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LEGAL DESCRIPTION

LOT 64, OAKS OF LAKE CITY
PHASE 2, A PLANNED RURAL
RESIDENTIAL DEVELOPMENT, AS PER
PLAT THEREOF, RECORDED IN PLAT
BOOK PRRD 1, PAGES 40-44 OF
THE PUBLIC RECORDS OF
COLUMBIA COUNTY, FLORIDA.

LEGEND

(P) = PER PLAT
R/W = RIGHT OF WAY

LOT 63

LOT 64
TAX PARCEL No. 18-5S-17-09280-164
CONTAINING ±1.03 ACRES

LOT 65

S.W. MANDIBA DRIVE
(60' R/W)

R/W LINE

C6

10' PUBLIC UTILITIES
EASEMENT (PER PLAT)

PROPOSED
COVERED
PORCH

PROPOSED
ONE STORY WOOD
FRAMED RESIDENCE

MINIMUM FINISH
FLOOR = 76.00'

PROPOSED
COVERED
PORCH

BUILDING SETBACK
LINE (TYPICAL)

C19

UNPLATTED LANDS

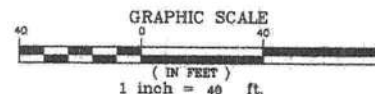
SURVEYOR NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED THE REPLAT OF OAKS OF LAKE CITY PHASE 2.
2. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.
3. THIS IS NOT A BOUNDARY SURVEY

PLOT PLAN

IN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C8(P)	126.48'	730.00'	9°55'38"	63.40'	126.32'	S53°14'41"E
C19(P)	177.59'	1025.00'	9°55'38"	89.02'	177.37'	N53°14'41"W

DATE: 08-1-2023	SHEET: 1 OF 1
FIELD BOOK: SEE FILES	REVIEWED: LAF
CHECKED: LAF	DRAWN: DATE 08/10/23
CERTIFIED TO: GIBBALT CONTRACTING, LLC	
FLOWERS SURVEYING AND MAPPING, INC. 207 SE CONNOR GLEN HIGH SPRINGS, FLORIDA 32643 (386) 402-0730	
LEIGH ANN FLOWERS PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 12082	
I, LEIGH ANN FLOWERS, THE SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND MAP HEREON, AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN CONVICTED OF ANY CRIME INVOLVING FRAUD, PERJURY, OR THE OBSTRUCTION OF JUSTICE, AND THAT I HAVE NOT BEEN DISQUALIFIED FROM EXERCISING MY PROFESSIONAL RIGHTS AND PRIVILEGES.	