



3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbgroup.com

GATEWAY CROSSING

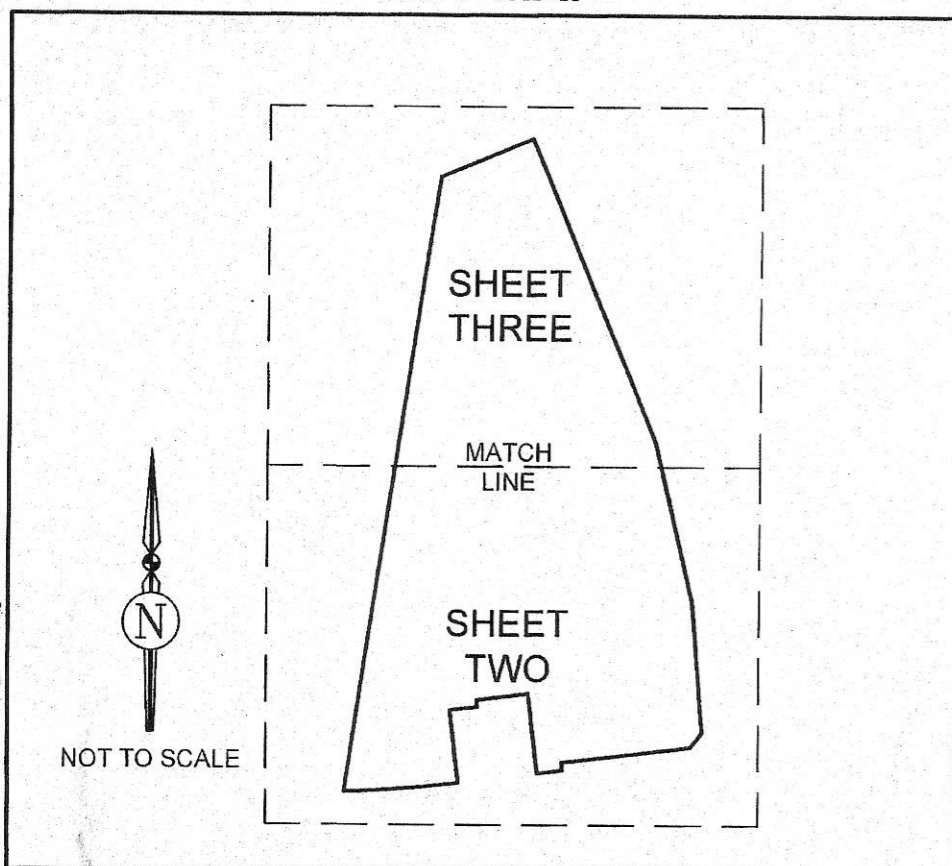
A SUBDIVISION IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
LAKE CITY, COLUMBIA COUNTY, FLORIDA

LEGAL DESCRIPTION

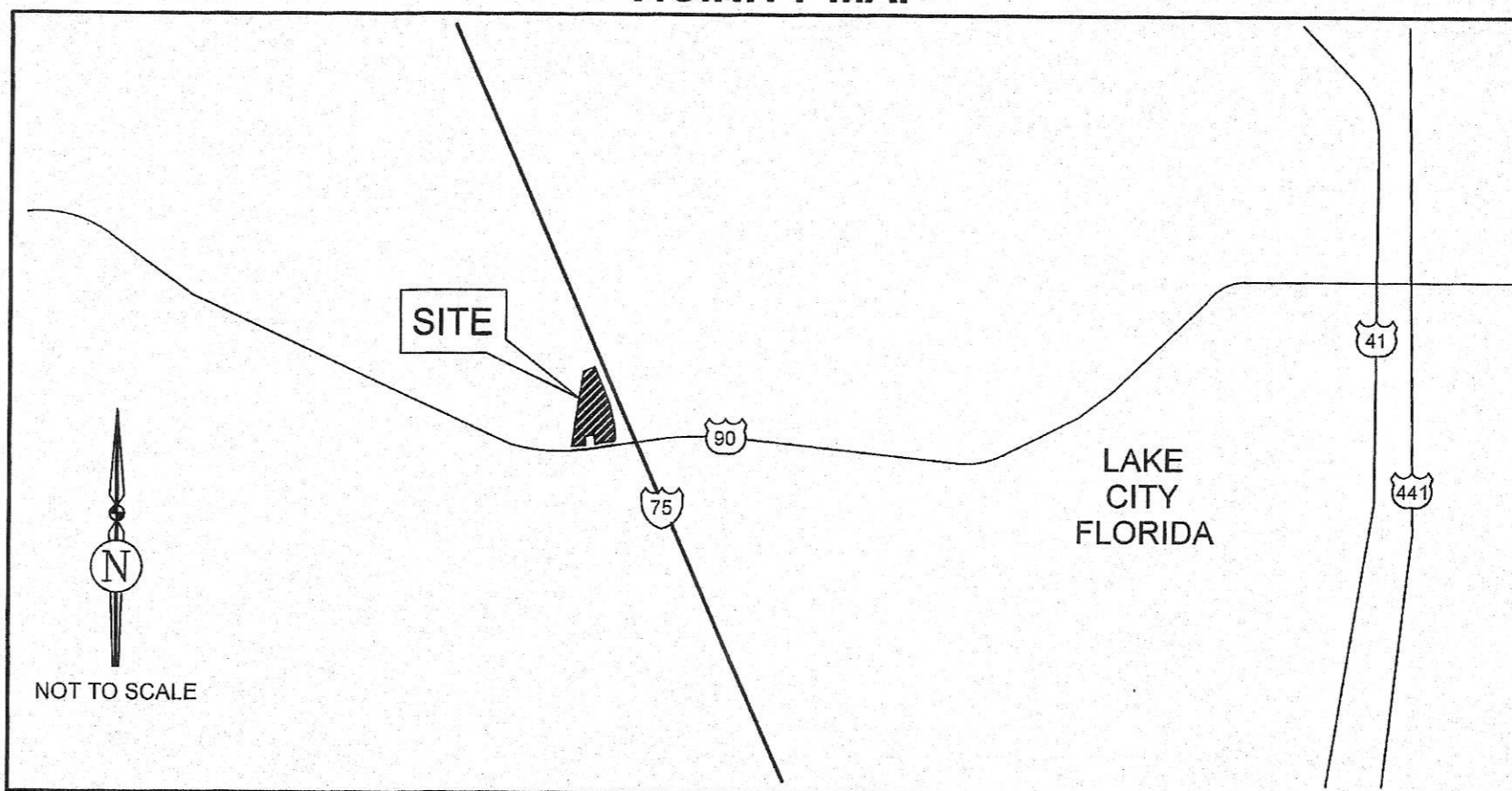
COMMENCE at the Northwest corner of Section 35, Township 3 South, Range 16 East, Columbia County, Florida as established by B.G. Moore, PLS No. 439 and run thence S 06°22'00" W, along the West line of said Section 35, 1894.50 feet to the West Limited Access Right of Way of Interstate No. 75, thence run Southerly and Westerly along said West Limited Access Right of Way the following courses. S 24°54'32" E, 472.32 feet to the POINT OF BEGINNING, S 24°54'32" E, 940.25 feet; S 15°12'50" E, 512.06 feet; S 06°01'43" E, 335.81 feet; S 36°55'36" W, 54.60 feet to the Northerly Right of Way of West U.S. Highway 90 and the end of said courses; thence S 80°47'35" W, along said Northerly Right of Way, 371.77 feet; thence S 08°51'10" E, along said Northerly Right of Way, 22.18 feet; thence S 80°47'36" W, along said Northerly Right of Way, 73.15 feet; thence N 08°55'17" W, 150.09 feet; thence S 80°42'55" W, 150.25 feet; thence N 08°52'22" W, 60.12 feet; thence S 80°53'59" W, 79.99 feet; thence S 08°59'18" E, 210.15 feet to the aforesaid Northerly Right of Way; thence S 80°47'36" W, along said Northerly Right of Way, 26.39 feet to a point of a curve; thence run Westerly along the arc of said curve concave to the North having a radius of 3224.04 feet, a central angle of 05°24'20", a chord bearing and distance of S 83°26'26" W 304.06 feet, an arc distance of 304.18 feet to the aforesaid West line of Section 35; thence N 06°22'00" E, along said West line, 1784.01 feet; thence N 65°09'42" E, 286.69 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the parcel described in O.R. Book 1284, Page 229, of the Official Records of Columbia County, Florida
Containing 28.019 acres, more or less.

KEY MAP



VICINITY MAP



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.

BUILDING SETBACKS

FRONT = 30 FEET
SIDE = 30 FEET
REAR = 30 FEET

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.

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 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.

Albert...
WITNESS
...
WITNESS
GWC DEVELOPMENT PARTNERS, LLC
PARKER NEELY, MANAGER

Acknowledgment:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, PARKER NEELY, 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 28th DAY OF March, 2016.

Jamie James
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/1/16

MORTGAGEE'S APPROVAL:

IBERIABANK, A LOUISIANA STATE-CHARTERED BANK, AS MORTGAGEE, BY THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 1313 PAGE 1 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: March 29, 2016
MORTGAGEE: IBERIABANK
BY: TRACY VAN HART
Tracy Van Hart
WITNESS
Annabell Simms
TITLE: SENIOR VICE PRESIDENT
ADDRESS: 1315 WEST INDIANTOWN ROAD
JUPITER, FL 33458

Acknowledgment:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, TRACY VAN HART, AS SENIOR VICE PRESIDENT OF IBERIABANK, TO ME KNOWN TO BE THE PERSON HEREON DESCRIBED, AND THAT SHE ACKNOWLEDGED THAT SHE EXECUTED THIS INSTRUMENT AS HER FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF March, 2016.

Annabell Simms
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-28-18

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF GATEWAY CROSSING, A SUBDIVISION, AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY DATED 10/14/2015, AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

Nicholas Digruttolo
DATE: 3/20/16
NICHOLAS DIGRUTTULO, P.S.M. JBROWN PROFESSIONAL GROUP, INC.
PROFESSIONAL SURVEYOR & MAPPER 3530 N.W. 43rd STREET
FLORIDA CERTIFICATE NO. 6708 GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Clerk of Court:

RECEIVED AND FILED FOR RECORD, THIS 8th DAY OF April, 2016.
Markham W.C.
CLERK OF COURT
...
DEPUTY CLERK

DEVELOPER:

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

OFFICIAL RECORDS
BOOK 1284 PAGE 2572
FILE NUMBER 201612006057
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
APR 28 2016 AT 1:55 O'CLOCK PM
RECORD VERIFIED

CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

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: TIMOTHY A. DELBENE, PEM LS 5594
Timothy A. Delbene
DATE 4/5/2016 DONALD F. LEE + ASSOC. CITY SURVEYOR
ENGINEERING REQUIREMENTS: ... MD: 555 STATE OF FLORIDA
...
DATE 4/6/2016 CITY ENGINEER
FORM AND LEGALITY: ...
DATE 4/7/2016 Herbert J. Donohy CITY ATTORNEY

APPROVED BY CITY OF LAKE CITY:
4/7/2016 *Stephen M. Will*
DATE MAYOR, CITY OF LAKE CITY
4/5/2016 *Audrey Sikes*
DATE CITY CLERK, CITY OF LAKE CITY

NOTE:
SEE PAGE THREE FOR ADDITIONAL NOTES.

Prepared 28 March, 2016 By:

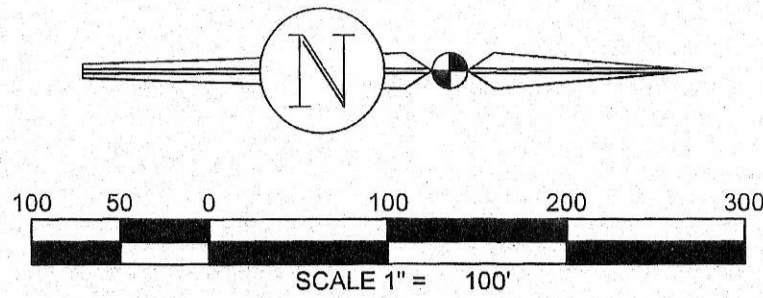


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 LAKE CITY, COLUMBIA COUNTY, FLORIDA

Plat Book 9, Page 115
 Sheet Two of Three



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	16.71	19.00	050°22'51"	16.17	N34°28'17"W
C2	43.97	50.00	050°22'51"	42.56	S34°28'17"E
C3	102.28	50.00	117°12'03"	85.36	S49°19'09"W
C4	98.77	50.00	113°10'49"	83.48	N15°29'25"W
C5	16.71	19.00	050°22'51"	16.17	S15°54'34"W

Line Table (F)		
Line #	Length	Direction
L1	54.62	S36°57'20"W
L2	22.10	S08°44'19"E
L3	73.12	S80°44'05"W
L4	150.21	S80°42'35"W
L5	19.78	S08°56'36"E
L6	79.89	S80°49'06"W
L7	26.39	S80°47'36"W
L8	49.35	N80°43'08"E
L9	46.63	N09°16'52"W
L10	50.00	S09°16'52"E
L11	51.42	S04°12'53"W
L12	51.98	S80°42'35"W
L12	98.23	S80°42'35"W
L14	10.00	S09°00'27"E

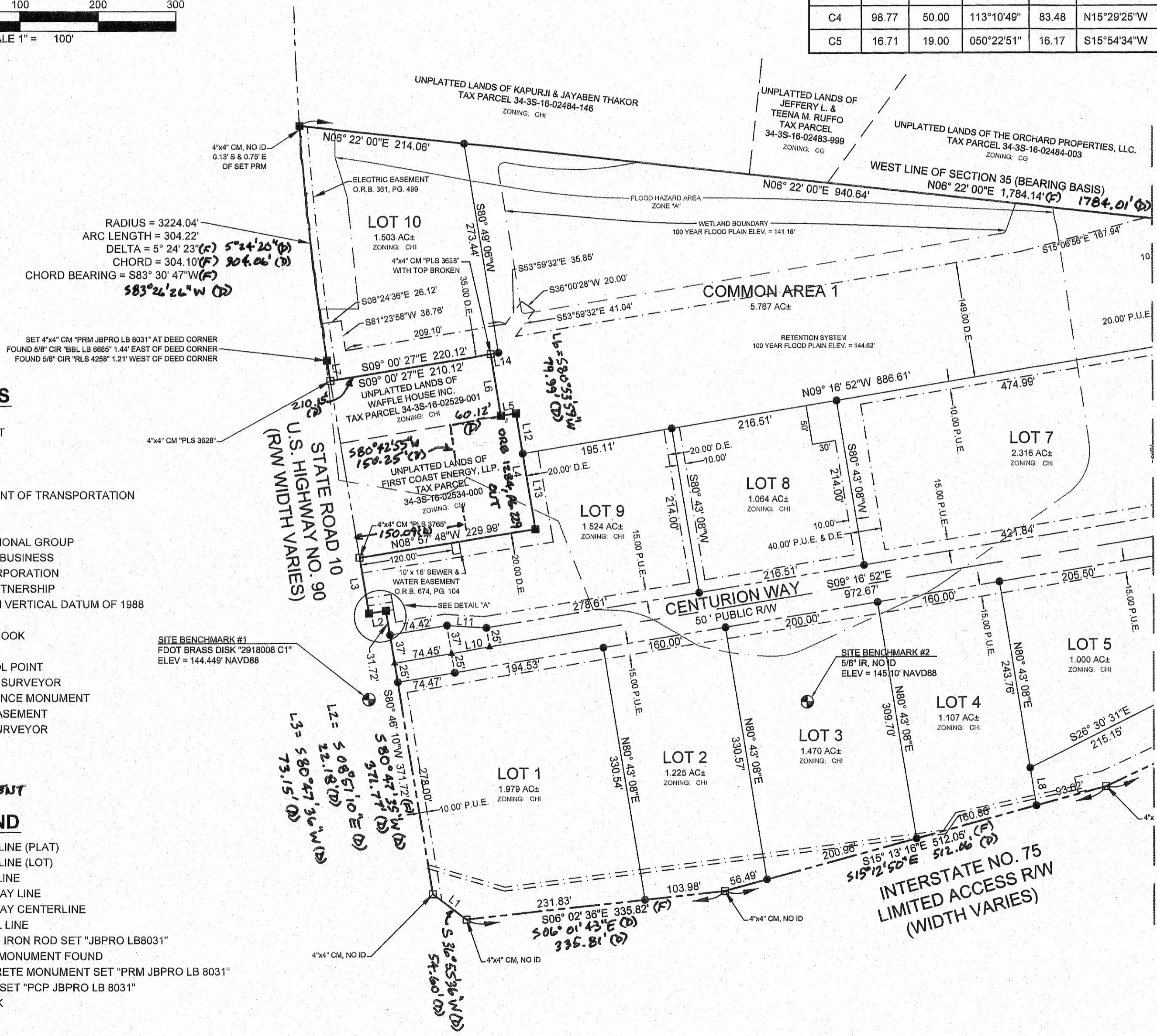
OFFICIAL RECORDS BOOK PAGE 9372

ABBREVIATIONS

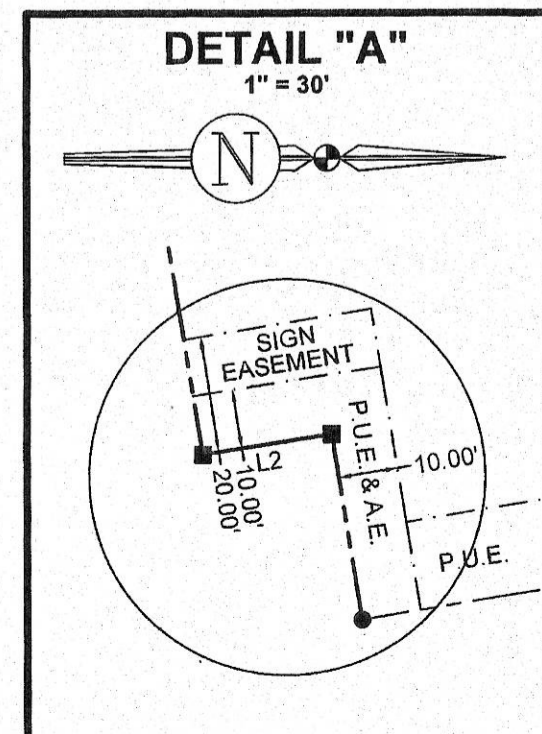
- A.E. = ACCESS EASEMENT
- CM = CONCRETE MONUMENT
- D.E. = DRAINAGE EASEMENT
- ELEV. = ELEVATION
- ESMT. = EASEMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- ID = IDENTIFICATION
- INC. = INCORPORATED
- JBPRO = JBROWN PROFESSIONAL GROUP
- LB = LICENSED SURVEYING BUSINESS
- LLC = LIMITED LIABILITY CORPORATION
- LLP = LIMITED LIABILITY PARTNERSHIP
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- NO = NUMBER
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- PCP = PERMANENT CONTROL POINT
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- P.U.E. = PUBLIC UTILITIES EASEMENT
- RLS = REGISTERED LAND SURVEYOR
- R/W = RIGHT-OF-WAY
- U.S. = UNITED STATES
- (D) = DEED DATA
- (F) = FIELD MEASUREMENT

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- TAX PARCEL LINE
- 5/8" CAPPED IRON ROD SET "JBPRO LB8031"
- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET "PRM JBPRO LB 8031"
- NAIL & DISK SET "PCP JBPRO LB 8031"
- BENCHMARK

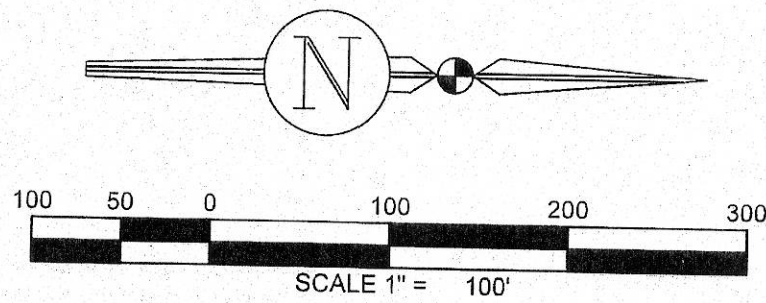


MATCH LINE - SEE SHEET THREE



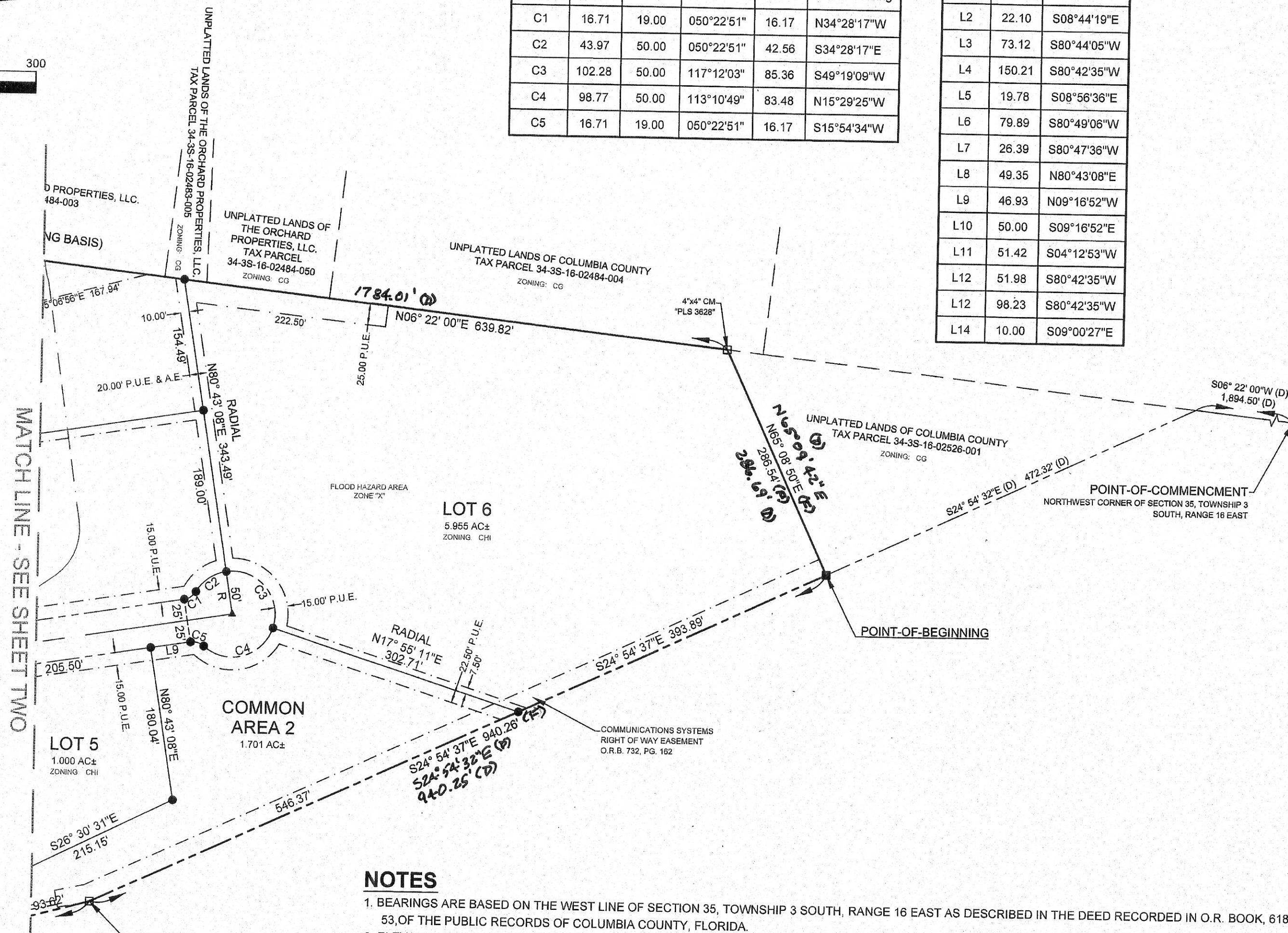
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- ⊙ BENCHMARK

NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST AS DESCRIBED IN THE DEED RECORDED IN O.R. BOOK, 618, PAGE 53, 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 1:10,000.
5. ALL COMMON AREAS SHALL BE CONVEYED TO THE GATEWAY CROSSING OWNERS ASSOCIATION, INC., BY A SEPARATE INSTRUMENT.
6. THE SIGN EASEMENT AND ACCESS EASEMENT AT THE SOUTHEAST CORNER OF LOT 9 SHALL BE CONVEYED TO THE GATEWAY CROSSING OWNERS ASSOCIATION, INC., BY A SEPARATE INSTRUMENT.
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.

OFFICIAL RECORDS BOOK 22 PAGE 2572