

OAK FOREST LANDING

IN SECTION 20
TOWNSHIP 3. SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

LEGEND & NOTES

- 1.) \boxtimes = P.R.M. set with brass cap stamped LB 4016 and date.
- 2.) \boxplus = P.C.P. set with brass cap stamped LB 4016 and date.
- 3.) \blacksquare = Concrete monument found in place.
- 4.) Boundary based on client instruction and prior survey in area by this Company.
- 5.) Bearings projected from above referenced prior survey and based on North Section line.
- 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.) Preliminary plat approval: August 21, 1997.
- 9.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.
- 10.) A portion of this development, as delineated hereon, lies within Flood Zone "A", defined as an area of 100 year flood. The 100 year flood elevation has been set at 166.5 by the project engineer, Dale C. Johns, P.E.

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: Malcolm Ingle DATE: 6/24/98
County Attorney, Columbia County

NOTICE: 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 utility easements shown on this Plat shall constitute easements for the construction, installation, maintenance, and operation of electricity, telephone, CATV, and other public utilities which may serve the lands encompassed by this Plat.

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: Randy Little DATE: 7-24-98
Director of Public Works

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
Donald F. Lee, P.L.S.
Florida Registered Cert. No. 3628
DATE: 6/12/1998

COMMISSION APPROVAL

SIGNED: Chairman
DATE: 8/6/1998

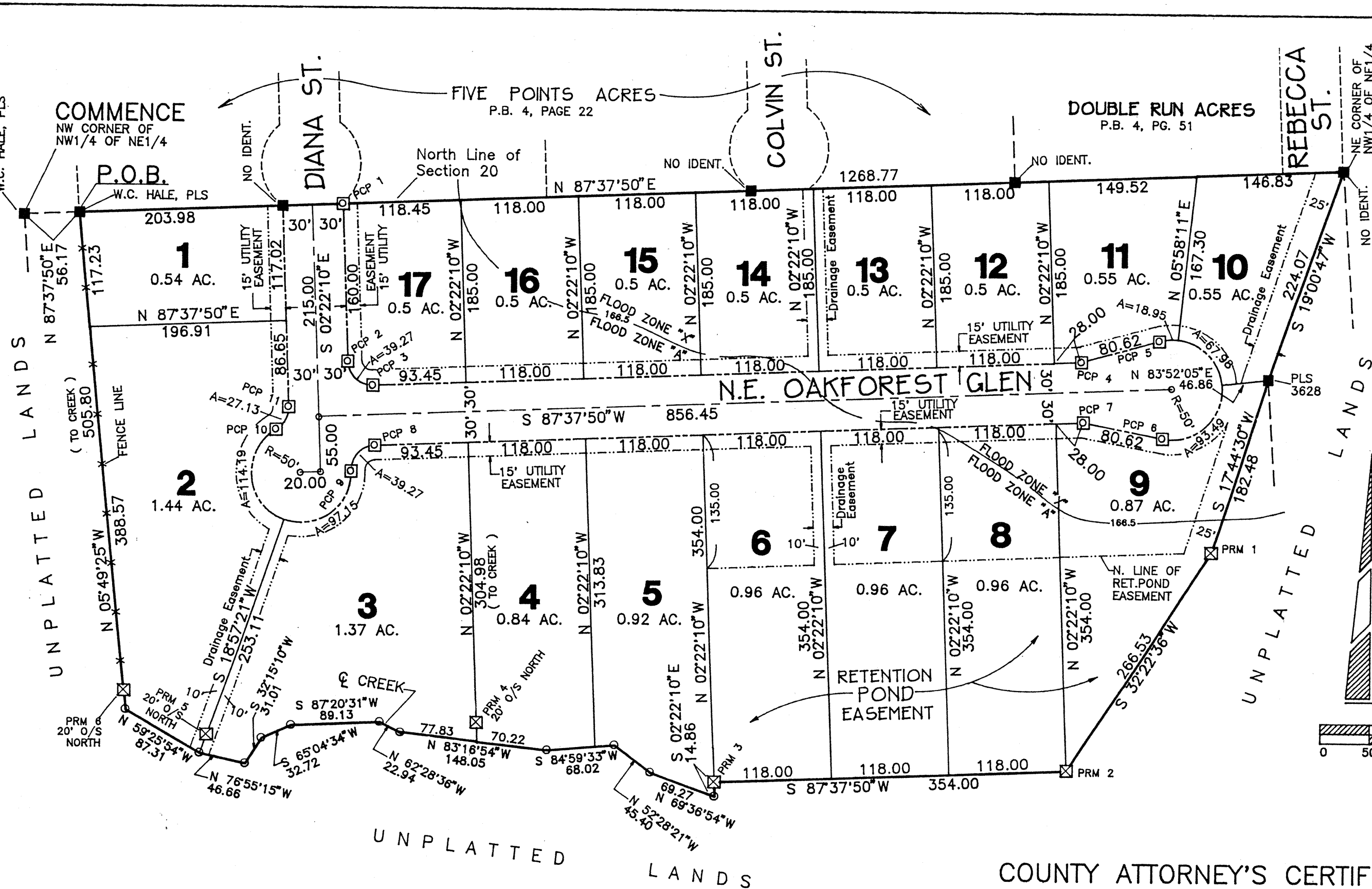
CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 14 day of August, 1998, in Plat Book 6, Page 209.

ATTEST: P. Dewitt Carson SIGNED: P. Dewitt Carson
Clerk Clerk of Circuit Court

SHEET 1 OF 1

PREPARED BY: Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (904) 755-6166 FAX: (904) 755-6167



DESCRIPTION

COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 3 South, Range 17 East, Columbia County, Florida and run N.87°37'50"E. along the North line of said Section 20 a distance of 56.17 feet to the POINT OF BEGINNING; thence continue N.87°37'50"E. still along said North line of Section 20 a distance of 1268.77 feet to the Northeast corner of said Northwest 1/4 of the Northeast 1/4; thence S.19°00'47"W. 224.07 feet; thence S.17°44'30"W. 182.48 feet; thence S.32°22'36"W. 266.53 feet; thence S.87°37'50"W. parallel with the North line of said Section 20 a distance of 354.00 feet; thence S.02°22'10"E. 14.86 feet to a point on the centerline of a creek; thence Westerly along the centerline of said creek the following courses:

N.69°36'54"W. 69.27 feet;
S.52°28'21"W. 45.40 feet;
S.84°59'33"W. 68.02 feet;
N.83°16'54"W. 148.05 feet;
N.62°28'36"W. 22.94 feet;
S.87°20'31"W. 89.13 feet;
S.65°04'34"W. 32.72 feet;
S.32°15'10"W. 31.01 feet;
N.76°55'15"W. 46.66 feet;
N.59°25'54"W. 87.31 feet

to said creek centerline's point of intersection with a fence line; thence N.05°49'25"W. along said fence line 505.80 feet to the POINT OF BEGINNING. Containing 14.81 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Subrandy Limited Partnership, as owner has caused the lands hereon shown to be surveyed, subdivided and plotted, to be known as OAK FOREST LANDING, and that all Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNERS: Bradley N. Dicks
Bradley N. Dicks, General Partner
Subrandy Limited Partnership

Witness: Andrew Dicks
Witness

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 24 day of August, 1998 by Bradley N. Dicks, Gen. Partner, Subrandy Limited Partnership. He is personally known to me or has produced identification and (did / did not) take an oath.
SIGNED: Eric L. Simon
Notary Public

FILE NUMBER 98-14289
FILED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
DATE: 9-11-1998 BY: DAVID L. CROOK
CLERK OF COUNTY

OFFICIAL RECORDS
BOOK 3 PAGE 210

ON
MAP

“ OAK FOREST LANDING S/D “

PARENT PARCEL - 20-3S-17-05182-000 (19.00 - 14.81 = 4.19 Ac. remain)
(Owner: Subrandy Limited Partnership)
(President: Lenvil H. Dicks)

HEADER PARCEL - 20-3S-17-05182-100

**A S/D lying in the NW1/4 of NE1/4 of Sec. 20, Twp. 3 South, Rge. 17 East,
consisting of 14.81 Ac. & recorded in Plat Bk. 6, Pg. 209.**

<u>ACREAGE</u>	<u>LOT #</u>	<u>PARCEL #</u>
0.54 Ac.	1	20-3s-17-05182-101
1.44 Ac.	2	20-3s-17-05182-102
1.37 Ac.	3	20-3s-17-05182-103
0.84 Ac.	4	20-3s-17-05182-104
0.92 Ac.	5	20-3s-17-05182-105
0.96 Ac.	6	20-3s-17-05182-106
0.96 Ac.	7	20-3s-17-05182-107
0.96 Ac.	8	20-3s-17-05182-108
0.87 Ac.	9	20-3s-17-05182-109
0.55 Ac.	10	20-3s-17-05182-110
0.55 Ac.	11	20-3s-17-05182-111
0.50 Ac.	12	20-3s-17-05182-112
0.50 Ac.	13	20-3s-17-05182-113
0.50 Ac.	14	20-3s-17-05182-114
0.50 Ac.	15	20-3s-17-05182-115
0.50 Ac.	16	20-3s-17-05182-116
0.50 Ac.	17	20-3s-17-05182-117

Tax Dist.	002	Nbhd Cd	020317.10
Zoning	RSFMH2	Utilities	03
Road	07	ORB	828-1902
Topo	01	Map #	95-D
		Value \$	8,500 / per lot