

GATEWAY CROSSING A REPLAT OF LOTS 2 & 3

PLAT BOOK 9 PAGES 151 & 152

TOTAL ACRES: 2.70

For 2020

Parent Parcel #35-3S-16-02524-002 AND 35-3S-16-02524-003

Header #35-3S-16-02524-100

LOT 2 35-3S-16-02524-102

LOT 3 35-3S-16-02524-103

LOT 11 35-3S-16-02524-111

Just: 202102040919 Date: 02/28/2020 Time: 3:01 PM
Page 1 of 1 B: 1406 P: 2088 P.D:WHH Case: Clerk of Court
Columbia County, By: BD
Deputy Clerk

Prepared By:
JBrown
Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
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GATEWAY CROSSING A REPLAT OF LOTS 2 & 3

A SUBDIVISION IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
LAKE CITY, COLUMBIA COUNTY, FLORIDA

Plat Book 9, Page 151
Sheet One of Two

LEGAL DESCRIPTION

LOTS TWO (2) AND THREE (3), GATEWAY CROSSING, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 114, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA
Containing 2.70 acres, more or less.

NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF LOT 3, GATEWAY CROSSING, HAVING A BEARING OF N09°16'52"W, PER P.B. 9, PG. 114, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "2918008 C1", SAID BENCHMARK BEING A CONCRETE MONUMENT WITH A BRASS DISK NEAR THE NORTH RIGHT-OF-WAY-LINE OF STATE ROAD 10 (U.S. HIGHWAY NO. 90), APPROXIMATELY 280 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75, WITH A PUBLISHED ELEVATION OF 144.449 FEET.
3. 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.
4. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:5,000.
5. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET AT A FUTURE DATE.
6. THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED ON 28TH OF JANUARY 2019.
7. BASED ON AN ENVIRONMENTAL EVALUATION OF THE SUBJECT PROPERTY IN APRIL, 2015, BY WETLAND SOLUTIONS, INC., NO EVIDENCE OF LISTED SPECIES WAS FOUND ON THE PROPERTY.
8. SPECIAL PROVISION: NO LESS THAN 15 FEET OF THE DEPTH OF THE REQUIRED FRONT YARD SHALL BE MAINTAINED AS A LANDSCAPED AREA. THE DEPTH OF THIS LANDSCAPED AREA SHALL BE MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINE OR LINES. THIS REMAINDER OF THE REQUIRED YARD MAY BE USED FOR OFFSTREET PARKING, BUT NOT FOR BUILDINGS.

ABBREVIATIONS

NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NOs. = NUMBERS
O.R.B. = OFFICIAL RECORDS BOOK
PSM = PROFESSIONAL SURVEYOR AND MAPPER

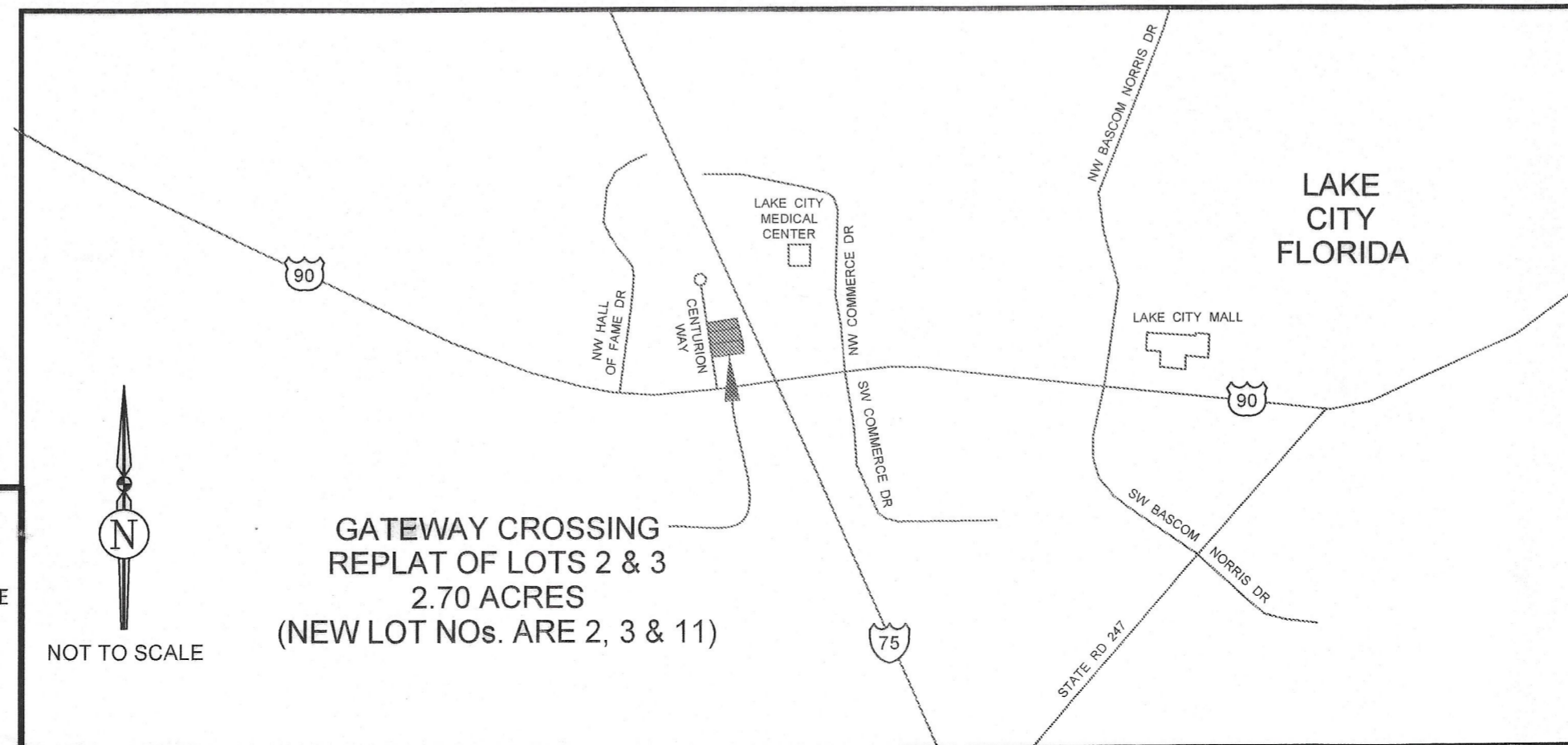
FLOOD ZONE

THE SUBJECT PARCEL IS DEPICTED IN A "ZONE X" AND "ZONE A" ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12023C0290C, DATED FEBRUARY 4, 2009

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.

VICINITY MAP



Adoption and Dedication:
KNOW ALL MEN BY THESE PRESENTS THAT GWC DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF GATEWAY CROSSING A REPLAT OF LOTS 2 & 3, A SUBDIVISION, AS DESCRIBED AND SHOWN HEREON AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE ROAD AND DRAINAGE RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THE DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE RIGHT TO DISCHARGE AND THE PUBLIC'S RESPONSIBILITY FOR THE MAINTENANCE SHALL BE LIMITED ONLY TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM.

[Signature]
WITNESS
[Signature]
WITNESS
GWC DEVELOPMENT PARTNERS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
JOHN SHELL, MEMBER MANAGER

Acknowledgment:
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JOHN SHELL, AS MANAGER OF GWC DEVELOPMENT PARTNERS, LLC, TO ME KNOWN TO BE THE PERSON HEREON DESCRIBED, AND THAT HE ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF February, 2020.
[Signature] NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-14-2024

Certificate of Approval for
City of Lake City, Florida
WE THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CITY OF LAKE CITY'S ORDINANCES AND REGULATIONS AS FOLLOWS:
SURVEY REQUIREMENTS:
DATE _____ CITY SURVEYOR _____
ENGINEERING REQUIREMENTS:
DATE _____ CITY ENGINEER _____
FORM AND LEGALITY:
DATE 2-27-2020 *[Signature]* CITY ATTORNEY
APPROVED BY CITY OF LAKE CITY:
DATE 2/7/2020 *[Signature]* MAYOR, CITY OF LAKE CITY
DATE 2/7/2020 *[Signature]* CITY CLERK, CITY OF LAKE CITY

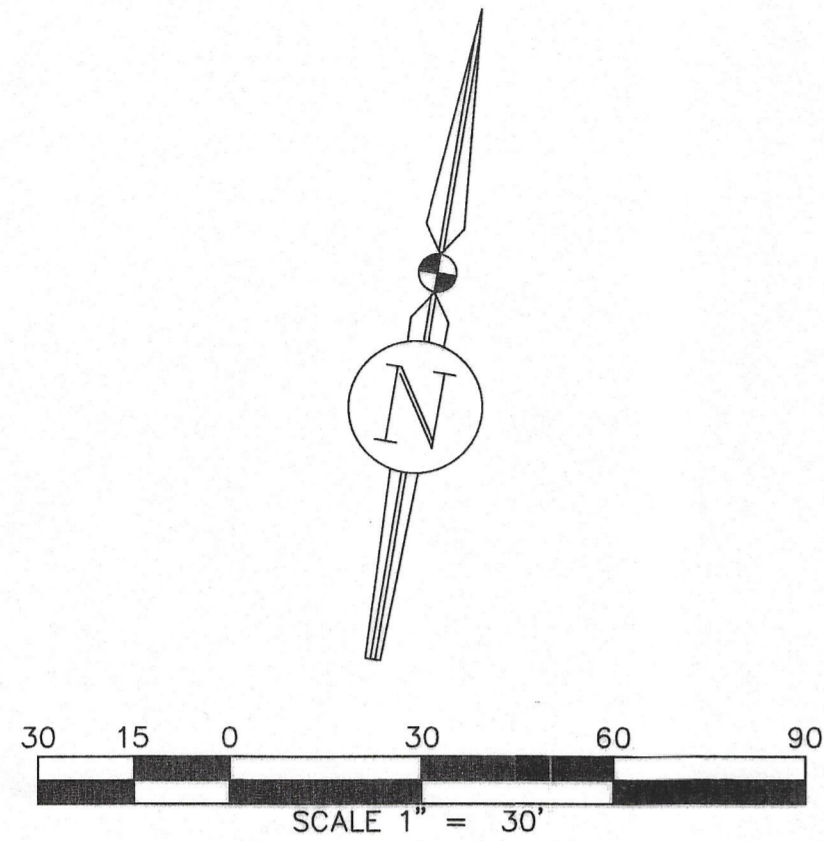
Certificate of Surveyor:
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF GATEWAY CROSSING A REPLAT OF LOTS 2 & 3, A SUBDIVISION, AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY DATED 01/28/2019, AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES.
[Signature] DATE: 01/29/20
TROY V. WRIGHT, P.S.M. JBROWN PROFESSIONAL GROUP, INC.
PROFESSIONAL SURVEYOR & MAPPER 3530 N.W. 43rd STREET
FLORIDA CERTIFICATE NO. 7210 GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Clerk of Court:
RECEIVED AND FILED FOR RECORD, THIS 28th DAY OF February, 2020.
[Signature]
CLERK OF COURT
DEPUTY CLERK

DEVELOPER:
GWC DEVELOPMENT PARTNERS, LLC
2682 W. NOEGEL ROAD, LAKE CITY, FL 32055

GATEWAY CROSSING A REPLAT OF LOTS 2 & 3

A SUBDIVISION IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
 LAKE CITY, COLUMBIA COUNTY, FLORIDA



ABBREVIATIONS

- ELEV = ELEVATION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- GWC = GATEWAY CROSSING
- INC = INCORPORATED
- IRC = IRON ROD - CAPPED
- JBPRO = JLBROWN PROFESSIONAL GROUP
- LB = LICENSED SURVEYING BUSINESS
- N&D = NAIL AND DISK
- NO. = NUMBER
- P.B. = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PG. = PAGE
- P.U.E. = PUBLIC UTILITIES EASEMENT
- R/W = RIGHT-OF-WAY

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- TAX PARCEL LINE
- BUILDING SETBACK LINE
- 5/8" CAPPED IRON ROD SET "JBPRO LB8031"
- NAIL & DISK SET "PCP JBPRO LB 8031"
- BENCHMARK

