

OAKS OF LAKE CITY PHASE 2

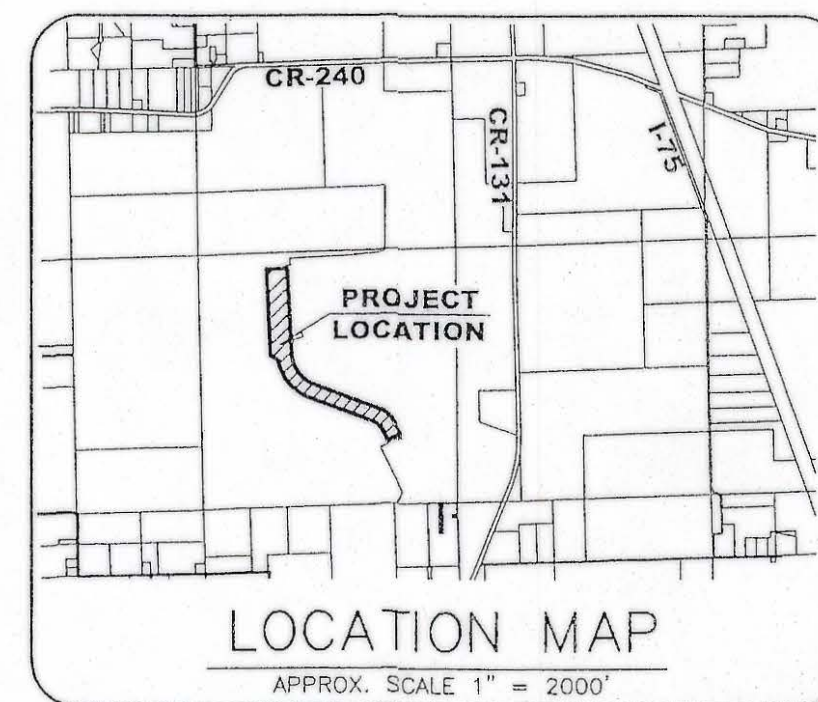
A PLANNED RURAL RESIDENTIAL DEVELOPMENT
IN SECTION 17 & 18, TOWNSHIP 5 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

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 Rural Residential Development described herein to be known as "OAKS OF LAKE CITY PHASE 2".

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 23 lots for single-family residences that will be served by private water and sewer systems. The total tract is approximately 38.89 acres, of which 0.70 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 PRRD 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 PRRD approval.

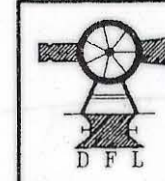
STATISTICAL INFORMATION -- PHASE 2

- 1.) Total acreage of the site is approximately 38.89 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) = 23 Units / 38.89 acres = 0.59 Units/Acre.
- 4.) Net residential acreage (single family homes): 38.19 acres
- 5.) Summary of total site acreage of 38.89 acres:
 - a.) Lots for single family homes 38.19 acres
 - b.) Road Right-of-Way 0 acres
 - c.) Common Areas 0.70 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 5 PLAT DATE: 04/30/13

 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 1254 PAGE 271

FILE NUMBER 201312006861
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
May 6, 2013 AT 12:22 O'CLOCK P.M.
P. DEWITT CASON
CLERK OF COUNTY
COLUMBIA COUNTY, FLORIDA
D.C.

OAKS OF LAKE CITY PHASE 2

A PLANNED RURAL 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, Florida North Zone NAD1983. (Projected from control points set by Global Positioning System)
- 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, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 12023C0395C). Minimum Floor Elevations (MFE) have been established by the Project Engineer 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.

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 2, and that all 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, if any, 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:

Sonhwa C. Woods
Witness

Sonhwa C. Woods
Print name

Nanci L. Brinkley
Witness

Nanci L. Brinkley
Print name

Nadean Hitchcock
Witness

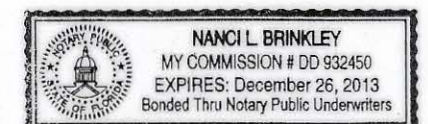
Nadean Hitchcock
Print name

Nina Heringer
Witness

Nina Heringer
Print name

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

Robert Turbeville
Robert Turbeville, Sr. Vice-President
First Federal Savings Bank of Florida
Mortgagee



ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 1 day of May, 2013, by Bradley N. Dicks, as owner. He is personally known to me or has produced Drivers License as identification and (did / did not) take an oath.

SIGNED: Nanci L. Brinkley
Notary Public

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 1 day of May, 2013, by Robert Turbeville, as mortgagee. He is personally known to me or has produced Drivers License as identification and (did / did not) take an oath.

SIGNED: Amanda V. Smith
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: 4/30/2013

SHEET 2 OF 5 PLAT DATE: 04/30/13

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

COMMISSION APPROVAL

SIGNED :

Stephen E. Bailey
Chairman

DATE: May 1, 2013

ATTEST:

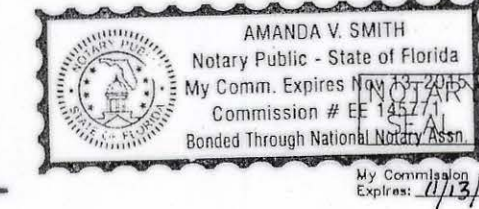
P. Dewitt Cason
Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 6 day of May, 2013, in PLAT Book 1, Page 40-44

SIGNED :

P. Dewitt Cason
Clerk of Circuit Court



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: Marlin Seagle DATE: May 2, 2013
County Attorney, Columbia County

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW 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 4/30/2013 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: L. Scott Brett
NAME: L. Scott Brett
Florida Reg. Cert. No. L.S. 5757

SEAL

ENGINEER'S CERTIFICATE

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

SIGNED: Brett Crews
Brett Crews, P. E.
Florida Reg.# 65592

DATE: 5-1-2013

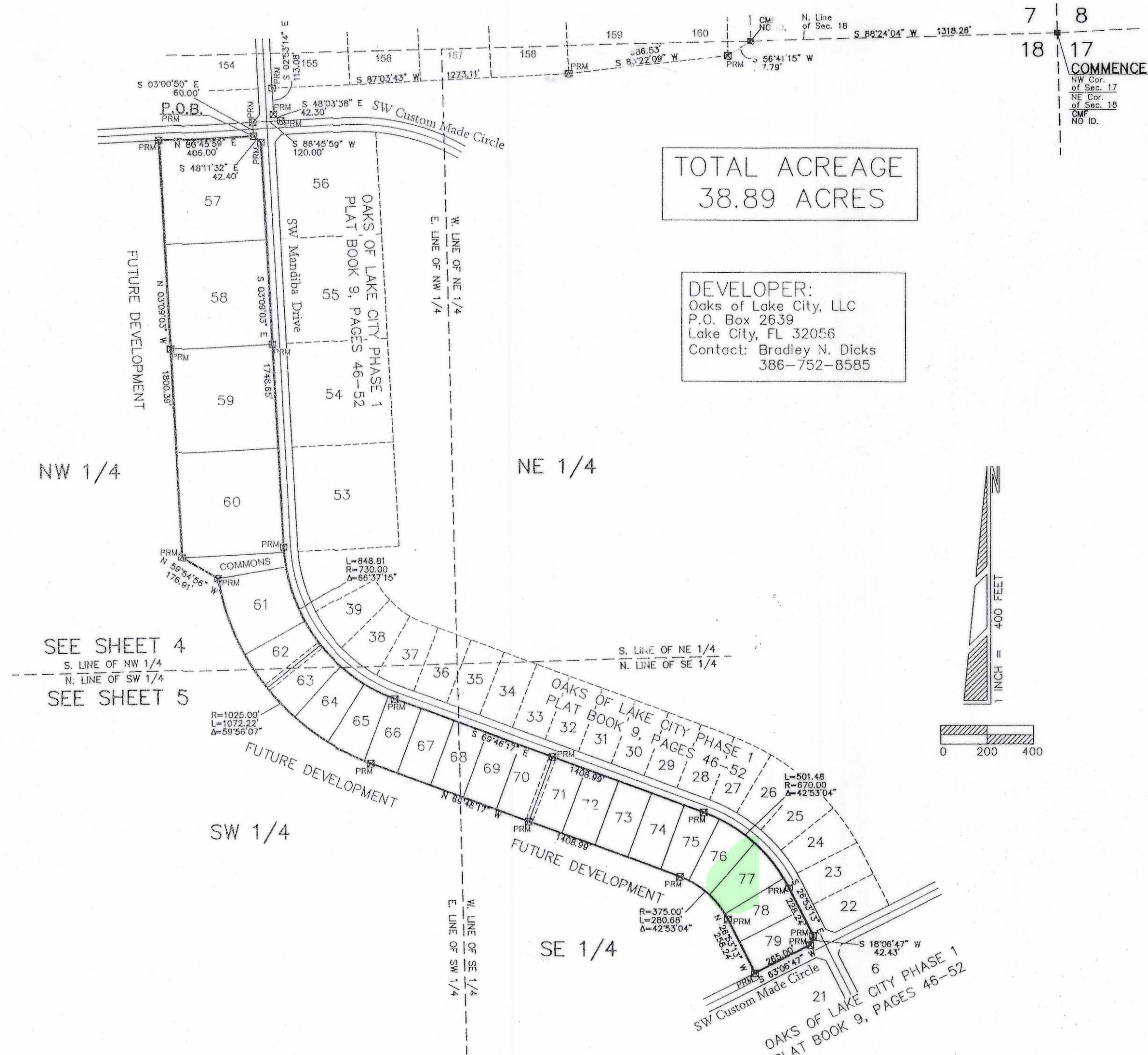
DEVELOPER:
Oaks of Lake City, LLC
P.O. Box 2639
Lake City, FL 32056
Contact: Bradley N. Dicks
386-752-8585

OFFICIAL RECORDS
BOOK 251 PAGE 271

FILE NUMBER 20131200 6861
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
May 6, 2013 AT 10:32 O'CLOCK A.M.
RECORDS DEPARTMENT
P. DEWITT CASON
CLERK OF CIRCUIT COURT
COLUMBIA COUNTY, FLORIDA
BY: [Signature] DC

OAKS OF LAKE CITY PHASE 2

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



DESCRIPTION:

COMMENCE at the Northeast corner of Section 18, Township 5 South, Range 17 East, Columbia County, Florida and run South 88°24'04" West along the North line of Section 18 a distance of 1318.26 feet; thence South 56°41'15" West a distance of 117.79 feet; thence South 83°22'09" West a distance of 686.53 feet; thence South 87°03'43" West a distance of 1273.11 feet; thence South 02°53'14" East a distance of 113.08 feet; thence South 48°03'38" East a distance of 42.30 feet; thence South 86°45'59" West a distance of 120.00 feet; thence South 03°00'50" East a distance of 60.00 feet to the POINT OF BEGINNING; thence South 48°11'32" East a distance of 42.40 feet; thence South 03°09'03" East a distance of 1748.65 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 Southeast along the arc of said curve a distance of 848.81 feet to the point of tangency of said curve; thence South 69°46'17" East a distance of 1408.99 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 Southeast along the arc of said curve a distance of 501.48 feet to the point of tangency of said curve; thence South 26°53'13" East a distance of 228.24 feet; thence South 18°06'47" West a distance of 42.43 feet; thence South 63°06'47" West a distance of 265.00 feet; thence North 26°53'13" West a distance of 258.24 feet to the point of curve of a curve concave to the Southwest having a radius of 375.00 feet and a central angle of 42°53'04"; thence Northwest along the arc of said curve a distance of 280.68 feet to the point of tangency of said curve; 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 1025.00 feet and a central angle of 59°56'07"; thence Northwest along the arc of said curve a distance of 1072.22 feet; thence North 59°54'56" West a distance of 176.91 feet; thence North 03°09'03" West a distance of 1800.39 feet; thence North 86°45'59" East a distance of 406.00 feet to the POINT OF BEGINNING. Containing 38.89 acres, more or less.

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	SE-SOUTHEAST
C-CENTER LINE	SW-SOUTHWEST
P-PROPERTY LINE	SE-SOUTHEAST
IRC-IRON REBAR & CAP	LS-LICENSED BUSINESS
R-RADIUS OF CURVE	P.O.B.-POINT OF BEGINNING
L-LENGTH OF CURVE	Δ-DELTA ANGLE, CENTRAL ANGLE
NO ID-NO IDENTIFICATION	(F)-FIELD MEASUREMENTS
PRM-PERMANENT REFERENCE MONUMENT	FD-FOUND
	M.F.E.-MINIMUM FLOOR ELEVATION

KEY MAP

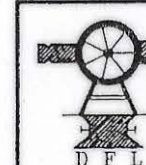
SCALE: 1"=400'

MINIMUM FLOOR ELEVATION			
LOT#	M.F.E.	LOT#	M.F.E.
57	82	69	80
58	77	70	78
59	77	71	78
60	77	72	80
61	77	73	85
62	75	74	89
63	76	75	91
64	76	76	91
65	76	77	91
66	76	78	92
67	79	79	90
68	81		

LOT ACREAGES			
LOT	AREA (AC)	LOT	AREA (AC)
57	4.50	69	1.02
58	4.50	70	1.02
59	4.50	71	1.02
60	4.50	72	1.02
61	1.99	73	1.02
62	0.98	74	1.02
63	1.01	75	0.99
64	1.03	76	0.99
65	1.00	77	1.02
66	1.02	78	0.99
67	1.02	79	1.01
68	1.02		

SHEET 3 OF 5

PLAT DATE: 04/30/13



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 1054 PAGE 221

20131200 6861
FILE NUMBERED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
May 6 2013 AT 10:22 O'CLOCK A.M.
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY [Signature] D.C.

OAKS OF LAKE CITY PHASE 2

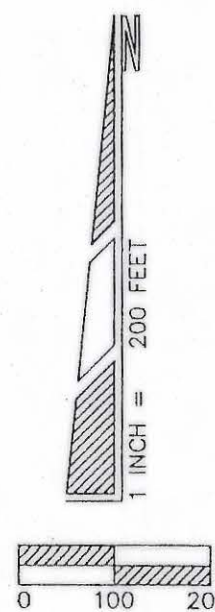
A PLANNED RURAL RESIDENTIAL DEVELOPMENT
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COLUMBIA COUNTY, FLORIDA



TOTAL ACREAGE
38.89 ACRES

DEVELOPER:
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LEGEND	
CMF=CONCRETE MONUMENT FOUND	SEC.=SECTION
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NO ID=NO IDENTIFICATION	(D)=DEED MEASUREMENTS
PRM=PERMANENT REFERENCE MONUMENT	FD.=FOUND
	M.F.E.=MINIMUM FLOOR ELEVATION



CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	21.74'	730.00'	1°42'23"	21.74'	S 04°00'14" E
C2	63.44'	730.00'	4°58'45"	63.42'	S 07°20'48" E
C3	244.41'	730.00'	19°11'00"	243.27'	S 19°25'40" E
C4	121.85'	730.00'	9°33'50"	121.71'	S 33°48'05" E
C5	123.56'	730.00'	9°41'52"	123.41'	S 43°25'56" E
C6	126.48'	730.00'	9°55'38"	126.32'	S 53°14'41" E
C7	117.57'	730.00'	9°13'40"	117.44'	S 62°49'20" E
C8	29.75'	730.00'	2°20'07"	29.75'	S 68°36'14" E
C9	73.48'	670.00'	6°17'01"	73.44'	N 66°37'47" W
C10	182.77'	670.00'	15°37'48"	182.21'	N 55°40'22" W
C11	196.77'	670.00'	16°49'37"	196.06'	N 39°26'40" W
C12	48.46'	670.00'	4°08'38"	48.45'	N 28°57'32" W
C13	27.12'	375.00'	4°08'38"	27.12'	N 28°57'32" W
C14	103.81'	375.00'	15°51'38"	103.48'	N 38°57'40" W
C15	108.62'	375.00'	16°35'47"	108.24'	N 55°11'23" W
C16	41.13'	375.00'	6°17'01"	41.11'	N 66°37'47" W
C17	29.75'	1025.00'	1°39'47"	29.75'	S 68°56'24" E
C18	177.11'	1025.00'	9°54'01"	176.89'	S 63°09'30" E
C19	177.59'	1025.00'	9°55'38"	177.37'	S 53°14'41" E
C20	173.49'	1025.00'	9°41'52"	173.28'	S 43°25'56" E
C21	171.09'	1025.00'	9°33'50"	170.89'	S 33°48'05" E
C22	343.18'	1025.00'	19°11'00"	341.58'	S 19°25'40" E

OFFICIAL RECORDS
BOOK 254 PAGE 271

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SHEET 4 OF 5

PLAT DATE: 04/30/13



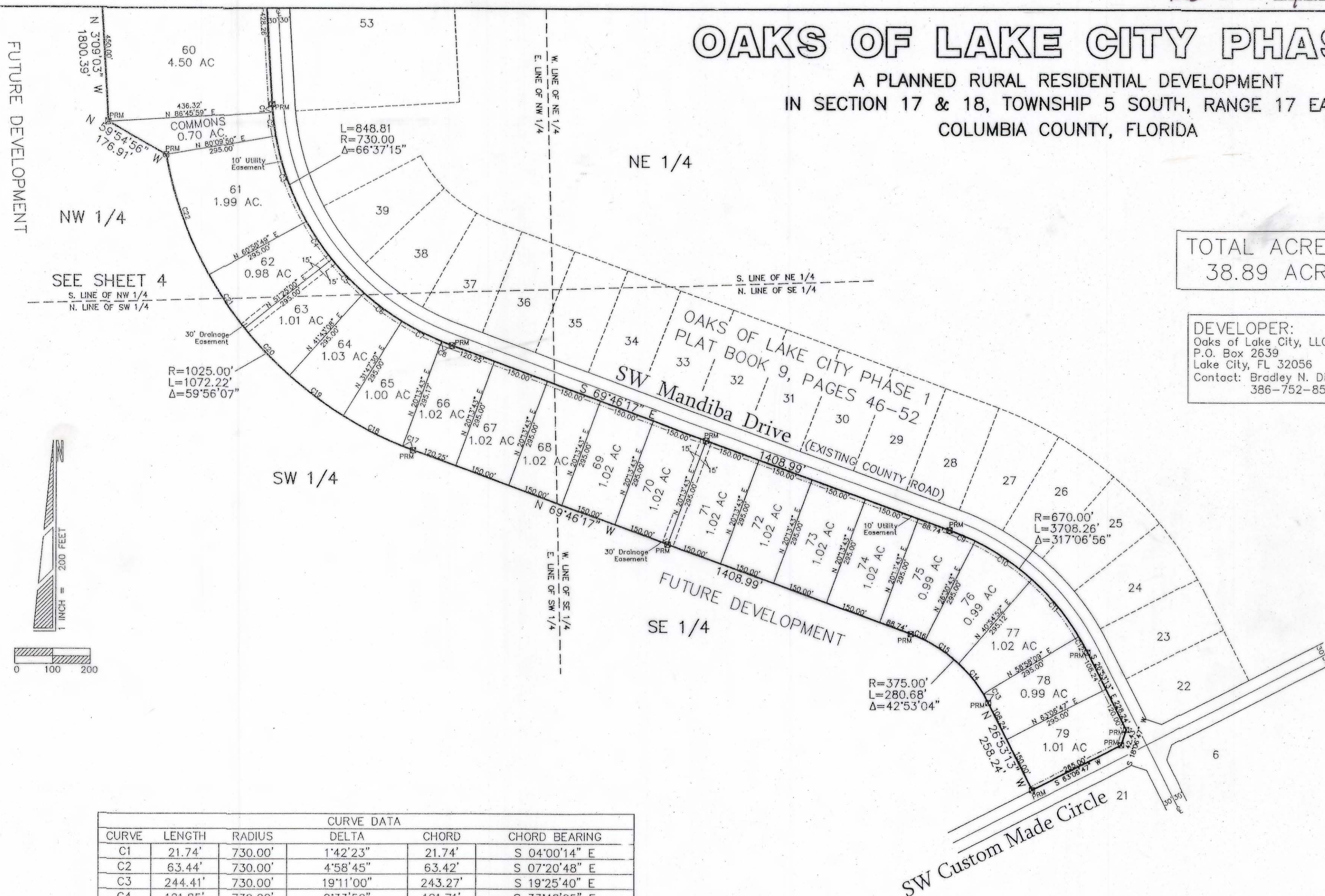
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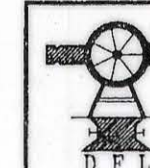
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C14	103.81'	375.00'	15'51'38"	103.48'	N 38'57'40" W
C15	108.62'	375.00'	16'35'47"	108.24'	N 55'11'23" W
C16	41.13'	375.00'	6'17'01"	41.11'	N 66'37'47" W
C17	29.75'	1025.00'	1'39'47"	29.75'	S 68'56'24" E
C18	177.11'	1025.00'	9'54'01"	176.89'	S 63'09'30" E
C19	177.59'	1025.00'	9'55'38"	177.37'	S 53'14'41" E
C20	173.49'	1025.00'	9'41'52"	173.28'	S 43'25'56" E
C21	171.09'	1025.00'	9'33'50"	170.89'	S 33'48'05" E
C22	343.18'	1025.00'	19'11'00"	341.58'	S 19'25'40" E

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CM=CONCRETE MONUMENT SET	RSE=RANGE
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SHEET 5 OF 5 PLAT DATE: 04/30/13



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OFFICIAL RECORDS
BOOK PAGE 271
1254

FILE NUMBER 201312006861
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OF COLUMBIA COUNTY, FLORIDA
May 6, 2013, AT 10:32 AM
RECORD VERIFIED
P. DeWITT CASON
CLERK, FLORIDA
D.C.

OAKS OF LAKE CITY

PHASE 2

FOR 2014

PARENT PARCEL – 18-5s-17-09280-000 – 347.62 ac's – 38.89 ac's = 308.73 ac's
HEADER PARCEL – 18-5s-17 09280-100 – A PLANNED RURAL RESIDENTIAL
DEVELOPMENT LYING IN THE E ½ OF THE NW 1/4 AND THE NW1/4 OF THE SE1/4 OF
SECTION 18-5S-17 CONTAINING 38.89 AC'S RECORDED IN PRRD BOOK 1 PAGES 40 THRU
44.

LOT	57	18-5S-17-09280-157	4.50 AC.
LOT	58	18-5S-17-09280-158	4.50 AC.
LOT	59	18-5S-17-09280-159	4.50 AC.
LOT	60	18-5S-17-09280-160	4.50 AC.
LOT	61	18-5S-17-09280-161	1.99 AC.
LOT	62	18-5S-17-09280-162	.98 AC.
LOT	63	18-5S-17-09280-163	1.01 AC.
LOT	64	18-5S-17-09280-164	1.03 AC.
LOT	65	18-5S-17-09280-165	1.00 AC.
LOT	66	18-5S-17-09280-166	1.02 AC.
LOT	67	18-5S-17-09280-167	1.02 AC.
LOT	68	18-5S-17-09280-168	1.02 AC.
LOT	69	18-5S-17-09280-169	1.02 AC.
LOT	70	18-5S-17-09280-170	1.02 AC.
LOT	71	18-5S-17-09280-171	1.02 AC.
LOT	72	18-5S-17-09280-172	1.02 AC.
LOT	73	18-5S-17-09280-173	1.02 AC.
LOT	74	18-5S-17-09280-174	1.02 AC.
LOT	75	18-5S-17-09280-175	.99 AC.
LOT	76	18-5S-17-09280-176	.99 AC.
LOT	77	18-5S-17-09280-177	1.02 AC.
LOT	78	18-5S-17-09280-178	.99 AC.
LOT	79	18-5S-17-09280-179	1.01 AC.
COMMON AREA		18-5S-17-09280-096	.70 AC.