

PLAT BOOK 10

PAGES 13-14

SHEET 1 OF 2

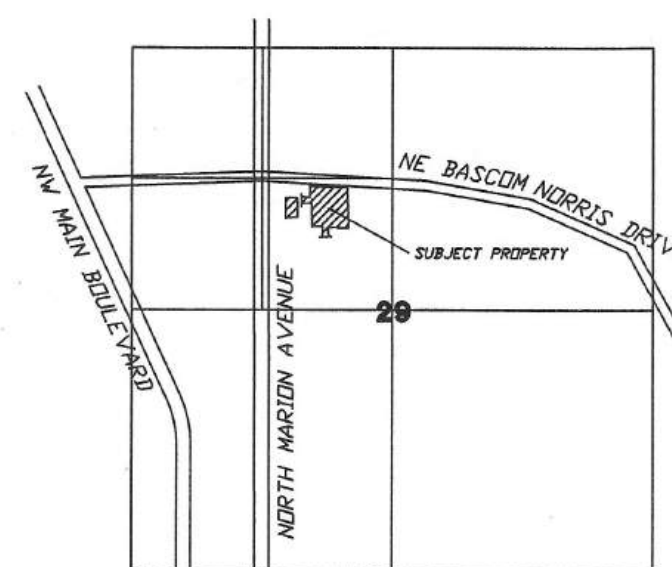
MUFFIN'S COVE

SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	90°48'25"	39.62'	25.35'	35.60'	S.47°13'14"E.
2	25.00'	89°12'09"	38.92'	24.65'	35.11'	N.43°25'16"E.
3	25.00'	92°37'21"	40.41'	26.17'	36.16'	S.45°05'51"W.
4	25.00'	87°17'52"	38.09'	23.85'	34.51'	S.44°52'11"E.
5	75.00'	87°14'29"	114.20'	71.47'	103.48'	S.45°00'23"E.
6	100.00'	07°59'37"	13.95'	6.99'	13.94'	S.84°37'49"E.
7	100.00'	52°58'38"	92.46'	49.83'	89.20'	S.54°08'41"E.
8	100.00'	26°16'14"	45.85'	23.34'	45.45'	S.14°31'15"E.
9	50.00'	87°14'29"	76.13'	47.65'	68.99'	N.45°00'23"W.

SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST.



LOCATION SKETCH
NOT TO SCALE

SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON PIN AND CAP SET
+	7" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊙	NAIL & DISK
⊕	POWER POLE
+	SIGN POST
△	WATER METER
⊙	UTILITY BOX
⊕	FIRE HYDRANT
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(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT TWENTYEIGHT FOURTEEN INC., AS OWNER, WITH SYLVESTER WARREN III AS AUTHORIZED REPRESENTATIVE, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "MUFFIN'S COVE", 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

Sylvester Warren III
WITNESS AS TO OWNER

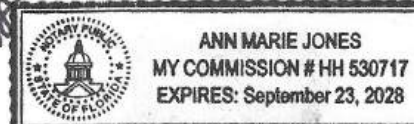
Sylvester Warren III
PRINT

ACKNOWLEDGMENT, STATE OF Florida COUNTY OF Columbia

I HEREBY CERTIFY THAT ON THIS 16 DAY OF October, 2024 A.D., BEFORE ME PERSONALLY APPEARED TWENTYEIGHT FOURTEEN WITH SYLVESTER WARREN III, AS AUTHORIZED REPRESENTATIVE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGING 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.

NOTARY PUBLIC, STATE OF Florida AT LARGE

MY COMMISSION EXPIRES: September 23, 2028



APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, CITY OF LAKE CITY.

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF \$ 10,000 OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$ 10,000 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Steve Brown
DIRECTOR OF PUBLIC WORKS

10/21/24
DATE

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.02°23'50"W. FOR THE WEST LINE OF SAID BLOCK K.
- SOME PORTIONS OF THIS PROPERTY ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. SOME PORTIONS OF THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER 2018, COMMUNITY PANEL NUMBER 12023C0284D.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THE FIELD WORK WAS PERFORMED ON 12/15/23.
- EASEMENTS ARE AS SHOWN HEREON.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
- PRELIMINARY PLAN APPROVAL WAS COMPLETED AS REQUIRED.
- NO ROADS WERE CONSTRUCTED OR IMPROVED FOR THE PURPOSES OF THIS DEVELOPMENT.

NOTICE:

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.

DESCRIPTION PARCEL "A":

BEGIN AT THE NE CORNER OF LOT 5, FRANK CUMMINGS SUBDIVISION UNIT 1, PLAT BOOK 6, PAGES 182-183 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LYING ON THE SOUTH RIGHT-OF-WAY LINE OF BASCOM NORRIS DRIVE; THENCE RUN S.88°39'00"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BASCOM NORRIS DRIVE 316.44 FEET TO A POINT AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF BASCOM NORRIS DRIVE AND THE WEST RIGHT-OF-WAY LINE OF NE CUMMINGS WAY; THENCE S.01°56'45"E., ALONG SAID WEST RIGHT-OF-WAY LINE OF NE CUMMINGS WAY 337.08 FEET; THENCE S.87°46'54"W., 90.00 FEET; THENCE N.01°58'47"W., 9.32 FEET; THENCE S.87°46'54"W., 80.52 FEET; THENCE S.01°28'46"E., 50.98 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND AN INTERNAL ANGLE OF 90°43'50"; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE FRONIE STREET; THENCE S.87°46'54"W., ALONG SAID NORTH RIGHT-OF-WAY LINE OF NE FRONIE STREET 100.01 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET AND AN INTERNAL ANGLE OF 89°16'19"; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 38.95 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.43°09'04"E., 35.13 FEET; THENCE N.01°28'46"W., 65.30 FEET; THENCE S.87°46'54"W., 86.14 FEET; THENCE N.01°28'46"W., 193.01 FEET; THENCE N.88°39'00"W., 58.83 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND AN INTERNAL ANGLE OF 92°50'16"; THENCE RUN ALONG THE ARC OF SAID CURVE 40.51 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NE GOODVINE WAY; THENCE N.01°28'50"W., ALONG SAID EAST RIGHT-OF-WAY LINE OF NE GOODVINE WAY 100.01 FEET TO A POINT OF A NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET AND AN INTERNAL ANGLE OF 86°52'51", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.45°12'03"E., 34.38 FEET; THENCE S.88°39'00"E., 49.21 FEET; THENCE N.01°28'46"W., 89.97 FEET TO THE POINT OF BEGINNING.

ALSO:

PARCEL "B":
BEGIN AT THE SW CORNER OF LOT 1, FRANK CUMMINGS SUBDIVISION UNIT 1, PLAT BOOK 6, PAGES 182-183 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N.88°30'52"E., ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 99.82 FEET; THENCE S.00°50'57"E., 164.36 FEET TO THE NE CORNER OF LOT 2 SAID FRANK C. CUMMINGS SUBDIVISION, UNIT 1; THENCE S.87°42'59"W., 100.21 FEET TO THE NW CORNER OF SAID LOT 2; THENCE N.00°43'17"W., 165.76 FEET TO THE POINT OF BEGINNING.

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL 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.

DEVELOPER:

TWENTYEIGHT FOURTEEN
930 NE JOE CONEY TERRACE
LAKE CITY, FL 32055

CERTIFICATE OF CLERK OF COURT:

RECEIVED AND FILED FOR RECORD, THIS 23 DAY OF October, 2024.

CLERK OF COURT

DEPUTY CLERK

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 ORDINANCE AND REGULATIONS AS FOLLOWS:

FORM AND LEGALITY:

10/23/24
DATE

CITY ATTORNEY

APPROVED BY CITY OF LAKE CITY

10/23/24
DATE

MAYOR, CITY OF LAKE CITY

10/23/24
DATE

CITY CLERK, CITY OF LAKE CITY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION, DIRECTION AND CONTROL, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLIES WITH THE COLUMBIA COUNTY, SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

L. SCOTT BRITT, PSM #5757

DATE:



BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016

1438 SW MAIN BOULEVARD

LAKE CITY, FLORIDA 32025

www.brittsurvey.com

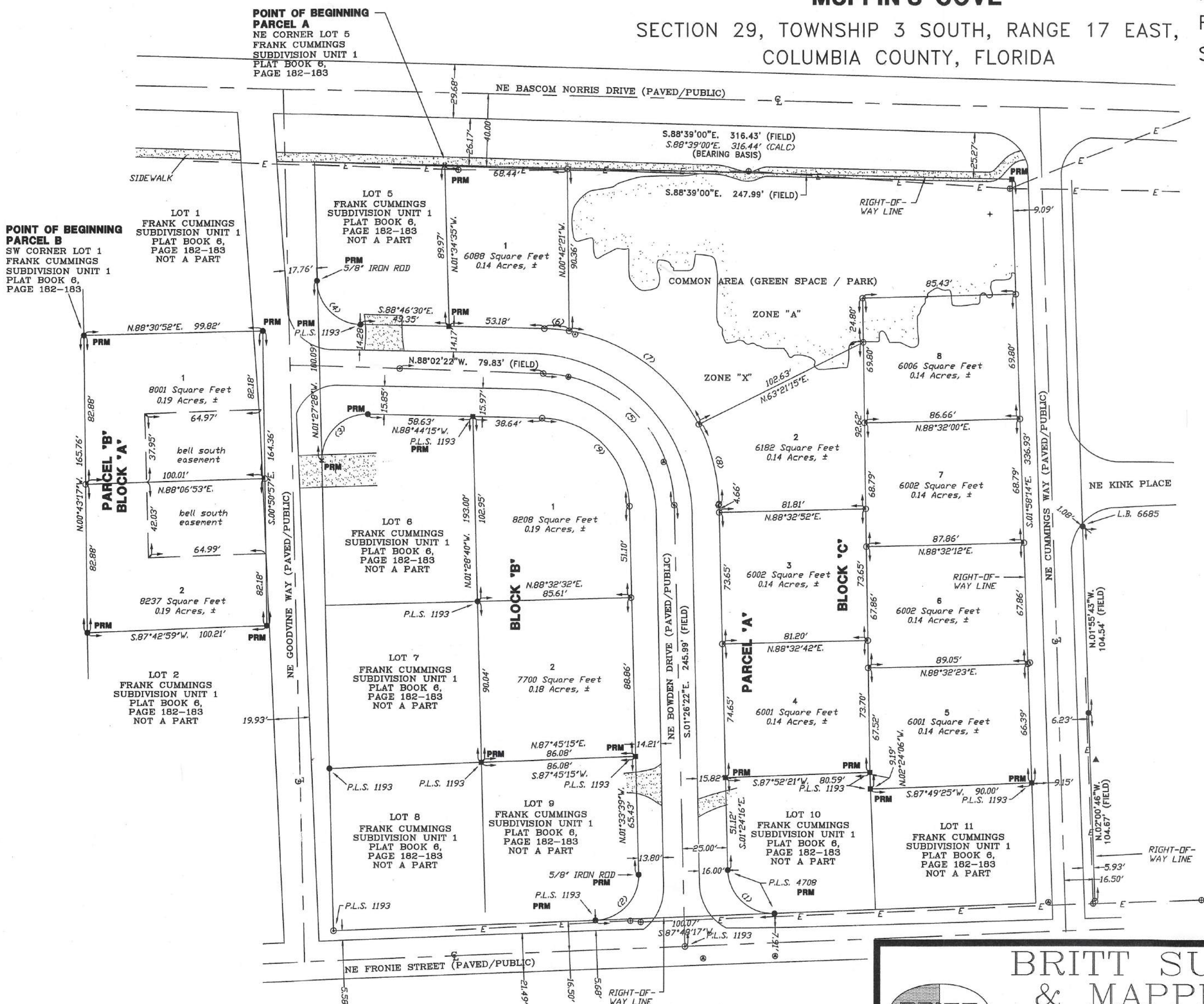
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L-29471

MUFFIN'S COVE

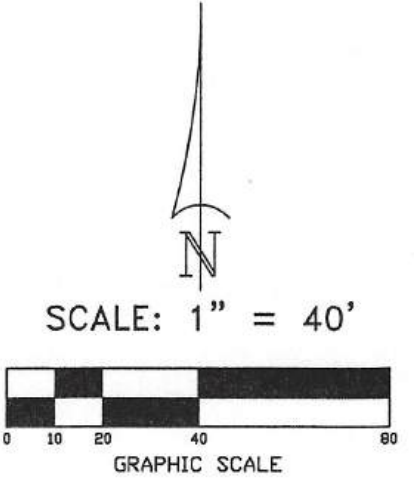
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