

The Oaks of Lake City

Columbia County, Florida

Existing Conditions Plan Final Development Plan

August 23, 2006

Prepared for:

Mr. Bradley M. Dicks - Dicks Realty

1286 West Highway 90

P.O. Box 1

Lake City, Florida 32056

Prepared by:

Field Sport Concepts, Ltd. and McKee Carson

301 East High Street

Charlottesville, VA 22902

434.979.7522

in association with

Equestrian Services, LLC

233 Douglas Ave

Charlottesville, VA 22902

877.467.7307

Site Data

OWNER / DEVELOPER: Dicks Realty
Bradley M. Dicks
1286 West Highway 90
P.O. Box 1
Lake City, Florida 32056

ZONING: A3 : Agriculture

ACREAGE: 1222.62

TAX MAP / PARCEL: 03599-000
03608-000
09157-000
09280-000
09278-000

SETBACKS: 25' FROM STREETS
15' FROM SIDE & REAR LOT LINES

OUTBUILDINGS AND BARNs:

100' FROM STREETS
35' FROM SIDE & REAR LOT LINES

Survey Information

MAP of TOPOGRAPHIC SURVEY:

Site near Lake City FL
Located South of Lake City, Columbia County Florida
Survey Date: September 10, 2005

DATA SOURCES:

The area to be mapped was defined by the client. The control survey was furnished by:

Donald F. Lee & Associates, Inc.
140 NW Ridgewood Ave.
Lake City, Fl. 32055

The survey is in the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) and National Geodetic Vertical Datum of 1988 (NGVD 88).

AERIAL PHOTOGRAPHY:

Provided on September 9, 2005 by:

Southern Resources Mapping Corporation
2808-4 Highway 82 West
Northport, Alabama 35476

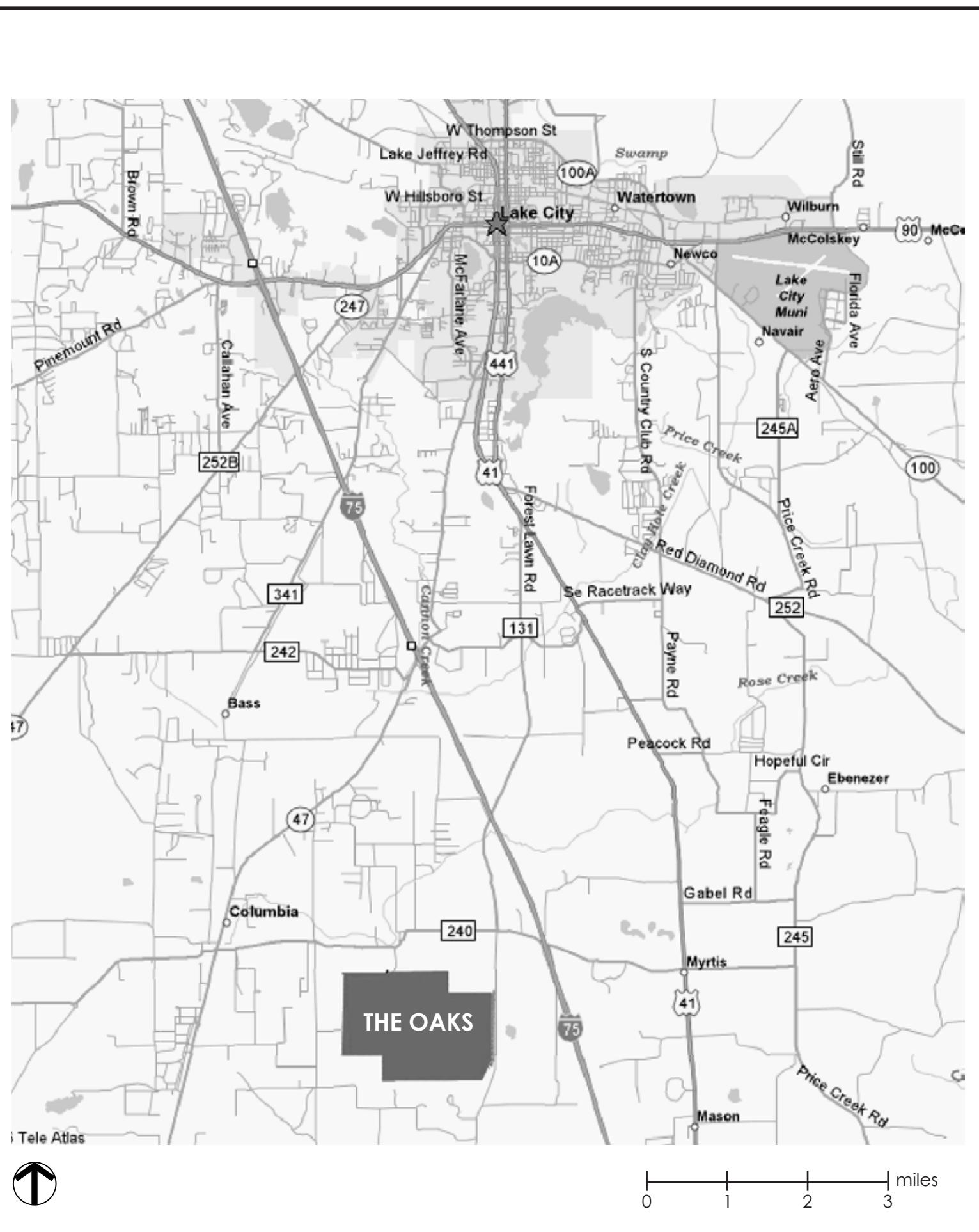
MINIMUM TECHNICAL STANDARDS:

This survey meets all applicable requirements of the Florida Minimum Technical Standards as contained in Chapter 61G17-6 FAC.

SURVEYOR and MAPPER in RESPONSIBLE CHARGE:

John H. Matthews, Jr. #5425
3903 Gaineswood Lane
Tuscaloosa, Alabama 35406

Location Map



Development Summary

THE OAKS of Lake City

Development Summary

22-Aug-06

Table 1.1. Land Use Summary

Use	# Lots	Acres	Acreage in Non-Agricultural Development
Residential	242	822.0	115.4
Equestrian	N/A	66.0	10
Commercial	N/A	2.0	3
Roads w/Row	N/A	68.3	* 41
Park Areas	N/A	263.7	
Total Acreage		1222.00	
Total Acreage in Non-Agricultural Development			169.4
Percent Acreage in Non-Agricultural Development			13.9%
Percent Open Space and Parks			86.1%
* Acreage of Paved Surface			

Table 1.2. Residential Density Matrix

Type of Lots	# Lots	Acres	Non-Agricultural Development Envelope (sq. ft.)	Acreage in Non-Agricultural Development
1 Acre Lots	66	66.8	10,000	15.2
2 Acre Lots	31	64.0	15,000	10.7
4.5 Acre Lots	90	407.5	26,000	51.7
5.0 Acre Lots	43	206.0	28,000	27.6
5.5 Acre Lots	12	77.7	30,000	8.3
Total	242	822.0		115.4
Total Acreage	1222.0	Acres		
Gross Density Du/Ac	0.2			

Notes

- Maximum building heights are 45'
- A Homeowners Association will be formed to manage the common areas, private drives, parking areas and the equestrian center.
- All road construction and grading plans shall be approved by the County Engineer prior to roadway construction.
- All legal documents including the Homeowners Association and deed restrictions shall be approved by the County Attorney prior to the recording of any phase of this plan

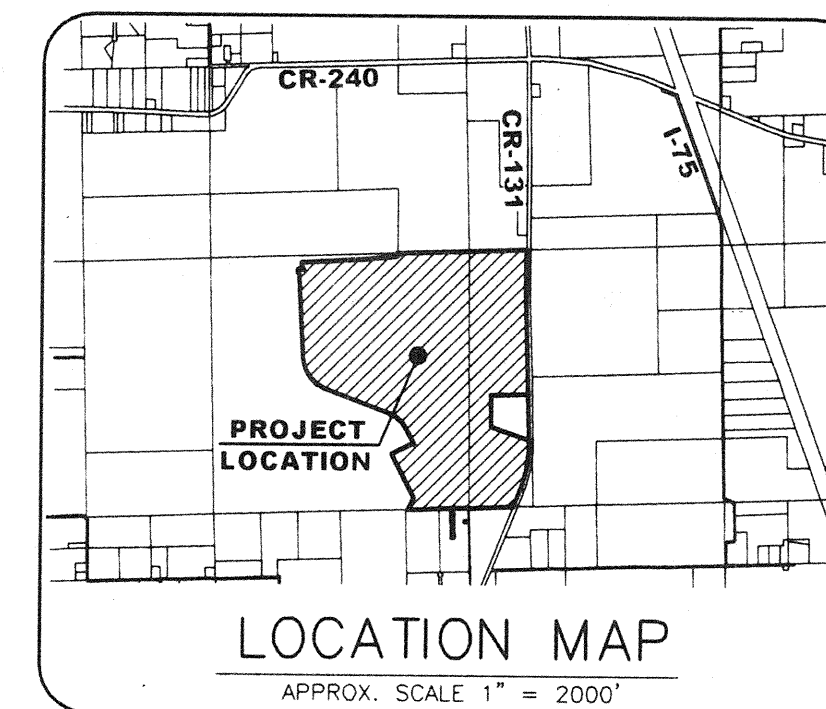
Legend

	SITE BOUNDARY
	COUNTY ROAD
	EXISTING DIRT ROAD
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	EXISTING TREE LINE
	AT&T EASEMENT
	WETLAND AREA / POND
	PROPOSED ROAD WITH 60' R.O.W.
	GREENWAYS
	DOG PARK
	EQUESTRIAN RECREATION AREA
	PROPERTY LINE
	UTILITY EASEMENT
	APPROXIMATE EQUESTRIAN CENTER BUILDING ENVELOPE
	EQUESTRIAN CENTER Tack Shop, Club-house with Snack Bar and Kitchen, Horse Boarding, Equine Husbandry, Educational Programs (lessons and seminars), Equestrian Events, Community Events (picnics, movies, etc.), General Management Offices, Living Quarters for Barn Manager, Horse Lay-up/Quarantine Areas, Equine Health Services

OAKS OF LAKE CITY PHASE 1

A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 17 & 18, TOWNSHIP 5 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

In accordance with County Ordinance No. 98-1 which enacted Section 4.18 of the Columbia County Land Development regulations, the undersigned developer hereby propose and request approval of the Planned Residential Development described herein to be known as "OAKS OF LAKE CITY PHASE 1".



SUMMARY OF SINGLE FAMILY RESIDENTIAL LOTS BY UNITS

UNIT NO.	NO. OF LOTS
1	56
2	23
3	56
4	13
5	24
6	40
7	23
TOTAL	235

DEVELOPER:
Oaks of Lake City, LLC
P.O. Box 2639
Lake City, FL 32056
Contact: Bradley N. Dicks
386-752-8585

STATEMENT OF OBJECTIVES

It is the developer's intent to provide an attractive location and lot arrangement for the construction of single-family residences, situated in a scenic, natural environment, yet efficiently located near businesses, services and major transportation routes, and preserving wetlands and other natural areas during the development process. The development consists of 56 lots for single-family residences that will be served by private water and sewer systems. The total tract is approximately 434.33 acres, of which 224.06 acres will be commons area. The subdivision will be served by paved roadways dedicated to and maintained by the County. There will be two landscaped entrances onto County Road 131.

UTILITY SERVICE PLAN

The lots will be served by private wells and septic tanks. Subject to county approval.

Utility easements will be dedicated to the Public with the recording of the PRD plat to be used for all necessary utilities serving the development. Easements will be located adjacent to roadways and in areas that will be determined prior to final PRD approval.

STATISTICAL INFORMATION - PHASE 1

- 1.) Total acreage of the site is approximately 434.33 acres.
- 2.) Maximum building coverage per lot of single-family homes is approximately 25% (depending on the size of the lot), but not to exceed 40%.
- 3.) Gross residential density (single family homes) = 56 Units / 434.33 acres = 0.13 Units/Acre.
- 4.) Net residential acreage (single family homes): 179.94 acres
- 5.) Summary of total site acreage of 434.33 acres:
 - a.) Lots for single family homes 179.94 acres
 - b.) Road Right-of-Way 26.29 acres
 - c.) Common Areas 224.06 acres
 - d.) Commercial Neighborhood 4.04 acres

STATEMENT INDICATING TYPE OF COMMON AREA LEGAL INSTRUMENTS

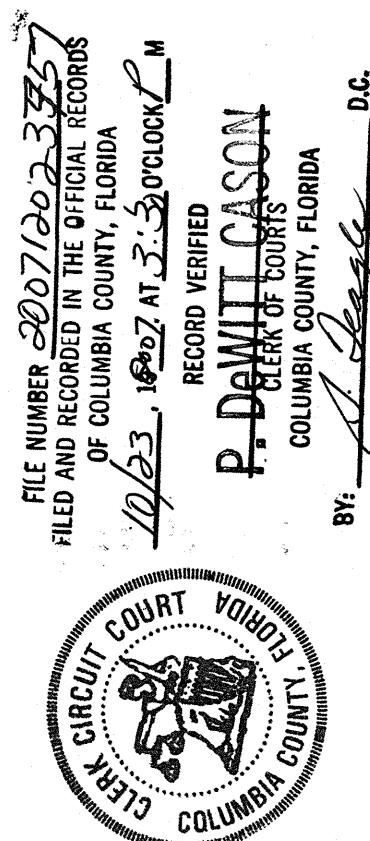
The common areas of the development are privately owned as granted to the homeowner's association. Title to common areas will be held by a Florida not-for-profit homeowner's association, OAKS OF LAKE CITY HOMEOWNER'S ASSOCIATION, which will own, manage and control the developments common elements in accordance with Declarations and Restrictions, Articles of Incorporation and By-Laws. Each Lot Owner will be a homeowner's association member. The homeowner's association will govern by majority rule and has the authority to assess for maintenance and improvements of common elements.

SHEET 1 OF 7 PLAT DATE: 09/27/2007

 **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 1134 PAGE 588



OAKS OF LAKE CITY PHASE 1

A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 17 & 18, TOWNSHIP 5 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

LEGEND & NOTES

- 1.) ☒ ^{PRM} = P.R.M. set with brass cap stamped LB 7042 and date - 4" x 4" Concrete Monument.
- ☐ ^{PCP} = P.C.P. set - Nail with cap stamped LB 7042.
- 2.) ☐ = 4"x4" Concrete Monument set, LB 7042.
- 3.) ☒ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.
- 4.) Boundary based on instruction from client, monumentation found in place, parent tract description furnished by client, and a prior boundary survey by Bailey, Bishop & Lane.
- 5.) Bearings projected from State Plane Coordinates.
- 6.) Interior improvements or underground encroachments, if present, were not located with this survey.
- 7.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that this development lies partly within Flood Zone "X", which according to said maps is outside of the 100 year flood plain, and partly within Flood Zone "A", which according to said maps is inside of the 100 year flood plain. (ref: Community Panel No. 120070 0225 B). The project engineers for the development have established 100 year flood zone elevations in those places on the plat designated as "Flood Prone Areas". The 100 year flood elevation is shown at each individual Flood Prone Area, and each area is delineated to show how it affects the lots and common areas. In addition, Minimum Floor Elevations (MFE) have been established for each residential lot (See MFE tabulation on sheet 3).
- 9.) Preliminary approval: October 19, 2006
- 10.) Water and Sewerage will be provided by individual lot owners. Subject to county approval.

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.

ACCEPTANCE FOR MAINTENANCE

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 \$58,000. has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: Angie Crowder DATE: 10/18/07
Director of Public Works

COMMISSION APPROVAL

SIGNED: E.W. Porter
Chairman

DATE: 10/18/2007

ATTEST:

R. R. Williams
Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 23 day of October 2007, in Plat Book 9, Page 46-52

SIGNED:

R. R. Williams
Clerk of Circuit Court

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Oaks of Lake City, LLC, as Owner, has caused the lands hereon described to be surveyed, subdivided and platted to be known as OAKS OF LAKE CITY PHASE 1, and that all roads, streets, and easements for utilities as shown and/or depicted hereon, are hereby dedicated to the perpetual use of the public. That retention areas, stormwater basins and drainage easements as shown and/or depicted hereon are not dedicated to the public but will be privately owned and maintained by a private owner's association.

Signed, sealed and delivered in the presence of:

Jan C. Jackson
Witness
Print or type name

Nanci Nettles
Witness
Print or type name

James J. Warner
Witness
Print or type name

Allison K. Burkett
Witness
Print or type name

Bradley N. Dicks
Bradley N. Dicks
Oaks of Lake City, LLC
Owner

Robert F. Sullivan
Print Name: Robert F. Sullivan v.p.
First Federal Savings Bank of Florida
Mortgagee

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: Maria Lopez DATE: 10/18/07
County Attorney, Columbia County

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 10/18/2007 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: Donald F. Lee
NAME: Donald F. Lee
Florida Reg. Cert. No. 63144



ENGINEER'S CERTIFICATE

I HEREBY CERTIFY that the proposed drainage system is sufficient with respect to the Columbia County Subdivision Regulations.

SIGNED: Chad Williams
Chad Williams, P. E.
Florida Reg. # 63144
DATE: 10-18-07

DEVELOPER:
Oaks of Lake City, LLC
P.O. Box 2639
Lake City, FL 32056
Contact: Bradley N. Dicks
386-752-8585

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 18 day of Oct, 2007, by Bradley N. Dicks, as owner. He is personally known to me or has produced as identification and (did / did not) take an oath.

SIGNED: Nanci Nettles
Notary Public

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 18 day of Oct, 2007, by James J. Warner as identification and (did / did not) take an oath.

SIGNED: James J. Warner
Notary Public

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

DATE: 10/19/2007

SHEET 2 OF 7 PLAT DATE: 09/27/2007



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 1134 PAGE 588

OAKS OF LAKE CITY PHASE 1

A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 17 & 18, TOWNSHIP 5 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

TOTAL ACREAGE
434.33 ACRES

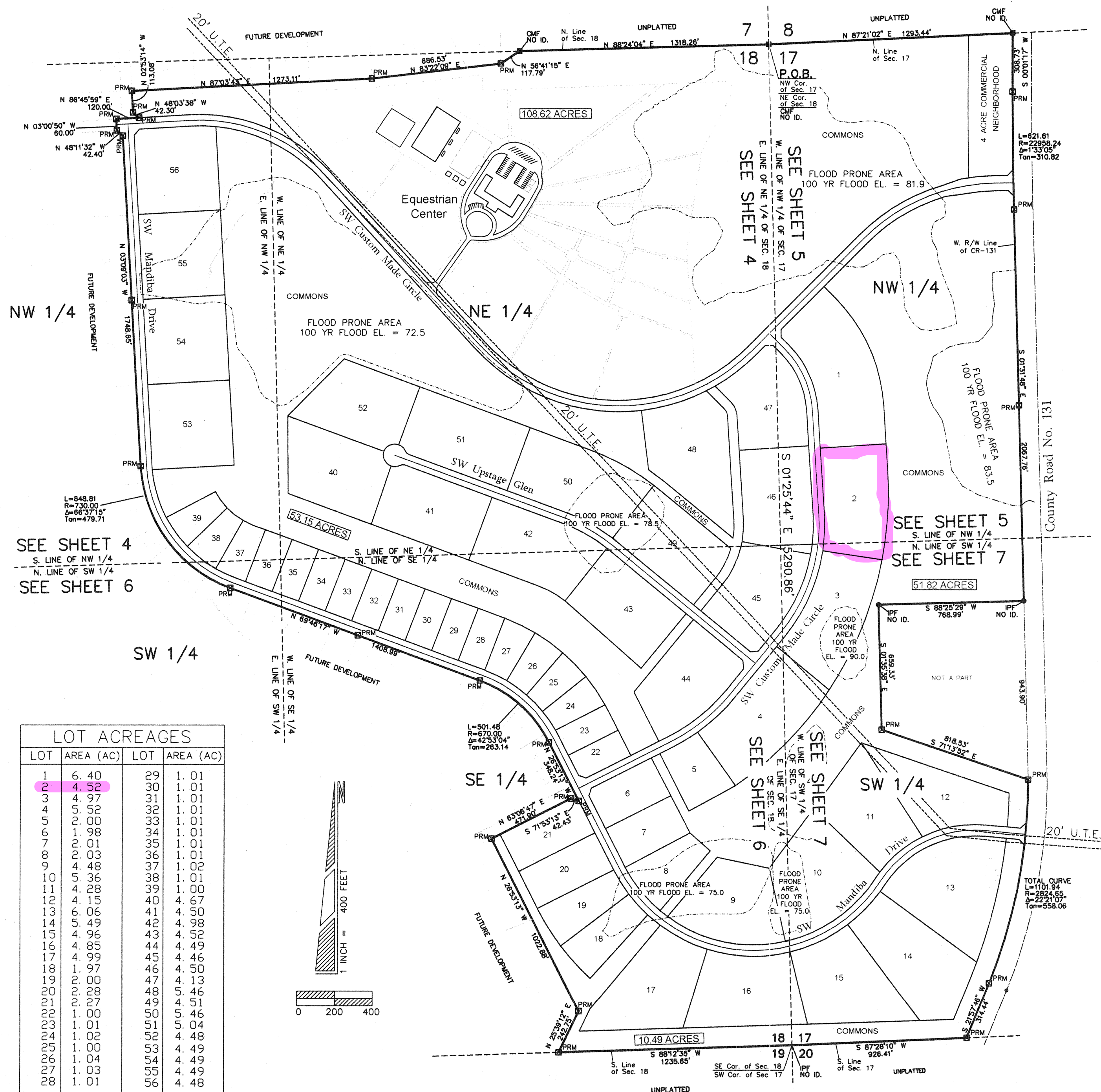
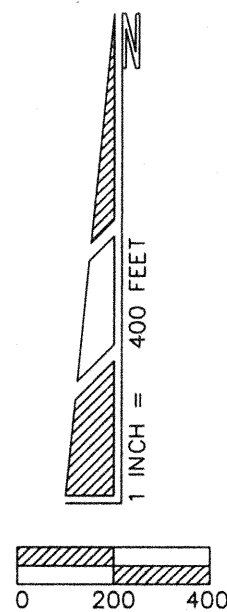
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Oaks of Lake City, LLC
P.O. Box 2639
Lake City, FL 32056
Contact: Bradley N. Dicks
386-752-8585

DESCRIPTION:

BEGIN at the Northwest corner of Section 17, Township 5 South, Range 17 East, Columbia County, Florida and run North 87°21'02" East a distance of 1293.44 feet to a point on the Westerly Right-of-Way line of County Road 131; thence South 00°01'17" West along said Westerly Right-of-Way line a distance of 308.73 feet to the point of curve of a curve concave to the East having a radius of 22,958.24 feet and a central angle of 01°33'05"; thence Southerly along the arc of said curve, still being said Westerly Right-of-Way line, a distance of 621.61 feet to the point of tangency; thence South 01°31'48" East still along said Westerly Right-of-Way line a distance of 2067.76 feet; thence South 88°25'29" West a distance of 768.99 feet; thence South 01°35'38" East a distance of 659.33 feet; thence South 71°13'52" East a distance of 818.53 feet to a point on a curve concave to the West having a radius of 2824.65 feet and a central angle of 22°21'07"; thence Southwesterly along the arc of said curve, being also the Westerly Right-of-Way line of County Road 131, a distance of 1101.94 feet to the point of tangency; thence South 21°57'46" West still along said Westerly Right-of-Way line a distance of 314.44 feet to a point on the South line of Section 17; thence South 87°28'10" West along said South line of Section 17 a distance of 926.41 feet to the Southeast corner of Section 18; thence South 88°12'35" West along the South line of said Section 18 a distance of 1235.65 feet; thence North 25°39'12" East a distance of 242.75 feet; thence North 26°53'13" West a distance of 1022.88 feet; thence North 63°06'47" East a distance of 471.90 feet; thence South 71°53'13" East a distance of 42.43 feet; thence North 26°53'13" West a distance of 348.24 feet to the point of curve of a curve concave to the Southwest having a radius of 670.00 feet and a central angle of 42°53'04"; thence Northwesterly along the arc of said curve a distance of 501.48 feet to the point of tangency; thence North 69°46'17" West a distance of 1408.99 feet to the point of curve of a curve concave to the Northeast having a radius of 730.00 feet and a central angle of 66°37'15"; thence Northwesterly along the arc of said curve a distance of 848.81 feet to the point of tangency; thence North 03°09'03" West a distance of 1748.65 feet; thence North 48°11'32" West a distance of 42.40 feet; thence North 03°00'50" West a distance of 60.00 feet; thence North 86°45'59" East a distance of 120.00 feet; thence North 48°03'38" West a distance of 42.30 feet; thence North 02°53'14" West a distance of 113.08 feet; thence North 87°03'43" East a distance of 1273.11 feet; thence North 83°22'09" East a distance of 686.53 feet; thence North 56°41'15" East a distance of 117.79 feet to a point on the North line of Section 18; thence North 88°24'04" East along said North line of Section 18 a distance of 1318.26 feet to the POINT OF BEGINNING. Containing 434.33 acres, more or less.

MINIMUM FLOOR ELEVATION			
LOT#	M.F.E.	LOT#	M.F.E.
1	88	29	89
2	93	30	87
3	92	31	83
4	92	32	82
5	88	33	84
6	88	34	85
7	79	35	85
8	77	36	84
9	77	37	80
10	77	38	77
11	77	39	77
12	89	40	77
13	85	41	75
14	86	42	81
15	88	43	81
16	89	44	94
17	78	45	94
18	77	46	88
19	77	47	86
20	78	48	83
21	85	49	81
22	95	50	81
23	92	51	75
24	90	52	75
25	88	53	80
26	86	54	75
27	87	55	75
28	90	56	77

LOT ACREAGES			
LOT	AREA (AC)	LOT	AREA (AC)
1	6.40	29	1.01
2	4.52	30	1.01
3	4.97	31	1.01
4	5.52	32	1.01
5	2.00	33	1.01
6	1.98	34	1.01
7	2.01	35	1.01
8	2.03	36	1.01
9	4.48	37	1.02
10	5.36	38	1.01
11	4.28	39	1.00
12	4.15	40	4.67
13	6.06	41	4.50
14	5.49	42	4.98
15	4.96	43	4.52
16	4.85	44	4.49
17	4.99	45	4.46
18	1.97	46	4.50
19	2.00	47	4.13
20	2.28	48	5.46
21	2.27	49	4.51
22	1.00	50	5.46
23	1.01	51	5.04
24	1.02	52	4.48
25	1.00	53	4.49
26	1.04	54	4.49
27	1.03	55	4.49
28	1.01	56	4.48



LEGEND	
CMF=CONCRETE MONUMENT FOUND	SEC.=SECTION
CMF=CONCRETE MONUMENT SET	RGE.=RANGE
IPF=IRON PIPE FOUND	TWP.=TOWNSHIP
IPS=IRON PIPE SET	COR.=CORNER
PLS=PROFESSIONAL LAND SURVEYOR	NE=NORTHEAST
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NW=NORTHWEST
R/W=RIGHT-OF-WAY	SW=SOUTHWEST
S=CENTER LINE	SE=SOUTHEAST
E=PROPERTY LINE	LB=LICENSED BUSINESS
IRC=IRON REBAR & CAP	P.O.B.=POINT OF BEGINNING
R=RADIUS OF CURVE	Δ=DELTA ANGLE, CENTRAL ANGLE
L=LENGTH OF CURVE	(F)=FIELD MEASUREMENTS
(P)=PLAT MEASUREMENTS	(D)=DEED MEASUREMENTS
NO ID=NO IDENTIFICATION	PD=FOUND
U.T.E.=UNDERGROUND TELEPHONE EASEMENT	M.F.E.=MINIMUM FLOOR ELEVATION

SHEET 3 OF 7 PLAT DATE: 09/27/2007

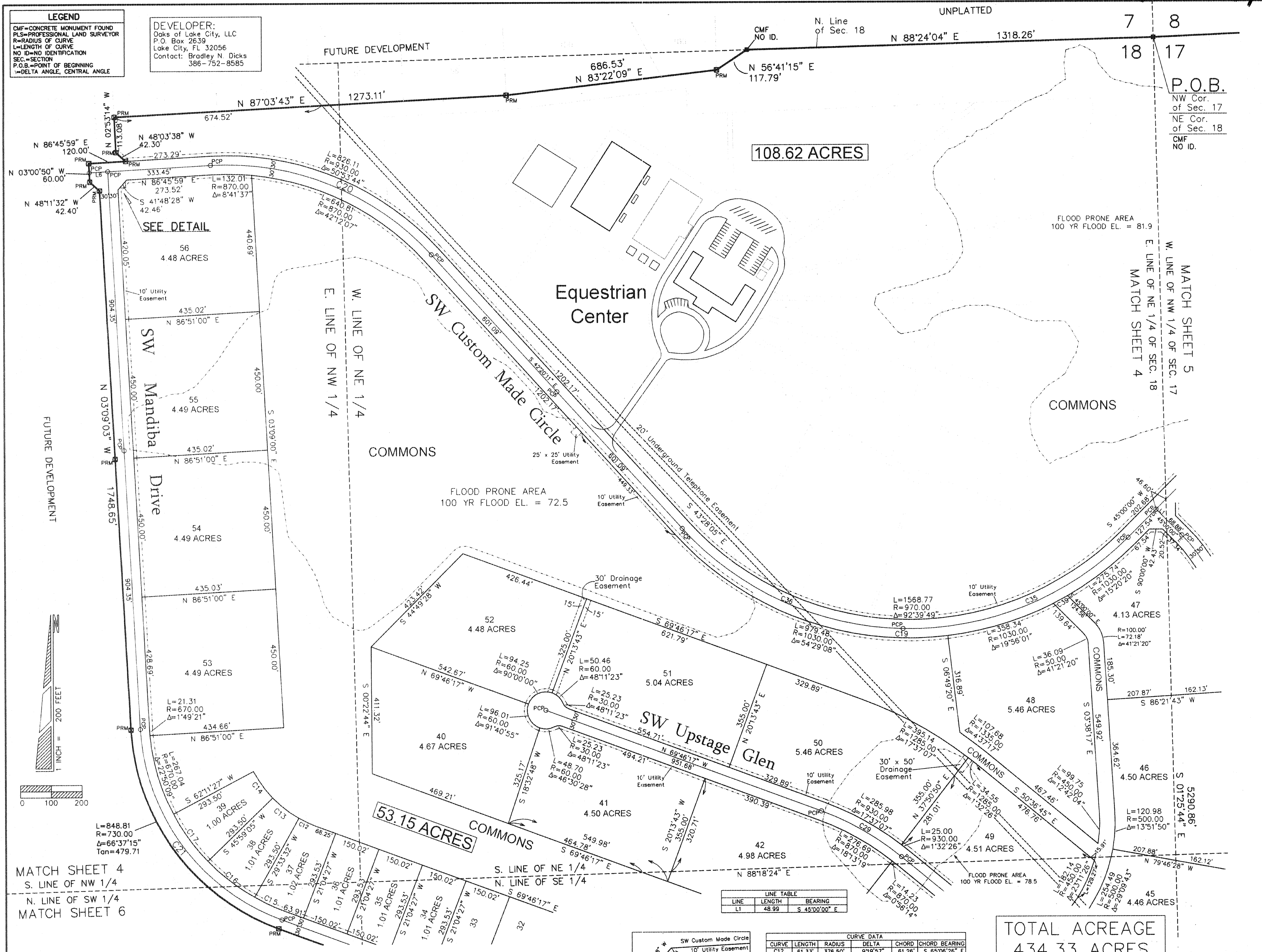
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LEGEND
 CMF=CONCRETE MONUMENT FOUND
 PLS=PROFESSIONAL LAND SURVEYOR
 R=RADIUS OF CURVE
 L=LENGTH OF CURVE
 NO ID=NO IDENTIFICATION
 SEC.=SECTION
 P.O.B.=POINT OF BEGINNING
 Δ=DELTA ANGLE, CENTRAL ANGLE

DEVELOPER:
 Oaks of Lake City, LLC
 P.O. Box 2639
 Lake City, FL 32056
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 IN SECTION 17 & 18, TOWNSHIP 5 SOUTH, RANGE 17 EAST
 COLUMBIA COUNTY, FLORIDA

LINE TABLE

LINE	LENGTH	BEARING
L1	48.99	S 45°00'00" E

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C12	61.33'	376.50'	91°57'	61.26'	S 65°06'26" E
C13	107.94'	376.50'	16°25'33"	107.57'	S 52°13'41" E
C14	106.49'	376.50'	16°12'21"	106.14'	S 35°54'44" E
C15	109.11'	670.00'	9°19'50"	108.99'	S 65°06'23" E
C16	192.08'	670.00'	16°25'33"	191.42'	S 52°13'41" E
C17	189.51'	670.00'	16°12'21"	188.88'	S 35°54'44" E
C19	808.64'	1000.00'	46°19'54"	786.79'	S 65°30'08" E
C20	799.49'	900.00'	50°53'50"	773.48'	N 67°27'06" W
C21	813.82'	700.00'	66°37'14"	768.84'	S 38°27'40" E
C29	300.92'	900.00'	19°09'33"	299.55'	N 60°11'31" E
C35	808.64'	1000.00'	46°19'54"	786.79'	N 68°09'57" E
C36	808.64'	1000.00'	46°19'54"	786.79'	S 65°30'08" E
C39	52.23'	1030.00'	2°54'20"	52.23'	N 61°47'30" E

TOTAL ACREAGE
434.33 ACRES

SHEET 4 OF 7 PLAT DATE: 09/27/2007

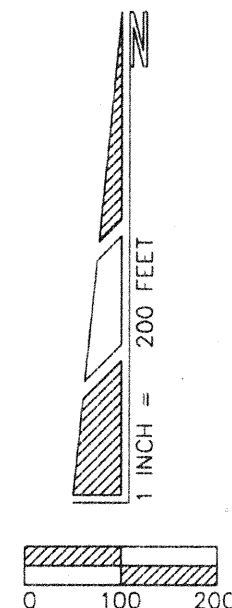
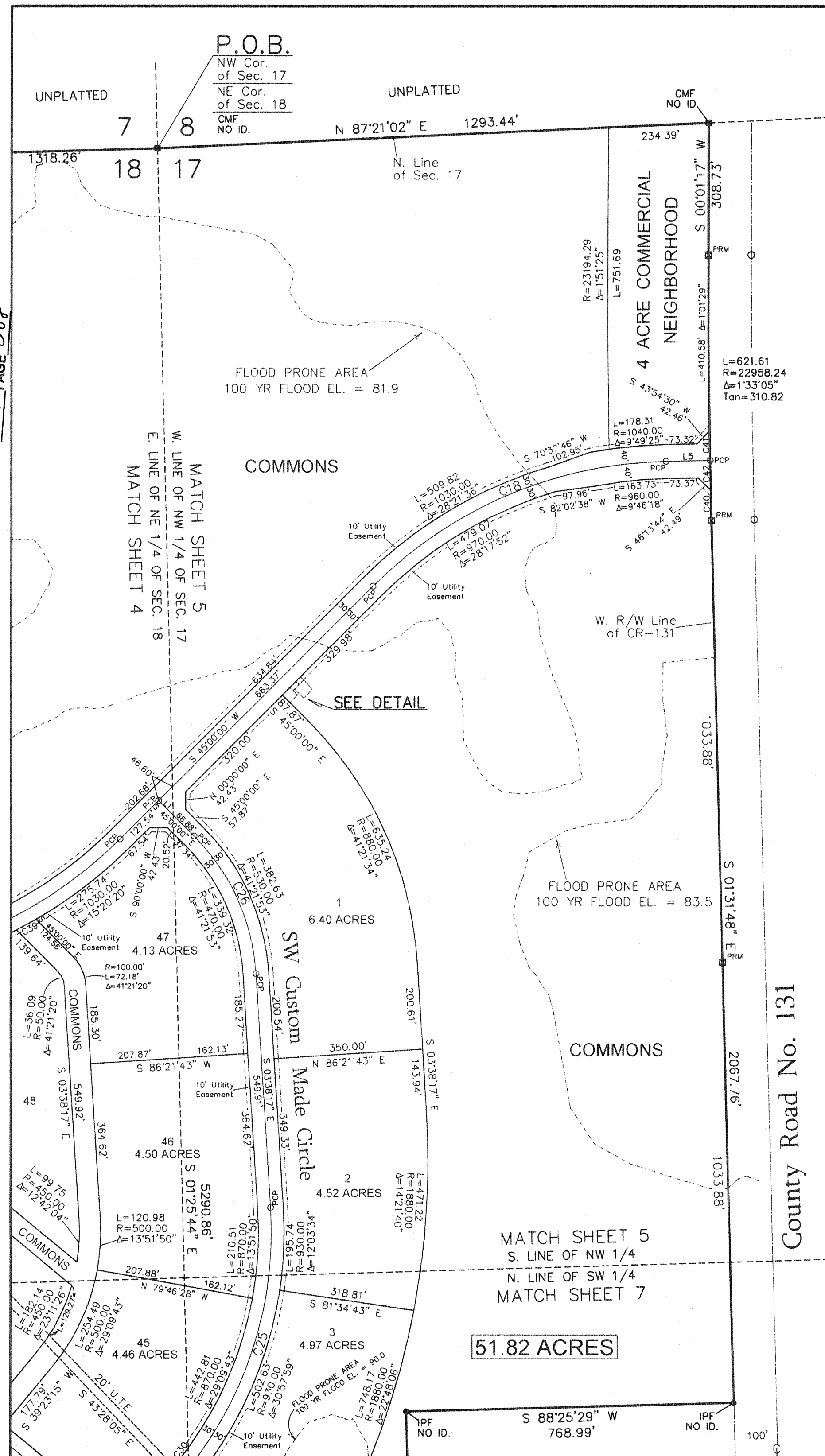


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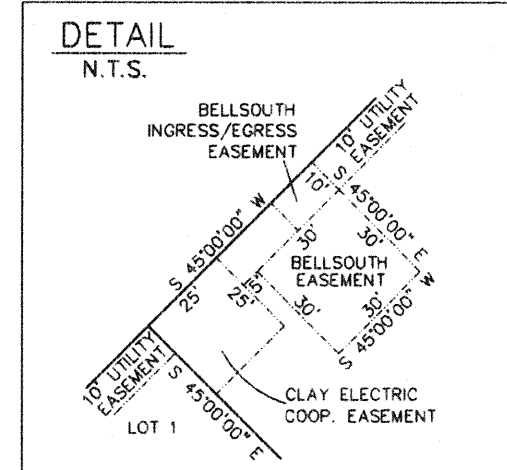
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TOTAL ACREAGE
434.33 ACRES

DEVELOPER:
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CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	41.77'	1023.50'	2°20'18"	41.77'	N 28°03'22" W
C2	181.42'	1023.50'	10°09'21"	181.18'	N 34°18'12" W
C3	175.58'	1023.50'	9°49'45"	175.37'	N 44°17'45" W
C4	180.98'	1023.50'	10°07'53"	180.74'	N 54°16'33" W
C5	176.92'	1023.50'	9°54'14"	176.70'	N 64°17'37" W
C6	9.40'	1023.50'	0°31'34"	9.40'	N 69°30'31" W
C7	41.78'	730.00'	3°16'46"	41.78'	N 28°31'36" W
C8	120.27'	730.00'	9°26'24"	120.14'	N 34°53'11" W
C9	122.36'	730.00'	9°36'14"	122.22'	N 44°24'30" W
C10	129.08'	730.00'	10°07'53"	128.91'	N 54°16'33" W
C11	127.82'	730.00'	10°01'57"	127.66'	N 64°21'28" W
C12	61.33'	376.50'	9°19'57"	61.26'	S 65°06'26" E
C13	107.94'	376.50'	16°25'33"	107.57'	S 52°13'41" E
C14	106.49'	376.50'	16°12'21"	106.14'	S 35°54'44" E
C15	109.11'	670.00'	9°19'50"	108.99'	S 65°06'23" E
C16	192.08'	670.00'	16°25'33"	191.42'	S 52°13'41" E
C17	189.51'	670.00'	16°12'21"	188.88'	S 35°54'44" E
C18	765.46'	1000.00'	43°51'28"	746.91'	S 66°55'44" W
C19	808.64'	1000.00'	46°19'54"	786.79'	S 65°30'08" E
C20	799.49'	900.00'	50°53'50"	773.46'	N 67°47'06" W
C21	813.93'	700.00'	66°37'14"	768.84'	S 36°27'40" E
C22	523.93'	700.00'	42°53'04"	511.79'	N 48°19'45" W
C23	652.28'	600.00'	62°17'19"	620.63'	S 64°08'40" W
C24	414.07'	1000.00'	23°43'29"	411.12'	N 51°15'00" E
C25	675.85'	900.00'	43°01'33"	660.08'	N 17°52'29" E
C26	360.98'	500.00'	41°21'53"	353.19'	N 24°19'03" W
C27	838.55'	800.00'	60°03'23"	800.68'	S 56°54'55" E
C28	601.15'	800.00'	43°03'15"	587.11'	N 54°31'38" E
C29	300.95'	900.00'	19°09'33"	299.55'	N 60°11'31" W
C30	55.43'	870.00'	3°39'01"	55.42'	N 37°33'45" E
C31	18.84'	473.19'	2°16'53"	18.84'	S 38°47'16" W
C32	22.38'	770.00'	1°39'54"	22.38'	N 76°23'27" E
C33	237.40'	800.00'	17°00'08"	236.53'	N 84°33'20" E
C34	808.64'	1000.00'	46°19'54"	786.79'	N 68°09'57" E
C35	808.64'	1000.00'	46°19'54"	786.79'	S 65°30'08" E
C36	50.04'	770.00'	3°43'23"	50.03'	S 51°58'26" E
C37	85.57'	830.00'	5°54'25"	85.53'	S 50°36'46" E
C38	52.23'	1030.00'	2°54'20"	52.23'	N 61°47'30" E
C39	71.03'	22958.24'	0°10'38"	71.03'	S 01°26'29" E
C40	70.00'	22958.24'	0°10'29"	70.00'	S 01°05'27" E
C41	70.00'	22958.24'	0°10'29"	70.00'	S 01°15'56" E
C42	70.00'	22958.24'	0°10'29"	70.00'	S 01°15'56" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.99	S 45°00'00" E
L2	51.08	N 39°23'15" E
L3	16.12	N 39°23'15" E
L4	44.12	S 50°36'45" E
L5	103.31	N 88°51'28" E
L6	59.93	N 86°45'59" E

LEGEND	
CMF=CONCRETE MONUMENT FOUND	SEC.=SECTION
CMS=CONCRETE MONUMENT SET	RGE.=RANGE
IPF=IRON PIPE FOUND	TWP.=TOWNSHIP
IPS=IRON PIPE SET	COR.=CORNER
PLS=PROFESSIONAL LAND SURVEYOR	NE=NORTHEAST
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NW=NORTHWEST
R/W=RIGHT-OF-WAY	SW=SOUTHWEST
C=CENTER LINE	SE=SOUTHEAST
E=PROPERTY LINE	LB=LICENSED BUSINESS
IRC=IRON REBAR & CAP	P.O.B.=POINT OF BEGINNING
R=RADIUS OF CURVE	Δ=DELTA ANGLE, CENTRAL ANGLE
L=LENGTH OF CURVE	(P)=FIELD MEASUREMENTS
NO ID=NO IDENTIFICATION	(D)=DEED MEASUREMENTS
U.T.E.=UNDERGROUND TELEPHONE EASEMENT	FD=FOUND

SHEET 5 OF 7 PLAT DATE: 09/27/2007

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

MATCH SHEET 4
S. LINE OF NW 1/4
N. LINE OF SW 1/4
MATCH SHEET 6

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.99	S 45°00'00" E
L2	51.08	N 39°23'15" E
L3	16.12	N 39°23'15" E
L4	44.12	S 50°36'45" E
L5	103.31	N 88°51'28" E
L6	59.93	N 86°45'59" E

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	41.77'	1023.50'	2°20'18"	41.77'	N 28°03'22" W
C2	181.42'	1023.50'	10°09'21"	181.18'	N 34°18'12" W
C3	175.58'	1023.50'	9°49'45"	175.37'	N 44°17'45" W
C4	180.98'	1023.50'	10°07'53"	180.74'	N 54°16'33" W
C5	176.92'	1023.50'	9°54'14"	176.70'	N 64°17'37" W
C6	9.40'	1023.50'	0°31'34"	9.40'	N 69°30'31" W
C7	41.78'	730.00'	3°16'46"	41.78'	N 28°31'36" W
C8	120.27'	730.00'	9°26'24"	120.14'	N 34°53'11" W
C9	122.36'	730.00'	9°36'14"	122.22'	N 44°24'30" W
C10	129.08'	730.00'	10°07'53"	128.91'	N 54°16'33" W
C11	127.82'	730.00'	10°01'57"	127.66'	N 64°21'28" W
C12	61.33'	376.50'	9°19'57"	61.26'	S 65°06'26" E
C13	107.94'	376.50'	16°25'33"	107.57'	S 52°13'41" E
C14	106.49'	376.50'	16°12'21"	106.14'	S 35°54'44" E
C15	109.11'	670.00'	9°19'50"	108.99'	S 65°06'23" E
C16	192.08'	670.00'	16°25'33"	191.42'	S 52°13'41" E
C17	189.51'	670.00'	16°12'21"	188.88'	S 35°54'44" E
C18	765.46'	1000.00'	43°51'28"	746.91'	S 66°55'44" W
C19	808.64'	1000.00'	46°19'54"	786.79'	S 65°30'08" E
C20	799.49'	900.00'	50°53'50"	773.46'	N 67°47'06" W
C21	813.93'	700.00'	66°37'14"	768.84'	S 6°27'40" W
C22	523.93'	700.00'	42°53'04"	511.79'	N 48°19'45" W
C23	652.28'	600.00'	62°17'19"	620.63'	S 64°08'40" W
C24	414.07'	1000.00'	23°43'29"	411.12'	N 51°15'00" E
C25	675.85'	900.00'	43°01'33"	660.08'	N 17°52'29" E
C26	360.98'	500.00'	41°21'53"	353.19'	N 24°19'03" W
C27	838.55'	800.00'	60°03'23"	800.68'	S 56°54'55" E
C28	601.15'	800.00'	43°03'15"	587.11'	N 54°31'38" E
C29	300.95'	900.00'	19°09'33"	299.55'	N 60°11'31" W
C30	55.43'	870.00'	3°39'01"	55.42'	N 37°33'45" E
C31	18.84'	473.19'	2°16'53"	18.84'	S 38°47'16" W
C32	22.38'	770.00'	1°39'54"	22.38'	N 76°23'27" E
C33	1.56'	830.00'	0°06'26"	1.56'	N 76°27'36" E
C34	237.40'	800.00'	17°00'08"	236.53'	N 84°33'20" E
C35	808.64'	1000.00'	46°19'54"	786.79'	N 68°09'57" E
C36	808.64'	1000.00'	46°19'54"	786.79'	S 65°30'08" E
C37	50.04'	770.00'	3°43'23"	50.03'	S 51°58'26" E
C38	85.57'	830.00'	5°54'25"	85.53'	S 50°36'46" E
C39	52.23'	1030.00'	2°54'20"	52.23'	N 61°47'30" E
C40	71.03'	22958.24'	0°10'38"	71.03'	S 01°26'29" E
C41	70.00'	22958.24'	0°10'29"	70.00'	S 01°05'27" E
C42	70.00'	22958.24'	0°10'29"	70.00'	S 01°15'56" E

TOTAL ACREAGE
434.33 ACRES

DEVELOPER:
Oaks of Lake City, LLC
P.O. Box 2639
Lake City, FL 32056
Contact: Bradley N. Dicks
386-752-8585

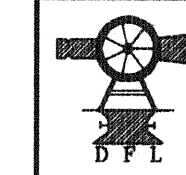
LEGEND	
CMF=CONCRETE MONUMENT FOUND	SEC.=SECTION
CMS=CONCRETE MONUMENT SET	RGE.=RANGE
IPF=IRON PIPE FOUND	TWP.=TOWNSHIP
IPS=IRON PIPE SET	COR.=CORNER
PLS=PROFESSIONAL LAND SURVEYOR	NE=NORTHEAST
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NW=NORTHWEST
R/W=RIGHT-OF-WAY	SW=SOUTHWEST
C=CENTER LINE	SE=SOUTHEAST
E=PROPERTY LINE	LB=LICENSED BUSINESS
IRC=IRON REBAR & CAP	P.O.B.=POINT OF BEGINNING
R=RAIUS OF CURVE	Δ=DELTA ANGLE, CENTRAL ANGLE
L=LENGTH OF CURVE	(F)=FIELD MEASUREMENTS
(P)=PLAT MEASUREMENTS	(D)=DEED MEASUREMENTS
NO ID=NO IDENTIFICATION	FD=FOUND
U.T.E.=UNDERGROUND TELEPHONE EASEMENT	

OAKS OF LAKE CITY PHASE 1 A PLANNED RESIDENTIAL DEVELOPMENT IN SECTION 17 & 18, TOWNSHIP 5 SOUTH, RANGE 17 EAST COLUMBIA COUNTY, FLORIDA

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

SHEET 6 OF 7

SE Cor. of Sec. 18
SW Cor. of Sec. 17
NO ID.
PLAT DATE: 09/27/2007

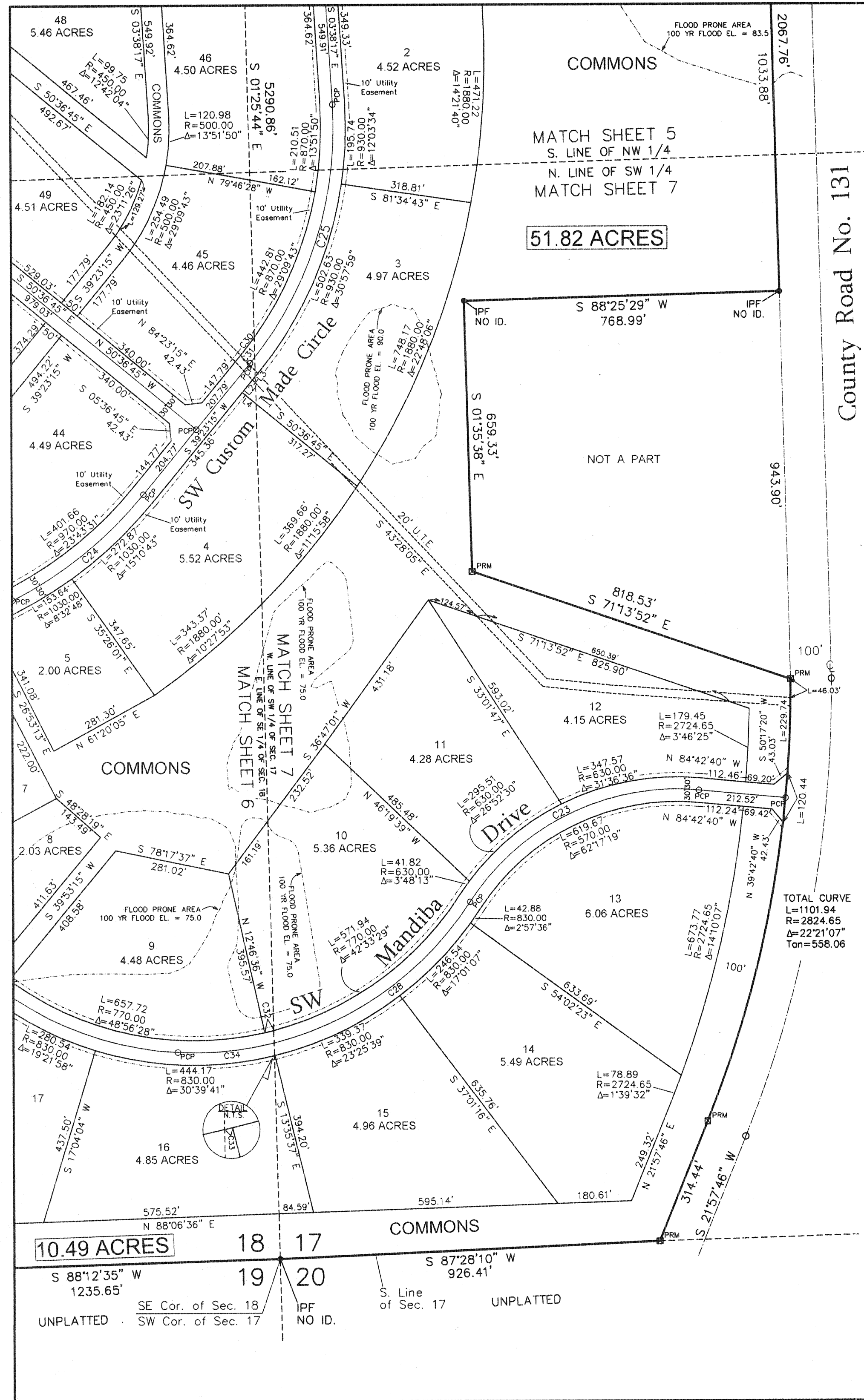


OFFICIAL RECORDS
BOOK 1134 PAGE 588

OAKS OF LAKE CITY PHASE 1

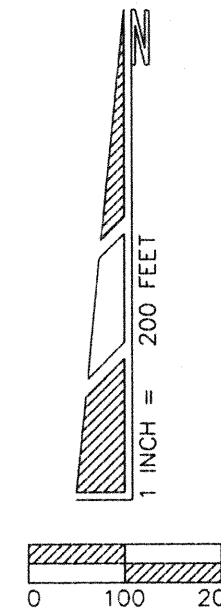
A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 17 & 18, TOWNSHIP 5 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS
BOOK 1134 PAGE 588



County Road No. 131

TOTAL ACREAGE
434.33 ACRES



CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	41.77'	1023.50'	2°20'18"	41.77'	N 28°03'22" W
C2	181.42'	1023.50'	10°09'21"	181.18'	N 34°18'12" W
C3	175.58'	1023.50'	9°49'45"	175.37'	N 44°17'45" W
C4	180.98'	1023.50'	10°07'53"	180.74'	N 54°16'33" W
C5	176.92'	1023.50'	9°54'14"	176.70'	N 64°17'37" W
C6	9.40'	1023.50'	0°31'34"	9.40'	N 69°30'31" W
C7	41.78'	730.00'	3°16'46"	41.78'	N 28°31'36" W
C8	120.27'	730.00'	9°26'24"	120.14'	N 34°53'11" W
C9	122.36'	730.00'	9°36'14"	122.22'	N 44°24'30" W
C10	129.08'	730.00'	10°07'53"	128.91'	N 54°16'33" W
C11	127.82'	730.00'	10°01'57"	127.66'	N 64°21'28" W
C12	61.33'	376.50'	9°19'57"	61.26'	S 65°06'26" E
C13	107.94'	376.50'	16°25'33"	107.57'	S 52°13'41" E
C14	106.49'	376.50'	16°12'21"	106.14'	S 35°54'44" E
C15	109.11'	670.00'	9°19'50"	108.99'	S 65°06'26" E
C16	192.08'	670.00'	16°25'33"	191.42'	S 52°13'41" E
C17	189.51'	670.00'	16°12'21"	188.88'	S 35°54'44" E
C18	765.46'	1000.00'	43°51'28"	746.91'	S 66°55'44" W
C19	808.64'	1000.00'	46°19'54"	786.79'	S 65°30'08" E
C20	799.49'	900.00'	50°53'50"	773.46'	N 67°47'06" W
C21	813.93'	700.00'	66°37'14"	768.84'	S 36°27'40" E
C22	523.93'	700.00'	42°53'04"	511.79'	N 48°19'45" W
C23	652.28'	600.00'	62°17'19"	620.63'	S 64°08'40" W
C24	414.07'	1000.00'	23°43'29"	411.12'	N 51°15'00" E
C25	675.85'	900.00'	43°01'33"	660.08'	N 17°52'29" E
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C27	838.55'	800.00'	60°03'23"	800.68'	S 56°54'55" E
C28	601.15'	800.00'	43°03'15"	587.11'	N 54°31'38" E
C29	300.95'	900.00'	19°09'33"	299.55'	N 60°11'31" W
C30	55.43'	870.00'	3°39'01"	55.42'	N 37°33'45" E
C31	18.84'	473.19'	2°16'53"	18.84'	N 38°47'16" W
C32	22.38'	770.00'	1°39'54"	22.38'	N 76°23'27" E
C33	1.56'	830.00'	0°06'26"	1.56'	N 76°27'36" E
C34	237.40'	800.00'	17°00'08"	236.53'	N 84°33'20" E
C35	808.64'	1000.00'	46°19'54"	786.79'	S 65°30'08" E
C36	808.64'	1000.00'	46°19'54"	786.79'	S 65°30'08" E
C37	50.04'	770.00'	3°43'23"	50.03'	S 51°58'26" E
C38	85.57'	830.00'	5°54'25"	85.53'	S 50°36'46" E
C39	52.23'	1030.00'	2°54'20"	52.23'	N 61°47'30" E
C40	71.03'	22958.24'	0°10'38"	71.03'	S 01°26'29" E
C41	70.00'	22958.24'	0°10'29"	70.00'	S 01°05'27" E
C42	70.00'	22958.24'	0°10'29"	70.00'	S 01°15'56" E

LEGEND	
CMF=CONCRETE MONUMENT FOUND	SEC=SECTION
CMS=CONCRETE MONUMENT SET	RCE=RANGE
IPF=IRON PIPE FOUND	TWP.=TOWNSHIP
IPS=IRON PIPE SET	COR.=CORNER
PLS=PROFESSIONAL LAND SURVEYOR	NE=NORTHEAST
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NW=NORTHWEST
R/W=RIGHT-OF-WAY	SW=SOUTHWEST
CL=CENTER LINE	SE=SOUTHEAST
EL=PROPERTY LINE	LB=LICENSED BUSINESS
IR=IRON REBAR & CAP	P.O.B.=POINT OF BEGINNING
R=RADIUS OF CURVE	Δ=DELTA ANGLE, CENTRAL ANGLE
L=LENGTH OF CURVE	(F)=FIELD MEASUREMENTS
NO ID=NO IDENTIFICATION	(D)=DEED MEASUREMENTS
U.T.E.=UNDERGROUND TELEPHONE EASEMENT	FD=FOUND

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.99	S 45°00'00" E
L2	51.08	N 39°23'15" E
L3	16.12	N 39°23'15" E
L4	44.12	S 50°36'45" E
L5	103.31	N 88°51'28" E
L6	59.93	N 86°45'59" E

DEVELOPER:
Oaks of Lake City, LLC
P.O. Box 2639
Lake City, FL 32056
Contact: Bradley N. Dicks
386-752-8585

SHEET 7 OF 7

PLAT DATE: 09/27/2007



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

**OAKS OF LAKE CITY
PHASE 1
FOR 2008**

PARENT PARCELS – 17-5S-17-09278-002 – 139.25 AC'S – (DELETED ALL USED UP)

18-5S-17-09280-000 – 640.00 AC'S – 294.86 = 345.14

HEADER PARCEL- 18-5S-17-09280-100 – A PLANNED RESIDENTIAL DEVELOPMENT LYING IN THE W1/2 OF THE NW1/ 4 & THE W1/2 OF THE SW1/4 OF SEC 17-5S-17. AND ALSO LYING IN ALL OF THE NE1/4 & THE E1/2 OF THE E1/2 OF THE NW1/4 & ALSO LYING IN THE E1/2 OF THE SE1/4 & THE N1/2 OF THE NW1/4 OF THE SE1/4 OF SEC 18-5S-17. RECORDED ON 10/23/07 IN PLAT BOOK 9 PAGES 46 THRU 52.

LOT 1	17-5S-17-09280-101	6.40 AC.
LOT 2	17-5S-17-09280-102	4.52 AC.
LOT 3	17-5S-17-09280-103	4.97 AC.
LOT 4	18-5S-17-09280-104	5.52 AC.
LOT 5	18-5S-17-09280-105	2.00 AC.
LOT 6	18-5S-17-09280-106	1.98 AC.
LOT 7	18-5S-17-09280-107	2.01 AC.
LOT 8	18-5S-17-09280-108	2.03 AC.
LOT 9	18-5S-17-09280-109	4.48 AC.
LOT 10	17-5S-17-09280-110	5.36 AC.
LOT 11	17-5S-17-09280-111	4.28 AC.
LOT 12	17-5S-17-09280-112	4.15 AC.
LOT 13	17-5S-17-09280-113	6.06 AC.
LOT 14	17-5S-17-09280-114	5.49 AC.
LOT 15	17-5S-17-09280-115	4.96 AC.
LOT 16	18-5S-17-09280-116	4.85 AC.

LOT	17	18-5S-17-09280-117	4.99 AC.
LOT	18	18-5S-17-09280-118	1.97 AC.
LOT	19	18-5S-17-09280-119	2.00 AC.
LOT	20	18-5S-17-09280-120	2.28 AC.
LOT	21	18-5S-17-09280-121	2.27 AC.
LOT	22	18-5S-17-09280-122	1.00 AC.
LOT	23	18-5S-17-09280-123	1.01 AC.
LOT	24	18-5S-17-09280-124	1.02 AC.
LOT	25	18-5S-17-09280-125	1.00 AC.
LOT	26	18-5S-17-09280-126	1.04 AC.
LOT	27	18-5S-17-09280-127	1.03 AC.
LOT	28	18-5S-17-09280-128	1.01 AC.
LOT	29	18-5S-17-09280-129	1.01 AC.
LOT	30	18-5S-17-09280-130	1.01 AC.
LOT	31	18-5S-17-09280-131	1.01 AC.
LOT	32	18-5S-17-09280-132	1.01 AC.
LOT	33	18-5S-17-09280-133	1.01 AC.
LOT	34	18-5S-17-09280-134	1.01 AC.
LOT	35	18-5S-17-09280-135	1.01 AC.
LOT	36	18-5S-17-09280-136	1.01 AC.
LOT	37	18-5S-17-09280-137	1.02 AC.
LOT	38	18-5S-17-09280-138	1.01 AC.
LOT	39	18-5S-17-09280-139	1.00 AC.
LOT	40	18-5S-17-09280-140	4.67 AC.
LOT	41	18-5S-17-09280-141	4.50 AC.
LOT	42	18-5S-17-09280-142	4.98 AC.

LOT	43	18-5S-17-09280-143	4.52 AC.
LOT	44	18-5S-17-08280-144	4.49 AC.
LOT	45	18-5S-17-09280-145	4.46 AC.
LOT	46	18-5S-17-09280-146	4.50 AC.
LOT	47	18-5S-17-09280-147	4.13 AC.
LOT	48	18-5S-17-09280-148	5.46 AC.
LOT	49	18-5S-17-09280-149	4.51 AC.
LOT	50	18-5S-17-09280-150	5.46 AC.
LOT	51	18-5S-17-09280-151	5.04 AC.
LOT	52	18-5S-17-09280-152	4.48 AC.
LOT	53	18-5S-17-09280-153	4.49 AC.
LOT	54	18-5S-17-09280-154	4.49 AC.
LOT	55	18-5S-17-09280-155	4.49 AC.
LOT	56	18-5S-17-09280-156	4.48 AC.
COMMON AREAS		18-5S-17-09280-097	224.06 AC.
COMM. NBHD		17-5S-17-09280-098	4.00 AC.