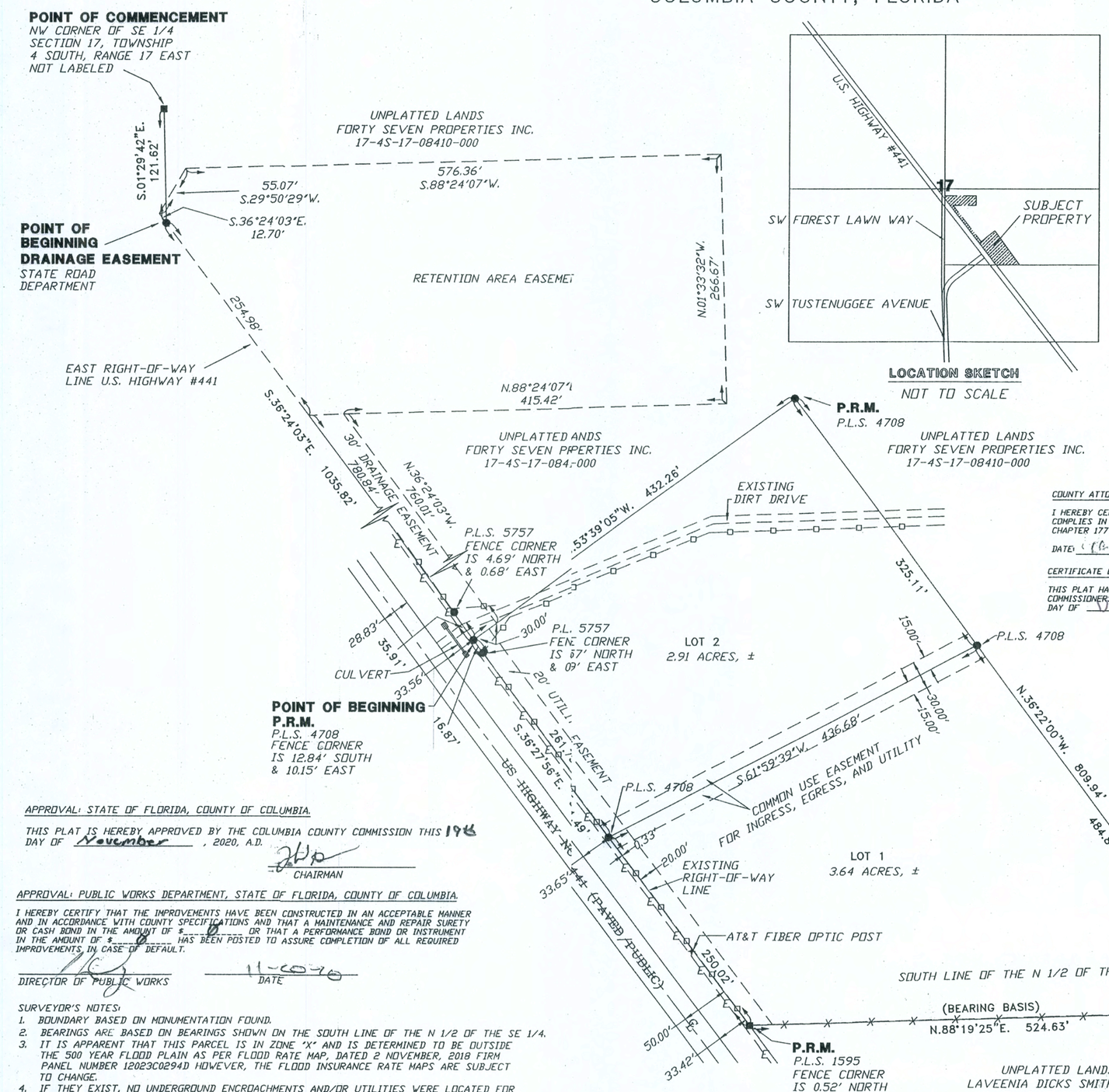
CAPITAL BUSINESS PARK

IN SETION 17, TOWNSHIP 4 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9
PAGES 158
SHEET 1 OF 1

Inst: 202012021541 Date: 12/22/2020 Time: 11:06AM
Page 1 of 1 B: 1426 P: 2086, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk



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
×	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊙	NAIL & DISK
⊕	POWER POLE
+	SIGN POST
▲	WATER METER
⊙	UTILITY BOX
✳	WELL
Ⓢ	SANITARY MANHOLE
℄	CENTERLINE
—'—	SECTION LINE
—E—	ELECTRIC LINES
—x—	WIRE FENCE
—o—	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" = 100'

GRAPHIC SCALE
0 25 50 100 200

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT FORTY SEVEN PROPERTIES, INC., OWNER, AND DRUMMOND COMMUNITY BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS "CAPITAL BUSINESS PARK", 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, HOWEVER, ALL RETENTION AREAS, STORM WATER BASINS, AND DRAINAGE EASEMENTS SHALL BE PRIVATELY MAINTAINED BY THE DEVELOPER "FORTY SEVEN PROPERTIES, INC., A FLORIDA COMPANY", AND/OR THEIR ASSIGNS, AS PER AGREEMENT RECORDED IN ORB _____, PAGE_____ OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

ATTESTS

WITNESS AS TO OWNER — WITNESS AS TO OWNER — LARRY E. PERRY JR. AS PRESIDENT FORTY SEVEN PROPERTIES, INC.

WITNESS AS TO MORTGAGEE — WITNESS AS TO MORTGAGEE — GILBERT MILLER AS SENIOR VICE-PRESIDENT DRUMMOND COMMUNITY BANK

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 19 DAY OF November 2020 A.D., BEFORE ME PERSONALLY APPEARED LARRY E. PERRY JR. AS PRESIDENT FOR FORTY SEVEN PROPERTIES, INC., 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 THE ABOVE DATE.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 10-28-24

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 19 DAY OF November 2020 A.D., BEFORE ME PERSONALLY APPEARED GILBERT MILLER, AS SENIOR VICE-PRESIDENT FOR DRUMMOND COMMUNITY BANK, 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 THE ABOVE DATE.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

10-28-24
MY COMMISSION EXPIRES:

CHERYL A. NORDEN
Notary Public - State of Florida
Commission # HH 042150
My Comm. Expires Oct 28, 2024

COUNTY ATTORNEY CERTIFICATE:

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

DATE: 11-19-20 — COUNTY 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 4 DAY OF November, 2020, A.D. IN PLAT BOOK 9, PAGE 158

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 19th DAY OF November, 2020, A.D.

CHAIRMAN

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 $ 0 OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $ 0 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS, IN CASE OF DEFAULT.

DIRECTOR OF PUBLIC WORKS — 11-20-20 DATE

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON BEARINGS SHOWN ON THE SOUTH LINE OF THE N 1/2 OF THE SE 1/4.
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, 2018 FIRM PANEL NUMBER 12023C0294D 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. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
6. EASEMENTS ARE AS SHOWN HEREON.
7. 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 STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA.
9. NO PRELIMINARY PLAN WAS REQUIRED.

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:
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 17 EAST COLUMBIA COUNTY, FLORIDA; RUN THENCE S.01°29'42"E., 121.62 FEET TO A POINT ON THE EASTERLY R RIGHT-OF-WAY OF US HIGHWAY NO. 441; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S.36°24'03"E., 1035.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S.36°27'56"E., 511.49 FEET; THENCE N.88°19'25"E., 524.63 FEET; THENCE N.36°22'00"W., 809.94 FEET; THENCE S.53°39'05"W., 432.26 FEET TO THE POINT OF BEGINNING. CONTAINING 6.55 ACRES MORE OR LESS.

ALSO:
A DRAINAGE EASEMENT OVER AND ACROSS THE FOLLOWING,
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; RUN THENCE S.01°29'42"E., 121.62 FEET TO A POINT ON THE EASTERLY R RIGHT-OF-WAY OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S.36°24'03"E., 1035.82 FEET; THENCE N.53°39'05"E., 30.00 FEET; THENCE N.36°24'03"W., 760.01 FEET; THENCE N.88°24'07"E., 415.42 FEET; THENCE N.01°33'32"W., 266.67 FEET; THENCE S.88°24'07"W., 576.36 FEET; THENCE S.29°50'29"W., 55.07 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE S.36°24'03"E., ALONG SAID EAST RIGHT-OF-WAY LINE, 12.70 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF COUNTY SURVEYOR:
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: Timothy B. Mccall DATE: 11-20-20 REGISTRATION #: 6332

PRINT: Timothy B. Mccall

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.

FL. SCOTT BRITT, PSM #5757 — 11-19-20 DATE:

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:

FORTY SEVEN PROPERTIES, INC.
796 SE CR 252
LAKE CITY, FL 32025
386-752-0121

BRITT SURVEYING & MAPPING, LLC
LAND SURVEYORS AND MAPPERS, L.B. # 8016
2086 SW MAIN BOULEVARD #112
LAKE CITY, FLORIDA 32025
www.brittsurvey.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L-25973