

COMMISSION APPROVAL

SIGNED : Rusty DePratter

Chairman

DATE: 7/15/2021

ATTEST:

Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 20th day of July, 2021, in Plat Book 9, Page 159 + 160

SIGNED: Joel F. Foreman
Clerk of Circuit Court

OAK HAMMOCK

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

NOTES:

- 1.) Monumentation is as shown and designated on the face of the plat.
- 2.) Boundary based on monumentation found in place, instruction by client, and prior surveys by Bailey, Bishop & Lane.
- 3.) Bearings based on the South line of the Northwest $\frac{1}{4}$ of Section 31 per State Plane Coordinates.
- 4.) Interior improvements shown were located by field ties.
- 5.) Underground encroachments, if present, were not located with this survey.
- 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
- 7.) Date of field survey completion: March 24, 2021.
Date of plat drawing: June 2, 2021.
- 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. 12023C0382D).
- 9.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 10.) Preliminary approval: May 27, 2021
- 11.) Water Supply and Sewerage disposal to be provided by individual lot owners, subject to County approval.

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

Examined on 7.15.21

AND

Approved as to Legal Form and Sufficiency

Joel F. Foreman, County Attorney

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

THIS IS TO CERTIFY, that on 7/15/21 the foregoing plat was approved by the board of county commissioners for Columbia County, Florida

Rusty DePratter
Chairman
DePratter, D.C.

Attest:

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Suwnee Holdings, LLC, as owner has caused the land hereon shown to be surveyed, subdivided and platted, to be known as OAK HAMMOCK, and that all Rights-of-Way are hereby dedicated to the perpetual use of the Public or uses as shown hereon.

Rusty DePratter
Rusty DePratter

Danell L. Hoot
Witness

Danell L. Hoot
Witness

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.

NOTARY
SEAL

ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 15th day of June, 2021 by Rusty DePratter, for Suwnee Holdings, LLC, as owner. He is personally known to me or has produced proper as identification and (did / did not) take an oath.

SIGNED: Danell L. Hoot
Notary Public

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 06/28/2021 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 Britt

NAME: L. SCOTT BRITT

Florida Reg. Cert. No. LS 5757

DEVELOPER

Suwannee Holdings, LLC
11214 129th Road, Live Oak, FL 32060

SURVEYOR'S CERTIFICATE

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: M.S. Combass
M.S. Combass, P.S.M.
Florida Registered Cert. No. 4093

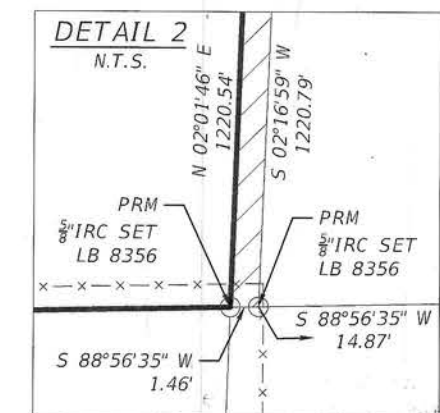
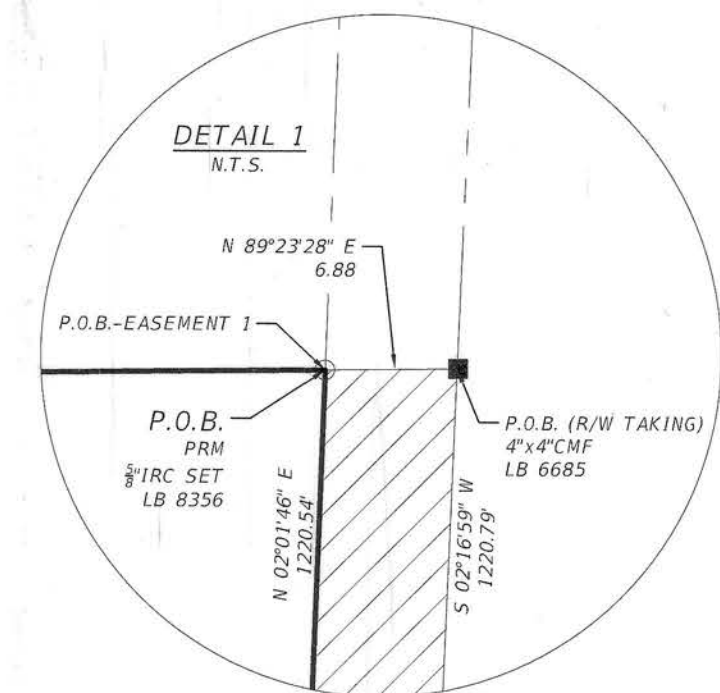
DATE: 6/28/2021

SHEET 1 OF 2




NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
TAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET

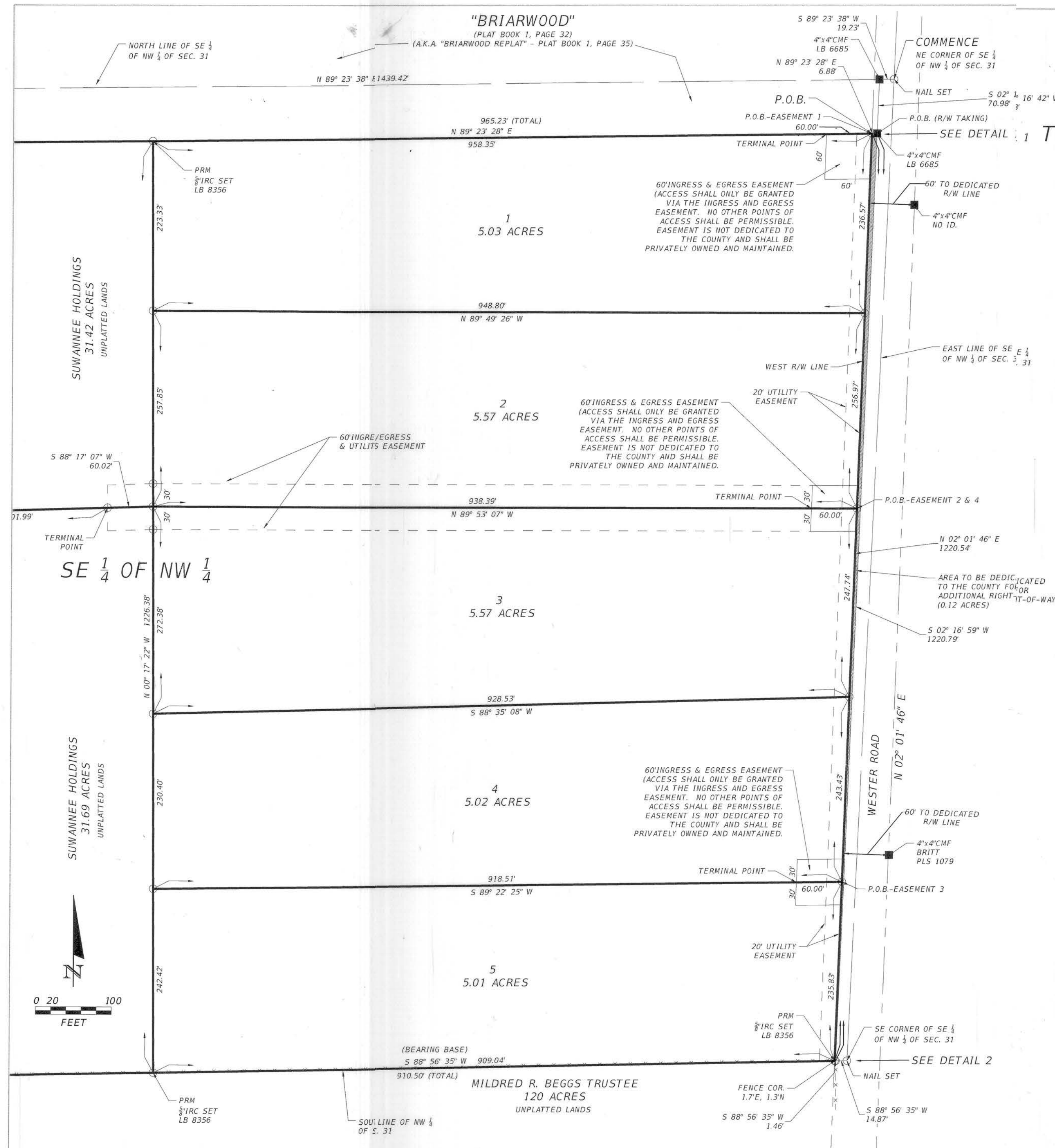
COMMENCE at the Northeast corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 4 South, Range 17 East, Columbia County, Florida, and run thence South $89^{\circ}23'38''$ West along the North line of said Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$, a distance of 19.23 feet to the West right-of-way line of Wester Road; thence South $02^{\circ}16'42''$ West along said West right-of-way line, a distance of 70.98 feet to the POINT OF BEGINNING; thence South $02^{\circ}16'59''$ West along said West right-of-way line, a distance of 1220.79 feet to the South line of said Northwest $\frac{1}{4}$ of Section 31; thence South $88^{\circ}56'35''$ West along said South line, a distance of 910.50 feet; thence North $00^{\circ}17'22''$ West, a distance of 1226.38 feet; thence North $89^{\circ}23'28''$ East, a distance of 965.23 feet to the POINT OF BEGINNING. Containing 26.32 acres, more or less.



CMF=CONCRETE MONUMENT FOUND SEC.=SECTION IPF=IRON PIPE FOUND IFC=IRON PIPE FOUND IFC=IRON PIPE SET TWP=TOWNSHIP PLS=PROFESSIONAL LAND SURVEYOR COR=CORNER P.S.M.=PROFESSIONAL SURVEYOR & MAPPER NE=NORTHEAST R/W=RIGHT-OF-WAY NW=NORTHWEST C=CENTER LINE SW=SOUTHWEST R=PROPERTY LINE SE=SOUTHEAST LB=LICENSED BUSINESS P.O.B.=POINT OF BEGINNING	TPD=TELEPHONE PEDESTAL IRC=IRON REBAR & CAP FD.=FOUND NO ID=NO IDENTIFICATION MAINT.=MAINTAINED PROP.=PROPOSED CHLK.=CHAINLINK N=NOTHING E=EASTING IRF=IRON REBAR FOUND BM=BENCHMARK PROP.=PROPERTY (D)=DEED MEASUREMENTS O=3/4" IRON REBAR & CAP, STAMPED LB 8356 PRM=PERMANENT REFERENCE MONUMENT N.T.S.=NOT TO SCALE
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NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823 2551 BLAIRSTONE PINES DR.
LAKE CITY, FL 32056 TALLAHASSEE, FL 32301
PH. 386-752-4675 WWW.NFPS.NET
LIC NO. LB8356



TOTAL ACREAGE = 26.32 ACRES