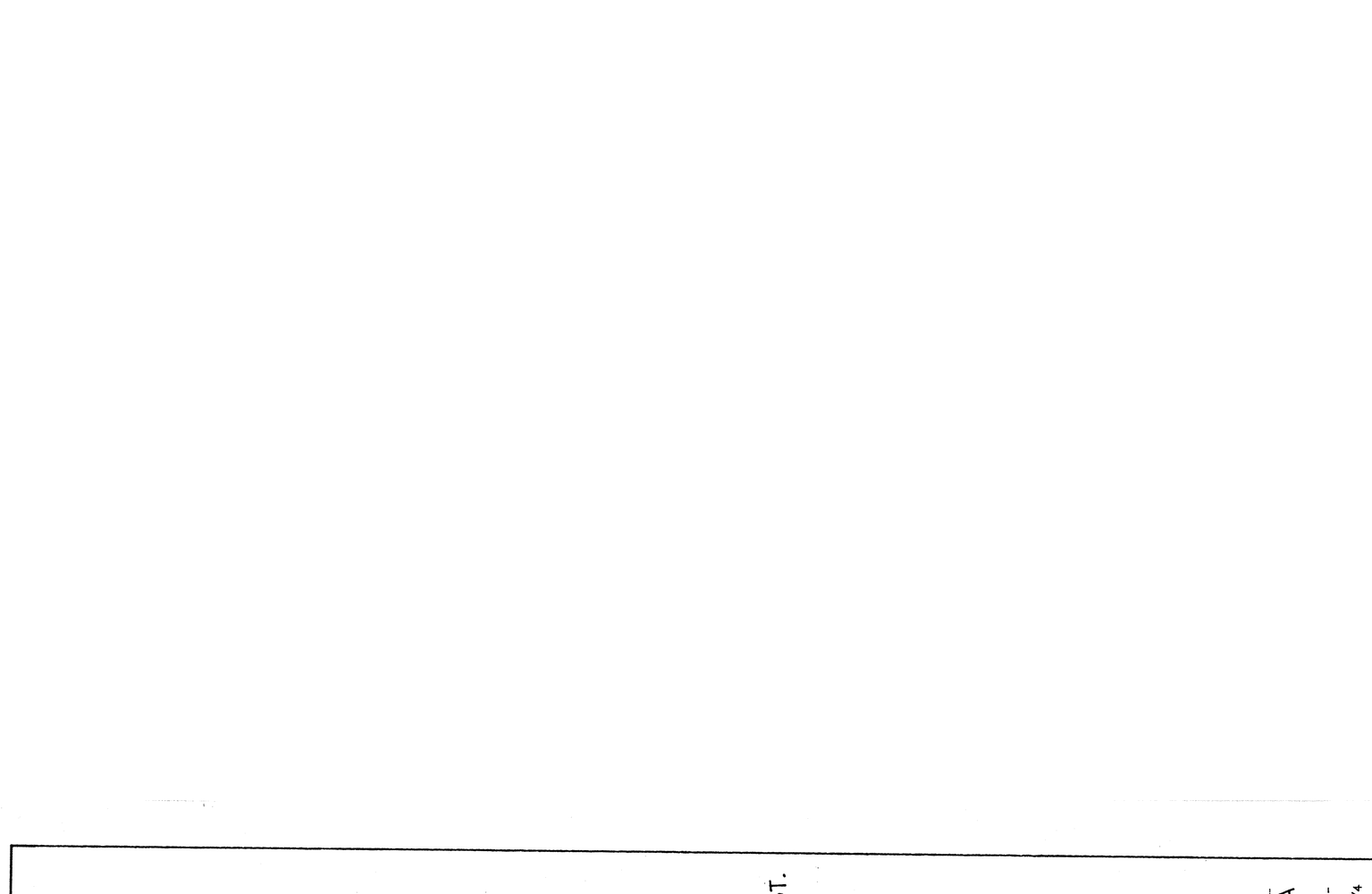
PLAT BOOK 6 PAGE 209

OAK FOREST LANDING

IN SECTION 20
TOWNSHIP 3 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



LEGEND & NOTES

1.) ⊠⁵ = P.R.M. set with brass cap stamped LB 4016 and date.
⊙⁵ = P.C.P. set with brass cap stamped LB 4016 and date.

2.) □ = 4"x 4" Concrete Monument set, PLS 3628.

3.) ■ = Concrete monument found in place.

4.) Boundary based on client instruction and prior survey in area by this Company

5.) Bearings projected from above referenced prior survey and based on North Section line.

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.) Preliminary plat approval: August 21, 1997.

9.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.

10.) A portion of this development, as delineated hereon, lies within Flood Zone "A", defined as an area of 100 year flood. The 100 year flood elevation has been set at 166.5 by the project engineer, Dale C. Johns, P.E.

FILE NUMBER 98-14788
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
2-24, 1998 AT 1:32 O'CLOCK PM
RECORDING VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: [illegible] D.C.

OFFICIAL RECORDS BOOK 836 PAGE 2150

DESCRIPTION

COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 3 South, Range 17 East, Columbia County, Florida and run N.87°37'50"E. along the North line of said Section 20 a distance of 56.17 feet to the POINT OF BEGINNING; thence continue N.87°37'50"E. still along said North line of Section 20 a distance of 1268.77 feet to the Northeast corner of said Northwest 1/4 of the Northeast 1/4; thence S.19°00'47"W. 224.07 feet; thence S.17°44'30"W. 182.48 feet; thence S.32°22'36"W. 266.53 feet; thence S.87°37'50"W. parallel with the North line of said Section 20 a distance of 354.00 feet; thence S.02°22'10"E. 14.86 feet to a point on the centerline of a creek; thence Westerly along the centerline of said creek the following courses:

N.69°36'54"W.	69.27	feet;
N.52°28'21"W.	45.40	feet;
S.84°59'33"W.	68.02	feet;
N.83°16'54"W.	148.05	feet;
N.62°28'36"W.	22.94	feet;
S.87°20'31"W.	89.13	feet;
S.65°04'34"W.	32.72	feet;
S.32°15'10"W.	31.01	feet;
N.76°55'15"W.	46.66	feet;
N.59°25'54"W.	87.31	feet

to said creek centerline's point of intersection with a fence line; thence N.05°49'25"W. along said fence line 505.80 feet to the POINT OF BEGINNING. Containing 14.81 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Subrandy Limited Partnership, as owner has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as OAK FOREST LANDING, and that all Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNERS:

Bradley N. Dicks
Bradley N. Dicks, General Partner
Subrandy Limited Partnership

Witness

Witness

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY STAMP

The foregoing dedication was acknowledged before me this 10 day of June 1998 by Bradley N. Dicks, Gen. Partner, Subrandy Limited Partnership. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: [illegible]

SIGNED: _____
Notary Public

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: _____ DATE: 6/24/98
County Attorney, Columbia County

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 $_____ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: _____ DATE: 7-24-98
Director of Public Works

COMMISSION APPROVAL

SIGNED: _____
Chairman
DATE: 8/6/1998.

ATTEST: _____
Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 14 day of August, 1998, in Plat Book 6, Page 209.

SIGNED: _____
Clerk of Circuit Court

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: All utility easements shown onthis Plat shall constitute easements for the construction, installation, maintenance, and operation of electricity, telephone, CATV, and other public utilities which may serve the lands encompassed by this Plat.

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: _____
Donald F. Lee, P.L.S.
Florida Registered Cert. No. 3628

DATE: 6/11/1998.

SEAL

SHEET 1 OF 1

PREPARED BY :

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (904) 755-6166 FAX: (904) 755-6167

ON MAP

" OAK FOREST LANDING S/D "

PARENT PARCEL - 20-3S-17-05182-000 (19.00 - 14.81 = 4.19 Ac. remain)
(Owner: Subrandy Limited Partnership)
(President: Lenvil H. Dicks)

HEADER PARCEL - 20-3S-17-05182-100
A S/D lying in the NW1/4 of NE1/4 of Sec. 20, Twp. 3 South, Rge. 17 East, consisting of 14.81 Ac. & recorded in Plat Bk. 6, Pg. 209.

ACREAGE	LOT #	PARCEL #
0.54 Ac.	1	20-3s-17-05182-101
1.44 Ac.	2	20-3s-17-05182-102
1.37 Ac.	3	20-3s-17-05182-103
0.84 Ac.	4	20-3s-17-05182-104
0.92 Ac.	5	20-3s-17-05182-105
0.96 Ac.	6	20-3s-17-05182-106
0.96 Ac.	7	20-3s-17-05182-107
0.96 Ac.	8	20-3s-17-05182-108
0.87 Ac.	9	20-3s-17-05182-109
0.55 Ac.	10	20-3s-17-05182-110
0.55 Ac.	11	20-3s-17-05182-111
0.50 Ac.	12	20-3s-17-05182-112
0.50 Ac.	13	20-3s-17-05182-113
0.50 Ac.	14	20-3s-17-05182-114
0.50 Ac.	15	20-3s-17-05182-115
0.50 Ac.	16	20-3s-17-05182-116
0.50 Ac.	17	20-3s-17-05182-117

Tax Dist.	002	Nbhd Cd	020317.10
Zoning	RSFMH2	Utilities	03
Road	07	ORB	828-1902
Topo	01	Map #	95-D
		Value	$ 8,500 / per lot