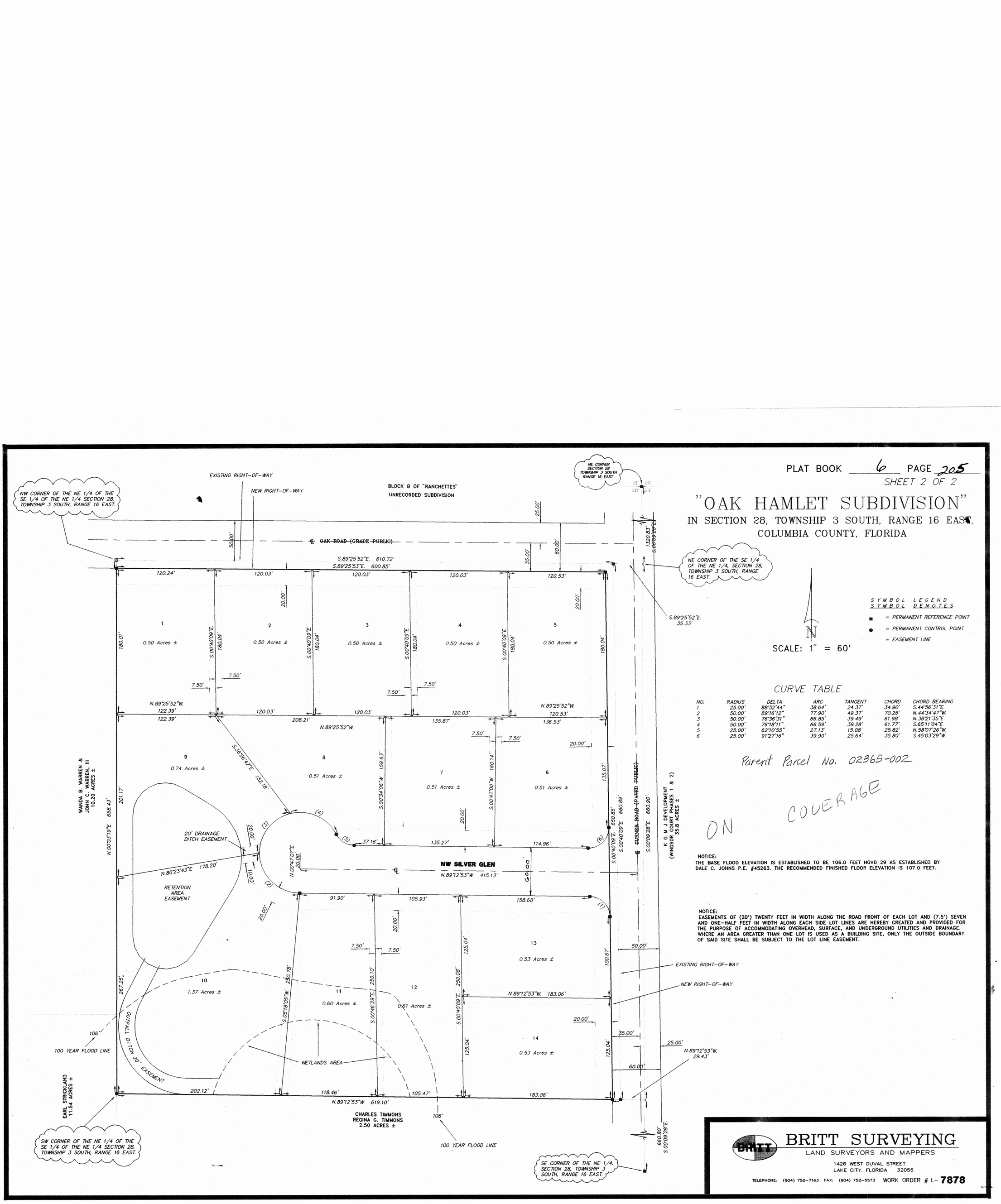
PLAT BOOK 6 PAGE 205
SHEET 2 OF 2

"OAK HAMLET SUBDIVISION"

IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA



SCALE: 1" = 60'

SYMBOL LEGEND

SYMBOL	DENOTES
■	= PERMANENT REFERENCE POINT
●	= PERMANENT CONTROL POINT
	= EASEMENT LINE

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	88°32'44"	38.64'	24.37'	34.90'	S.44°56'31"E.
2	50.00'	89°16'12"	77.90'	49.37'	70.26'	N.44°34'47"W.
3	50.00'	76°36'31"	66.85'	39.49'	61.98'	N.38°21'35"E.
4	50.00'	76°18'11"	66.59'	39.28'	61.77'	S.65°11'04"E.
5	25.00'	62°10'55"	27.13'	15.08'	25.82'	N.58°07'26"W.
6	25.00'	91°27'16"	39.90'	25.64'	35.80'	S.45°03'29"W.

Parent Parcel No. 02365-002

ON COVERAGE

NOTICE:
THE BASE FLOOD ELEVATION IS ESTABLISHED TO BE 106.0 FEET NGVD 29 AS ESTABLISHED BY DALE C. JOHNS P.E. #45263. THE RECOMMENDED FINISHED FLOOR ELEVATION IS 107.0 FEET.

NOTICE:
EASEMENTS OF (20') TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND (7.5') SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (904) 752-7163 FAX: (904) 752-5573 WORK ORDER # L- 7878

OFFICIAL RECORDS BOOK 57 PAGE 222

,60 = 1"=100'

FILE NUMBER 98-0844
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
5-28, 19 98 AT 11:13 O'CLOCK A M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Yvonne Rice D.C.

OFFICIAL RECORDS
BOOK 857 PAGE 112

PLAT BOOK 6 PAGE 204
SHEET 1 OF 2

"OAK HAMLET SUBDIVISION"

IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT CHARLES TIMMONS AND REGINA G. TIMMONS AS OWNERS HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "OAK HAMLET SUBDIVISION", 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.

ATTEST

WITNESS AS TO OWNER — CHARLES TIMMONS

WITNESS AS TO OWNER — REGINA G. TIMMONS

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 12 DAY OF March, 1998 A.D., BEFORE ME PERSONALLY APPEARED CHARLES TIMMONS AND REGINA G. TIMMONS, AS OWNER, TO ME KNOWN TO BE THE PERSON 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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: OFFICIAL NOTARY SEAL
EVA E TIMMONS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC662893
MY COMMISSION EXP. AUG. 2,2001

COUNTY ATTORNEY CERTIFICATE:

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

DATE: _____ COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF May 7, 1998, 1998, A.D.

CHAIRMAN

PUBLIC WORKS DIRECTOR, COLUMBIA COUNTY, FLORIDA.

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.

DATE: 4-20-98 — PUBLIC WORKS DIRECTOR

CERTIFICATE OF CLERK:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 28 DAY OF May, 1998, IN PLAT BOOK 6, PAGE 204-205

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST.

LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR THE DEED OF RECORD AS PROVIDED BY CLIENT.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.89°25'52"W. FOR THE NORTH LINE THEREOF.
3. SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, A BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A" AS 106 FEET. SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JAN. 1988 COMMUNITY PANEL NO. 120070 0175 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
6. EASEMENTS OF (20') TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND (7.5') SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
8. PRELIMINARY APPROVAL DATE: APRIL 17, 1997.
9. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.

NOTICE:

THE EASEMENTS REFERRED TO HEREON IN NOTE # 6 SHALL CONSTITUTE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICITY, TELEPHONE, CABLE TELEVISION, AND PUBLIC UTILITIES WHICH MAY SERVICE THE LANDS ENCOMPASSED BY THIS PLAT.

DESCRIPTION:

THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHT-OF-WAY AS NOW EXISTS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SAID SECTION 28 AND RUN THENCE N.00°09'28"W., ALONG THE EAST LINE THEREOF 660.80 FEET TO THE SOUTH LINE OF SAID NE 1/4 OF SE 1/4 OF NE 1/4; THENCE N.89°12'53"W., ALONG SAID SOUTH LINE 39.43 FEET TO THE WEST RIGHT-OF-WAY OF TURNER ROAD AS NOW ESTABLISHED HAVING A 60.00 FOOT RIGHT-OF-WAY SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N.89°12'53"W., 619.10 FEET TO THE SW CORNER OF SAID NE 1/4 OF SE 1/4 OF NE 1/4; THENCE N.00°03'19"E., ALONG THE WEST LINE THEREOF, 658.43 FEET TO THE SOUTH RIGHT-OF-WAY OF OAK ROAD AS NOW ESTABLISHED HAVING A 60.00 FOOT RIGHT-OF-WAY; THENCE S.89°25'53"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 600.85 FEET TO SAID WEST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE S.00°40'09"E., ALONG SAID WEST RIGHT-OF-WAY LINE, 650.85 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 9.02 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FIELD SURVEY DATE — DRAWING DATE — LAUREN T. BRITT, P.S.M. FLORIDA CERTIFICATION #1079

NOTE: UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

ENGINEER'S CERTIFICATION:
I, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE PROPOSED DRAINAGE SYSTEM IS SUFFICIENT WITH RESPECT TO REQUIREMENTS OF THAT ORDINANCE.

DALE C. JOHNS — DATE 3-9-98
FLA. CERT. NO. 45263
1426 W DUVAL ST. LAKE CITY, FLORIDA 32055
904-752-7163 (904-752-5573 FAX)

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (904) 752-7163 FAX: (904) 752-5573 WORK ORDER # L- 7878

" OAK HAMLET "

PARENT PARCEL - 28-3S-16-02365-002 (DELETED)
(Owner: Charles & Regina Timmons)

HEADER PARCEL - 28-3S-16-02365-100
A S/D lying in the NE1/4 of SE1/4 of NE1/4 of Sec. 28, T 3S, Rge. 16 E, consisting of 9.02 Ac. & recorded in Plat Bk. 6, Pg. 204.

ACREAGE	LOT #	PARCEL #
0.50 Ac.	1	28-3s-16-02365-101
0.50 Ac.	2	28-3s-16-02365-102
0.50 Ac.	3	28-3s-16-02365-103
0.50 Ac.	4	28-3s-16-02365-104
0.50 Ac.	5	28-3s-16-02365-105
0.51 Ac.	6	28-3s-16-02365-106
0.51 Ac.	7	28-3s-16-02365-107
0.51 Ac.	8	28-3s-16-02365-108
0.74 Ac.	9	28-3s-16-02365-109
1.37 Ac.	10	28-3s-16-02365-110
0.60 Ac.	11	28-3s-16-02365-111
0.61 Ac.	12	28-3s-16-02365-112
0.53 Ac.	13	28-3s-16-02365-113
0.53 Ac.	14	28-3s-16-02365-114

Tax Dist.	002
NBHD Code	028316.07
Zoning	RSF-2
Road	07
Topo	02
Utilities	03
ORB	836-145
Map #	44
Value	$ 11,750 / Lt.