

# "SWANSON ESTATES"

A REPLAT OF LOT 2, BLOCK "A"  
OF "HICKORY RIDGE" A SUBDIVISION AS PER  
PLAT THEREOF RECORDED IN PLAT BOOK 7  
PAGE 5 100-102 OF THE PUBLIC RECORDS OF  
COLUMBIA COUNTY, FLORIDA, AND ALSO BEING PART  
OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA.

"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."

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.

15' WIDE PUBLIC UTILITY EASEMENTS ARE ALONG THE LOT SIDE OF ALL PUBLIC RIGHT-OF-WAY LINES THAT ABUTT LOTS. THERE IS ALSO A 10' PUBLIC UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES WHICH IN COMBINATION CREATES A 20' WIDE PUBLIC UTILITY EASEMENT. THESE EASEMENTS ARE GRAPHICALLY DEPICTED ON THE PLAT.

BUILDING SETBACKS / MINIMUM YARD REQUIREMENTS SHALL MEET THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS AS AMENDED.

MINIMUM FLOOR ELEVATIONS: SHALL MEET COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS AS AMENDED.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D.

CHAIRMAN

COUNTY ATTORNEY CERTIFICATE:

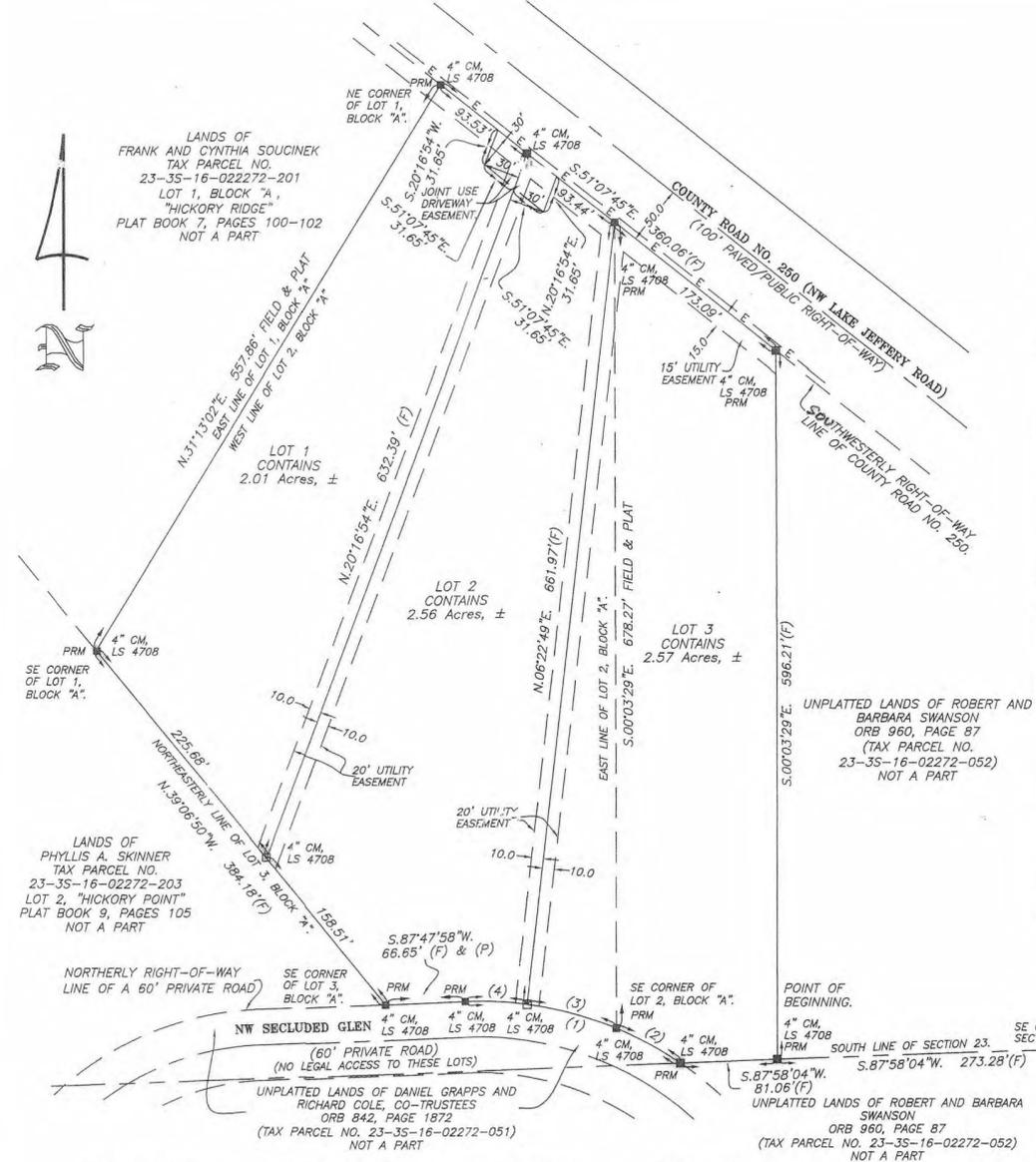
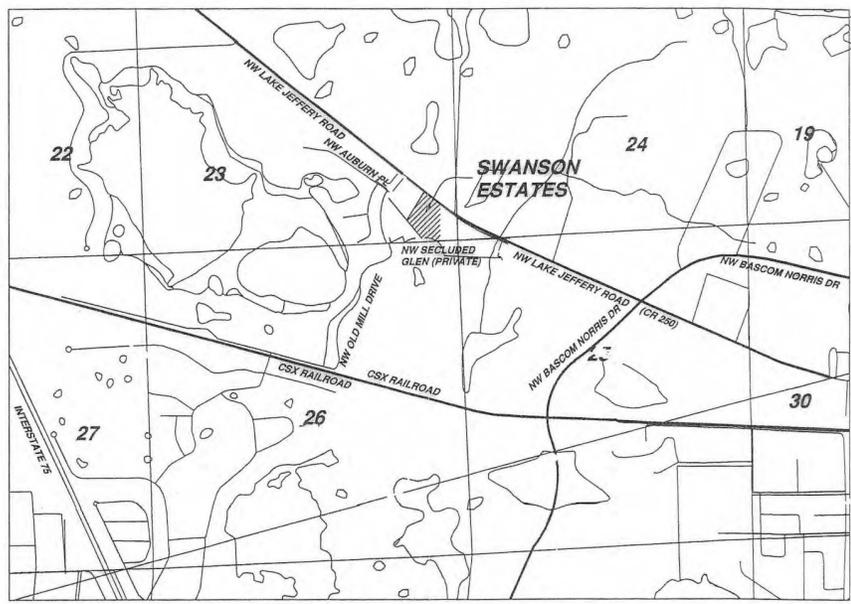
I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED 7-12-17, A.D. \_\_\_\_\_ COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 22 DAY OF May 2017, A.D., IN PLAT BOOK 1360 PAGE 132.

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

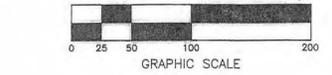


Curve number 1	Curve number 2	Curve number 3	Curve number 4
Radius = 296.58'	Radius = 296.58'	Radius = 296.58'	Radius = 296.58'
Delta = 36°52'04"	Delta = 11°50'49"	Delta = 14°55'04"	Delta = 10°06'12"
Arc = 190.84'	Arc = 61.32'	Arc = 77.22'	Arc = 52.30'
Tangent = 98.85'	Tangent = 30.77'	Tangent = 38.83'	Tangent = 26.22'
Chord = 187.56'	Chord = 61.21'	Chord = 77.00'	Chord = 52.23'
Chord Brg. = S.73°46'00"E.	Chord Brg. = N.61°15'23"W.	Chord Brg. = N.74°38'19"W.	Chord Brg. = N.87°08'56"W.

**DESCRIPTION:**  
PART OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND INCLUDING LOT 2 OF BLOCK "A" OF "HICKORY RIDGE", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT A CONCRETE MONUMENT MARKING THE SE CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.87 DEGREES 58'04"W, ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 273.28 FEET TO A CONCRETE MONUMENT, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.87 DEGREES 58'04"W, STILL ALONG SAID SOUTH LINE, 81.06 FEET TO A CONCRETE MONUMENT, LS 4708, BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A 60 FOOT WIDE PRIVATE ROAD KNOWN AS NW SECLUDED GLEN, SAID RIGHT-OF-WAY BEING DEFINED BY A CURVE CONCAVE TO THE SW AND HAVING A RADIUS OF 296.58 FEET AND A CENTRAL ANGLE OF 36 DEGREES 52'04" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.73 DEGREES 46'00"W AND A CHORD LENGTH OF 187.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 190.84 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE S.87 DEGREES 47'58"W, STILL ALONG SAID RIGHT-OF-WAY LINE, 66.65 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF LOT 3 OF BLOCK "A" OF "HICKORY RIDGE"; A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.39 DEGREES 06'50"W, ALONG THE MONUMENTED EAST LINE OF SAID LOT 3, A DISTANCE OF 384.18 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF LOT 1 OF BLOCK "A" OF SAID "HICKORY RIDGE"; THENCE N.31 DEGREES 13'02"E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 557.86 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE MONUMENTED SOUTHWESTERLY RIGHT-OF-WAY LINE OF NW LAKE JEFFERY ROAD AND MARKING THE NE CORNER OF SAID LOT 1; THENCE S.51 DEGREES 07'45"E, ALONG SAID RIGHT-OF-WAY LINE, 360.06 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE S.00 DEGREES 03'29"E, 596.21 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 7.14 ACRES, MORE OR LESS.

**SURVEYORS CERTIFICATION**  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE POINTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED MAY 4, 2017, A.D.  
\_\_\_\_\_  
MARK D. DUREN, P.S.M.  
FLORIDA CERT. NO. 4708  
1604 SW SISTERS WELCOME ROAD  
LAKE CITY, FLORIDA 32025  
(386) 758-9831



FIELD SURVEY DATE APRIL 13, 2017  
DATE DRAWN MAY 4, 2017

- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR LOT 2, BLOCK "A", "HICKORY RIDGE".
  - BEARINGS BASED ON SAID PREVIOUS SURVEY USING S.00°03'29"E. FOR THE EAST LINE OF SAID LOT 2.
  - THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAPS DATED FEBRUARY 4, 2009, COMMUNITY PANEL NUMBER 1202300283C.
  - THIS CONSTITUTES A MINOR SUBDIVISION AS PER COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.
  - MINIMUM ACREAGE OF PLATTED LOTS IS 0.50 ACRES.
  - WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC TANKS.
  - WATER SOURCE TO BE INDIVIDUAL WELLS.
  - "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
  - CLOSURE OF FIELD SURVEY IS 1/56,831.
  - ZONING IS RSF-2, LAND USE "RESIDENTIAL LOW DENSITY".
  - PRELIMINARY PLAT APPROVED \_\_\_\_\_
  - LENGTH TO WIDTH RATIO VARIANCE APPROVED \_\_\_\_\_

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 7 DAY OF July, 2017, A.D., BEFORE ME PERSONALLY APPEARED ROBERT D. SWANSON AND BARBARA E. SWANSON, AS OWNER, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS AND 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.

7/20/20  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: 11/9/2019

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF Broward

I HEREBY CERTIFY THAT ON THIS 23rd DAY OF May, 2017, A.D., BEFORE ME PERSONALLY APPEARED GORDON P. SWANSON, AS OWNER, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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.

7/20/20  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF COUNTY SURVEYOR:  
THIS IS TO CERTIFY THAT ON THIS 21st DAY OF MAY, 2017, A.D., \_\_\_\_\_ HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, AS AMENDED, FOR THE COUNTY OF COLUMBIA COUNTY, FLORIDA, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENT THAT ROBERT D. SWANSON, BARBARA E. SWANSON AND GORDON P. SWANSON, AS OWNERS, HAVE CAUSED THE LANDS HERON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SWANSON ESTATES", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

**ATTESTS:**  
\_\_\_\_\_  
WITNESS AS TO OWNER  
\_\_\_\_\_  
WITNESS AS TO OWNER

**ACCEPTANCE FOR MAINTENANCE; COUNTY OF COLUMBIA.**  
"I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT."  
DATED 08-05-18, A.D. \_\_\_\_\_ PUBLIC WORKS DIRECTOR

- SYMBOL LEGEND**
- CONCRETE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT SET, LS 4708
  - IRON PIN OR PIPE FOUND
  - 5/8" IRON ROD SET, LS 4708
  - X- WIRE FENCE
  - E- ELECTRIC UTILITY LINE (OVERHEAD)
  - UG- UNDERGROUND ELECTRIC SERVICE
  - CTV- CABLE TV LINE (OVERHEAD)
  - C- CHAIN LINK FENCE
  - W- WOODEN FENCE
  - CMP CORRUGATED METAL PIPE
  - ROP REINFORCED CONCRETE PIPE
  - LS LAND SURVEYOR
  - LB LICENSED BUSINESS
  - ORB OFFICIAL RECORD BOOK
  - PRM PERMANENT REFERENCE MONUMENT
  - PCP PERMANENT CONTROL POINT
  - U UTILITY POLE
  - R/W RIGHT-OF-WAY
  - NO ID. NO IDENTIFICATION
  - FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION CENTERLINE
  - 4"x4" CONCRETE MONUMENT, PRM, LS 4708.
  - CONCRETE MONUMENT
  - AC. ACRES
  - EL. ELEVATION
  - NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
  - C.M. CONCRETE MONUMENT
  - I.R. IRON ROD
  - I.P. IRON PIPE
  - NAK AND DISC. LS 4708, CL PCP

**DEVELOPERS / OWNERS:**  
ROBERT AND BARBARA SWANSON  
2502 NW LAKE JEFFERY ROAD  
LAKE CITY, FLORIDA 32055  
386-758-0299  
GORDON P. SWANSON  
412 MARINE DRIVE  
PEMBROKE, FLORIDA 33009

PLAT PREPARED BY  
**MARK D. DUREN AND ASSOCIATES, INC.**  
LB 7620  
120 NW BURK AVE. STE. 103  
LAKE CITY, FLA. 32055  
(386) 758-9831 OFFICE  
(386) 758-8010 FAX

WO# 10-181

FILE NUMBER 201820101494  
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA  
DATE May 23, 2017 AT 1:49 O'CLOCK P.M.  
RECORD VERIFIED  
F. Dewitt Case  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY: [Signature] D.C.

OFFICIAL RECORDS  
BOOK 1360 PAGE 2154



