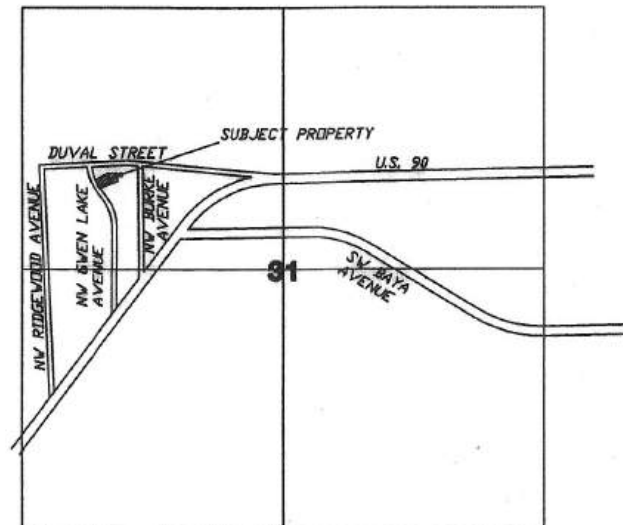


PLAT BOOK 10
PAGES 19
SHEET 1 OF 1

VANESSA'S COVE
SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST.



LOCATION SKETCH
NOT TO SCALE

DEDICATION:

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

Bryan S. Thomas
WITNESS AS TO OWNER
Sylvester Warren III
PRINT: SYLVESTER WARREN III

ACKNOWLEDGMENT: STATE OF Florida COUNTY OF Columbia

I HEREBY CERTIFY THAT ON THIS 11 DAY OF February, 2025 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 FORGOING 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.

Alma Reed
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: August 19, 2025

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 \$_____ 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.

Alan Bean
DIRECTOR OF PUBLIC WORKS

2/18/25
DATE

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
- BEARINGS ARE BASED ON SAID PLAT OF RECORD AND THE WEST LINE OF LOT 16 AS SHOWN HEREON.
- 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, 2018 FIRM PANEL NUMBER 12023C0284D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THE FIELD WORK WAS PERFORMED ON 08/20/2024.
- 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.
- 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.

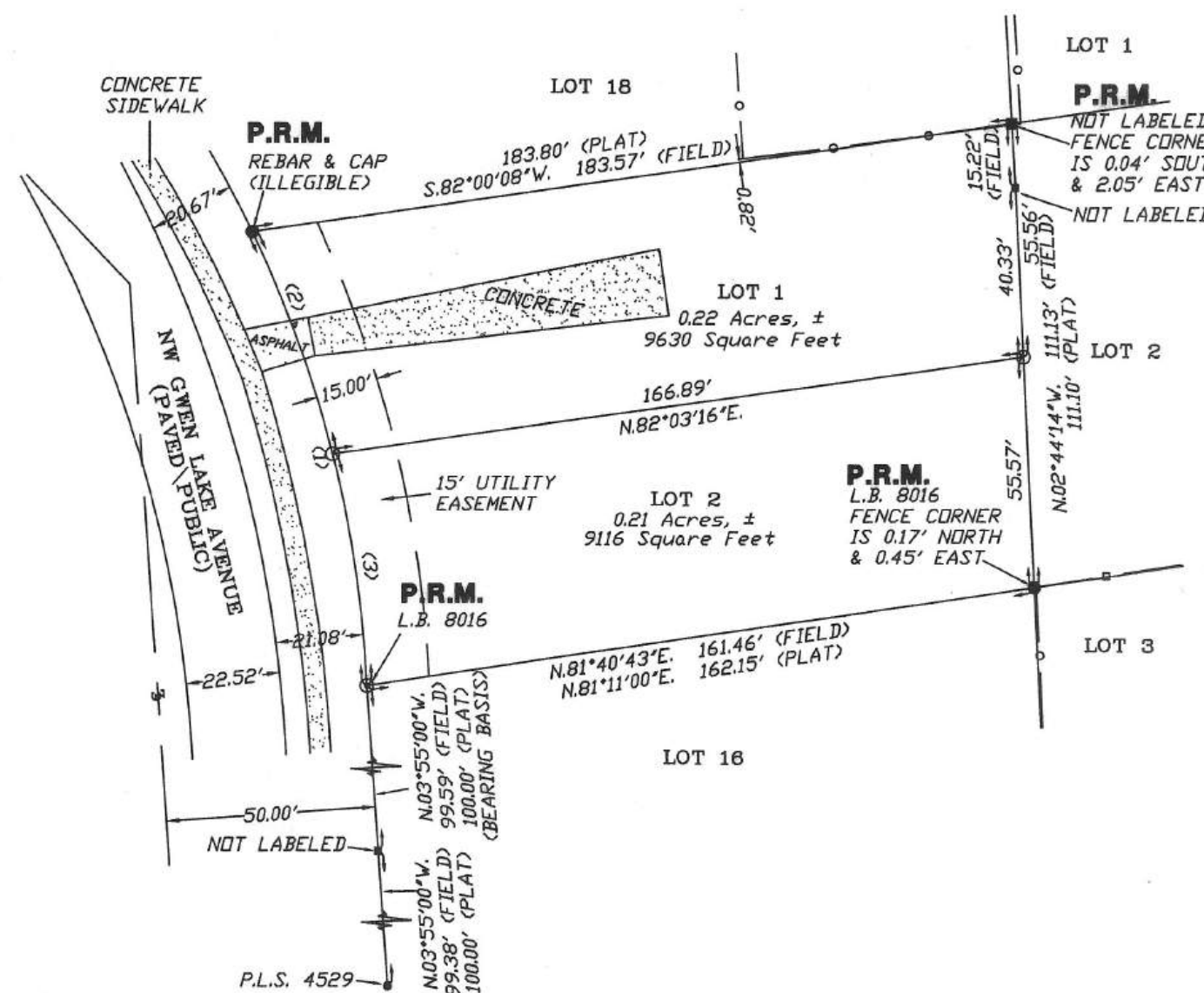
NOTICE:

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.

Curve number 1 (FIELD)
Radius= 277.60'
Delta= 231°11'
Arc= 112.98'
Tangent= 57.22'
Chord= 112.21'
Chord Brg.= S.14°06'09"E.

Curve number 2 (FIELD)
Radius= 277.60'
Delta= 113°29'25"
Arc= 56.49'
Tangent= 28.34'
Chord= 56.39'
Chord Brg.= S.19°55'56"E.

Curve number 3 (FIELD)
Radius= 277.60'
Delta= 113°29'25"
Arc= 56.49'
Tangent= 28.34'
Chord= 56.39'
Chord Brg.= S.08°16'21"E.



DESCRIPTION:

LOT 17 IN BLOCK 1 OF IDLEAVILLE 'REPLAT' A SUBDIVISION AS PER PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF COURT, RECORDED IN PLAT BOOK 2 PAGE 117-A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

NOTICE:

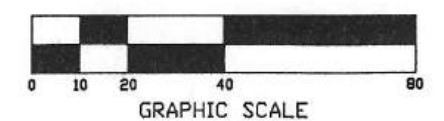
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEVELOPER:

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

SYMBOL LEGEND:	
■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
○	IRON PIN AND CAP SET
+	3" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊙	NAIL & DISK
⊙	POWER POLE
+	SIGN POST
+	WATER METER
+	UTILITY BOX
+	FIRE HYDRANT
+	SANITARY MANHOLE
○	CENTERLINE
---	SECTION LINE
---	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

SCALE: 1" = 40'



CERTIFICATE OF CLERK OF COURT:

RECEIVED AND FILED FOR RECORD, THIS 3rd DAY OF 3 2025.

Jerry
CLERK OF COURT

W
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 ORDINANCES AND REGULATIONS AS FOLLOWS:

FORM AND LEGALITY:

2/19/25
DATE

Alma Reed
CITY ATTORNEY

APPROVED BY CITY OF LAKE CITY

2/20/25
DATE

Phil Wall
MAYOR, CITY OF LAKE CITY

2/19/25
DATE

Audrey Sikes
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
L. SCOTT BRITT, PSM #5757

2/11/25
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-30580

City Council Resolution 2024-143