

# "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:
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE SE 1/4 OF THE NE 1/4, SECTION 21.
  - 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.
  - 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.
  - CONTOUR LINES TAKEN FROM FIELD ELEVATIONS TAKEN BY THIS OFFICE. ELEVATIONS ARE BASED ON NGVD 29 DATUM.
  - THIS CONSTITUTES A MAJOR SUBDIVISION AS PER COLUMBIA COUNTY LAND DEVELOPEMENT REGULATIONS.
  - MINIMUM LOT SIZE TO BE 5.00 ACRES, MORE OR LESS. (INCLUDES LAND IN PRIVATE ROAD AS PER COLUMBIA COUNTY LDR REVISION.)
  - WATER SOURCE TO BE INDIVIDUAL WELLS.
  - WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
  - LAND IS PRIMARILY MIXED HARDWOODS AND GROWN OVER CROPLAND.
  - CLOSURE OF FIELD SURVEY IS 1/266,693.
  - ZONING A-3
  - PROJECT CONTAINS 36.08 ACRES, MORE OR LESS.
  - PRELIMINARY PLAT APPROVED OCTOBER 19, 2006.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

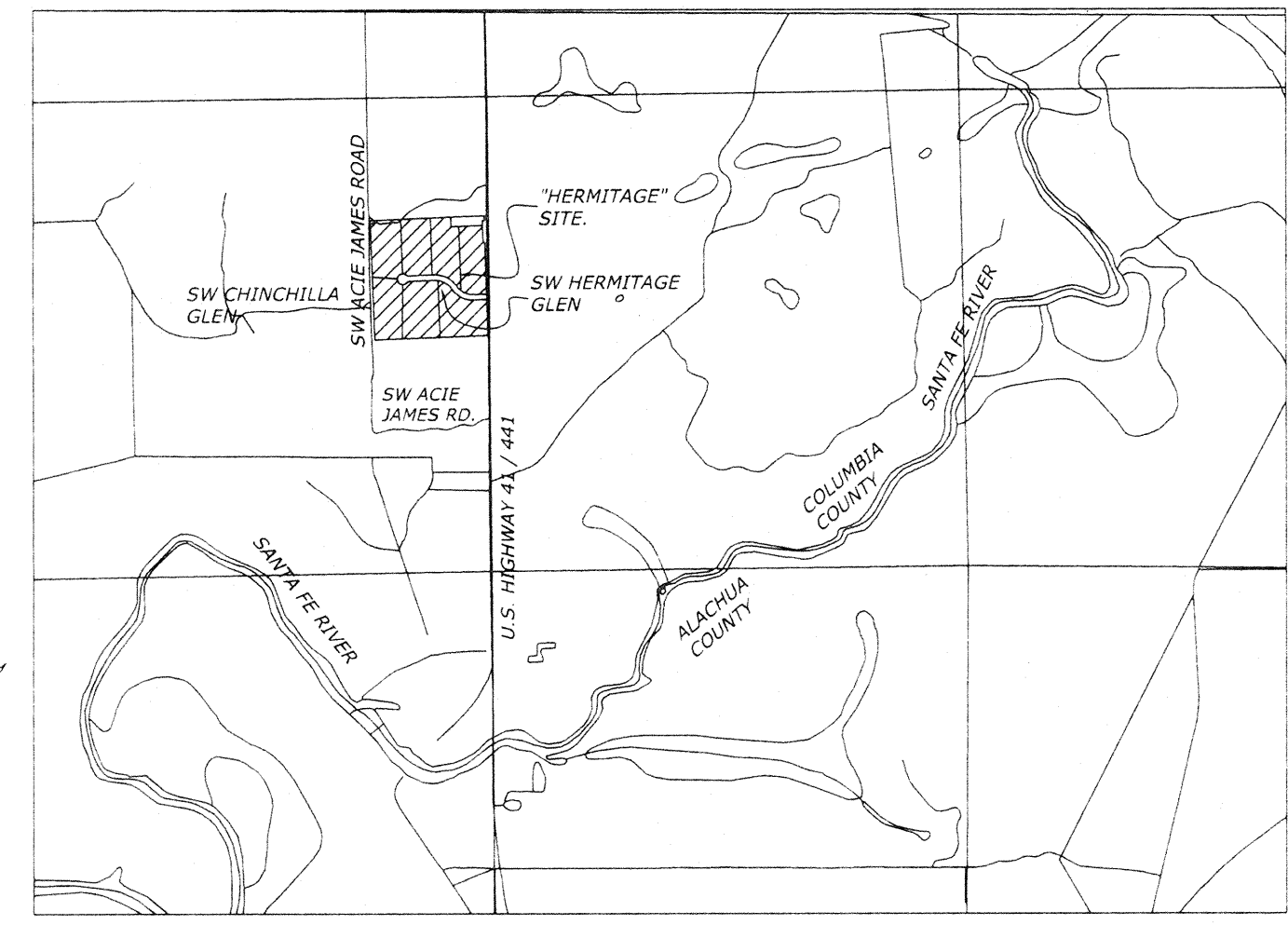
THIS PLAT IS HEREBY APPROVED BY THE  
COLUMBIA COUNTY COMMISSION  
THIS 19th DAY OF July, 2007, A.D.  
EW Porter  
CHAIRMAN

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

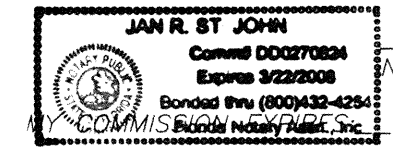
I HEREBY CERTIFY THAT ON THIS 23rd DAY OF August, 2007, A.D.,  
BEFORE ME PERSONALLY APPEARED MARK P. SULLIVAN AND NANCY J.  
SULLIVAN, AS OWNERS, TO ME KNOWN TO BE THE PERSONS  
DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND  
ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED  
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: Patricia Yates WITNESS AS TO OWNER  
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
- WIRE FENCE
- ELECTRIC UTILITY LINE (OVERHEAD)
- UNDERGROUND ELECTRIC SERVICE
- CABLE TV LINE (OVERHEAD)
- CHAIN LINK FENCE
- WOODEN FENCE
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- LAND SURVEYOR
- LICENSED BUSINESS
- OFFICIAL RECORD BOOK
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- UTILITY POLE
- RIGHT-OF-WAY
- NO IDENTIFICATION
- FLA. DEPT. OF TRANSPORTATION CENTERLINE
- 4"x4" CONCRETE MONUMENT, PRM, LS 4708.
- CONCRETE MONUMENT
- ACRES
- ELEVATION
- NATIONAL GEODETIC VERTICAL DATUM OF 1929
- IRON ROD
- IRON PIPE
- NAIL AND DISC, LS 4708, CL PCP
- 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

FILE NUMBER 200712019085  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
RECORD VERIFIED  
P. DEWITT CASON  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY: P. DeWitt Cason D.C.



# "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"	45.25'	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'	48°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

- 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)
- UG- UNDERGROUND ELECTRIC SERVICE
- Cv- CABLE TV LINE (OVERHEAD)
- o- CHAIN LINK FENCE
- o- WOODEN FENCE
- CMP 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
- ⊙ UTILITY POLE
- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
- FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
- CL CENTERLINE
- 4"x4" CONCRETE MONUMENT, PRM, LS 4708
- C.M. CONCRETE MONUMENT
- AC. ACRES
- EL. ELEVATION
- NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- BM ELEVATION BENCHMARK

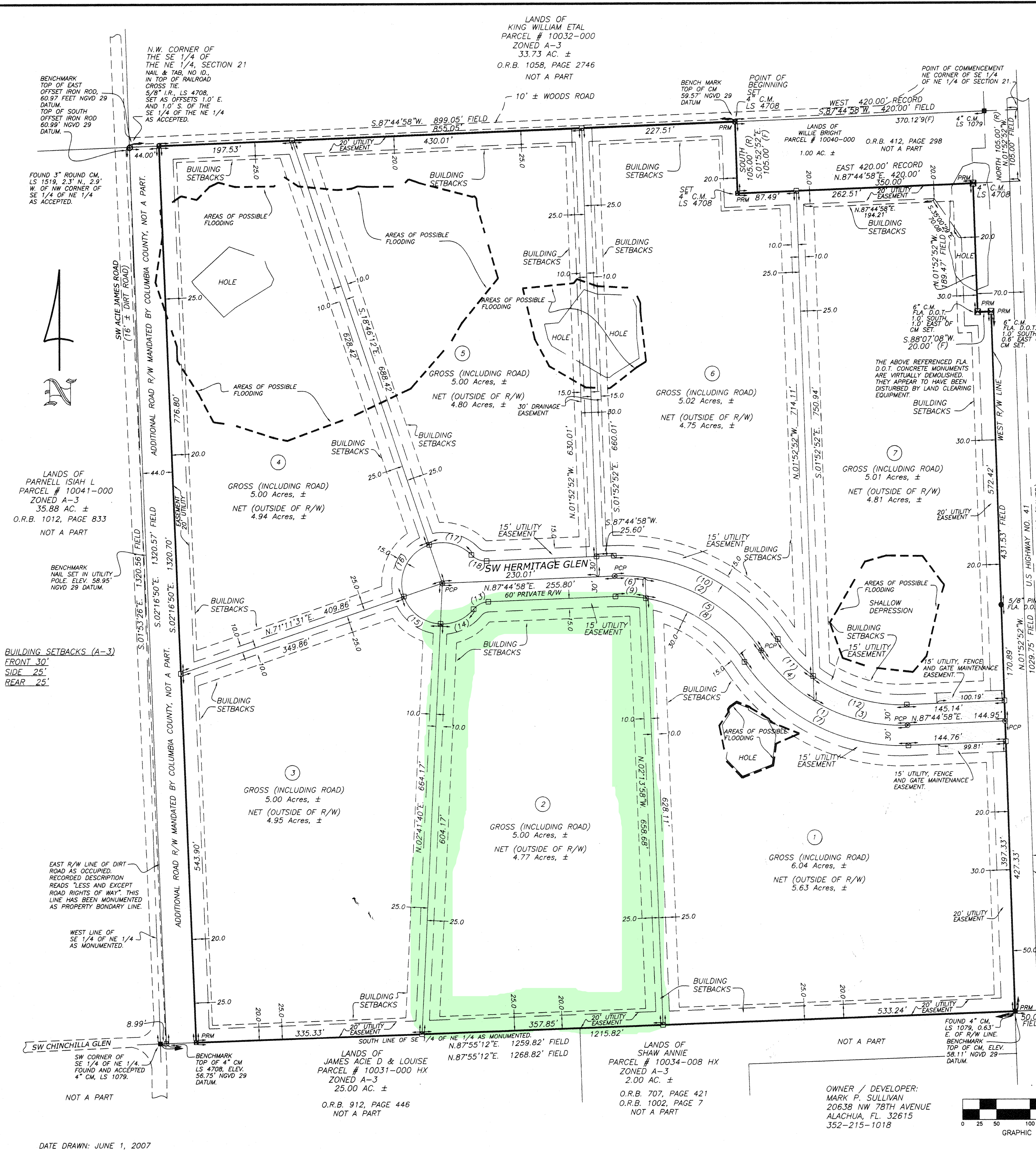
PLAT PREPARED BY  
**MARK D. DUREN, P.S.M.**  
LS 4708

1604 SW SISTERS WELCOME ROAD  
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WO# **06-330**

SEE DRAWING FILE: 06330-HERMITAGE-SUBDIVISION-PP-06-28-07.DWG

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



DATE DRAWN: JUNE 1, 2007



# **“ 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**