monument, labeled: Witness LB5668

GENERAL NOTES:

1.) Utility Easements: 15 foot utility easement along lot boundaries fronting along roads; 10 foot utility easement along lot boundaries not fronting along roads, EXCEPTING however, that adjoining lots sharing a common boundary shall be subject to a 5 foot utility easement from each lot, for a total easement width of 10 feet.

2.) Basis of Bearings: Southerly R/W line of County Road Number 238 is S 68°25'04"E, as per D.O.T. R/W map, running southeasterly from station 207+49.64.

3.) This property lies within Agriculture-3 Classification. One dwelling unit per five acres.

4.) Method of water supply is individual water wells.

5.) Method of sewage disposal is individual septic tanks.

6.) Minimum Building Setback Lines: Front = 30 feet; all others = 25 feet.

7.) Lot areas are computed inclusive of any easements lying within the boundaries of the lot.

8.) Date of this drawing is March 3, 1999.

CAUTION:

BURIED UTILITIES MAY EXIST.
INTERESTED PARTIES ARE ADVISED TO VERIFY.
BURIED TELEPHONE CABLE IS BELIEVED TO
BE LOCATED WITHIN OR ADJACENT TO.

200 0 200 400 600
GRAPHIC SCALE - FEET
Drawn at Scale of: 1" = 200'

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"ICHETUCKNEE OAKS S/D"

PARENT PARCEL - 21-6S-16-03899-000

HEADER PARCEL - 21-6S-16-03899-100
A S/D of a part of the N1/2 of Sec. 21 - Township 6s - Range 16 East, lying S. of CR-238 & W. of SR-47, Recorded in Plat Bk. 7, Pgs, 7 & 8. Containing 50 Ac.

Developer / Owner: Roberts Land & Timber

ACRES	LOT #	PARCEL #
5 AC.	1	21-6S-16-03899-101
5 AC.	2	21-6S-16-03899-102
5 AC.	3	21-6S-16-03899-103
5 AC.	4	21-6S-16-03899-104
5 AC.	5	21-6S-16-03899-105
5 AC.	6	21-6S-16-03899-106
5 AC.	7	21-6S-16-03899-107
5 AC.	8	21-6S-16-03899-108
5 AC.	9	21-6S-16-03899-109
5 AC.	10	21-6S-16-03899-110

Tax Dist.	003	NBHD Code	
Zoning	A-3	Utilities	- 03
Road	09	ORB	-870-1275
Topo	02	Map #	- 52
		Value	- $