

OAK HAMMOCK

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

A

COMMISSION APPROVAL

SIGNED: Rusty DePratter
Chairman

DATE: 7/15/2021

ATTEST: Jarvis
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: Jarvis
Clerk of Circuit Court

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 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 by:

Joel F. Foreman, County Attorney

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.

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:

NOTARY SEAL

ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia

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

SIGNED: Russell W. Hines
Notary Public

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licenced 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

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Suwannee Holdings, LLC, as owner has caused the lands 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 for uses as shown hereon.

Rusty DePratter
Rusty DePratter
Witness
Russell W. Hines
Witness
Russell W. Hines
Witness

CORPORATE SEAL

SEAL

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

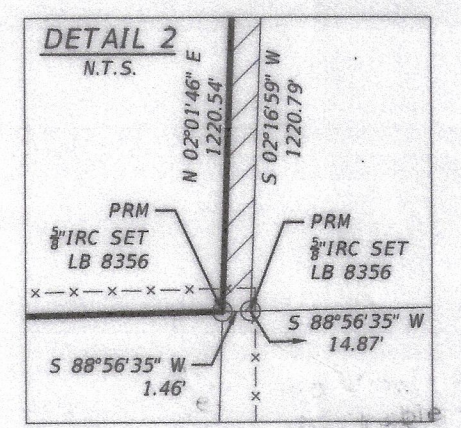
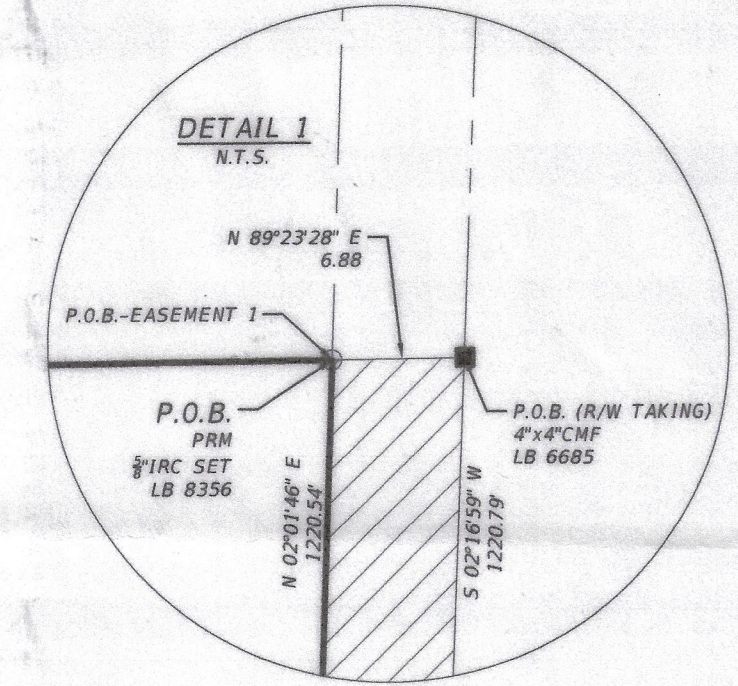
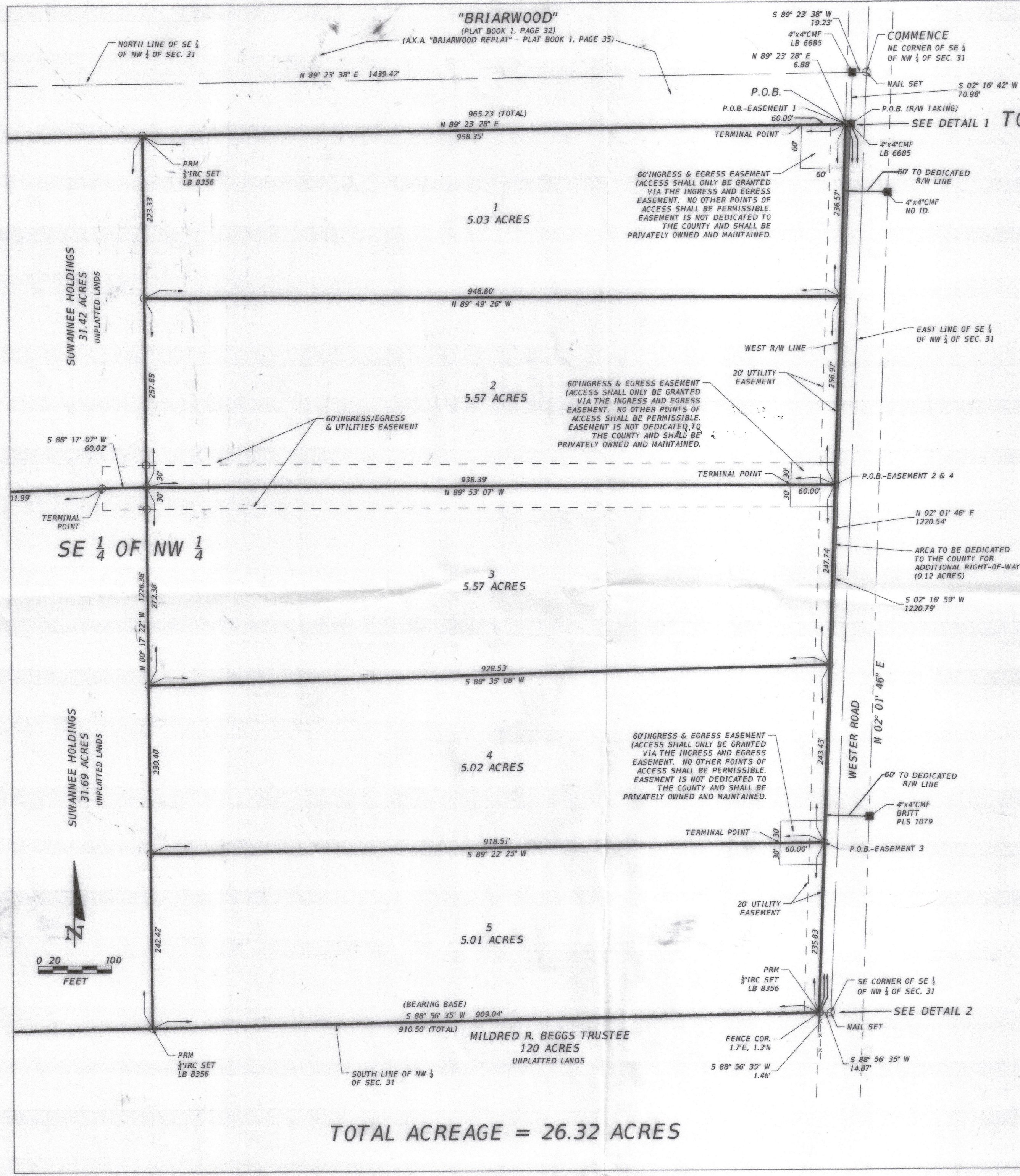
SHEET 1 OF 2

Last: 20211201 05:54 Date: 07/20/2021 Time: 2:32PM
Page 1 of 2 B: 1442 P: 2054 James M. Smeaker, Jr., Clerk of Court
Columbia County, FL By: VC
Deputy Clerk

OAK HAMMOCK

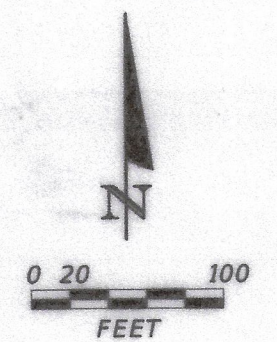
IN SECTION 31
TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

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



LEGEND

CMF=CONCRETE MONUMENT FOUND	TPD=TELEPHONE PEDESTAL
SEC.=SECTION	IRC=IRON REBAR & CAP
IPF=IRON PIPE FOUND	FD.=FOUND
RGE.=RANGE	NO ID=NO IDENTIFICATION
IPS=IRON PIPE SET	MAINT.=MAINTAINED
TWP.=TOWNSHIP	PROP.=PROPOSED
PLS=PROFESSIONAL LAND SURVEYOR	CHLK.=CHAINLINK
COR.=CORNER	N=NORTHING
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	E=EASTING
NE=NORTHEAST	IRF=IRON REBAR FOUND
NW=RIGHT-OF-WAY	BM=BENCHMARK
NW=NORTHWEST	PROP.=PROPERTY
C.=CENTER LINE	(D)=DEED MEASUREMENTS
SW=SOUTHWEST	STAMPED LB 8356
R.=PROPERTY LINE	PRM=PERMANENT REFERENCE MONUMENT
SE=SOUTHEAST	MONUMENT
LB=LICENSED BUSINESS	N.T.S.=NOT TO SCALE
P.O.B.=POINT OF BEGINNING	



TOTAL ACREAGE = 26.32 ACRES

SHEET 2 OF 2

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