

**CRS BASCOM NORRIS AT LAKE JEFFERY**  
**FOR 2020**

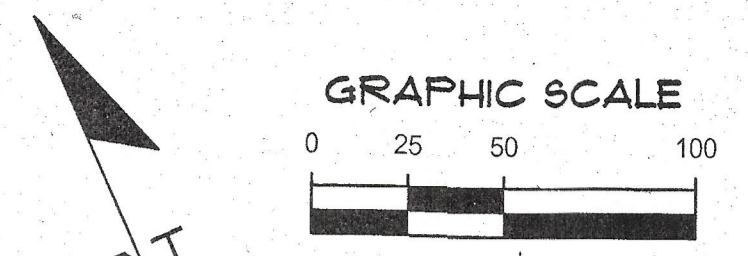
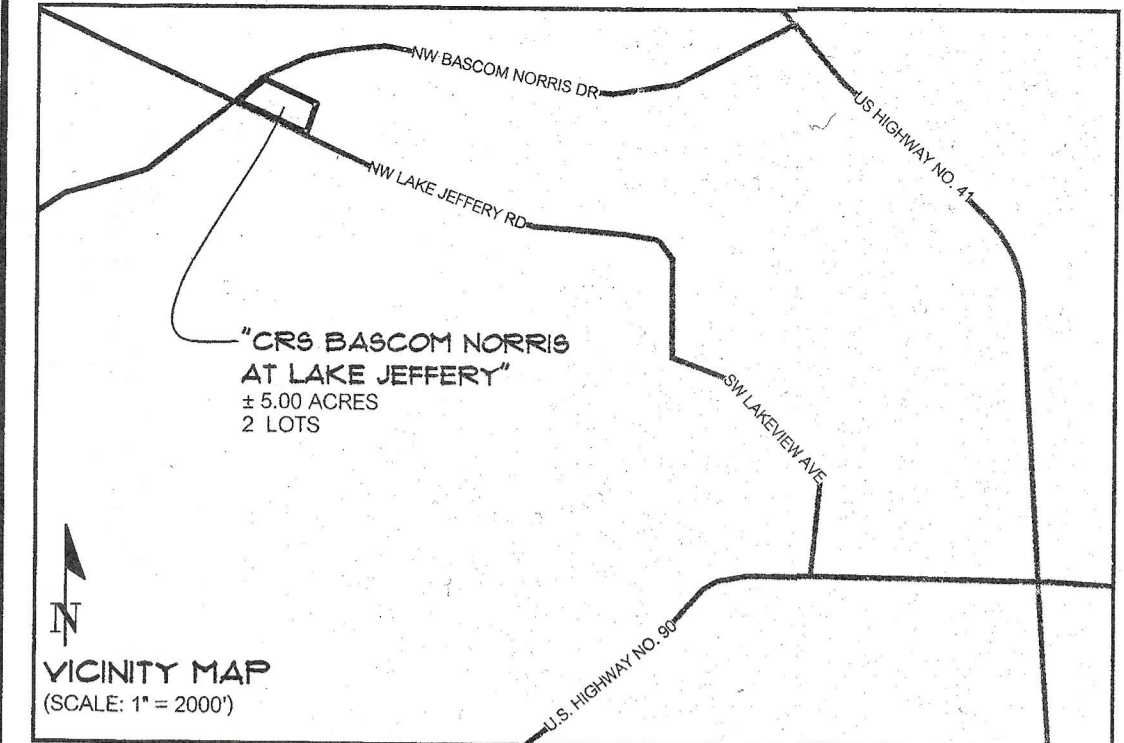
**PARENT PARCEL – 02284-102 – 5 AC.**

**HEADER PARCEL – 25-3S-16-02284-100 –RECORDED IN PLAT BOOK 9 PAGE  
136.**

**NEIGHBORHOOD CODE- 25316.03**

<b>LOT</b>	<b>1</b>	<b>25-3S-16-02284-101</b>	<b>2.257 AC.</b>
<b>LOT</b>	<b>2</b>	<b>25-3S-16-02284-102</b>	<b>2.743 AC.</b>

**CRS BASCOM NORRIS AT LAKE JEFFERY**  
LOCATED IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	117.34'	1849.86'	3°38'04"	58.69'	117.32'	N 46°26'19" E

**DESCRIPTION (FURNISHED)**

COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN SOUTH 0°59'51" EAST ALONG THE EAST LINE OF SECTION 25 A DISTANCE OF 2053.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 250 (LAKE JEFFERY ROAD); THENCE NORTH 85°48'29" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1038.23 FEET TO A 4"x4" CONCRETE MONUMENT (LB 7042) MARKING THE POINT OF BEGINNING; THENCE NORTH 65°47'01" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 719.92 FEET TO A 4"x4" CONCRETE MONUMENT (BROKEN TOP - NO ID), SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR THE FOLLOWING THREE (3) COURSES: (1) NORTH 10°39'24" WEST, A DISTANCE OF 45.75 FEET TO A 4"x4" CONCRETE MONUMENT (BROKEN TOP - NO ID); (2) THENCE NORTH 44°27'27" EAST, A DISTANCE OF 184.15 FEET TO A 4"x4" CONCRETE MONUMENT (BROKEN TOP - NO ID) MARKING THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1849.86 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°26'19" EAST, 117.32 FEET; (3) THENCE NORTH EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°38'04", AN ARC DISTANCE OF 117.34 FEET TO A 4"x4" CONCRETE MONUMENT (LB 7042); THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 65°48'09" EAST, A DISTANCE OF 606.26 FEET TO A 4"x4" CONCRETE MONUMENT (LB 7042); THENCE SOUTH 18°32'16" WEST, A DISTANCE OF 320.69 FEET TO THE POINT OF BEGINNING.

**SURVEYOR'S NOTES:**

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF S 65°48'09" E FOR THE NORTHERLY BOUNDARY LINE OF THE SUBDIVISION PLAT.
- COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE FLORIDA NORTH ZONE AND WERE COMPUTED USING RTK NETWORK CRS, NAD 83(2011) CONVERSION.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, FILE NO. 1068-4149756, DATED OCTOBER 8, 2010 SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- THERE ARE TWO (2) EXCEPTIONS AFFECTING THE PROPERTY PER SCHEDULE B-II OF THE ABOVE FURNISHED TITLE COMMITMENT.

ITEM No. 9: THIS PARCEL IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED IN BOOK 759, PAGE 559, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), (UNABLE TO DEPICT GRAPHICALLY).

ITEM No. 10: THIS PARCEL IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED IN BOOK 1201, PAGE 1878, AS AMENDED IN BOOK 1304, PAGE 910, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), (UNABLE TO DEPICT GRAPHICALLY).

- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS NATIONAL GEODETIC SURVEY (NGS) DESIGNATION "LAKE CITY", PID: "9D1019", PUBLISHED ELEVATION = 154.90' (NAVD 1988).
- PER SECTION 5.20.3.3(1) OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, ACCESS FOR LOTS 1 AND 2, ALONG NW LAKE JEFFERY ROAD, SHALL BE LIMITED TO A PRIVATE COMMON ACCESS EASEMENT ALONG THE PROPERTY BOUNDARY BETWEEN LOTS 1 AND 2, AS DEPICTED HEREON. FURTHER, NO ACCESS SHALL BE PERMITTED TO NW BASCOM NORRIS DRIVE.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES, FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, SITE/GENERAL PLAN REVIEW AND/OR BUILDING PERMIT REVIEW.
- THE STORMWATER MANAGEMENT FACILITY FOR THIS SUBDIVISION WILL BE PRIVATE. MAINTENANCE OF THE STORMWATER SYSTEM WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
- FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION:  
FUTURE LAND USE: - LOT 1: "COMMERCIAL"  
- LOT 2: "COMMERCIAL"  
ZONING: - LOT 1: COMMERCIAL, INTENSIVE (C1)  
- LOT 2: COMMERCIAL, INTENSIVE (C1)

- THIS PLAT CONTAINS A TOTAL ACREAGE OF 5.00 ACRES CONSISTING OF TWO (2) LOTS AND ZERO (0) MILES OF ROAD.
- PLAT BEARINGS AND DISTANCES SHOWN HEREON ARE FROM GROUND MEASUREMENTS, FIELD MEASURED ON DECEMBER 11, 2018.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1":5000'.
- PRELIMINARY APPROVAL: N/A
- WATER SUPPLY AND SEWAGE DISPOSAL TO BE PROVIDED BY INDIVIDUAL LOT OWNERS, SUBJECT TO COUNTY APPROVAL.

**FLOOD ZONE:**

**DEVELOPER:**

**SETBACK INFORMATION:**

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 1202300263D, EFFECTIVE DATE: NOVEMBER 2, 2018.

LENNIL DICKS AND MAVIS DICKS  
P.O. BOX 513  
LAKE CITY, FLORIDA 32056  
CONTACT: BRAD DICKS (386) 365-3301

BUILDING SETBACKS:  
FRONT = 20 FEET  
SIDE = 5 FEET  
REAR = 15 FEET

**LEGEND:**

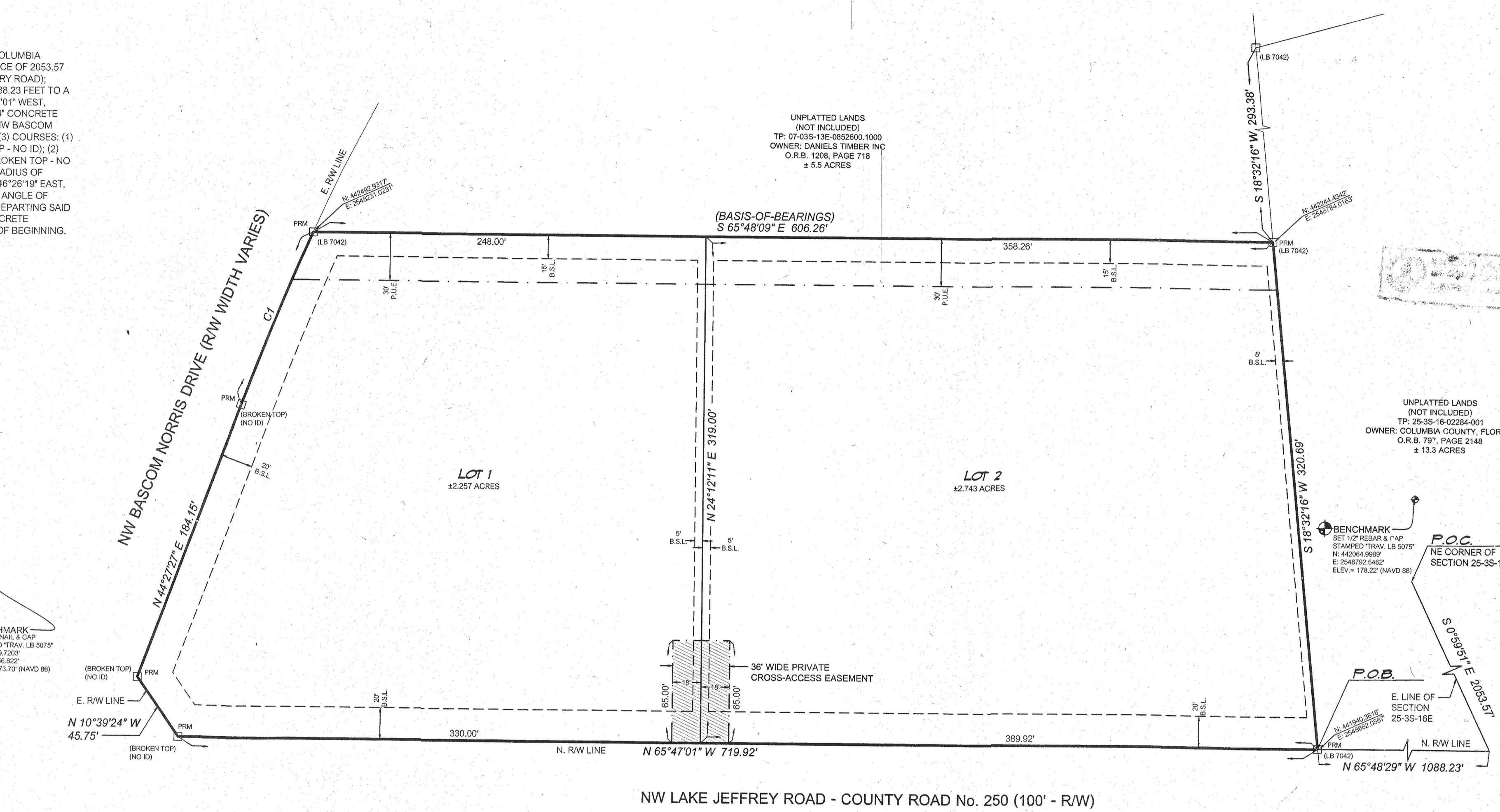
- = BENCHMARK
- = PRM - FOUND 4"x4" CONCRETE MONUMENT MARKED "LB 7042" (UNLESS OTHERWISE SHOWN)
- PRM = PERMANENT REFERENCE MONUMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- LB = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- T.P. = TAX PARCEL
- FOOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- ELEV. = ELEVATION
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- NAD 83 = NORTH AMERICAN DATUM OF 1983
- S.F. = SQUARE FEET
- B.S.L. = BUILDING SETBACK LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- N 441940.3816 E 264982.0087 = NORTHING & EASTING COORDINATES (STATE PLANE - FLORIDA NORTH ZONE) (NAD 83)

**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 CHARGE.



**OWNER'S CERTIFICATION AND DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT LENNIL DICKS AND MAVIS DICKS, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LANDS DESCRIBED HEREON, AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED, TO BE KNOWN AS CRS BASCOM NORRIS AT LAKE JEFFERY, AND THAT THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC, FOR USES AS SHOWN HEREON.

BY: Lennil Dicks (OWNER)  
Mavis Dicks (OWNER)  
WITNESSES: Shanna Coburn, Suzanne Rossignol

**ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF COLUMBIA)**

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, Lennil Dicks and Mavis Dicks KNOWN TO ME TO BE THE PERSONS HEREIN DESCRIBED AND ACKNOWLEDGED THAT THEY EXECUTED THIS INSTRUMENT AS HIS & HER FREE WILL AND VOLUNTARY ACT AND DEED.

SIGNED: Ashley Becker (NOTARY PUBLIC - STATE OF FLORIDA)  
Ashley Becker (NOTARY PUBLIC - STATE OF FLORIDA (PRINTED))  
COMMISSION EXPIRES: 3-3-20  
COMMISSION NO.: FF961558

**CLERK'S CERTIFICATE**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILING AND RECORDED THIS 14th DAY OF March, 2019, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COLUMBIA COUNTY, FLORIDA.

SIGNED: P. Dewitt Cason  
P. DEWITT CASON  
CLERK OF CIRCUIT COURT

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT ON 4/18/19 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

SIGNED: Ronald Williams  
RONALD WILLIAMS, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
ATTEST: P. Dewitt Cason  
P. DEWITT CASON  
CLERK OF CIRCUIT COURT

**CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY**

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

SIGNED: Joel Foreman  
JOEL FOREMAN  
COUNTY ATTORNEY, COLUMBIA COUNTY

**COUNTY SURVEYOR - CHAPTER 177 APPROVAL**

KNOWN ALL ME BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED 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 4/18/19 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF SAID CHAPTER 177, AS AMENDED.

SIGNED: Timothy A. Dalgouse  
(SIGNATURE)  
TIMOTHY A. DALGOUSE  
DATE: 4/25/19  
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER: LS 5594

**CERTIFICATE OF SUBDIVIDER'S ENGINEER:** NOT APPLICABLE

**SURVEYOR'S CERTIFICATION**

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON DECEMBER 11, 2018, 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 25, TOWNSHIP 3 SOUTH, AND RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

3-14-19  
DATE: 3-14-19  
Richard A. Berry  
RICHARD A. BERRY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER 7045  
CAUSSEBAUX, HEWETT, & WALPOLE, INC.  
LICENSED BUSINESS NO. 5075  
11801 RESEARCH DRIVE, ALACHUA, FL 32615

File: 20191209000 Plat: AL0201915 Title: 18-0001  
Page: 1 of 1 B: 1381 P: 1051 P: 04144 Contact: Brad Dicks  
Columbia County, FL  
Survey Clerk

File: r10b Plat Date: Mar 13 2019 10:55am Filename: M:\2018\18-0001\Survey\DWG\18-0017 - Plat\_receiver.dwg