

OAKS OF LAKE CITY PHASE 1

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

TOTAL ACREAGE
434.33 ACRES

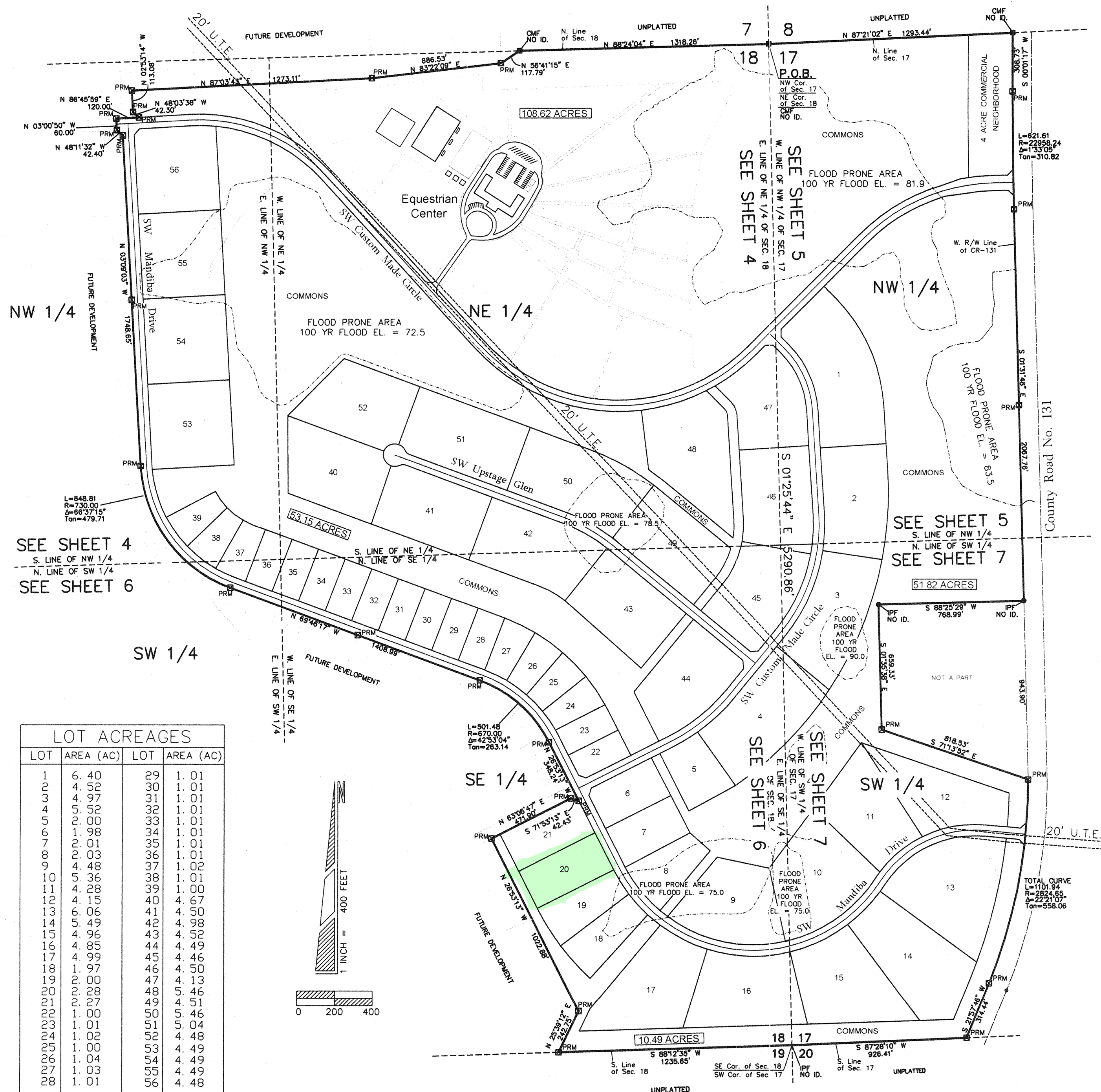
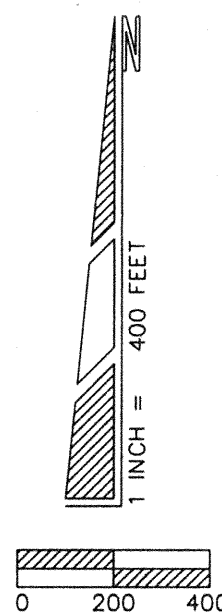
DEVELOPER:
Oaks of Lake City, LLC
P.O. Box 2639
Lake City, FL 32056
Contact: Bradley N. Dicks
386-752-8585

DESCRIPTION:

BEGIN at the Northwest corner of Section 17, Township 5 South, Range 17 East, Columbia County, Florida and run North 87°21'02" East a distance of 1293.44 feet to a point on the Westerly Right-of-Way line of County Road 131; thence South 00°01'17" West along said Westerly Right-of-Way line a distance of 308.73 feet to the point of curve of a curve concave to the East having a radius of 22,958.24 feet and a central angle of 01°33'05"; thence Southerly along the arc of said curve, still being said Westerly Right-of-Way line, a distance of 621.61 feet to the point of tangency; thence South 01°31'48" East still along said Westerly Right-of-Way line a distance of 2067.76 feet; thence South 88°25'29" West a distance of 768.99 feet; thence South 01°35'38" East a distance of 659.33 feet; thence South 71°13'52" East a distance of 818.53 feet to a point on a curve concave to the West having a radius of 2824.65 feet and a central angle of 22°21'07"; thence Southwesterly along the arc of said curve, being also the Westerly Right-of-Way line of County Road 131, a distance of 1101.94 feet to the point of tangency; thence South 21°57'46" West still along said Westerly Right-of-Way line a distance of 314.44 feet to a point on the South line of Section 17; thence South 87°28'10" West along said South line of Section 17 a distance of 926.41 feet to the Southeast corner of Section 18; thence South 88°12'35" West along the South line of said Section 18 a distance of 1235.65 feet; thence North 25°39'12" East a distance of 242.75 feet; thence North 26°53'13" West a distance of 1022.88 feet; thence North 63°06'47" East a distance of 471.90 feet; thence South 71°53'13" East a distance of 42.43 feet; thence North 26°53'13" West a distance of 348.24 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 Northwesterly along the arc of said curve a distance of 501.48 feet to the point of tangency; 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 730.00 feet and a central angle of 66°37'15"; thence Northwesterly along the arc of said curve a distance of 848.81 feet to the point of tangency; thence North 03°09'03" West a distance of 1748.65 feet; thence North 48°11'32" West a distance of 42.40 feet; thence North 03°00'50" West a distance of 60.00 feet; thence North 86°45'59" East a distance of 120.00 feet; thence North 48°03'38" West a distance of 42.30 feet; thence North 02°53'14" West a distance of 113.08 feet; thence North 87°03'43" East a distance of 1273.11 feet; thence North 83°22'09" East a distance of 686.53 feet; thence North 56°41'15" East a distance of 117.79 feet to a point on the North line of Section 18; thence North 88°24'04" East along said North line of Section 18 a distance of 1318.26 feet to the POINT OF BEGINNING. Containing 434.33 acres, more or less.

MINIMUM FLOOR ELEVATION			
LOT#	M.F.E.	LOT#	M.F.E.
1	88	29	89
2	93	30	87
3	92	31	83
4	92	32	82
5	88	33	84
6	88	34	85
7	79	35	85
8	77	36	84
9	77	37	80
10	77	38	77
11	77	39	77
12	89	40	77
13	85	41	75
14	86	42	81
15	88	43	81
16	89	44	94
17	78	45	94
18	77	46	88
19	77	47	86
20	78	48	83
21	85	49	81
22	95	50	81
23	92	51	75
24	90	52	75
25	88	53	80
26	86	54	75
27	87	55	75
28	90	56	77

LOT ACREAGES			
LOT	AREA (AC)	LOT	AREA (AC)
1	6.40	29	1.01
2	4.52	30	1.01
3	4.97	31	1.01
4	5.52	32	1.01
5	2.00	33	1.01
6	1.98	34	1.01
7	2.01	35	1.01
8	2.03	36	1.01
9	4.48	37	1.02
10	5.36	38	1.01
11	4.28	39	1.00
12	4.15	40	4.67
13	6.06	41	4.50
14	5.49	42	4.98
15	4.96	43	4.52
16	4.85	44	4.49
17	4.99	45	4.46
18	1.97	46	4.50
19	2.00	47	4.13
20	2.28	48	5.46
21	2.27	49	4.51
22	1.00	50	5.46
23	1.01	51	5.04
24	1.02	52	4.48
25	1.00	53	4.49
26	1.04	54	4.49
27	1.03	55	4.49
28	1.01	56	4.48



LEGEND	
CMF=CONCRETE MONUMENT FOUND	SEC.=SECTION
CMF=CONCRETE MONUMENT SET	RGE.=RANGE
IPF=IRON PIPE FOUND	TWP.=TOWNSHIP
IPF=IRON PIPE SET	COR.=CORNER
PLS=PROFESSIONAL LAND SURVEYOR	NE=NORTHEAST
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NW=NORTHWEST
R/W=RIGHT-OF-WAY	SW=SWITHWEST
S=SECTION LINE	SE=SETHWEST
P=PROPERTY LINE	LB=LICENSED BUSINESS
IRC=IRON REBAR & CAP	P.O.B.=POINT OF BEGINNING
R=RAIDUS OF CURVE	Δ=DELTA ANGLE, CENTRAL ANGLE
L=LENGTH OF CURVE	(F)=FIELD MEASUREMENTS
(P)=PLAT MEASUREMENTS	(D)=DEED MEASUREMENTS
NO ID=NO IDENTIFICATION	PD.=FOUND
U.T.E.=UNDERGROUND TELEPHONE EASEMENT	M.F.E.=MINIMUM FLOOR ELEVATION

SHEET 3 OF 7 PLAT DATE: 09/27/2007

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OFFICIAL RECORDS
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