

HICKORY HILLS
EXTENSION
IN SECTION 8
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, prior survey by W.C. Hale, PLS, and prior adjacent surveys by Britt Surveying and Mapping, LLC.
 - 3.) Bearings projected from the South right-of-way line of SE Butler Glen and based on 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: June 1, 2022.
Date of plat drawing: June 1, 2022.
 - 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies partly within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain and partly within Flood Zone "AH", which according to said maps are areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. A base flood elevation of 103.6 feet has been determined. (ref: Map No. 12023C0292D)
 - 9.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
 - 10.) Preliminary approval: Not Applicable
 - 11.) Water Supply and Sewerage disposal to be provided by the City of Lake City.

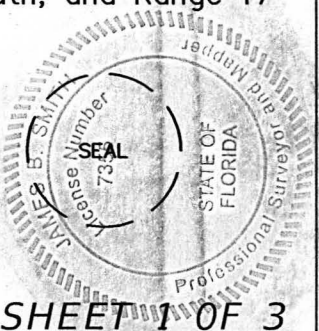
DEVELOPER
Martha Jane Carter
1736 SW Paloma Court
Lake City, Florida 32025

CERTIFICATE OF SURVEYOR

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 _____ he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes, as amended; and that said land is located in Section 8, Township 4 South, and Range 17 East, City of Lake City, Florida.

SIGNED : James B. Smith
James B. Smith, P.S.M.
Florida Registered Cert. No. 7355

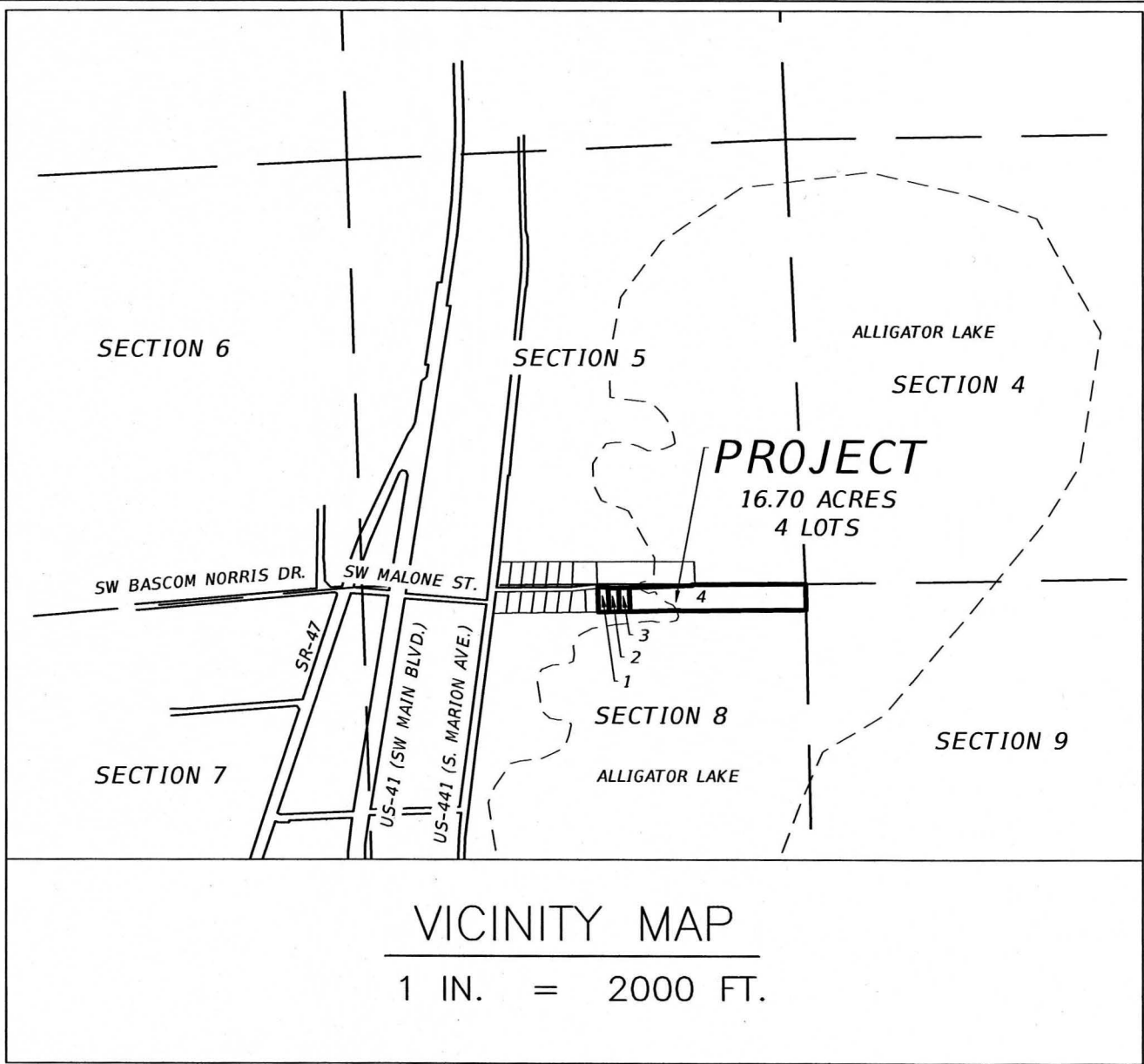
DATE: 7 / 26 / 20 22



SHEET 1 OF 3



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



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 COUNTY
HEALTH DEPARTMENT

Examined on _____

AND

Approved by _____
County Health Department

CERTIFICATE OF APPROVAL
BY THE ATTORNEY FOR THE CITY OF LAKE CITY, FLORIDA

Examined on _____
AND
Approved as to Legal Form and Sufficiency by:

Frederick Koberlein, City Attorney

CLERK'S CERTIFICATE

THIS PLAT having been approved by the City Council of the City of Lake City, Florida, is accepted for files and recorded this _____ day of _____, 20____, in Plat Book _____, Page _____.

SIGNED: _____
Clerk of Circuit Court

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Martha Jane Carter, as Owner, has caused the lands hereon described to be surveyed, subdivided and platted to be known as HICKORY HILLS EXTENSION, and that 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 for uses as shown hereon.

Signed, sealed and delivered
in the presence of:

Witness _____
Print Name: _____

Print or type name

Witness _____

Print or type name

ACKNOWLEDGMENT STATE OF _____
COUNTY OF _____

The foregoing dedication was acknowledged before me this _____ day of _____, 20____, by Martha Jane Carter, as owner. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.

SIGNED: _____
Notary Public

NOTARY
SEAL

My Commission
Expires: _____

CERTIFICATE OF APPROVAL BY CITY COUNCIL OF
THE CITY OF LAKE CITY, FLORIDA

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the City Council for the City of Lake City, Florida.

Mayor _____

Attest:

_____ File for record on: _____

City Clerk _____

CITY 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 the City of Lake City, Florida on _____/_____/20____ reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED : _____

NAME: _____

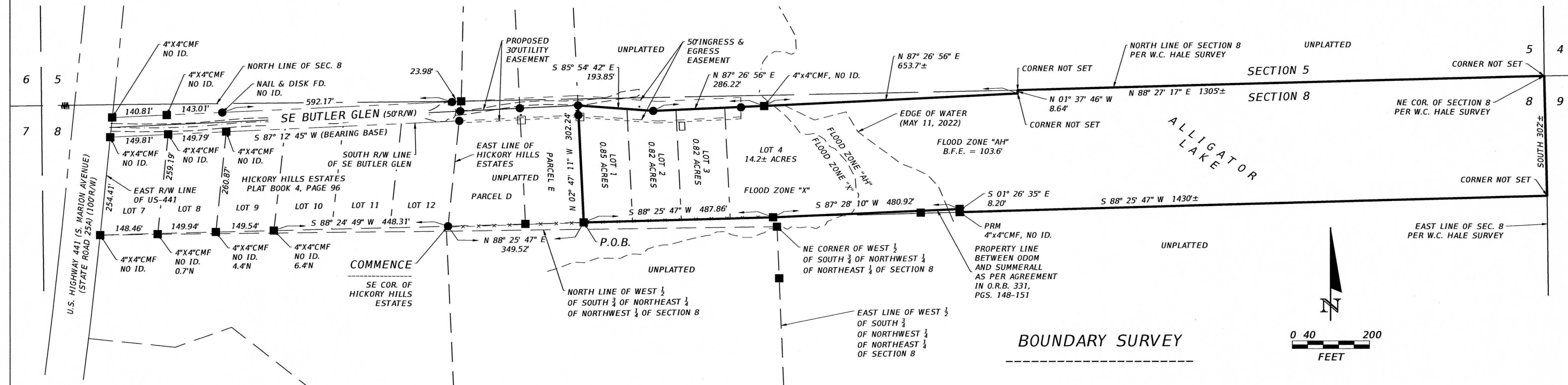
Florida Reg. Cert. No. _____

SEAL

HICKORY HILLS EXTENSION

IN SECTION 8
TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

LEGEND		
SEC.=SECTION	FD.=FOUND	U.G.E.=UNDERGROUND ELECTRIC
PLS.=PROFESSIONAL LAND SURVEYOR	NO ID.=NO IDENTIFICATION	MHSS=MANHOLE, SANITARY SEWER
COR.=CORNER	B.F.E.=BASE FLOOD ELEVATION	RND.=ROUND
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	CMF=CONCRETE MONUMENT FOUND	EL.=ELEVATION
R/W=RIGHT-OF-WAY	LS=LICENSED SURVEYOR	P.O.B.=POINT OF BEGINNING
CL=CENTER LINE	VW=VALVE, WATER	O.R.B.=OFFICIAL RECORDS BOOK
LB=LICENSED BUSINESS	FH=FIRE HYDRANT	PGS.=PAGES
IRC=IRON REBAR & CAP	TPD=TELEPHONE PEDESTAL	PRM=PERMANENT REFERENCE MONUMENT



DESCRIPTION:

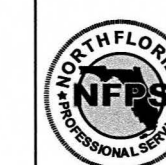
A parcel of land in Section 8, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Hickory Hills Estates, a subdivision recorded in Plat Book 4, Page 96 of the public records of Columbia County, Florida and run North 88°25'47" East, a distance of 349.52 feet to the POINT OF BEGINNING; thence North 02°47'11" West, a distance of 302.24 feet to a point on the centerline of a 50 foot ingress and egress easement; thence South 85°54'42" East, along said centerline of a 50 foot ingress and egress easement, a distance of 193.85 feet; thence North 87°26'56" East, still along said centerline of a 50 foot ingress and egress easement and said centerline's Easterly extension, a distance of 286.22 feet to a 4"x4" concrete monument, no identification; thence continue North 87°26'56" East, a distance of 653.7 feet, more or less; thence North 01°37'46" West, a distance of 8.64 feet to a point on the North line of Section 8 per W.C. Hale survey; thence North 88°27'17" East, along said North line of Section 8 per W.C. Hale survey, a distance of 1305 feet, more or less, to the Northeast corner of Section 8 per W.C. Hale survey; thence Southerly along the East line of Section 8, per W.C. Hale survey, a distance of 302 feet, more or less; thence South 88°25'47" West, a distance of 1430 feet, more or less, to a 4"x4" concrete monument, no identification; thence South 01°26'35" East, a distance of 8.20 feet to a point on a property line between Odom and Summerall as per agreement in Official Record Book 331, pages 148-151 of the public records of Columbia County, Florida; thence South 87°28'10" West, along said property line between Odom and Summerall as per agreement in Official Record Book 331, pages 148-151 of the public records of Columbia County, Florida, a distance of 480.92 feet; thence South 88°25'47" West, a distance of 487.86 feet to the POINT OF BEGINNING. Containing 16.70 acres, more or less.

NOTE: SEE SHEET 3 FOR
LOT LAYOUT DETAILS

TOTAL ACREAGE = 16.70 ACRES

SHEET 2 OF 3

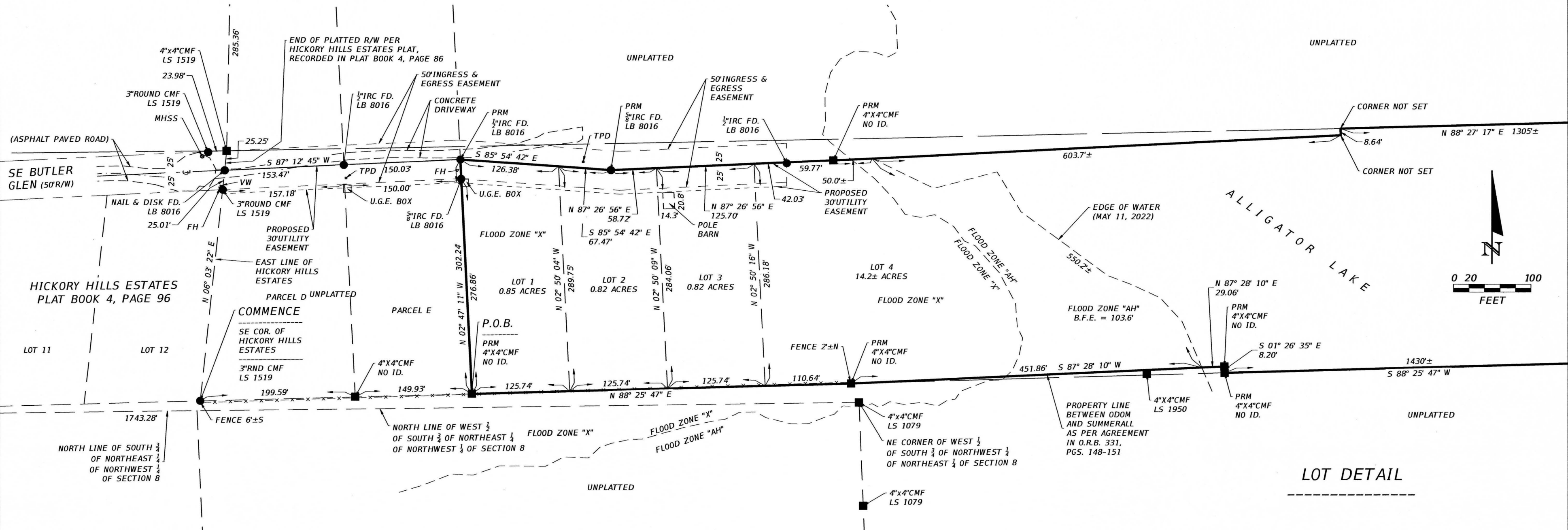


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NOTE: SEE SHEET 2 FOR
BOUNDARY SURVEY



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