

Beth Giannone

787 SW Bunn Dr.
Lake City

SITE PLAN CHECKLIST

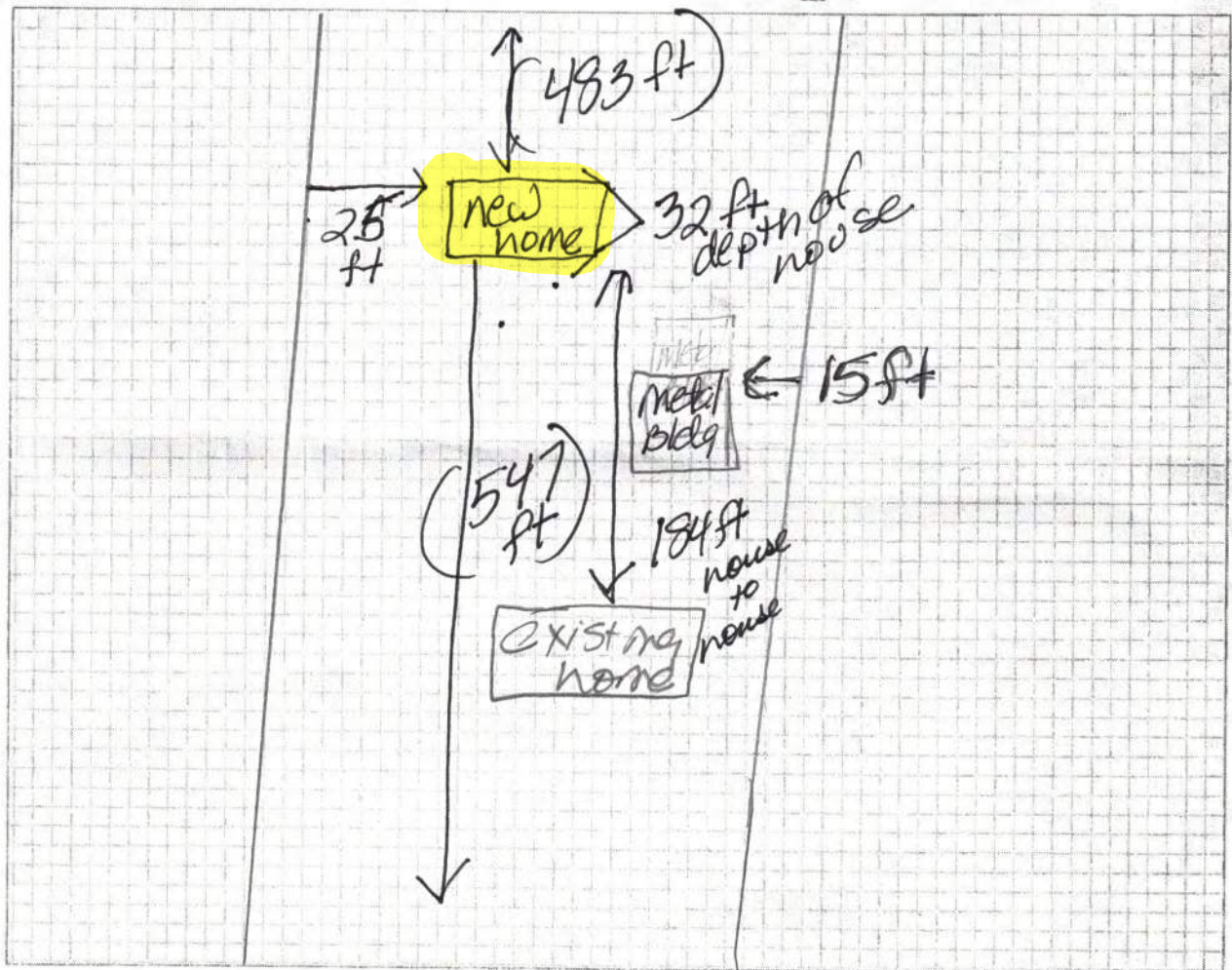
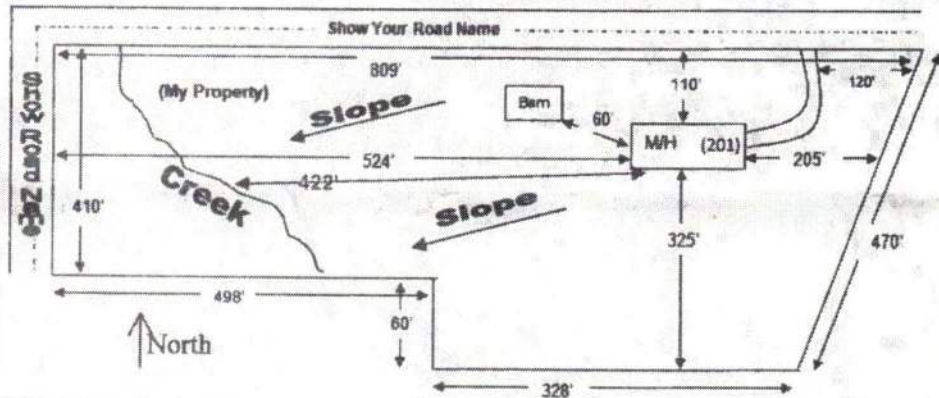
- 1) Property Dimensions
- 2) Footprint of proposed and existing structures (including decks), label these with existing addresses
- 3) Distance from structures to all property lines
- 4) Location and size of easements
- 5) Driveway path and distance at the entrance to the nearest property line
- 6) Location and distance from any waters; sink holes; wetlands; and etc.
- 7) Show slopes and or drainage paths
- 8) Arrow showing North direction

SITE PLAN EXAMPLE

Revised 7/1/15

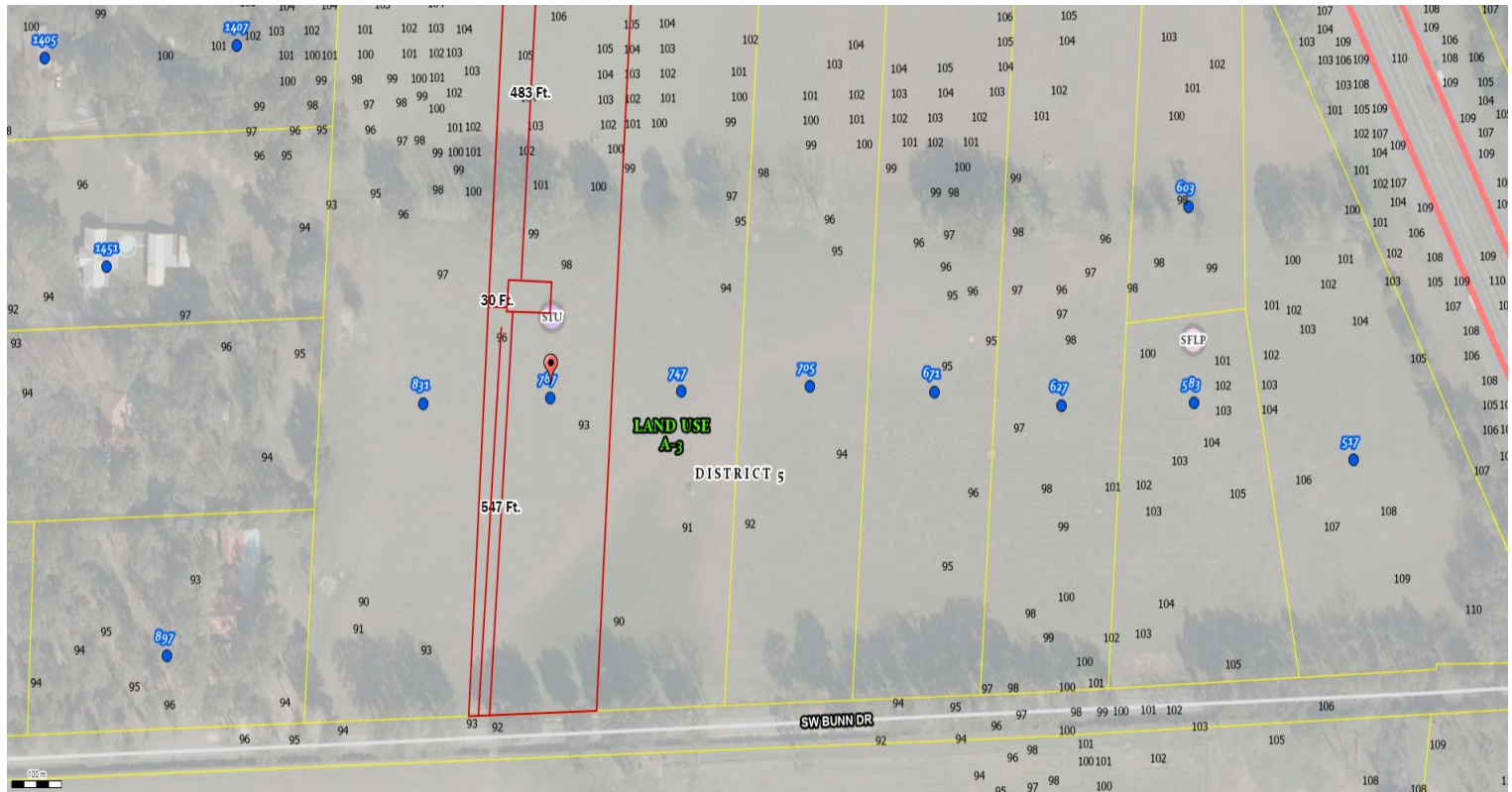
NOTE:

This site plan can be copied and used with the 911 Addressing Dept. application forms.



Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Mar 06 2024 13:18:46 GMT-0500 (Eastern Standard Time)



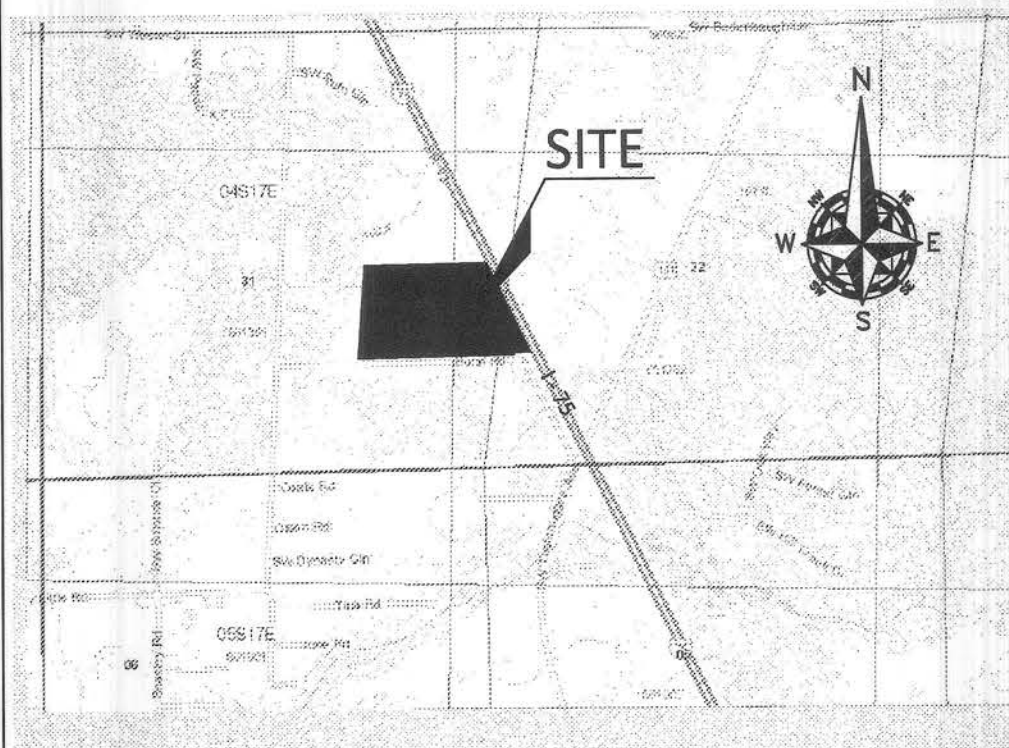
Parcel No: 31-4S-17-08915-102
Owner: GIANNONE BETH, GIANNONE ROBERT
Subdivision: HAWK'S LANDING
Lot: 2
Acres: 5.19027
Deed Acres: 5.16 Ac
District: District 5 Tim Murphy
Future Land Uses: Agriculture - 3
Flood Zones:
Official Zoning Atlas: A-3

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

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:

1. 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.
2. All corners shown hereon shall be set according to Chapter 177, Florida Statutes.
3. Minimum finish floor elevation or bottom joist elevation as shown hereon
4. Elevations shown hereon are referenced to benchmark FDOT 175 Q 2 having a elevation of 116.80'. NAVD 88 datum
5. 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.
6. 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.
7. Water supplied by individual wells. Sewage disposal by individual septic systems
8. Lot corners to be set with 5/8" X 18" rebar and cap stamped "LB 7828" unless otherwise shown
9. Easements for common access driveways shall be privately owned and maintained and for the exclusive access of the adjacent lot.
10. 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.
11. Hawk's Landing Preliminary Plat was drawn 6/11/2021 and approved as Preliminary by the board of County Commissioners on 7/22/2021.

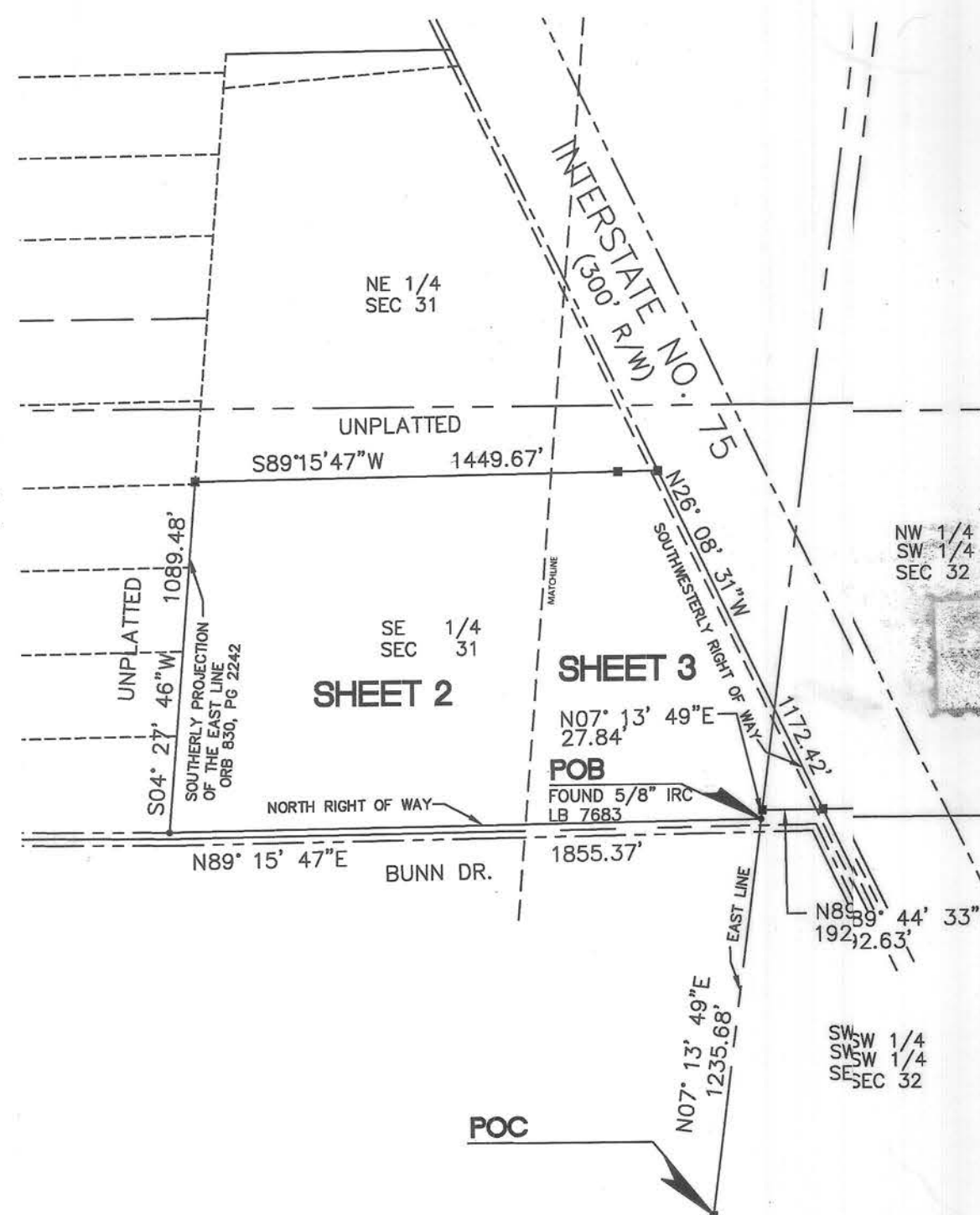
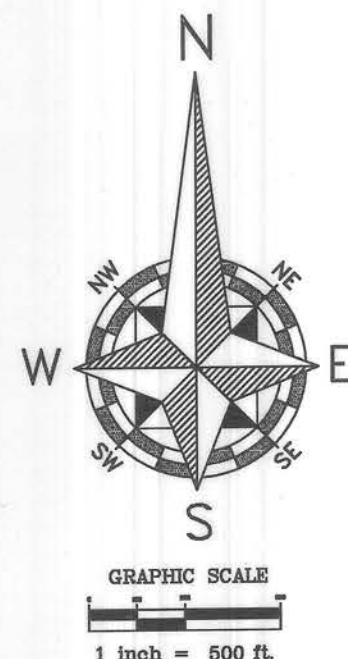
NOTICE:

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 S 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 9/11/21, 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.

VICTOR O. MARRERO PE # 78630

DATE: 9/11/21

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
1228 NW GREEN LANE, LAKE CITY, FLORIDA 32055
CERTIFICATE OF AUTHORIZATION # LB 7828

SHEET
1 of 3

Signature and raised seal

VICTOR O. MARRERO
PSM 6586
Florida Surveyor and Mapper

PLAT BOOK 9

PAGE 165

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 Gemunda Watts

WITNESS William P. Baker

BRAD WOMBLE, MANAGING MEMBER
COWBOY LAND HOLDINGS, LLC

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 16 DAY OF September, 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.

NOTARY PUBLIC, STATE OF FLORIDA AT-LARGE
MY COMMISSION EXPIRES: 9-16-21

COLUMBIA COUNTY ATTORNEY CERTIFICATE:

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

COUNTY ATTORNEY

DATE
9-16-21

CERTIFICATE OF CLERK OF CIRCUIT COURT:

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

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.

CHAIRMAN
ATTEST: Victor O. Marrero

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.

VICTOR O. MARRERO, PSM #6586

DATE: 9/11/21

HAWK'S LANDING SUBDIVISION

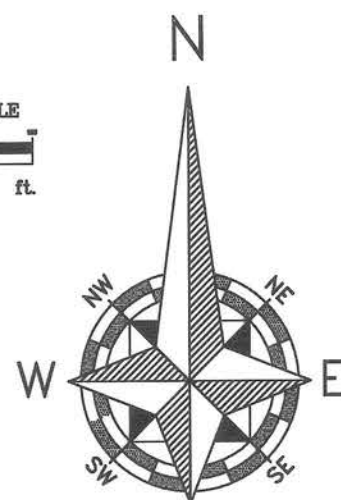
LYING IN SECTION 31 AND SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9

PAGE 166

NE 1/4
SEC 31

GRAPHIC SCALE
1 inch = 100 ft.



LEGEND:

BK	= BOOK
(C)	= CALCULATED
CAD	= COMMON ACCESS DRIVEWAY
CALC.	= CALCULATED
C.D.	= CHORD DISTANCE
C.B.	= CHORD BEARING
CCR #	= CERTIFIED CORNER RECORD NUMBER
CH	= CHORD
C.L.	= CENTER LINE
C.M.	= CONCRETE MONUMENT
CONC.	= CONCRETE
DB	= DEED BOOK
DESC.	= DESCRIPTION
EOP	= EDGE OF PAVEMENT
ESMT.	= EASTMENT
F	= FIELD
FFE	= FINISH FLOOR ELEVATION
FND	= FOUND
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
N&D	= NAIL AND DISK
OR	= OFFICIAL RECORD
ORB	= OFFICIAL RECORD BOOK
PB	= PLAT BOOK
P.C.	= POINT OF CURVATURE
PCP	= PERMANENT CONTROL POINT
PG	= PAGE
PGS	= PAGES
PK	= PARKER KALON
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.T.	= POINT OF TANGENCY
R	= RADIUS
R/W	= RIGHT OF WAY
Δ	= CENTRAL ANGLE
■	= DENOTES SET 4"x4" CONCRETE LB 7828 PERMANENT REFERENCE MONUMENT
●	= DENOTES SET 5/8" IRON ROD LB 7828 (UNLESS OTHERWISE SHOWN)

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

AHMED M. ALQUBAISI
PARCEL # 31-4S-17-08915-015
5.05 AC (PER P.A.)

P.R.M.
SET 4X4 CM
LB 7828

ANTHONY FALOTICO
PARCEL # 31-4S-17-08915-007
5.05 AC (PER P.A.)

LARRY STANTON &
MARGARET SMITH
PARCEL # 31-4S-17-08915-008
5.04 AC (PER P.A.)

JOHN HUGHES
PARCEL # 31-4S-17-08915-009
5.04 AC (PER P.A.)

WADE ANGUS HARRIS JR.
PARCEL # 31-4S-17-08915-013
3.05 AC (PER P.A.)

P.R.M.
SET 4X4 CM
LB 7828

BM # 6
SPIKE IN CONCRETE
EL=92.72'

FOUND 5/8 IRC
LB 7828

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CIVIL ENGINEERS

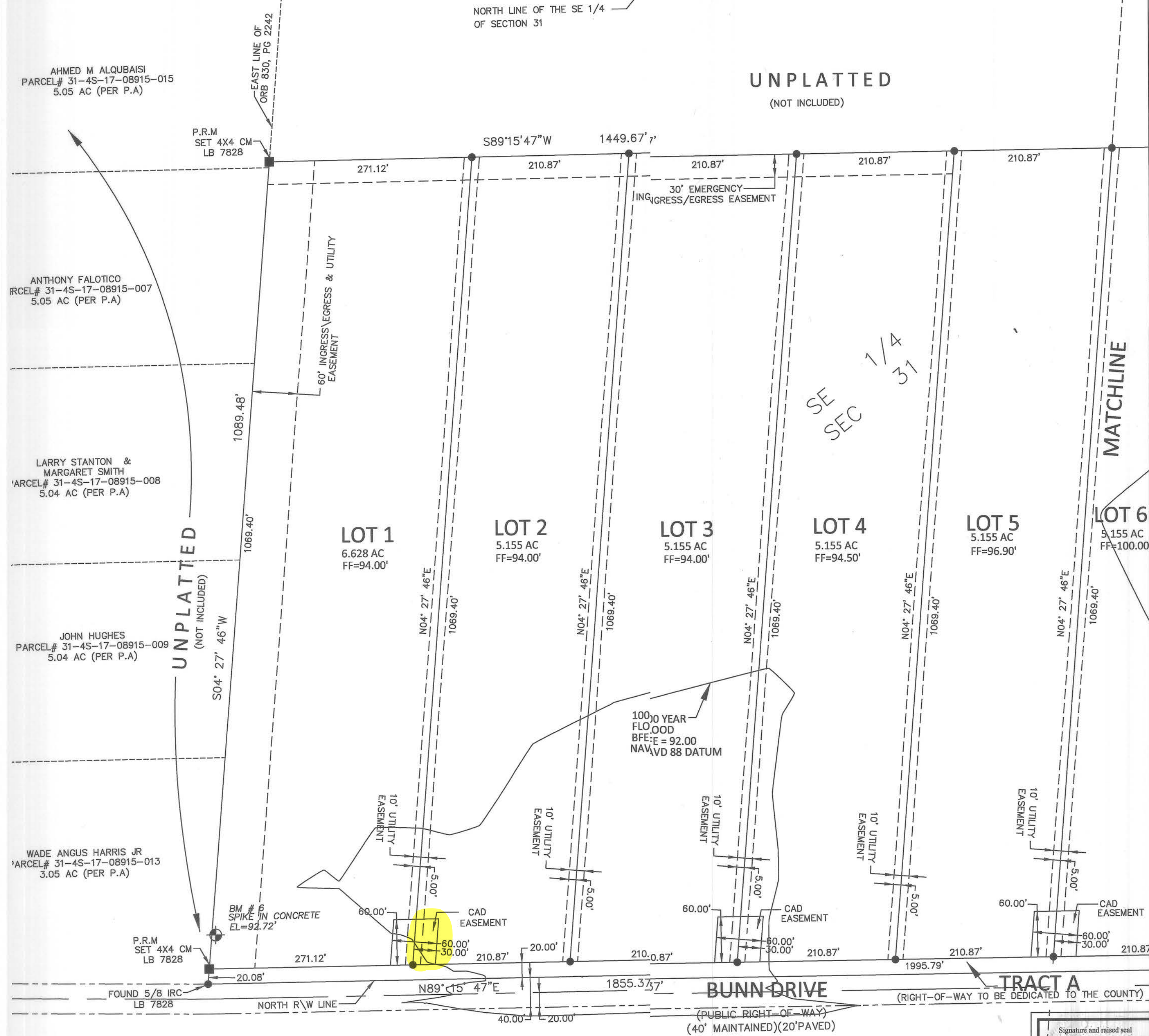
SURVEYORS

128 NW GREEN LANE, LAKE CITY, FLORIDA 32005

SHEET
2 of 3

Signature and raised seal

VICTOR O. MARRERO
FSM 6386
Florida Surveyor and Mapper



HAWK'S LANDING SUBDIVISION

PLAT BOOK 9

PAGE 107

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

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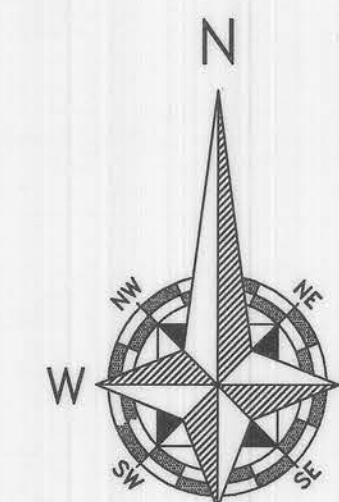
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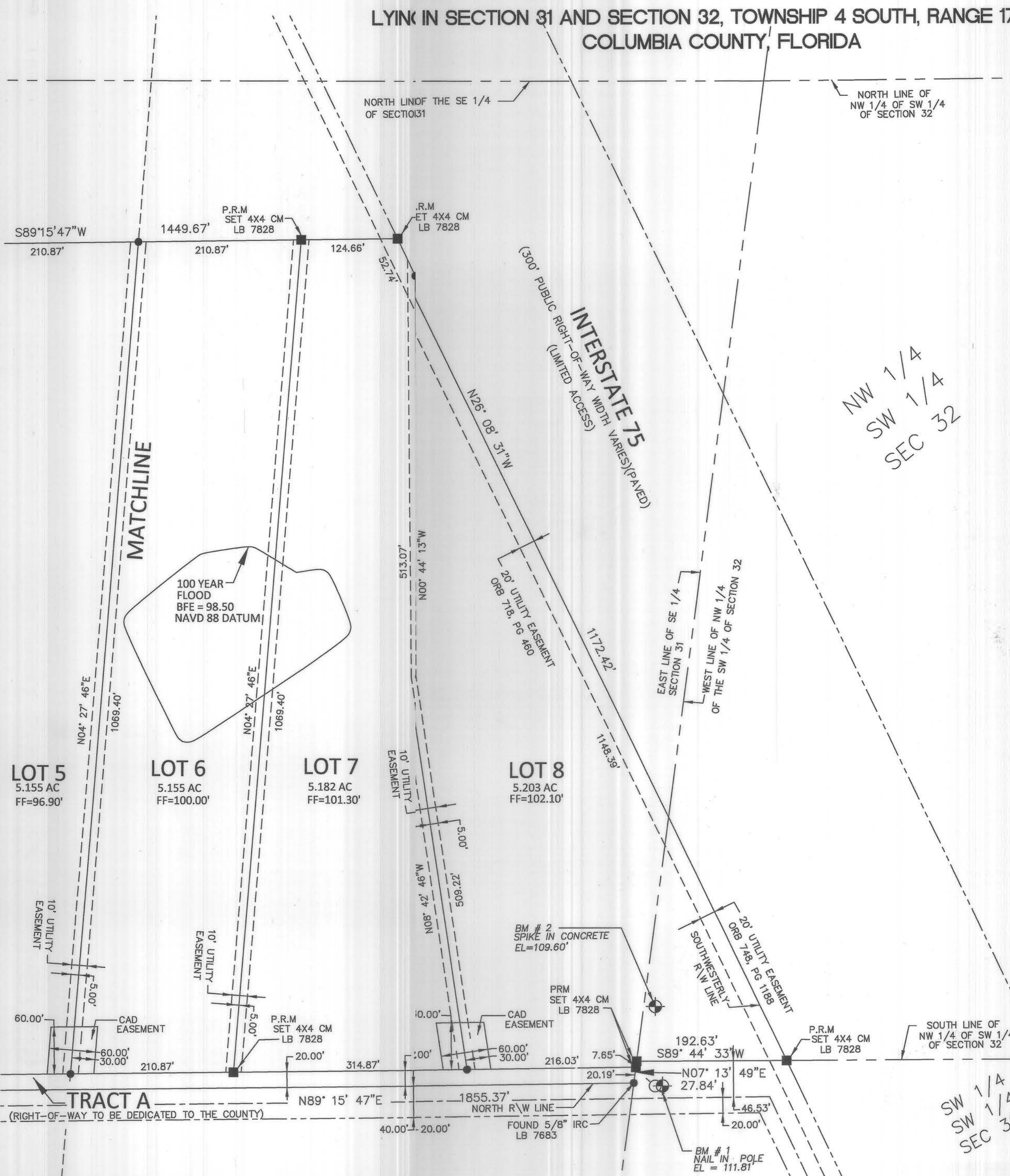
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AFFINE ENGINEERING AND SURVEYING, INC.

CIVIL ENGINEERS

SURVEYORS

128 NW GREEN LANE, LAKE CITY, FLORIDA 32005

SHEET 3 of 3

Signature and raised seal

9/11/21

VICTOR O. MARRERO
PSM 6586

Florida Surveyor and Mapper