FILE NUMBER 90-0803
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
6/14 1990 AT 4:45 O'CLOCK P.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
D.C.

PLAT BOOK 6 PAGE 26

SHEET 1 OF 5 SHEETS

SEE SHEET TWO FOR GENERAL NOTES

Date of Preliminary Plat Approval - June 15, 1989

PINE OAK HAMMOCK

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 21 TOGETHER WITH a portion of Section 22, all being in Township 6 South, Range 17 East, Columbia County, Florida

CAPTION

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 21 TOGETHER WITH a portion of Section 22, all being in Township 6 South, Range 17 East, Columbia County, Florida and being more particularly described as follows: BEGIN at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 22; thence South 01°45'29" East along the West line of the Southwest 1/4, of the Northwest 1/4, a distance of 285.00 feet; thence North 88°06'25" East, parallel to the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 22, a distance of 1040.10 feet to a point, 420.00 feet Westerly of, as measured along the Easterly prolongation of the last said line from the Westerly right-of-way line of State Road No. 25 (U.S. Highway 41 and 441, as per S.R.D. Right-Of-Way Map Section 2903-204, dated January 13, 1958); thence North 01°45'29" West, 210.00 feet; thence North 88°06'26" East parallel to the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 22, a distance of 15.03 feet to an intersection with the Westerly line of the apparent location of those lands described and recorded in Deed Book 5, Page 251 of the Public Records of said Columbia County; thence North 08°34'43" East along last said line, 382.32 feet to the Northerly line of the apparent location of said lands described and recorded in Deed Book 5, Page 251; thence South 86°58'23" East along last said line, 437.89 feet to the Westerly right-of-way line of aforesaid State Road No. 25; thence North 08°34'17" East along said Westerly right-of-way line of State Road No. 25, a distance of 407.24 feet to the North line of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 22; thence South 88°08'10" West, 303.53 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 22; thence North 01°40'33" West along last said line, 664.03 feet, to the North line of said Section 22; thence South 88°09'54" West along last said line, 1310 feet, more or less, to its intersection with the centerline of Hammock Branch (a 10 foot wide, more or less, creek); thence Southerly along said centerline run 2090 feet, more or less to its intersection with the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 21; thence North 88°17'02" East along last said line, 462 feet, more or less, to the POINT OF BEGINNING.

Containing 60.7 acres, more or less, in area.

Closure: 1:1,405,969 (to Traverse Line)

HOMEOWNER S' ASSOCIATION

The streets, easements, drainage improvements, and common areas, if any, are not dedicated to the public, and will not be maintained, repaired or improved by Columbia County, Florida. Each lot within this subdivision shall be required to pay assesments to a Homeowner s Association for maintenance of such improvements.

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the caption; that the survey was made under the undersigned's responsible direction and supervision; that the survey data complies with all requirements of Florida Statute 177; that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of Columbia County, Florida.

Signed this 10 day of MAY, 1990.

Gregory B. Clary
Registered Land Surveyor No. 3377
State of Florida

REVIEWS

OFFICE: J.B. 5/22
FIELD: JPH 4/10/90

CHECKED BY

DRAFT: A.T. 3/21
CLOSURES/DATA: A.T. 3/21
COVER SHEET: J.B. 3/21
PRMS/DATE 5/24/89

ADOPTION AND DEDICATION

STATE OF FLORIDA)
ss
COUNTY OF COLUMBIA)

Know all men by these presents that Stokes-Nassau, Inc., a Florida Corporation, as owner and Barnett Bank of Columbia County, as mortagee have caused the land shown herein described to be surveyed, subdivided and platted to be known as Pine Oak Hammock and that all roads, streets, alleys and other rights-of-way and all easements for utilities, drainage and other purposes and all purposes incident thereto as shown and depicted hereon are reserved by owner, for the benefit of owner, its successors, grantees, and assigns, and are not dedicated to public use.

Witness

Witness

Witness

Witness

Chester E. Stokes
President, Stokes - Nassau, Inc.

George C. Hinkley, Senior Vice-President
Barnett Bank of Columbia County

Approved by the Columbia County Commission this 7th day of JUNE, A.D., 1990.

Chairman

COUNTY ENGINEER'S CERTIFICATION

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.

Approved this 7th day of JUNE A.D., 1990.

County Engineer

COUNTY COMMISSIONER'S CERTIFICATION

This plat, having been approved by the Columbia County Board of County Commissioners, is accepted for files and recorded this _____ day of _____, A.D., 1990 in Plat Book _____, Pages _____.

Clerk of the Circuit Court
Columbia County, Florida

COUNTY ATTORNEY'S CERTIFICATION

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.

County Attorney

May 30, 1990
Date

NOTARY FOR STOKES - NASSAU, INC.
State of Florida)ss
County of Duval)

The foregoing instrument was acknowledged before me this 27th day of March A.D., 1989, by Chester E. Stokes, President of Stokes - Nassau, Inc., a Florida Corporation, on behalf of the Corporation.

Notary Public at Large
State of Florida

3/29/1992
My Commission expires

NOTARY FOR BARNETT BANK OF COLUMBIA COUNTY
State of Florida)ss
County of Duval)

The foregoing instrument was acknowledged before me this 30 day of A.D., 1990, by George C. Hinkley, Senior Vice-President of Columbia County, a Florida Corporation, on behalf of the Corporation.

Diane R. McMillan
NOTARY PUBLIC AT LARGE STATE OF FLORIDA
MY COMMISSION EXPIRES

Clary & Associates, Inc.
Professional Land Surveyors
3830 Crown Point Rd., Suite A
Jacksonville, Florida 32217
(904) 260-2703

PLAT BOOK 6 PAGE 28A
SHEET 2 OF 5 SHEETS
SEE SHEET TWO FOR GENERAL NOTES

PINE OAK HAMMOCK

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 21 TOGETHER WITH a portion of Section 22, all being in Township 6 South, Range 17 East, Columbia County, Florida

90 06903
6/14 90 4:43 P
P DeWitt Cason
COLUMBIA COUNTY, FLORIDA
D.C.

GENERAL NOTES

1) Bearings shown hereon are based on the Westerly right-of-way line of State Road No. 25, as per State Road Department Right-Of-Way Map, Section 2903-204, dated November 13, 1958, being N08°34'17"E.

2) Elevations shown hereon are based on U.S. Coastal and Geodetic Survey Datum of 1929 (Mean Seal Level).

3) ■ Denotes Permanent Reference Monument.

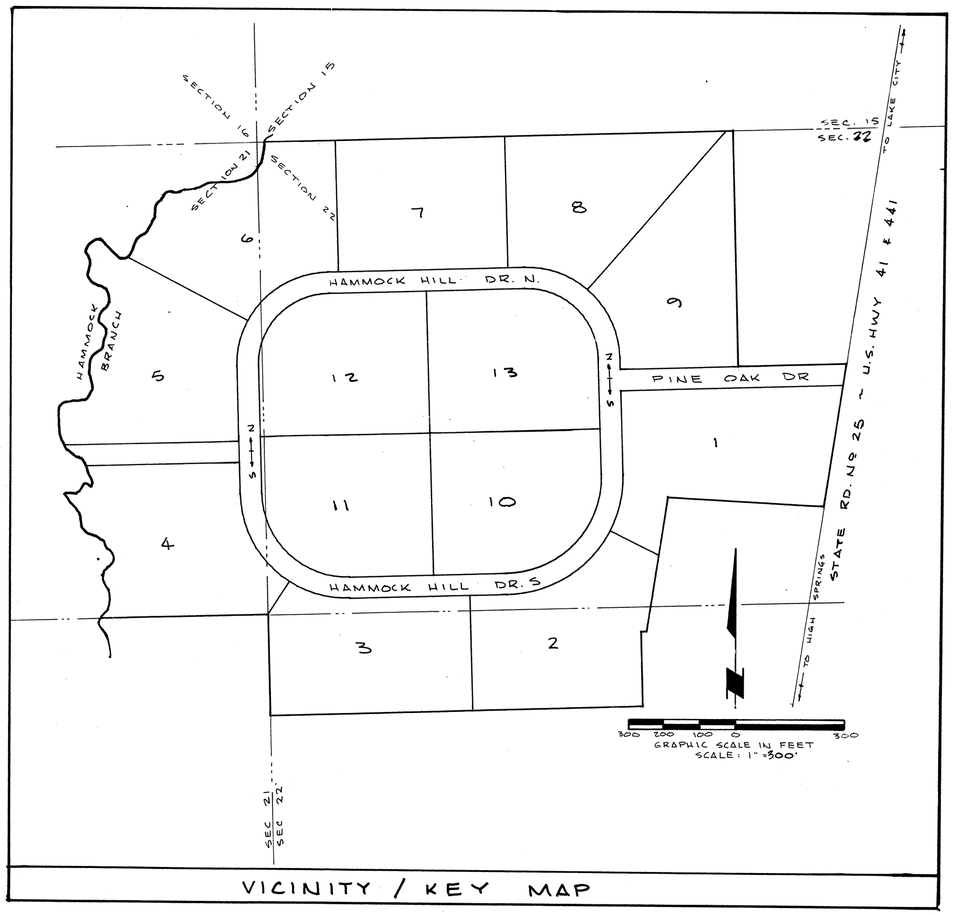
4) ▲ Denotes Permanent Control Point.

5) Vehicular access to LOT 1, from S.R. NO. 25 is strictly prohibited. Vehicular access to this LOT is provided by PINE OAK DRIVE.

6) NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of said County (Florida Statutes 177.091).

7) The flood zone lines shown hereon were taken from the Federal Emergency Management Agency National Flood Insurance Program, Flood Insurance Rate Map, Community Panel No. 120070 0250B, dated January 6, 1988.

8) NOTICE: All utility easements shown on this plat shall constitute easements for the construction, installation, maintenance and operation of electricity, telephone, CATV, and public utilities which may serve lands encompassed by this plat.



VICINITY / KEY MAP

AREA TABLE	
LOT #	ACRES
1	4.73
2	4.32
3	4.30
4	4.5
5	4.5
6	4.5
7	4.03
8	4.01
9	4.01
10	4.00
11	4.08
12	4.16
13	4.16

MINIMUM FINISHED FLOOR	
Lot	Min. Floor Elev.
1	137.0
2	150.0
3	135.0
4	115.0
5	120.0
6	122.0
7	135.0
8	140.0
9	140.0
10	142.0
11	135.0
12	135.0
13	147.0

NOTE: The Minimum Finished Floor Elevations shown hereon were computed and provided to this Firm, by HILL, BORING & ASSOCIATES, Inc. Any questions concerning these Minimum Finished Floor Elevations should be directed to:

HILL, BORING & ASSOCIATES, Inc.
3840 Crown Point Road, Suite 2
Jacksonville, Florida 32217
Att Vincent J. Dunn
Telephone (904) 268-2082

NOTE:

Peak 100 year flood elevation in Hammock Branch for lot 4 is (114.0'), lot 5 is (119.0') and lot 6 is (121.0').

also...

The remaining lots do not apply to the Peak 100 year flood zone.

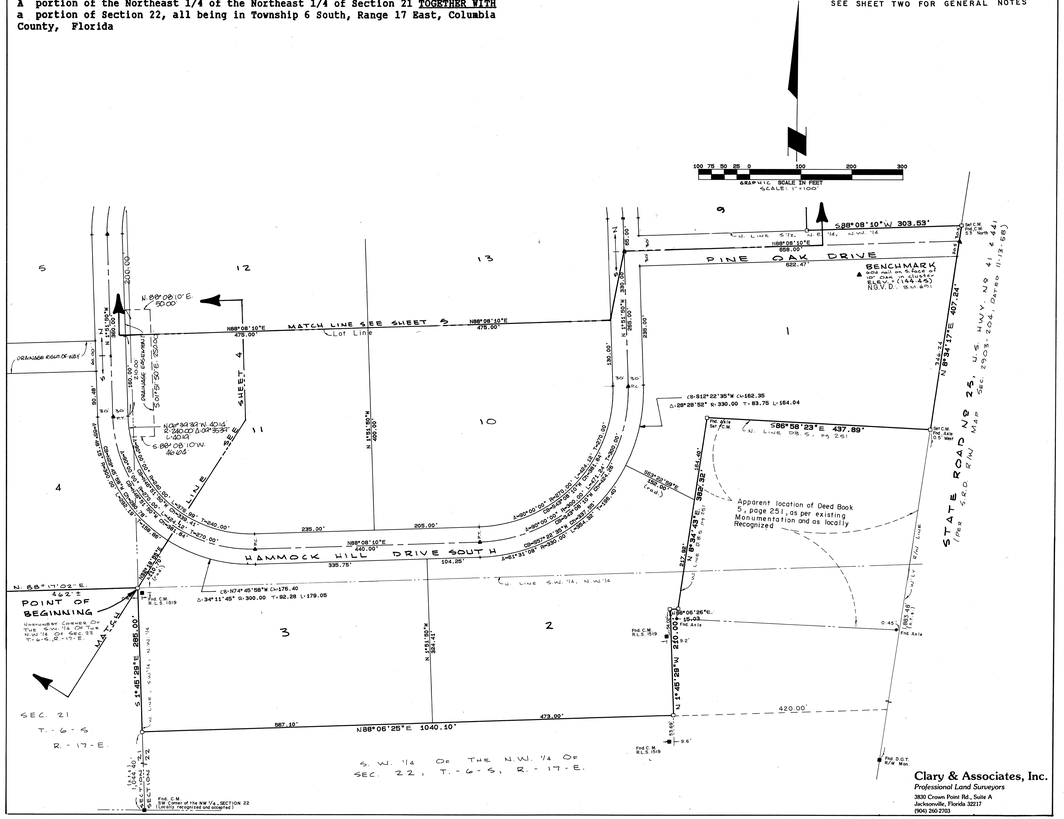
Clary & Associates, Inc.
Professional Land Surveyors
3830 Crown Point Rd., Suite A
Jacksonville, Florida 32217
(904) 260-2703

FILE NUMBER 90 06803
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
6/14 1992 AT 9:43 O'CLOCK A M
RECORD VERIFIED
CLERK OF CIRCUIT COURT
COLUMBIA COUNTY, FLORIDA
BY: D.C.

PINE OAK HAMMOCK

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 21 TOGETHER WITH a portion of Section 22, all being in Township 6 South, Range 17 East, Columbia County, Florida

PLAT BOOK 6 PAGE 28B
SHEET 3 OF 5 SHEETS
SEE SHEET TWO FOR GENERAL NOTES



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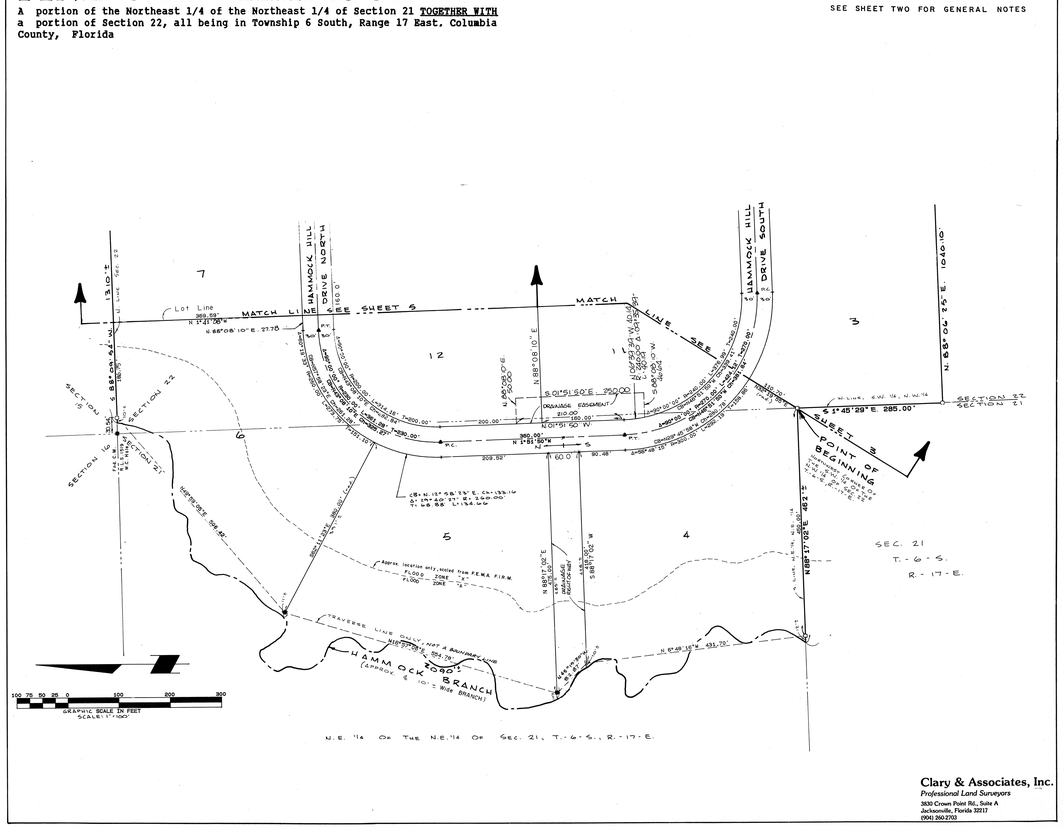

Clary & Associates, Inc.
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3830 Crown Point Rd., Suite A
Jacksonville, Florida 32217
(904) 260-2703

File Number 92-06823
Filed and recorded in the official records of Columbia County, Florida
6-14 1992 at 1:43 o'clock P M
P. DeWitt Cason
Clerk of Courts
Columbia County, Florida
By: L. Allbritton D.C.

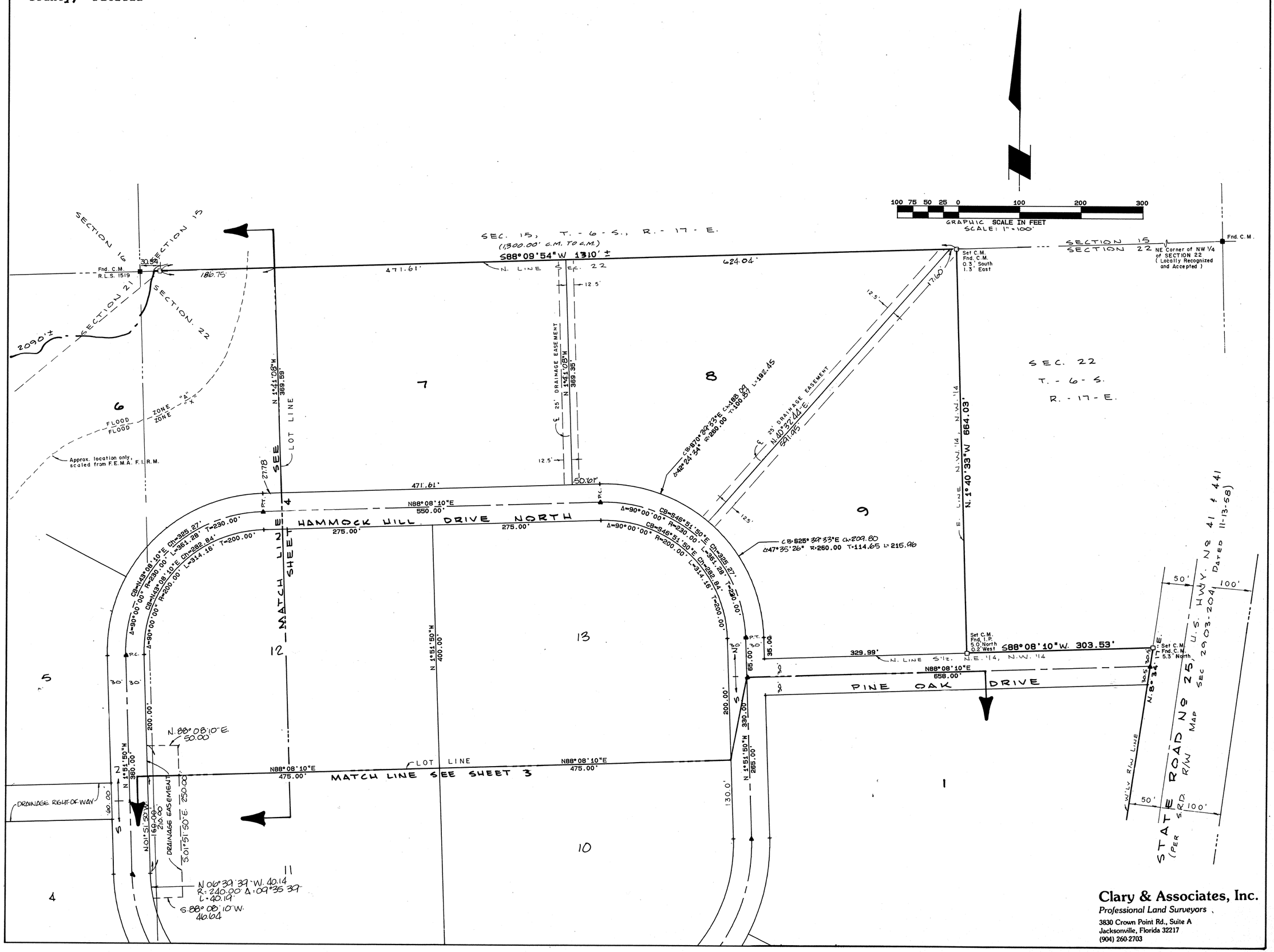
PINE OAK HAMMOCK

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 21 TOGETHER WITH a portion of Section 22, all being in Township 6 South, Range 17 East, Columbia County, Florida

PLAT BOOK 6 PAGE 282

SHEET 5 OF 5 SHEETS

SEE SHEET TWO FOR GENERAL NOTES



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