

"HERMITAGE"

PART OF SECTION 21, TOWNSHIP 7 SOUTH,
RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

SEE SHEET 2 OF 2
FOR LEGAL DESCRIPTION.

15' WIDE PUBLIC UTILITY EASEMENTS ARE
ALONG THE LOT SIDE OF ALL RIGHT-OF-WAY
LINES THAT ABUTT LOTS AND 20' WIDE
PUBLIC UTILITY EASEMENTS ALONG THE
INSIDE OF ALL LOT LINES ABUTTING THE
EXTERIOR OF THE SUBDIVISION. THERE IS
ALSO A 10' PUBLIC UTILITY EASEMENT
ALONG ALL INTERIOR LOT LINES WHICH IN
COMBINATION CREATES A 20' WIDE PUBLIC
UTILITY EASEMENT.

OWNER / DEVELOPER:
MARK P. SULLIVAN
20638 NW 78TH AVENUE
ALACHUA, FL. 32615
352-215-1018

ENGINEER'S CERTIFICATION:
I, THE UNDERSIGNED REGISTERED PROFESSIONAL
ENGINEER, HEREBY CERTIFY THAT THE PROPOSED
DRAINAGE SYSTEM IS SUFFICIENT WITH RESPECT TO THE
REQUIREMENTS OF THE COLUMBIA COUNTY LAND
DEVELOPEMENT REGULATIONS ADOPTED MARCH 4, 1998
BY ORDINANCE NO. 98-1.

CHADWICK W. WILLIAMS, P.E.
GTC DESIGN GROUP, LLC
176 NW LAKE JEFFREY ROAD
LAKE CITY, FL. 32025
386-362-3678

- SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE SE 1/4 OF THE NE 1/4, SECTION 21.
 2. BEARINGS BASED ON CENTERLINE OF U.S. HIGHWAY 41 USING A BEARING BASE OF N.01°52'52"W. ELEVATIONS BASED ON NGVD 29 DATUM.
 3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JANUARY 6, 1988, COMMUNITY PANEL NO. 120070 0290 B.
 4. CONTOUR LINES TAKEN FROM FIELD ELEVATIONS TAKEN BY THIS OFFICE. ELEVATIONS ARE BASED ON NGVD 29 DATUM.
 5. THIS CONSTITUTES A MAJOR SUBDIVISION AS PER COLUMBIA COUNTY LAND DEVELOPEMENT REGULATIONS.
 6. MINIMUM LOT SIZE TO BE 5.00 ACRES, MORE OR LESS. (INCLUDES LAND IN PRIVATE ROAD AS PER COLUMBIA COUNTY LDR REVISION.)
 7. WATER SOURCE TO BE INDIVIDUAL WELLS.
 8. WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
 9. LAND IS PRIMARILY MIXED HARDWOODS AND GROWN OVER CROPLAND.
 10. CLOSURE OF FIELD SURVEY IS 1/266,693.
 11. ZONING A-3
 12. PROJECT CONTAINS 36.08 ACRES, MORE OR LESS.
 13. PRELIMINARY PLAT APPROVED OCTOBER 19, 2006.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

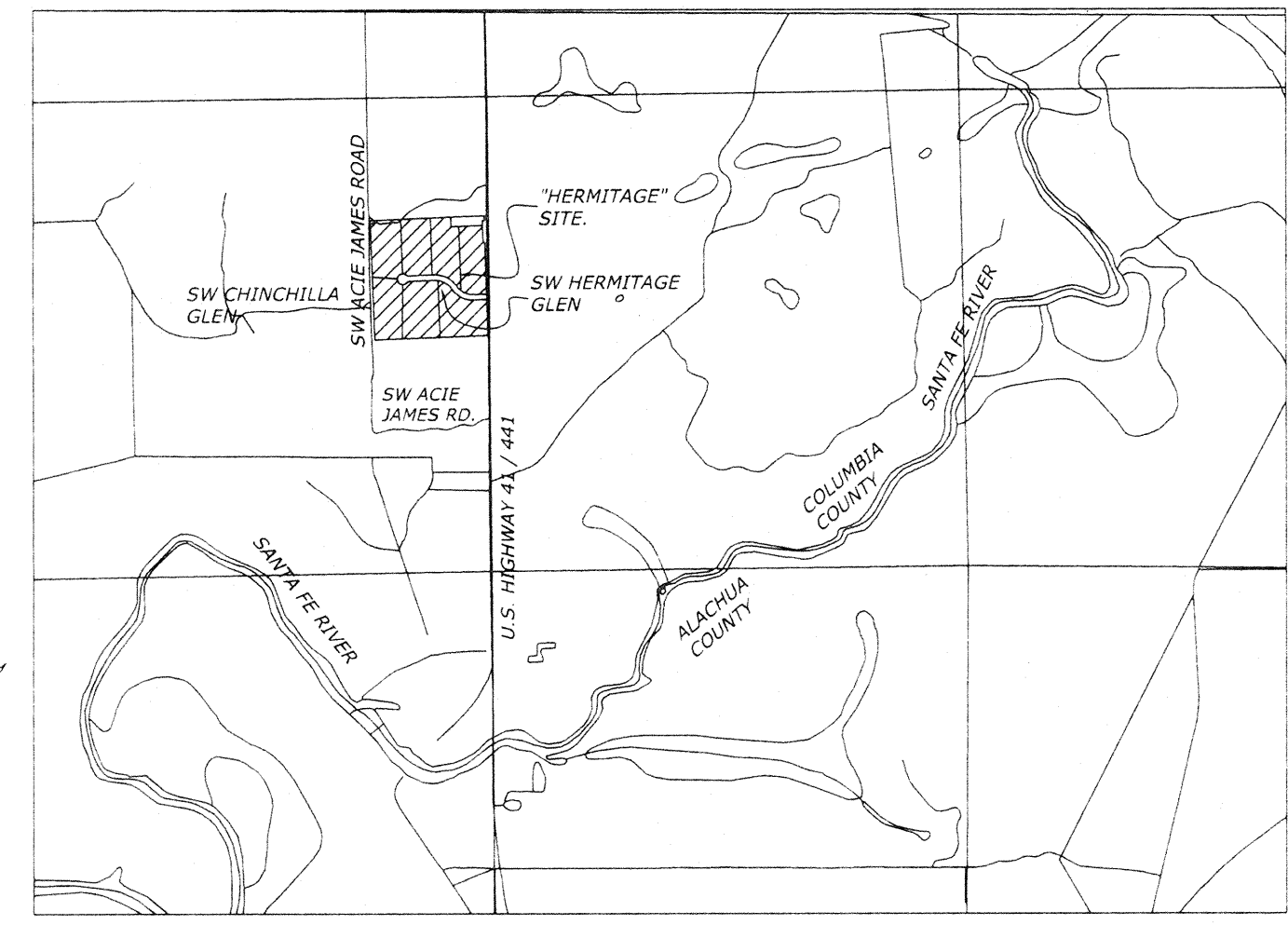
THIS PLAT IS HEREBY APPROVED BY THE
COLUMBIA COUNTY COMMISSION
THIS 19th DAY OF July, 2007, A.D.
EW Porter
CHAIRMAN

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE
DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE
LAND SURVEYED AND THAT THE PERMANENT REFERENCE POINTS HAVE BEEN
SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH
COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE
FLORIDA STATUTES.

DATED 31 JULY 2007, A.D.

MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLORIDA 32025

DATE DRAWN: JUNE 1, 2007



LOCATION MAP
FROM 7.5 MINUTE SERIES QUADRANGLE MAP.
SCALE 1" = 2000'

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

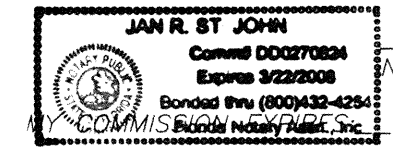
I HEREBY CERTIFY THAT ON THIS 23rd DAY OF August, 2007, A.D.,
BEFORE ME PERSONALLY APPEARED MARK P. SULLIVAN AND NANCY J.
SULLIVAN, AS OWNERS, TO ME KNOWN TO BE THE PERSONS
DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND
ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED
FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF
I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.



MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 2nd DAY OF August, 2007, A.D.,
BEFORE ME PERSONALLY APPEARED PATRICIA YATES, SIGNING AS
VICE-PRESIDENT, FOR AND BEHALF OF CAPITAL CITY BANK, AS MORTGAGEE,
TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE
FOREGOING 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.



CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS
22nd DAY OF August, 2007, A.D., IN PLAT BOOK 9 PAGE 28-29
P. DeWitt Cason
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

CERTIFICATE OF COUNTY SURVEYOR:
THIS IS TO CERTIFY THAT ON THIS 6th DAY OF August, 2007, A.D.,
DONALD F. LEE, A FLORIDA LICENSED SURVEYOR AND MAPPER, REGISTRATION
NUMBER, LS 3628, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA
STATUTES, CHAPTER 177, AS AMENDED, FOR THE COUNTY OF COLUMBIA COUNTY,
FLORIDA, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS
AMENDED.

SIGNED: Donald F. Lee
DONALD F. LEE PLS #3628

"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."

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH
EASEMENTS SHALL ALSO BE 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.

"NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC
RECORDS OF THIS COUNTY."

MINIMUM FLOOR ELEVATIONS:
SHALL MEET COLUMBIA COUNTY LAND
DEVELOPMENT REGULATIONS AS
AMENDED.

COUNTY ATTORNEY CERTIFICATE:

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.

DATED August 8, 2007 Mark D. Duren
COUNTY ATTORNEY

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT MARK P. SULLIVAN AND NANCY J. SULLIVAN, AS OWNERS
AND JULIUS DAVENPORT, AS VICE-PRESIDENT OF FARM CREDIT OF NORTH FLORIDA, ACA, AS
MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND
PLATTED, TO BE KNOWN AS "HERMITAGE", AND THAT ALL EASEMENTS FOR UTILITIES AND OTHER
PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE
PERPETUAL USE OF THE PUBLIC. THE STREET SHOWN HEREON AS "SW HERMITAGE GLEN" AND THE
"FENCE AND GATE MAINTENANCE EASEMENT" ARE DEDICATED TO THE "HERMITAGE OF COLUMBIA
COUNTY HOMEOWNERS ASSOCIATION, INC." AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE
"HERMITAGE OF COLUMBIA COUNTY HOMEOWNERS ASSOCIATION, INC." THE STREET, "SW HERMITAGE
GLEN", IS CONSIDERED A PRIVATE ROAD AND WILL NOT BE MAINTAINED BY COLUMBIA COUNTY,
FLORIDA.

ATTEST:

WITNESSES: Mark P. Sullivan WITNESS AS TO OWNER
Julius Davenport WITNESS AS TO OWNER
Sam R. St. John WITNESS AS TO MORTGAGEE
Sam R. St. John WITNESS AS TO MORTGAGEE
JULIUS DAVENPORT, VICE-PRESIDENT

SYMBOL LEGEND

- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- X- WIRE FENCE
- E- ELECTRIC UTILITY LINE (OVERHEAD)
- UGE- UNDERGROUND ELECTRIC SERVICE
- CTV- CABLE TV LINE (OVERHEAD)
- o- CHAIN LINK FENCE
- o- WOODEN FENCE
- OMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- o UTILITY POLE
- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
- FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
- o CENTERLINE
- o 4"x4" CONCRETE MONUMENT, PRM, LS 4708.
- C.M. CONCRETE MONUMENT
- AC. ACRES
- EL. ELEVATION
- NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- I.R. IRON ROD
- I.P. IRON PIPE
- o NAIL AND DISC, LS 4708, CL PCP
- BM ELEVATION BENCHMARK

PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708

1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

WO# 06-330

SEE DRAWING FILE: 06330_HERMITAGE_SUBDIVISION_FP_R_06_28_07.DWG

"HERMITAGE"

PART OF SECTION 21, TOWNSHIP 7 SOUTH,
RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:
PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 412, PAGE 298 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE S.87°44'58"W., ALONG THE NORTH LINE OF SAID ORB 412, PAGE 198, (BEING THE SAME AS THE NORTH LINE OF SAID SE 1/4 OF THE NE 1/4), A DISTANCE OF 420.00 FEET, TO A 4 INCH CONCRETE MONUMENT, LS 4708 MARKING THE NORTHWEST CORNER OF SAID ORB 412, PAGE 198, AND THE POINT OF BEGINNING; THENCE CONTINUE S.87°44'58"W., ALONG SAID NORTH LINE OF THE SE 1/4 OF THE NE 1/4, A DISTANCE OF 855.05 FEET; THENCE S.02°16'50"E., A DISTANCE OF 1320.70 FEET, TO A 4 INCH CONCRETE MONUMENT, LS 4708, ON THE SOUTH LINE OF SAID SE 1/4 OF THE NE 1/4; THENCE N.87°55'12"E., A DISTANCE OF 1215.82 FEET, TO A CONCRETE MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE N.01°52'52"W., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1029.75 FEET, TO A 4" CONCRETE MONUMENT, LS 4708, SET ON SAID WEST RIGHT-OF-WAY MARKING A JOG IN SAID RIGHT-OF-WAY; THENCE S.88°07'08"W., 20.00 FEET, TO A 4" CONCRETE MONUMENT, LS 4708, SET ON SAID WEST RIGHT-OF-WAY LINE; THENCE N.01°52'52"W., CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 189.47 FEET, TO A 4 INCH CONCRETE MONUMENT, LS 4708, SET ON THE SOUTH LINE OF LANDS DESCRIBED IN SAID ORB 412, PAGE 298; THENCE S.87°44'58"W., ALONG THE SOUTH LINE OF SAID ORB 412, PAGE 298, A DISTANCE OF 350.00 FEET, TO THE SOUTHWEST CORNER OF SAID ORB 412, PAGE 298; THENCE N.01°52'52"W., ALONG THE WEST LINE OF SAID ORB 412, PAGE 298, A DISTANCE OF 105.00 FEET, TO THE POINT OF BEGINNING. CONTAINS 36.08 ACRES, MORE OR LESS.

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	250.00'	58°15'51"	254.23'	243.41'	N.63°07'07"W.
2	250.00'	58°15'51"	254.23'	243.41'	S.63°07'07"E.
3	250.00'	33°18'36"	145.34'	143.30'	N.75°35'44"W.
4	250.00'	24°57'15"	108.88'	108.02'	N.46°27'49"W.
5	250.00'	47°53'36"	208.97'	202.94'	N.57°55'59"W.
6	250.00'	10°22'15"	45.26'	45.19'	N.87°03'55"W.
7	280.00'	58°15'51"	284.73'	272.62'	N.63°07'07"W.
8	220.00'	46°27'45"	178.40'	173.56'	N.57°13'04"W.
9	220.00'	11°48'06"	45.31'	45.23'	N.86°21'00"W.
10	280.00'	58°15'51"	284.73'	272.62'	N.63°07'07"E.
11	220.00'	19°43'49"	75.76'	75.39'	S.43°51'06"E.
12	220.00'	38°32'01"	147.96'	145.19'	S.72°59'02"E.
13	30.00'	48°11'23"	25.23'	24.49'	N.63°39'16"E.
14	60.00'	53°08'05"	55.64'	53.67'	S.66°07'37"W.
15	60.00'	68°29'51"	71.73'	67.53'	N.53°03'24"W.
16	60.00'	90°02'17"	94.29'	84.88'	N.26°12'40"E.
17	60.00'	64°42'32"	67.76'	64.22'	S.76°24'56"E.
18	30.00'	48°11'23"	25.23'	24.49'	N.68°09'21"W.

SYMBOL LEGEND

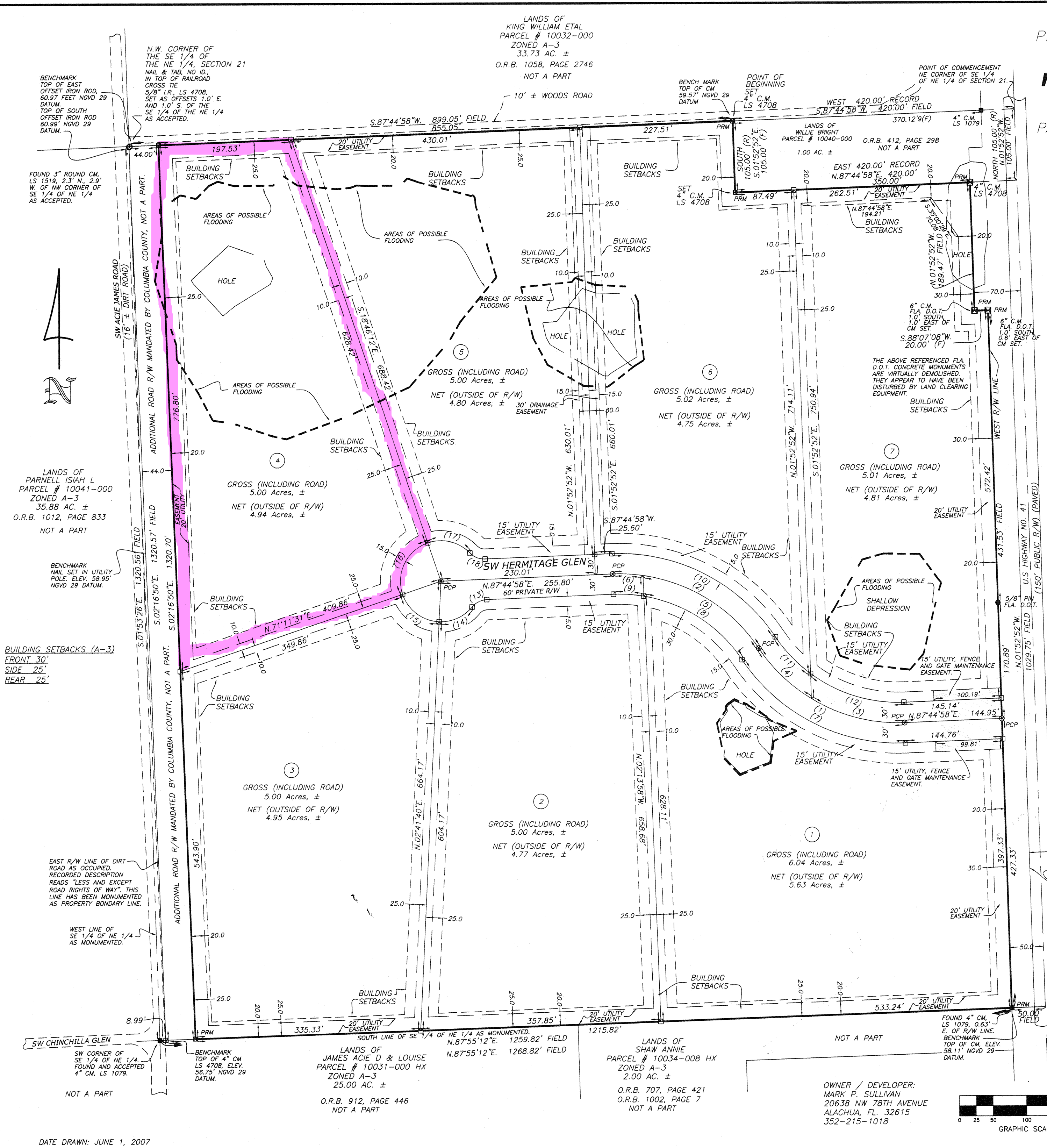
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- CV- CABLE TV LINE (OVERHEAD)
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- o- WOODEN FENCE
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- LS LAND SURVEYOR
- LB LICENSED BUSINESS
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SEE DRAWING FILE: 06330-HERMITAGE-SUBDIVISION-PP-R-06-28-07.DWG



OFFICIAL RECORDS
BOOK **1128** PAGE **2567**

“ HERMITAGE ”

For 2008

PARENT PARCEL – 21-7s-17-10039-000 – 35.62 AC. – (DELETED, ALL USED UP)

**HEADER PARCEL – 21-7S-17-10039-100 – A S/D LYING IN THE SE1/4 OF THE NE1/4
CONTAINING 36.08 AC. M.O.L. RECORDED ON 08/22/07 IN PLAT BOOK 9 PAGES 28
& 29.**

LOT	1	21-7S-17-10039-101	6.04 AC.
LOT	2	21-7S-17-10039-102	5.00 AC.
LOT	3	21-7S-17-10039-103	5.00 AC.
LOT	4	21-7S-17-10039-104	5.00 AC.
LOT	5	21-7S-17-10039-105	5.00 AC.
LOT	6	21-7S-17-10039-106	5.02 AC.
LOT	7	21-7S-17-10039-107	5.01 AC.

**: NOTE : ROAD LYING WITHIN HERMITAGE S/D IS A PRIVATE ROAD AND
WILL NOT BE MAINTAINED BY THE COUNTY**