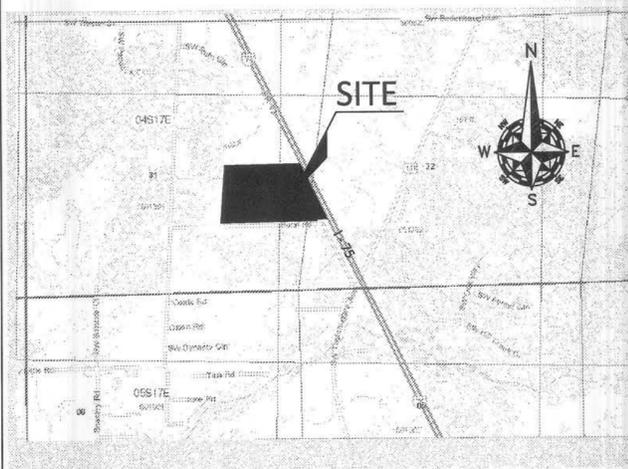


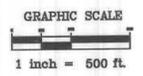
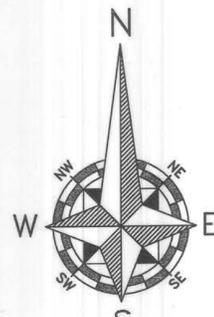
DEVELOPER:  
COWBOY LAND HOLDINGS LLC.  
301 NW COLE TERRACE  
LAKE CITY, FL 32055  
TEL:386-984-6020

# HAWK'S LANDING SUBDIVISION

LYING IN SECTION 31 AND SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA



VICINITY MAP  
NTS



**BUILDING SET BACKS:**  
FRONT: 30 FEET  
SIDE: 25 FEET  
REAR: 25 FEET

**ZONING:**  
AG-3: AGRICULTURAL -3

**SPECIAL NOTE:**  
THERE ARE NO LAKES, MARSHES, SWAMPS, WETLANDS, OR WATERCOURSES ON THE SUBJECT PROPERTY

**SPECIAL NOTE:**  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS AT

- SURVEYOR'S NOTES:**
- The 100 year flood line was determined based on existing conditions and topography of the site as surveyed by this firm on 4/11/2021. This firm is not responsible for any changes to the topography of the site or drainage patterns that may affect the shown 100 year flood line.
  - All corners shown hereon shall be set according to Chapter 177, Florida Statutes.
  - Minimum finish floor elevation or bottom joist elevation as shown hereon
  - Elevations shown hereon are referenced to benchmark FDOT 175 Q 2 having a elevation of 116.80'. NAVD 88 datum
  - Bearings shown hereon are based on the Southwesterly right-of-way line of Interstate 75 as being N 26°08'31" W assumed for angular designation only.
  - According to Flood Insurance Rate Map Community Panel No. 120070 0382 D incorporated areas of Columbia County Florida, effective date November 2, 2018 The lands described hereon lie in zone X.
  - Water supplied by individual wells. Sewage disposal by individual septic systems
  - Lot corners to be set with 5/8" X 18" rebar and cap stamped "LB 7828" unless otherwise shown
  - Easements for common access driveways shall be privately owned and maintained and for the exclusive access of the adjacent lot.
  - The minimum Floor Elevation for a lot shall in no circumstances be below the established Finish Floor Elevation for the lot or (1) foot above the highest adjacent grade whichever is greater.
  - Hawk's Landing Preliminary Plat was drawn 6/11/2021 and approved as Preliminary by the board of County Commissioners on 7/22/2021.

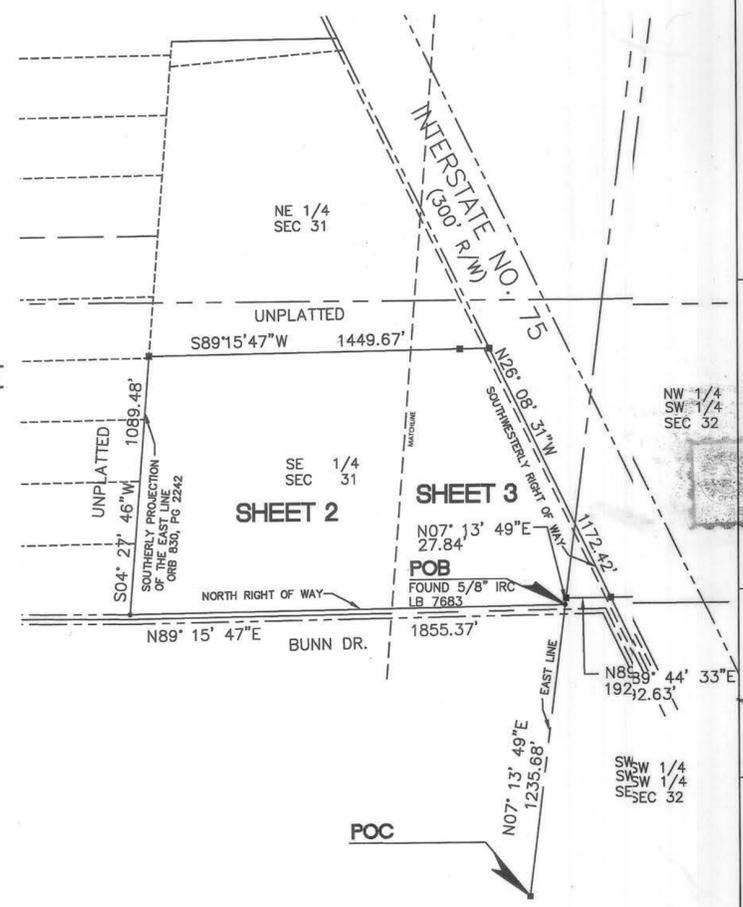
**NOTICE:**

All platted utility easements, if any, hereby 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 a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

**CERTIFICATE OF COUNTY SURVEYOR:**

KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED 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 THE DATE BELOW I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: L. Scott Britt DATE: 9/16/21  
PRINT: L. SCOTT BRITT REGISTRATION #: LS5757



**LEGAL DESCRIPTION:**

That portion of the SE 1/4 of Section 31 and that portion of the NW 1/4 of the SW 1/4 of Section 32, Township 4 South, Range 17 East, Columbia County, Florida, lying West of Interstate 75, Being more particularly described as follows:

Commence at the SE corner of said SE 1/4 of Section 31, and run thence North 07° 13' 49" East along the East line of said SE 1/4, 1235.68 feet to the North Right of Way of SW Bunn Drive and the Point of Beginning, Thence continue North 07° 13' 49" East along said East line, a distance of 27.84 feet, Thence North 89° 44' 33" East a distance of 192.63 feet to the Southwesterly Right of Way of Interstate 75, Thence North 26° 08' 31" West along said Southwesterly Right of Way, a distance of 1172.42 feet, Thence South 89° 15' 47" West departing said Right of Way, a distance of 1449.67 feet, to the East line of lands described in Official Record Book 830 Page 2242 of the Public Records of Columbia County, Florida, Thence South 04° 27' 46" West along said East line and its southerly projection, a distance of 1089.48 feet to the aforesaid North Right of Way of SE Bunn Drive, Thence North 89° 15' 47" East, along said North Right of Way, a distance of 1855.37 feet to the Point of Beginning.

Containing 43.643 acres more or less

**ENGINEER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT ON \_\_\_\_\_, VICTOR O. MARRERO, PROFESSIONAL ENGINEER REGISTERED IN FLORIDA, AS SPECIFIED IN CHAPTER 471, OF THE FLORIDA STATUTES, LICENSE NUMBER 78630, DOES HEREBY CERTIFY THAT THE BASE FLOOD ELEVATION ESTABLISHED ON THIS PLAT AND THE FINISH FLOOR ELEVATIONS ESTABLISHED WILL PROTECT STRUCTURES AGAINST WATER DAMAGE FROM A BASE FLOOD EVENT, AS DEFINED IN ARTICLE 8 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.

[Signature] DATE: 9/11/21  
VICTOR O. MARRERO PE # 78630

**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.

**AFFINE ENGINEERING AND SURVEYING, INC**

CIVIL ENGINEERS SURVEYORS

407-421-5534  
120 NW GREEN LANE, LAKE CITY, FLORIDA 32055  
CERTIFICATE OF AUTHORIZATION # LB 7828

**HAWK'S LANDING SUBDIVISION**

**DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT COWBOY LAND HOLDINGS, LLC, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "HAWK'S LANDING SUBDIVISION", AND THAT ALL EASEMENTS FOR UTILITIES, AND OTHER PURPOSES, EXCEPT FOR ANY COMMON ACCESS DRIVEWAY EASEMENT OR ACCESS EASEMENTS DEPICTED HEREON, INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC UNLESS OTHERWISE SHOWN.

ATTESTS  
WITNESS [Signature]  
WITNESS [Signature]

[Signature]  
BRAD WOMBLE, MANAGING MEMBER  
COWBOY LAND HOLDINGS, LLC

**ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA**

I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D., BEFORE ME PERSONALLY APPEARED BRAD WOMBLE, AS OWNER, KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER 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.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT-LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_

**COLUMBIA COUNTY ATTORNEY CERTIFICATE:**

EXAMINED ON THIS 16 DAY OF September, 2021 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY

[Signature] DATE: 9-16-21  
COUNTY ATTORNEY

**CERTIFICATE OF CLERK OF CIRCUIT COURT:**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILE AND RECORDED THIS 21 DAY OF September, 2021, A.D., IN PLAT BOOK 9, PAGE 165-167

[Signature]  
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

**APPROVAL: BY THE BOARD OF COUNTY COMMISSIONERS OF, COLUMBIA COUNTY, FLORIDA**

THIS CERTIFIES THAT THE 16th DAY OF September, 2021, A.D. THIS PLAT IS HEREBY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

[Signature]  
CHAIRMAN  
ATTEST: [Signature]

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND 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.

[Signature] DATE: 9/11/21  
VICTOR O. MARRERO, PSM #6586

Signature and raised seal

VICTOR O. MARRERO  
PSM 6586  
Florida Surveyor and Mapper

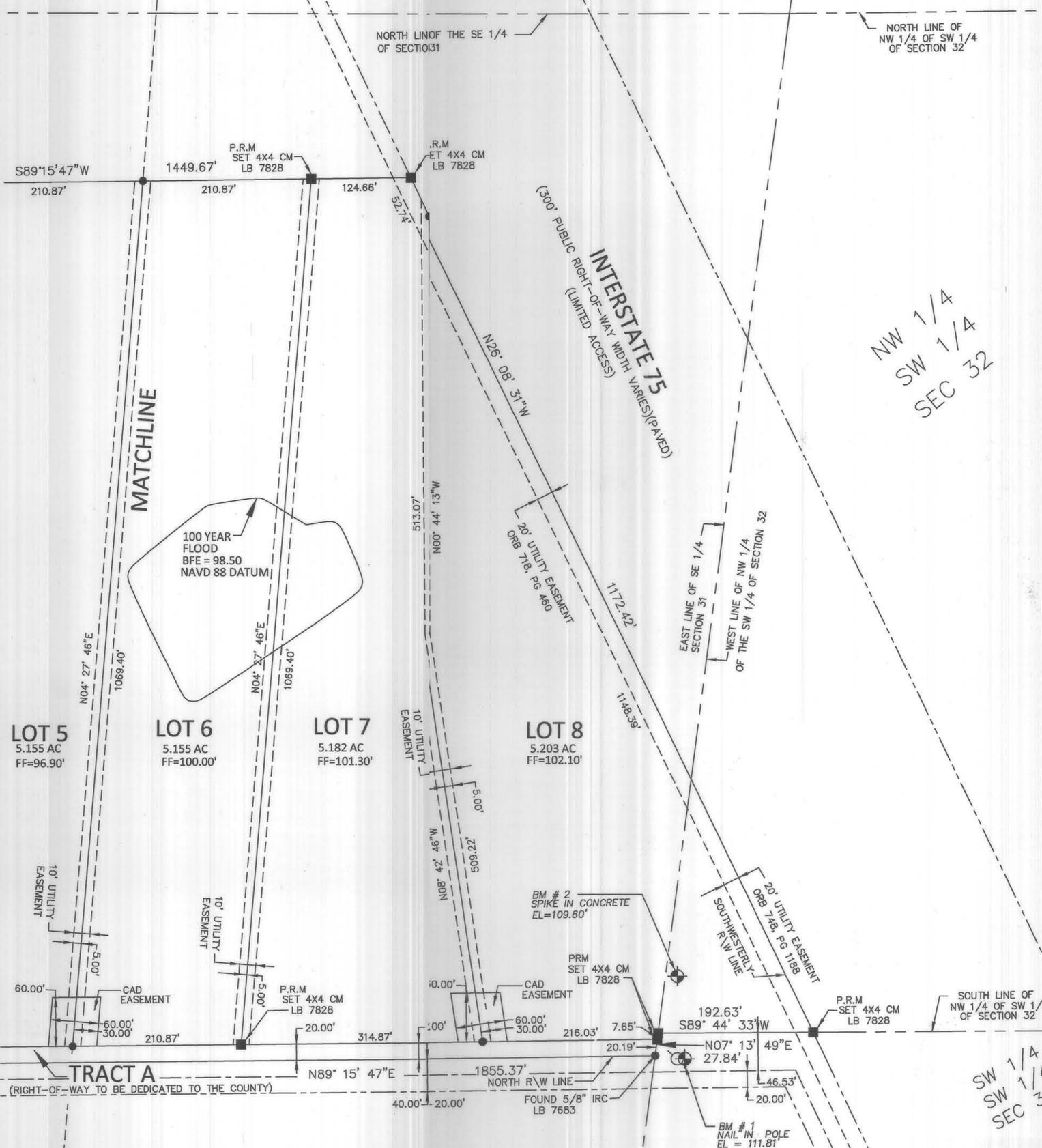
PLAT BOOK 9 PAGE 165  
COLUMBIA COUNTY, FLORIDA



# HAWK'S LANDING SUBDIVISION

LYNK IN SECTION 31 AND SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST,  
COLUMBIA COUNTY, FLORIDA

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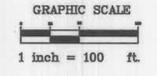


NW 1/4  
SW 1/4  
SEC 32

LEGEND:

BK	= BOOK	N&D	= NAIL AND DISK
(C)	= CALCULATED	OR	= OFFICIAL RECORD
CAD	= COMMON ACCESS DRIVEWAY	ORB	= OFFICIAL RECORD BOOK
CALC.	= CALCULATED	PB	= PLAT BOOK
C.D.	= CHORD DISTANCE	P.C.	= POINT OF CURVATURE
C.B.	= CHORD BEARING	PCP	= PERMANENT CONTROL POINT
CCR #	= CERTIFIED CORNER RECORD NUMBER	PG	= PAGE
CH	= CHORD	PGS	= PAGES
C.L.	= CENTER LINE	PK	= PARKER KALON
C.M.	= CONCRETE MONUMENT	P.O.B.	= POINT OF BEGINNING
CONC.	= CONCRETE	P.O.C.	= POINT OF COMMENCEMENT
DB	= DEED BOOK	P.R.M.	= PERMANENT REFERENCE MONUMENT
DESC.	= DESCRIPTION	P.T.	= POINT OF TANGENCY
EOP	= EDGE OF PAVEMENT	R	= RADIUS
ESMT.	= EASTMENT	R/W	= RIGHT OF WAY
F	= FIELD	Δ	= CENTRAL ANGLE
FFE	= FINISH FLOOR ELEVATION	■	= DENOTES SET 4"x4" CONCRETE LB 7828 PERMANENT REFERENCE MONUMENT
FND	= FOUND	●	= DENOTES SET 5/8" IRON ROD LB 7828 (UNLESS OTHERWISE SHOWN)
ID	= IDENTIFICATION		
I.P.	= IRON PIPE		
I.R.	= IRON ROD		
IRC	= IRON ROD AND CAP		
L	= ARC LENGTH		
L.B.	= LICENSED BUSINESS		
LS	= LICENSED SURVEYOR		
NO ID	= NO IDENTIFICATION		
N.R.	= NON RADIAL		

SURVEYOR'S NOTES:  
1. SEE SHEET 1 OF 3 FOR NOTES



**AFFINE ENGINEERING AND SURVEYING, INC**  
CIVIL ENGINEERS SURVEYORS  
128 NW GREEN LAKE, LAKE CITY, FLORIDA 32005

SHEET **3** of 3

Signature and raised seal  
**VICTOR O. MARRERO**  
PSM 6586  
Florida Surveyor and Mapper