

"COMMANDER ROW UNIT 2 ADDITION"
A REPLAT OF LOTS 1 & 2 COMMANDER ROW UNIT 2
IN SECTION 12, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 10
PAGES 23
SHEET 1 OF 1

DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT RICHARD J. STECKBECK AND SANDRA E. STECKBECK AS OWNERS, HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS "SISTERS HAMMOCK", AND THAT ALL ROADS, STREETS, RETENTION AREAS, STORM WATER BASINS, AND ALL EASEMENTS FOR UTILITIES, DRAINAGE, AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTESTS

Chelbi J. Camden
WITNESS AS TO OWNER
Chelbi J. Camden
WITNESS AS TO OWNER

Richard J. Steckbeck
WITNESS AS TO OWNER
Sandra E. Steckbeck
WITNESS AS TO OWNER

Richard J. Steckbeck
OWNER
Sandra E. Steckbeck
OWNER

ACKNOWLEDGMENT: STATE OF OKLAHOMA, COUNTY OF GARFIELD.

I HEREBY CERTIFY THAT ON THIS 7 DAY OF March, 2025 A.D., BEFORE ME PERSONALLY APPEARED RICHARD J. STECKBECK, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGMENT THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

Hannah Summers
NOTARY PUBLIC, STATE OF OKLAHOMA AT LARGE

MY COMMISSION EXPIRES: 30 Oct 2026

ACKNOWLEDGMENT: STATE OF OKLAHOMA, COUNTY OF GARFIELD.

I HEREBY CERTIFY THAT ON THIS 7 DAY OF March, 2025 A.D., BEFORE ME PERSONALLY APPEARED SANDRA E. STECKBECK, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGMENT THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

Hannah Summers
NOTARY PUBLIC, STATE OF OKLAHOMA AT LARGE

MY COMMISSION EXPIRES: 30 Oct 2026

COUNTY ATTORNEY CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: 4-3-25

COUNTY ATTORNEY

CERTIFICATE OF CLERK OF CIRCUIT COURT

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 2nd DAY OF May, 2025, A.D. IN PLAT BOOK 10, PAGE 23

Clifford S. Smith
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF 4-3-2025, 2025, A.D.

Chairman
CHAIRMAN

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF \$_____ OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$_____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DIRECTOR OF PUBLIC WORKS

DATE

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
- BEARINGS ARE BASED ON SAID PLAT OF RECORD AND THE SOUTH LINE OF SAID LOT 1.
- IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NUMBER 12023C0291D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- EASEMENTS ARE AS SHOWN HEREON.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA.
- NO PRELIMINARY PLAN WAS APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM.
- MAXIMUM LOT COVERAGE BY ALL BUILDINGS IS 40%

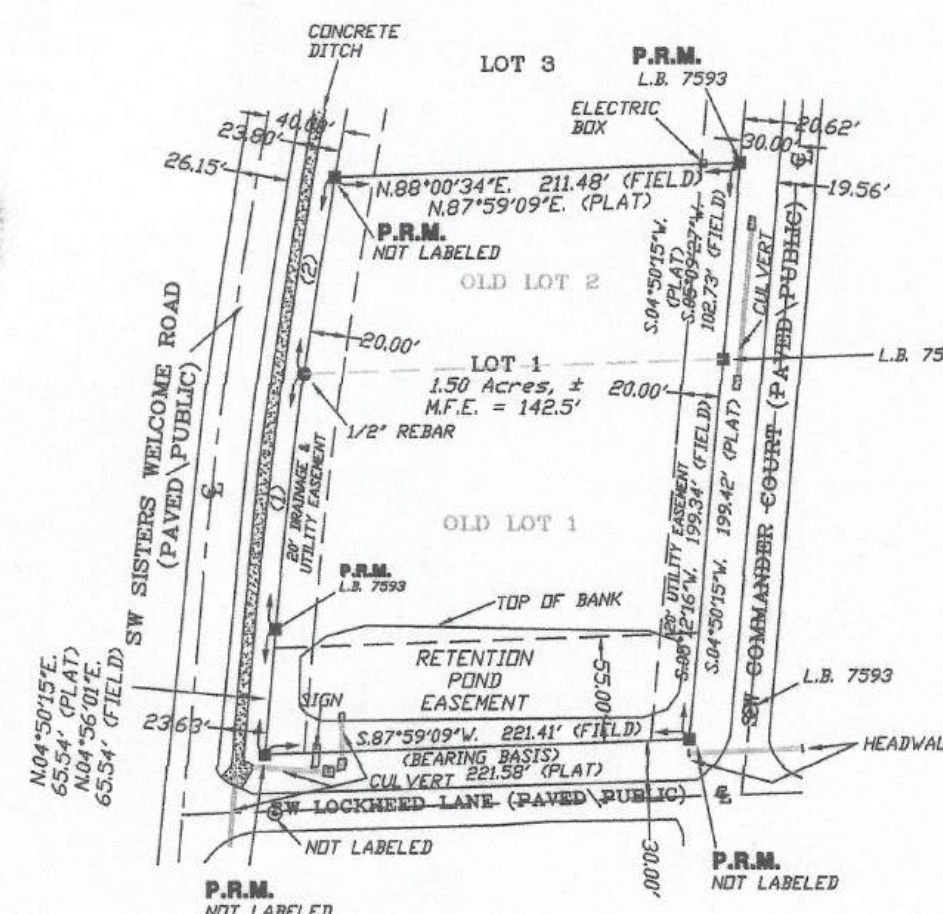
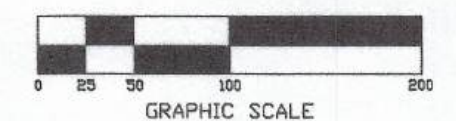
CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	2824.77'	02°43'29"	134.33'	67.18'	134.32'	N06°27'00"E
PLAT	2824.77'	02°43'29"	134.32'	67.17'	134.31'	N06°11'59"E
2	2824.77'	02°06'22"	103.83'	51.92'	103.83'	N09°09'02"E
PLAT	2824.77'	02°06'18"	103.79'	51.90'	103.78'	N08°36'52"E

SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
×	IRON PIN AND CAP SET
+	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
+	NAIL & DISK
+	POWER POLE
+	SIGN POST
+	WATER METER
+	UTILITY BOX
+	WELL
+	SANITARY MANHOLE
+	CENTERLINE
---	SECTION LINE
---	ELECTRIC LINES
---	VIRE FENCE
---	CHAIN LINK FENCE
---	WOODEN FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC.)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT

SCALE: 1" = 100'



DESCRIPTION:
LOT(S) 1 AND 2 OF "COMMANDER ROW UNIT 2" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 100 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL 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 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 COUNTY SURVEYOR:
KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 475, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 OF THE FLORIDA STATUTES, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: *Scott Daniel* DATE: 5-14-25 REGISTRATION #: 6449

PRINT: *Scott Daniel*

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND 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.

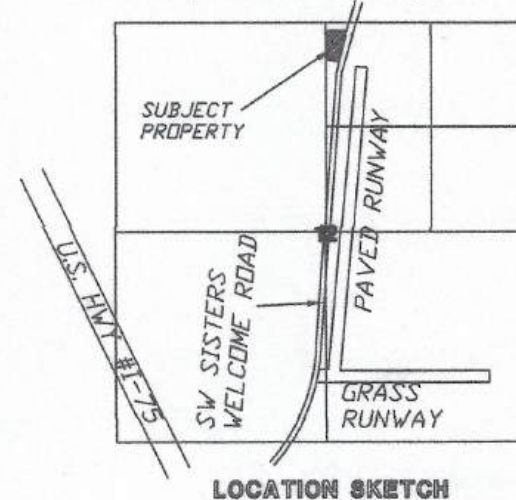
L. Scott Britt
L. SCOTT BRITT, PSN #5757

5-27-25
DATE

DEVELOPER:

RICHARD STECKBECK
7411 DANIKA DRIVE
ENID, OK 73703

SECTION 12, TOWNSHIP 4 SOUTH, RANGE 16 EAST.



BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016

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LAKE CITY, FLORIDA 32025

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WORK ORDER # **L-30710**