

"CAPTION" ~ LEGAL DESCRIPTION:

A part of Lot/Parcel/Tract Number 1, "TUSTENEGGEE OAKS", an unrecorded subdivision in Section 7, Township 6 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

COMMENCE at the Northeast corner of said Section 7, Township 6 South, Range 17 East, Columbia County, Florida, and run South 89 degrees 54 minutes 54 seconds West, along the North line of said Section 7, a distance of 40.00 feet to the intersection with the West right of way line of County Road Number C-131; thence run South 00 degrees 20 minutes 48 seconds West, along said West right of way line, a distance of 18.27 feet to the intersection with the former South right of way line of Ichetucknee Road; thence continue running South 00 degrees 20 minutes 48 seconds West, continuing along said West right of way line, a distance of 12.19 feet to the intersection with the (new) South right of way line of Ichetucknee Road, and to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence continue running South 00 degrees 20 minutes 48 seconds West, continuing along said West right of way line, a distance of 607.98 feet to the Northeast corner of Lot 1 of Tustenuggie Ridge, a subdivision according to plat thereof recorded in Plat Book 6, Page 212, of the Public Records of Columbia County, Florida; thence run North 89 degrees 38 minutes 15 seconds West, along the North line of said Lot 1 and along its Westerly extension thereof, a distance of 766.56 feet; thence run North 00 degrees 20 minutes 48 seconds East a distance of 582.26 feet to the intersection with the aforesaid (new) South right of way line of Ichetucknee Road; thence run North 88 degrees 26 minutes 27 seconds East, along said (new) South right of way line of Ichetucknee Road, a distance of 766.98 feet to the POINT OF BEGINNING. Containing a total area of 10.47 Acres, more or less.

SUBJECT TO a Florida Gas Transmission Company underground natural gas line easement over, across and through the Northerly one-half thereof.

"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

"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."

"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 an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

CARDOSA FARMS

A subdivision lying in:

**SECTION 7, TOWNSHIP 6 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA**

CERTIFICATE OF CLERK

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 4 day of August 2022, in Plat Book 9 Page 181

James J. ...
Clerk of Court, Columbia County, Florida

OWNERS CERTIFICATION & DEDICATION:

Cardosa Farms, LLC, does hereby certify that they are the owner of the lands described herein, and has caused said lands to be surveyed and platted to be known as "CARDOSA FARMS", and does hereby dedicate to the public forever all easements, except for any Common Access Driveway, Easements or Access Easements depicted hereon, and right of ways as shown hereon for installation & maintenance of public improvements.

Date: July 9, 2022

Angel Cardosa Witness
Michael ... Witness
Registered Agent of Cardosa Farms, LLC

ACKNOWLEDGMENT:

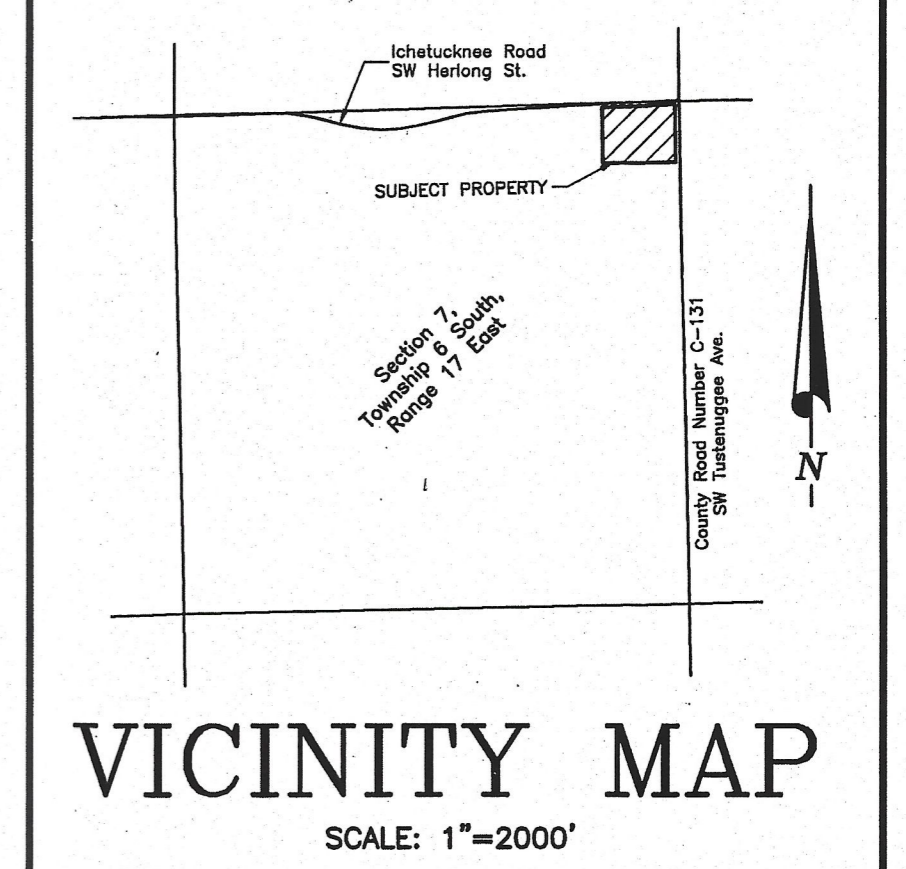
STATE OF FLORIDA, COUNTY OF Columbia

THIS IS TO CERTIFY, that on July 8, 2022, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Angel Cardosa, to me known to be the person(s) described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Sign Williams Notary Public
My commission expires 1-29-24

Total Area of subdivision = 10.47 acres, more or less
Total number of lots = 2



CERTIFICATE OF REVIEWING SURVEYOR:

Know all men by these presents, that the undersigned Professional Surveyor and Mapper does hereby certify that on behalf of the County Commission of Columbia County, Florida, reviewed this plat for conformity to Chapter 177 Florida Statutes, and said plat meets all requirements of Chapter 177.

Name: *Michael ...*
Date: 8/01/22
Registration Number: 5757

CERTIFICATE OF SURVEYOR:

I hereby certify that this plat is a true and correct representation of the lands surveyed and described hereon; that the plat was prepared under my responsible direction and supervision; that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; that Permanent Reference Monuments (PRM's) and Permanent Control Point monuments (PCP's) have been set as shown hereon; and that the land is located in Columbia County, Florida.

By: *Wayne B. Duke* Date: 6-30-2022
Wayne B. Duke, Florida Professional Surveyor and Mapper, Registration Number 2457
Southland Surveying & Mapping, Inc., LB6995, 305 SW 4th Avenue, Lake Butler, Florida
Mailing Address: P.O. Box 186, Lake Butler, Florida, 32054

NOTES:

- 1.) Bearings based on West right of way line of County Road Number C-131 being S00°20'48"W.
- 2.) Total area of subdivision is 10.47 acres, more or less.
- 3.) Subdivision consists of 2 lots.
- 4.) Property is zoned A-3.
- 5.) As shown on Flood Insurance Rate Map Community Panel No. 12023C0485C, Dated: February 4, 2009, the property shown and described hereon lies within Flood Zone X (area determined to be outside the 0.2% annual chance floodplain)
- 6.) Closure error distance is 0.0043', with a closure precision exceeding 1" in 600,000.
- 7.) Building Setback Requirements: Front(street)=30', Rear=25', Sides=25'
- 8.) Lot areas shown are computed inclusive of any easements lying within the boundary of the lot.
- 9.) Proposed method of water supply is by individual well.
- 10.) Proposed method of sewage disposal is by individual septic tank system.
- 11.) Common Access Easement shall be privately owned and maintained. Not dedicated to the perpetual use of the public.
- 12.) No development or structure shall be permitted within the Florida Gas Transmission Company Easement.

COUNTY COMMISSIONER'S APPROVAL:

This is to certify that on 2022 the foregoing plat was approved by the County Commission of the County of Columbia, Florida.

ATTEST: *James J. ...* Clerk to the Board
Michael ... Chairman
BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

Examined and approved by: *John ...* County Attorney
Date: 7-21-22

CAUTION:

BURIED UTILITIES MAY EXIST
INTERESTED PARTIES ARE ADVISED TO VERIFY.
BURIED TELEPHONE CABLE IS BELIEVED TO
BE LOCATED WITHIN OR ADJACENT TO.

NOTE:

The Minimum Floor Elevation for all lots shall not be lower than one foot adjacent paved or unpaved road, or paved or unpaved access easement. Exempt structures are as follows:

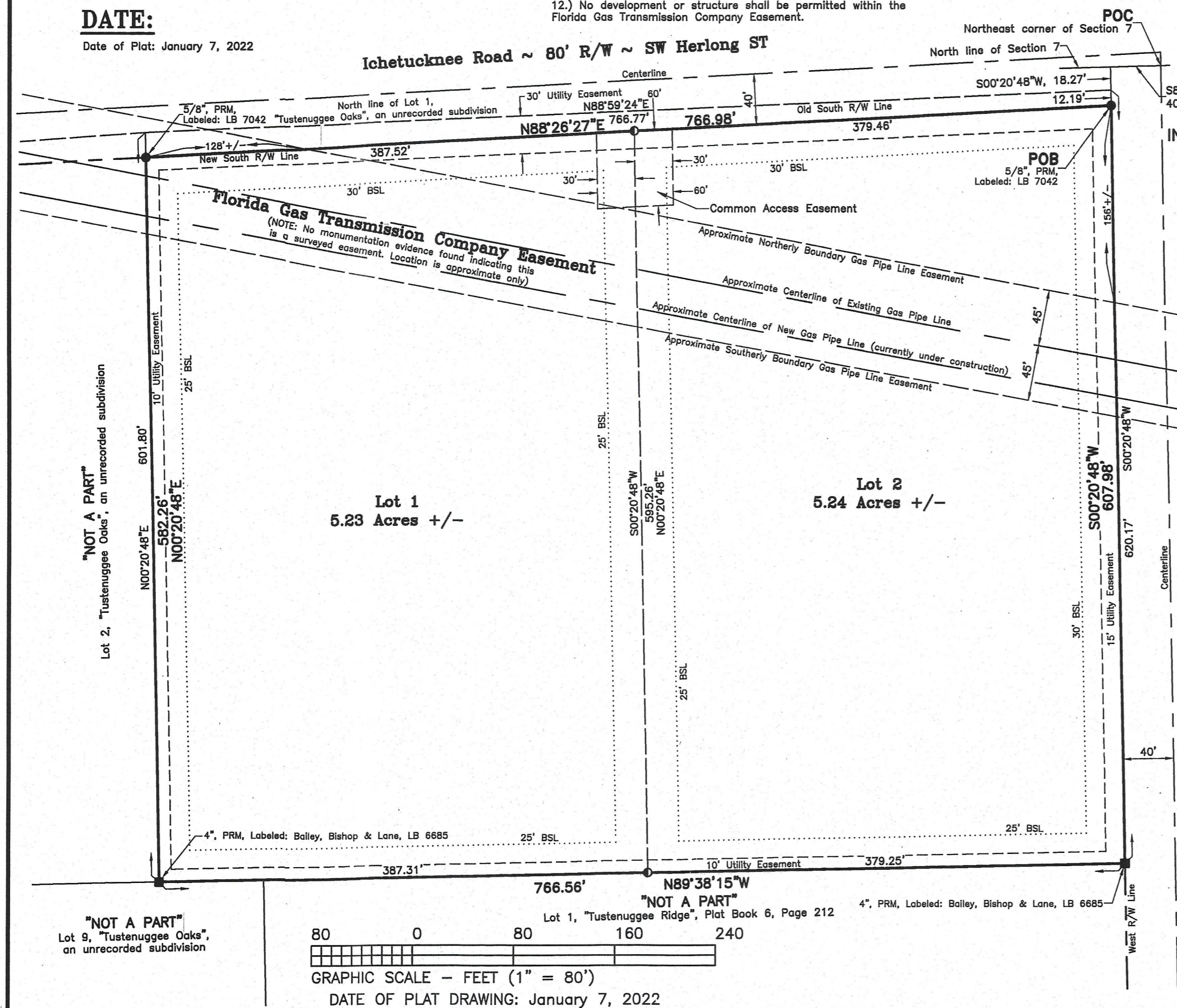
- 1.) Residential, commercial or industrial structures with certification prepared by a Florida licensed engineer as to the proper height or requirements for the protection of the structure against water damage from a base flood event, as defined in article 8 of the Land Development Regulations; or
- 2.) Any accessory structure not used for human habitation (i.e. detached garage, barn, storage shed, airplane hanger, etc. See section 2.1 Definitions).

LEGEND

- CM Concrete Monument
- LB Licensed Business
- O.R. Official Records book
- POB Point Of Beginning
- POC Point Of Commencement
- R/W Right-of-Way line
- 6995 LB number for Southland Surveying & Mapping, Inc.
- Found 4 inch square CM
- Found iron rod
- Set 5/8 inch iron rod, labeled: LB 6995
- P.S.M. Professional Surveyor & Mapper
- Boundary of surveyed lands
- PRM Permanent Reference Monument
- Utility Easement right of way line
- 15'BSL (typical) Building Setback Line Type with setback distance expressed.

DATE:

Date of Plat: January 7, 2022



Plat: 202212015245 Plat: 08/05/2022 Time: 8:25:51
Page: 1 of 1 P: 1472 P: 1885 James M. Schuler, Jr. Clerk of Court
Columbia County, FL: VC
Deputy Clerk