

# ANCIENT OAKS

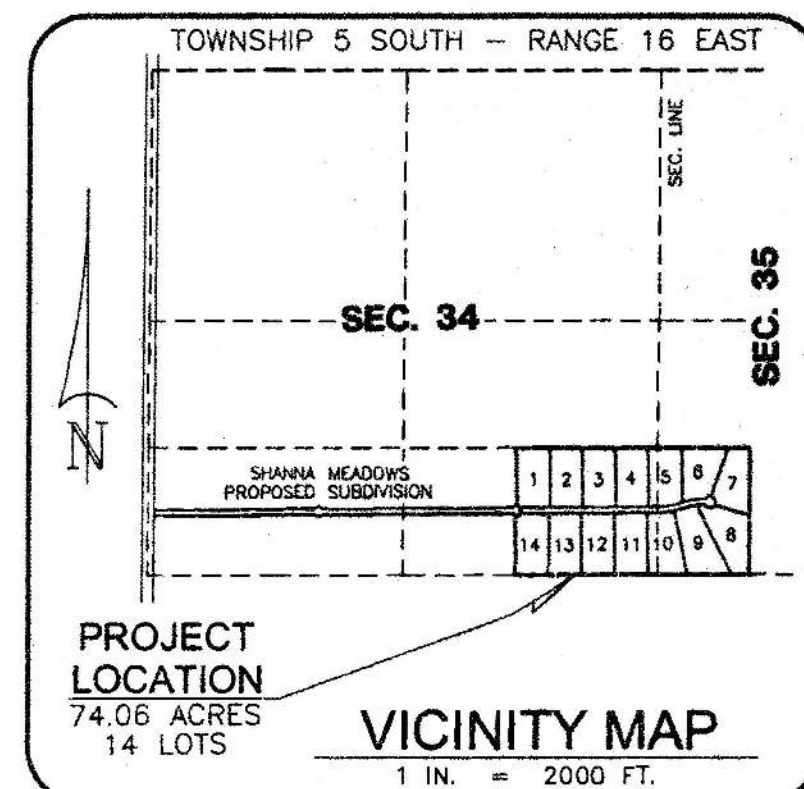
IN SECTIONS 34 & 35  
TOWNSHIP 5 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

## DESCRIPTION

BEGIN at the Southeast corner of Section 34, Township 5 South, Range 16 East, Columbia County, Florida and run S. 87°44'50"W. along the South line of said Section 34 a distance of 1323.99 feet to the Southeast corner of the Southwest 1/4 of the Southeast 1/4; thence continue S. 87°44'50"W. still along the South line of Section 34 a distance of 136.55 feet; thence N. 02°16'29"W. 618.51 feet to a point on the arc of a curve concave to the Northwest having a radius of 50.00 feet and a central angle of 68°03'37"; thence Northeastly along the arc of said curve 57.65 feet; thence N. 02°16'29"W. 60.00 feet to a point on the arc of a curve concave to the Southwest having a radius of 50.00 feet and a central angle of 52°07'17"; thence Northwestly along the arc of said curve 45.48 feet; thence N. 02°16'29"W. 615.23 feet to a point on the North line of the Southwest 1/4 of the Southeast 1/4; thence N. 87°42'12"E. along said North line 137.88 feet to the Northwest corner of the Southeast 1/4 of the said Section 34; thence continue N. 87°42'12"E. along the North line of said Southeast 1/4 of the Southwest 1/4 a distance of 1322.44 feet to the West line of Section 35; Township 5 South, Range 16 East; thence N. 87°38'23"E. along the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 35 a distance of 965.62 feet; thence S. 01°50'49"E. 1329.45 feet to a point on the South line of said Section 35; thence S. 87°30'39"W. along said South line 965.64 feet to the POINT OF BEGINNING. Containing 74.06 acres, more or less.

## DEVELOPER

Subrandy Limited Partnership  
P.O. Box 513, Lake City, FL 32956  
Contact: Brad Dicks (904) 752-8585



## CERTIFICATE OF COUNTY SURVEYOR

Know all men by these presents, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 177, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on behalf of Columbia County, Florida, on 8/1/2001, 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, P.S.M.  
Registration Number: LS 5757  
Date: 8/1/2001

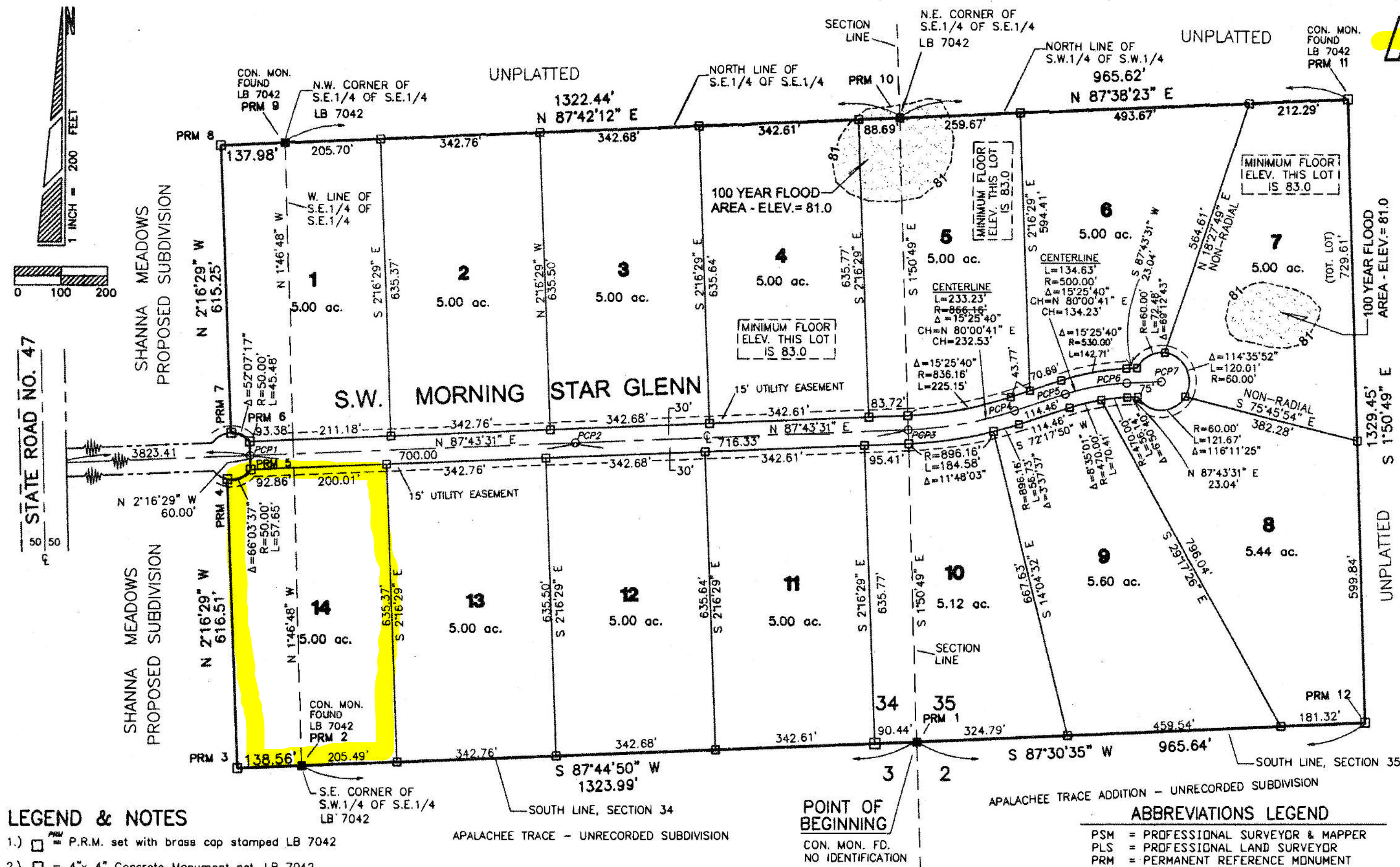
## SURVEYOR'S CERTIFICATE

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: Donald F. Lee, P.L.S.  
Florida Registered Cert. No. 3628  
Date: 8/1/2001

SHEET 1 OF 1

**Donald F. Lee and Associates, Inc.**  
SURVEYORS - ENGINEERS  
950 South Ridgewood Drive, Lake City, Florida 32055  
Phone: (386) 755-6166 FAX: (386) 755-6167



## LEGEND & NOTES

- 1) P.R.M. set with brass cap stamped LB 7042
- 2) 4" x 4" 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 description from client, monuments found in place, and prior survey by this company.
- 5) Bearings projected from South line of Section 34 and based on the above referenced survey by this company.
- 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) 100 year flood elevations have been established by the Project Engineer. See map for Flood line locations and for minimum floor elevations of affected lots. Elevations are based on USGS data.
- 9) Preliminary approval: April 19, 2001.
- 10) Water supply by individual wells and sewage disposal by individual septic tank/drainfields per County and Health Dept. approval.
- 11) Zoning classification: Agricultural - 3
- 12) Building setback requirements: Front (street) = 30' Side and Rear = 25'
- 13) P.C.P. set with brass cap stamped LB 7042
- 14) Rebar and Cap set, LB 7042
- 15) Minimum Finish Floor elevations have been established for certain lots in this development. See map for individual lot information. Elevations based on USGS data.

NOTICE: All Plotted 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.

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.

## 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 \$\_\_\_\_\_ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: Harold Crowder DATE: 8/20/01  
Director of Public Works

## DEDICATION

KNOWN ALL MEN BY THESE PRESENTS that Subrandy Limited Partnership, as owner, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as ANCIENT OAKS, and that all Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

SIGNED: Bradley N. Dicks Christa M. Jones  
Bradley N. Dicks, General Partner Witness  
Subrandy Limited Partnership  
owner Eva E. Simmons  
Witness

## ACKNOWLEDGEMENT

The foregoing dedication was acknowledged before me this 1st day of August 2001, by Bradley N. Dicks, Gen. Partner, Subrandy Limited Partnership. He is personally known to me or has produced \_\_\_\_\_ as identification and (did not take an oath.

STATE OF FLORIDA  
COUNTY OF COLUMBIA  
SIGNED: Eva E. Simmons  
Notary Public

## ABBREVIATIONS LEGEND

PSM = PROFESSIONAL SURVEYOR & MAPPER  
PLS = PROFESSIONAL LAND SURVEYOR  
PRM = PERMANENT REFERENCE MONUMENT  
PCP = PERMANENT CONTROL POINT  
AC = ACRES  
L = ARC LENGTH  
R = RADIUS  
T = TANGENT  
Δ = CENTRAL ANGLE  
ELEV = ELEVATION

## 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: Mark L. Smith DATE: August 21, 2001  
County Attorney, Columbia County

## COMMISSION APPROVAL

SIGNED: Dennis A. Weaner  
Chairman  
DATE: 8/17/2001

## ATTEST:

P. R. Smith  
Clerk  
Clerk of Circuit Court

## PROJECT ENGINEER'S CERTIFICATE

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 Development Regulations adopted March 4, 1998 by Ordinance No. 98-1.

SIGNED: V.S. Rhy DATE: 8/14/01  
I. S. Akly, P.E.  
Reg. No. 35125  
4044 NW 75th St.  
Gainesville, FL  
(352) 372-7829

OFFICIAL RECORDS  
BOOK 93 PAGE 1277  
8-21-01 12:24 O'CLOCK  
COLUMBIA COUNTY, FLORIDA  
CLERK OF COURTS  
BY: Mark L. Smith



# ANCIENT OAKS

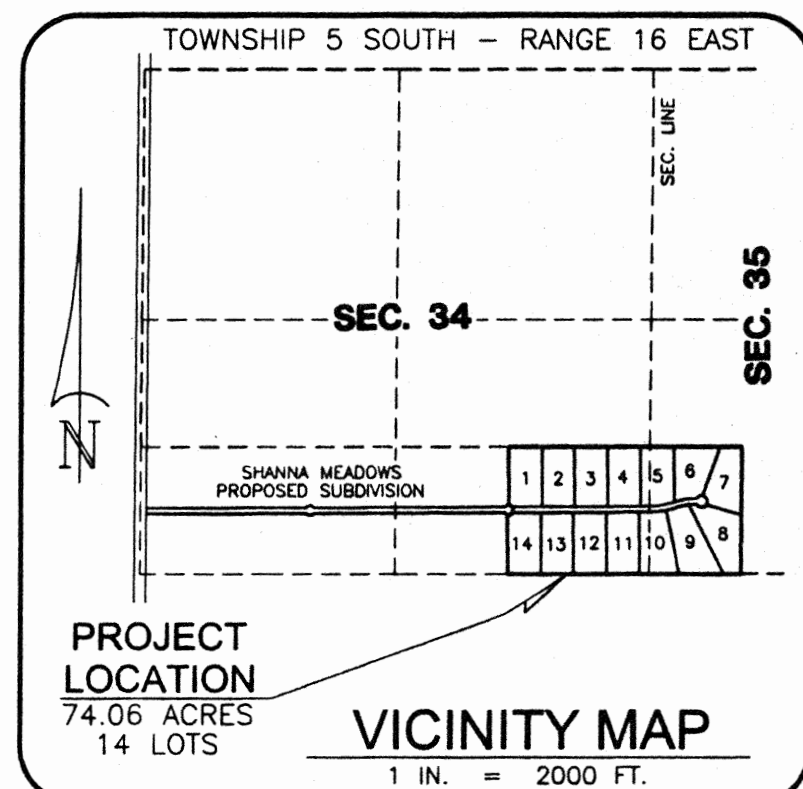
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## DEVELOPER

Subandy Limited Partnership  
P.O. Box 513, Lake City, FL 32956  
Contact: Brad Dicks (904) 752-8585



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Know all men by these presents, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 177, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that an official copy of this plat, as shown and recorded, has been reviewed by this surveyor for conformity to Chapter 177, Florida Statutes; and said plat meets all the requirements of Chapter 177, as amended.

Name: Donald F. Lee  
Registration Number: LS 5757  
Date: 8/13/2001

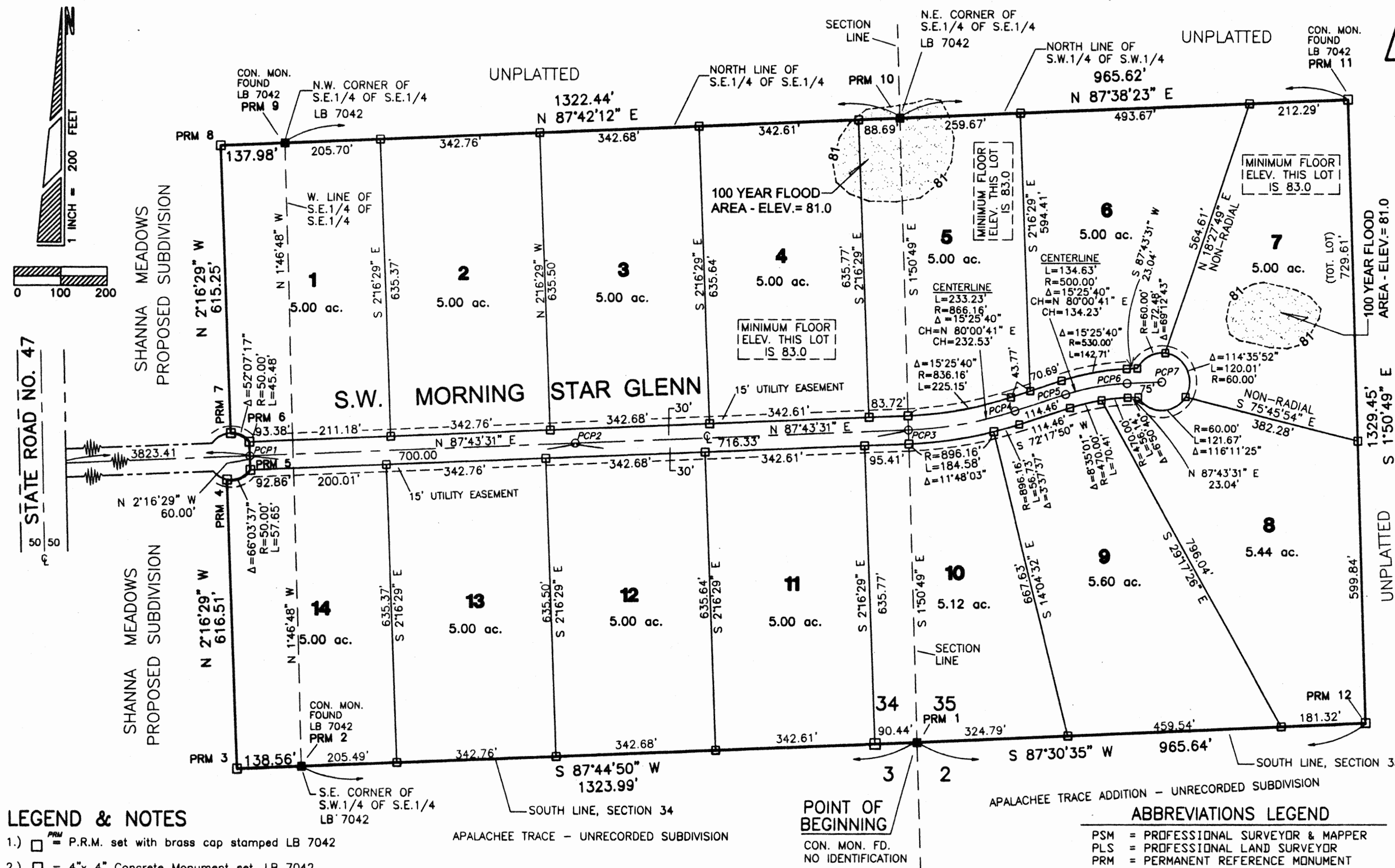
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SIGNED: Donald F. Lee  
Donald F. Lee, P.L.S.  
Florida Registered Cert. No. 3628  
DATE: 8/12/2001

SHEET 1 OF 1

**Donald F. Lee and Associates, Inc.**  
SURVEYORS - ENGINEERS  
950 South Ridgewood Drive, Lake City, Florida 32055  
Phone: (386) 755-6166 FAX: (386) 755-6167



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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.

SIGNED: Hyuk C. Conner DATE: 8/20/01  
Director of Public Works

## DEDICATION

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SIGNED: Bradley N. Dicks Cheryl M. Jones  
Bradley N. Dicks, General Partner Witness  
Subandy Limited Partnership  
owner Eva E. Simmons  
Witness

## ACKNOWLEDGEMENT

The foregoing dedication was acknowledged before me this 12th day of August, 2001, by Bradley N. Dicks, Gen. Partner, Subandy Limited Partnership. He is personally known to me or has produced \_\_\_\_\_ as identification (and did not take an oath).

SIGNED: Eva E. Simmons  
Notary Public

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PLS = PROFESSIONAL LAND SURVEYOR  
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LB = LICENSED BUSINESS NO.

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SIGNED: Mark L. Sample DATE: August 21, 2001  
County Attorney, Columbia County

## COMMISSION APPROVAL

SIGNED: Dennis A. Weaver  
Chairman  
DATE: 8/17/2001

## ATTEST:

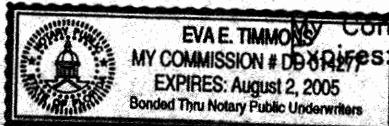
SIGNED: P. R. W. K. K. K.  
Clerk  
Clerk of Circuit Court

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SIGNED: V.S. Rhy DATE: 8/4/01  
I. S. Akly, P.E.  
Reg. No. 35125  
4044 NW 75th St.  
Gainesville, FL  
(352) 372-7829

SEAL



8-21-01-15566  
FIELD AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
8-21-01-15566  
RECORD VERIFIED  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
8-21-01-15566

OFFICIAL RECORDS  
BOOK 93 PAGE 1279