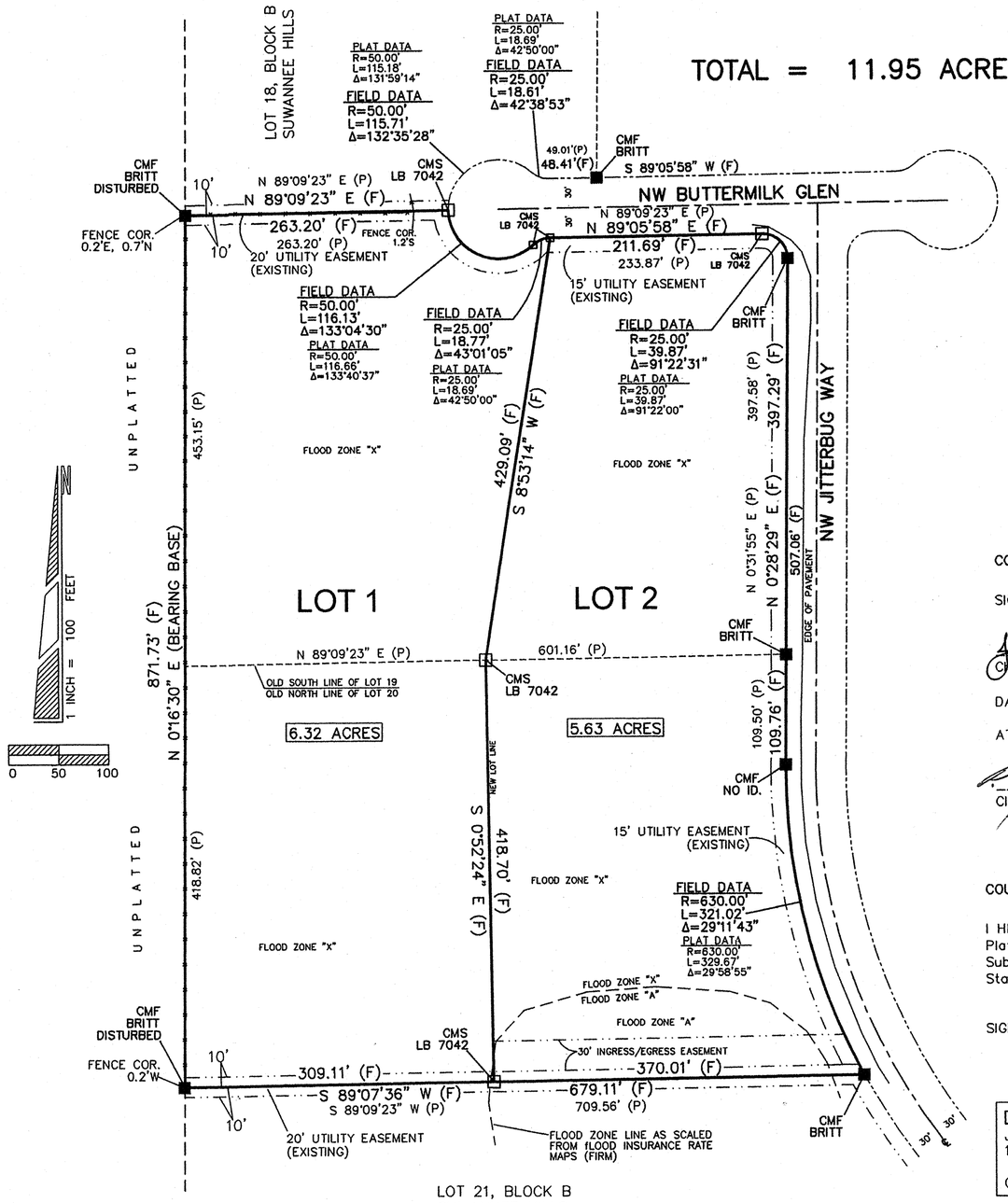
SUWANNEE HILLS LOT 19 & 20 REPLAT

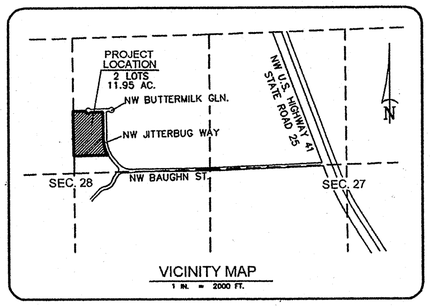
IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



LOT 21, BLOCK B
SUWANNEE HILLS

DESCRIPTION

Lots 19 and 20, Block B, SUWANNEE HILLS, a subdivision recorded in Plat Book 5, Pages 70–70B of the Public Records of Columbia County, Florida.



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.

NOTES

1.) Boundary based on description from client, monuments found and prior survey and subdivision by Britt Surveying.

2.) Bearings projected from the West line of the Northeast 1/4 of Section 28 and based on above referenced prior survey and subdivision by Britt Surveying.

3.) Interior improvements were located by field ties.

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

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

6.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies partly within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain and partly within Flood Zone "A", which according to said maps is inside of the 1% annual chance flood plain (f.k.a. 100 year flood plain) (ref: Map No. 12023C0187C). No base flood elevation (BFE) is shown on said FIRM maps.

7.) Preliminary approval: Not applicable

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

COMMISSION APPROVAL

SIGNED :

Chairman

DATE: 1/18/2011

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 18 day of Jan 2011, in Plat Book 9, Page 99.

SIGNED :

Clerk of Circuit Court

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: Marlin Feagle, Atty. DATE: January 14, 2011
County Attorney, Columbia County

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ruth Allen, as owner, has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as SUWANNEE HILLS LOT 19 & 20 REPLAT. and that all Rights–of–Way and utility easements, but not ingress/egress easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

Ruth Allen
Owner

Witness

Witness

DEVELOPER

JAMES & RUTH ALLEN
186 NW Buttermilk Gln; Lake City, Florida 32055

Contact: James Allen (386) 867–1017

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 21st day of Dec., 2010, by Ruth Allen, as owner. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.

SIGNED:
Notary Public

TIMOTHY A DELBENE
MY COMMISSION # DD 905823
MY COMMISSION EXPIRES: October 21, 2013
Bonded Thru Troy Fain-Insurance

My Commission Expires: 10/21/13

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 12/21/2010 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 5157

SEAL

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 :

Timothy A. Delbene, P.L.S.
Florida Registered Cert. No. 5594

DATE: 12/21/2010

STATE OF FLORIDA SEAL

LEGEND

PLS = Professional Land Surveyor
R/W = Right–of–Way
℄ = Center Line
LB = Licensed Business
(F) = Field Measurement
(P) = Plat Measurement
O.H.E. = Overhead Electric
IRC = Iron Rebar and Cap
CMF = Concrete Monument Found
No ID. = No Identification
F.K.A. = formerly known as
SPM = Service Pole w/ meter
PP = Power Pole
SATD = Satellite Dish
TPD = Telephone Pedestal
ME = Meter, Electric
U.G.E. = Underground Electric
PPT = Power Pole w/ transformer
GYP = Guy Pole

CAD FILE: 5959.DWG

SHEET 1 OF 1 PLAT DATE: 12/6/2010

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755–6166 FAX: (386) 755–6167

OFFICIAL RECORDS BOOK 1208 PAGE 915
FILE NUMBER 20112000802
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
Jan 18 2011 AT 4:40 CLOCK P M
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA D.C.