

FILE NUMBER 06-14-2183
FILED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
9-14-19 2:00 PM
RECORDED
COLUMBIA COUNTY, FLORIDA

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 126.77 feet to the Northeast corner of said Northeast 1/4 of the Northeast 1/4, thence S.17°44'30"W, 182.48 feet; thence S.87°37'50"W, 266.53 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;
N.52°28'21"W, 45.40 feet;
N.83°16'54"W, 148.02 feet;
S.85°18'54"W, 148.02 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.75°55'15"W, 46.66 feet;
N.89°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 Subandy Limited Partnership, as owner of the lands hereon shown to be surveyed, subdivided and patented, has caused the lands hereon shown to be surveyed, subdivided and patented, to be known as OAK FOREST LANDING, and that all Right-of-Way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNERS:
Subandy N. Dick, General Partner
Subandy Limited Partnership
Witness:
Witness:
My Commission Expires: 11/15/2006
I, the undersigned, being a duly qualified and licensed Surveyor in the State of Florida, do hereby certify that the foregoing description was prepared by me or under my direct supervision and that I am a duly qualified and licensed Surveyor in the State of Florida.
Signed: *Donald F. Lee*
Notary Public

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 has been posted to assure completion of all required improvements and maintenance in case of default.
SIGNED: *Mark J. Foy*
DATE: 9/24/98
Director of Public Works

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: *Mark J. Foy*
DATE: 9/24/98
County Attorney, Columbia County

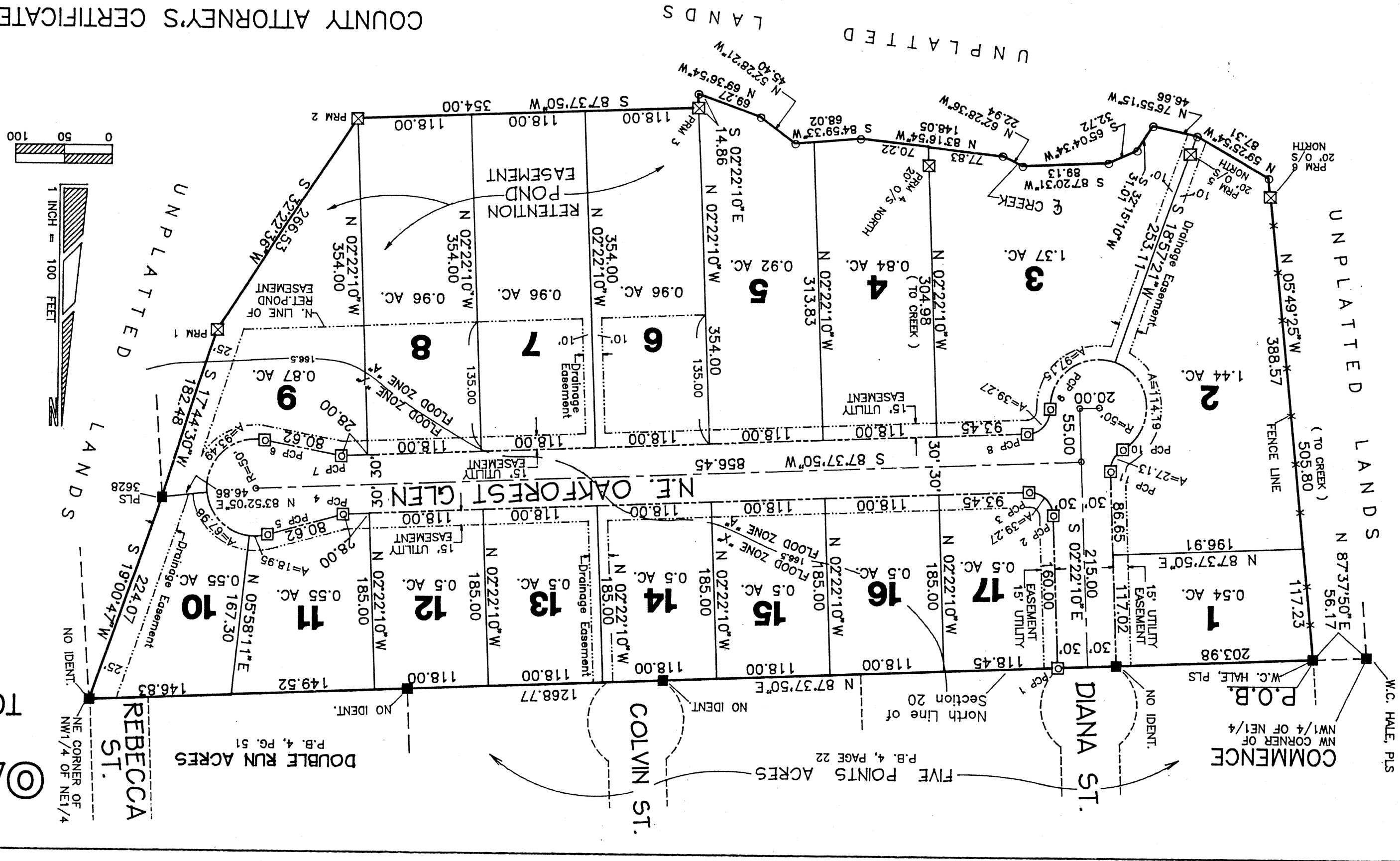
COMMISSION APPROVAL CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 19th day of *Sept*, 1998, in Plat Book *35462-23-40*.
SIGNED: *Donald F. Lee*
DATE: 9/14/98
Chairman
DATE: 9/14/98
Clerk of Circuit Court

PREPARED BY: Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32053
Phone: (904) 755-8166 FAX: (904) 755-8167

OAK FOREST LANDING
IN SECTION 20
TOWNSHIP 3 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

- LEGEND & NOTES
1. = P.R.M. set with brass cap stamped LB 4016 and date.
 2. = 4" x 4" Concrete Monument set, PLS 3628.
 3. = 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.



“ 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