OAK HAMMOCK

IN SECTION 31
TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

PROJECT
26.32 ACRES
5 LOTS

VICNITY MAP
1 IN. = 2000 FT.

COMMISSION APPROVAL

SIGNED :

Chairman

DATE: 7/15/2021

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 20th day of July 2021, in Plat Book 9, Page 159+160

SIGNED:
Clerk of Circuit Court

CERTICATE OF APPROVAL
BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

Examined on 7.15.21
AND
Approved as to Legal Form and Sufficiency

Joel F. Foreman, County Attorney

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY OMMISSIONERS
OF COLUMBIA COUNTY, FLORIDA

THIS IS TO CERTIFY, that on 7/15/21 the foregoingplat was approved by the board of county commissioners for lumbia County, Florida

Chairman

Attest:

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Suwnee Holdings, LLC, as owner has caused the landshereon shown to be surveyed, subdivided and platted, to beknown as OAK HAMMOCK, and that all Rights-of-Way a hereby dedicated to the perpetual use of the Public or uses as shown hereon.

Rusty DePratter

Witness

Witness

CORPORATE SEAL

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.

NOTARY SEAL

My Commission Expires: 12/12/22

ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 28 day of June 2021 by Rusty DePratter, for Suwannee Holdings, LLC, as owner. He is personally known to me or has produced Driver License as identification and (did / did not) take an oath.

SIGNED:
Notary Public

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 06/28/2021 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED :

NAME: L. SCOTT BRITT

Florida Reg. Cert. No. LS 5757

SEAL

NOTES:

1.) Monumentation is as shown and designated on the face of the plat.

2.) Boundary based on monumentation found in place, instruction by client, and prior surveys by Bailey, Bishop & Lane.

3.) Bearings based on the South line of the Northwest ¼ of Section 31 per State Plane Coordinates.

4.) Interior improvements shown were located by field ties.

5.) Underground encroachments, if present, were not located with this survey.

6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumberances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.

7.) Date of field survey completion: March 24, 2021.
Date of plat drawing: June 2, 2021.

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 0.2% chance floodplain (ref: Map No. 12023C0382D).

9.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.

10.) Preliminary approval: May 27, 2021

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

DEVELOPER
Suwannee Holdings, LLC
11214 129th Road, Live Oak, FL 32060

SURVEYOR'S CERTIFICATE

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 super-vision, 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 :
N.S. Combass, P.S.M.
Florida Registered Cert. No. 4093

DATE: 6/28/2021

SEAL

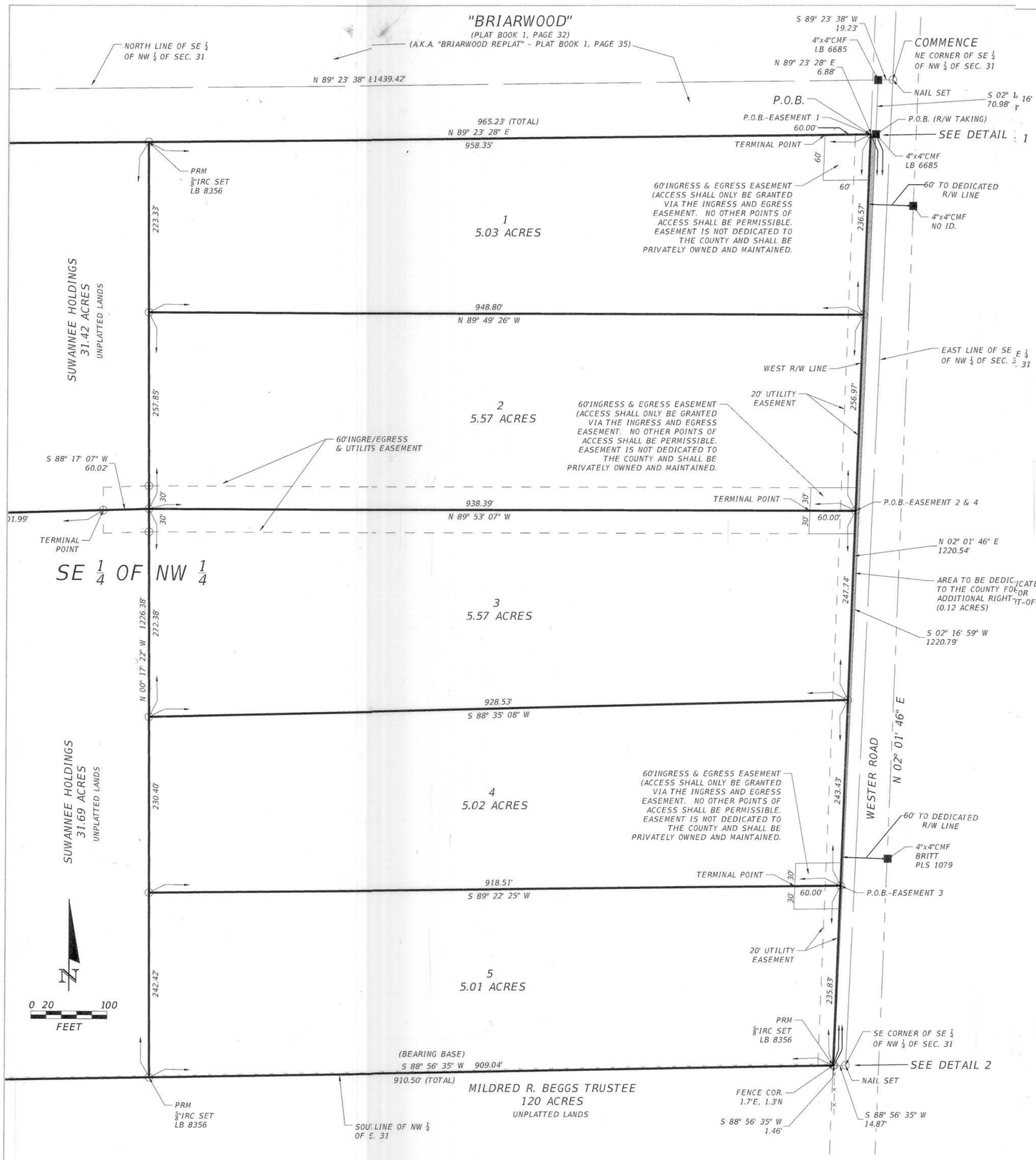
SHEET 1 OF 2

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET

Inst: 202112013354 Date: 07/20/2021 Time: 2:32PM
Page 1 of 2 B: 1442 P: 2054, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk

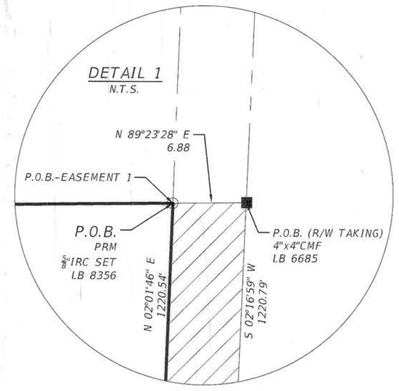
OAK HAMMOCK

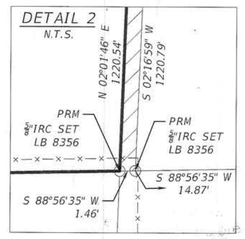
IN SECTION 31 TOWNSHIP 4 SOUTH, RANGE 17 EAST COLUMBIA COUNTY, FLORIDA



DESCRIPTION:

COMMENCE at the Northeast corner of the Southeast ¼ of the Northwest ¼ of Section 31, Township 4 South, Range 17 East, Columbia County, Florida, and run thence South 89°23'38" West along the North line of said Southeast ¼ of Northwest ¼, a distance of 19.23 feet to the West right-of-way line of Wester Road; thence South 02°16'42" West along said West right-of-way line, a distance of 70.98 feet to the POINT OF BEGINNING; thence South 02°16'59" West along said West right-of-way line, a distance of 1220.79 feet to the South line of said Northwest ¼ of Section 31; thence South 88°56'35" West along said South line, a distance of 910.50 feet; thence North 00°17'22" West, a distance of 1226.38 feet; thence North 89°23'28" East, a distance of 965.23 feet to the POINT OF BEGINNING. Containing 26.32 acres, more or less.





LEGEND

CMF=CONCRETE MONUMENT FOUND
SEC.=SECTION
IPF=IRON PIPE FOUND
RGE.=RANGE
IPS=IRON PIPE SET
TWP.=TOWNSHIP
PLS=PROFESSIONAL LAND SURVEYOR
COR.=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
NE=NORTHEAST
R/W=RIGHT-OF-WAY
NW=NORTHWEST
℄ =CENTER LINE
SW=SOUTHWEST
℞ =PROPERTY LINE
SE=SOUTHEAST
LB=LICENSED BUSINESS
P.O.B.=POINT OF BEGINNING
TPD=TELEPHONE PEDESTAL
IRC=IRON REBAR & CAP
FD.=FOUND
NO ID=NO IDENTIFICATION
MAINT.=MAINTAINED
PROP.=PROPOSED
CHLK.=CHAINLINK
N=NORTHING
E=EASTING
IRF=IRON REBAR FOUND
BM=BENCHMARK
PROP.=PROPERTY
(D)=DEED MEASUREMENTS
○ =5/8" IRON REBAR & CAP, STAMPED LB 8356
PRM=PERMANENT REFERENCE MONUMENT
N.T.S.=NOT TO SCALE

TOTAL ACREAGE = 26.32 ACRES

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