PLAT BOOK 10 PAGES 2/

SHEET 1 OF 2

	<u>DEDICATION</u> :	SECTION
	KNOW ALL MEN BY THESE PRESENT THAT G & S PROPERTY DEVELOPERS, LLC., AS DWNER, CHARLES JAMES JR. AND CLARA JAMES, AS TRUSTEES OF THE JAMES FAMILY LIVING TRUST DATED SEPTEMBER 21, 1999, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS 'SALEM HEIGHTS', AND THAT ALL ROADS, STREETS, RETENTION AREAS, STORM WATER BASINS, AND ALL EASEMENTS FOR UTILITIES, DRAINAGE, AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.	
	Magnifica Dam C. Jam	
	WITNESS AS TO OWNER  G & S PROPERTY DEVELOPERS, LLC.  CHARLES JAMES JR  CHARLES JAMES JR	
	CLARA JAMES GARY C. TOWNS	
(	SUE B. TOWNS BRANDON STALVEY	SUBJECT
	ACKNOWLEDGMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.	
	I HEREBY CERTIFY THAT ON THIS DAY OF YOUNGED, 2024 A.D., BEFORE ME PERSONALLY APPEARED G & S PROPERTY DEVELOPERS, LLC., AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER 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.	
	MY COMMISSION EXPIRES COMME HM200033 WOTARY PUBLIC, STATE OF FLORIDA AT LARGE	1 pr 5/1
	ACKNOWLEDGMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.	
	I HEREBY CERTIFY THAT ON THIS DAY OF MOVIN , 2024 A.D., BEFORE ME PERSONALLY APPEARED CHARLES JAMES JR., AS TRUSTEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER 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	
	MY COMMISSION EXPIRES: Commis HH208033 NETARY PUBLIC, STATE OF FLORIDA AT LARGE	
	ACKNOWLEDGMENT; STATE OF FLORIDA, COUNTY OF COLUMBIA.	
	I HEREBY CERTIFY THAT ON THIS \ \ \ \ DAY OF \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
	MY COMMISSION EXPIRES: Commis HM205033 (///////////////////////////////////	
	ACKNOWLEDGMENT; STATE OF FLORIDA, COUNTY OF COLUMBIA. 5000	
	I HEREBY CERTIFY THAT ON THIS DAY OF TENNEN, 2021 A.D., BEFORE ME PERSONALLY APPEARED GARY C. TOWNS, AS MEMBER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND AGKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER 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.	
	MY COMMISSION EXPIRES: Commi HH206033   // WC // // // // NOTARY PUBLIC, STATE OF FLORIDA AT LARGE	
	ACKNOWLEDGMENT; STATE OF FLORIDA, COUNTY OF COLUMBIA.	
	I HEREBY CERTIFY THAT ON THIS	
	MY COMMISSION EXPIRES: Commis HH206033  Expires 12/8/2025 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE	
	ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY DE COLUMBIA.	
10.7	I HEREBY CERTIFY THAT ON THIS DAY OF TEVROOR , 2024 A.D., BEFORE ME PERSONALLY APPEARED BRANDON STAL'EY, AS MEMBER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER 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. WORKE	
	MY COMMISSION EXPIRES: State of Florida NOTARY PUBLIC, STATE OF FLORIDA AT LARGE	
	CERTIFICATE OF COUNTY SURVEYOR: Expires 12/8/2025	
	KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.  NAME:  DATE: 5-14-2 REGISTRATION #: 449	
	PRINT COIT DANIEL	
	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.	

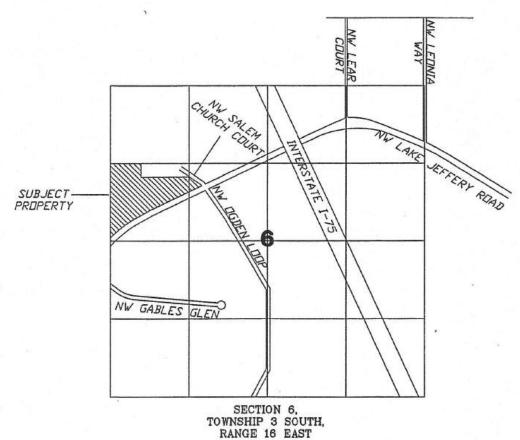
DATE: 1-27-25

meme

BRITT, PSM=#5757

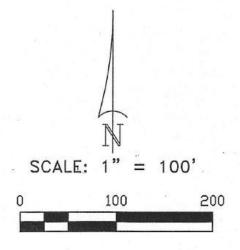
SALEM HEIGHTS

SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



NOT TO SCALE

S Y M	BOL LEGEND:
8	4"X4" CONCRETE MONUMENT FOUND
	4"X4" CONCRETE MONUMENT SET
•	IRON PIPE FOUND
0	IRON REBAR AND CAP SET
×	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
•	NAIL & DISK
0	POWER POLE
+	SIGN POST
<ul><li>©</li></ul>	WATER METER
•	UTILITY BOX
*	WELL
	SANITARY MANHOLE
* © E	CENTERLINE
	SECTION LINE
E	ELECTRIC LINES
×	WIRE FENCE
	CHAIN LINK FENCE
	WOODEN FENCE
(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



DEVELOPER:

G & S PROPERTY DEVELOPERS, LLC.

215 NW FAIRWAY HILLS GLEN # 19

LAKE CITY, FL 32055

COUNTY ATTORNEY CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLATAND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

ATE: 3-27-25

OGUNTY ATTORNEY

CERTIFICATE OF CLERK OF CIRCUIT COURT

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS DAY OF WOU ,2024, A.D. IN PLAT BOOK O, PAGE 21-22

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

E SE SUSSIDA OCUMEN SE OSUMBIA

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF 3/27/25, 2024, A.D.

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.

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 \$\_\_\_OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$\_\_\_HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DIRECTOR OF PUBLIC WORKS

DATE:\_\_\_\_\_

## SURVEYOR'S NOTES

. BOUNDARY BASED ON MONUMENTATION FOUND.

2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.00°46'56'W., FOR THE WEST LINE OF

PARCEL SHOWN HEREON.

3. IT IS APPARENT THAT 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, 2)18 FIRM PANEL NUMBER 12023C017OD, HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

NUMBER 12023C0170D, HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.

5. THE FIELD WORK WAS PERFORMED ON 09/12/2024.

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.

8. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM "ECHNICAL

STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.

9. PRELIMINARY PLAN APPROVAL WAS COMPLETED AS REQUIRED.

10. NO ROADS WERE CONSTRUCTED OR IMPROVED FOR THE PURPOSES OF THIS DEVELOPMENT.

## DESCRIPTION

A PARCEL OF LAND LYING IN THE NW 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF SOUTHWEST ONE-QUARTER (SW 1/4) OF NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 6 AND RUN N.88°14′59′E., ALONG THE NORTH LINE OF THE SAID SW 1/4 OF THE NW 1/4, A DISTANCE OF 489.10 FEET; THENCE S.00°07′34″W., 209.46 FEET; THENCE N.88°31′32″E., 850.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NW SALEM CHURCH ROAD; THENCE S.55°41′16″E., ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE 246.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW LAKE JEFFERY ROAD; THENCE S.63°01′52″W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 885.41 FEET TO A POINT OF CURVE SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2814.79 FEET AND AN INTERNAL ANGLE OF 18°35′49″; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE OF NORTHERLY LAKE JEFFERY ROAD RIGHT-OF-WAY LINE AN ARC DISTANCE OF 913.63 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.53°58′25W., 909.62 FEET; THENCE N.00°46′56°W., 1248.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.95 ACRES MORE OR LESS.

## <u>NOTICE:</u>

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.

## 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.



BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016 2086 SW MAIN BOULEVARD #112 LAKE CITY, FLORIDA 32025

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

JOB NUMBER: L-30752

