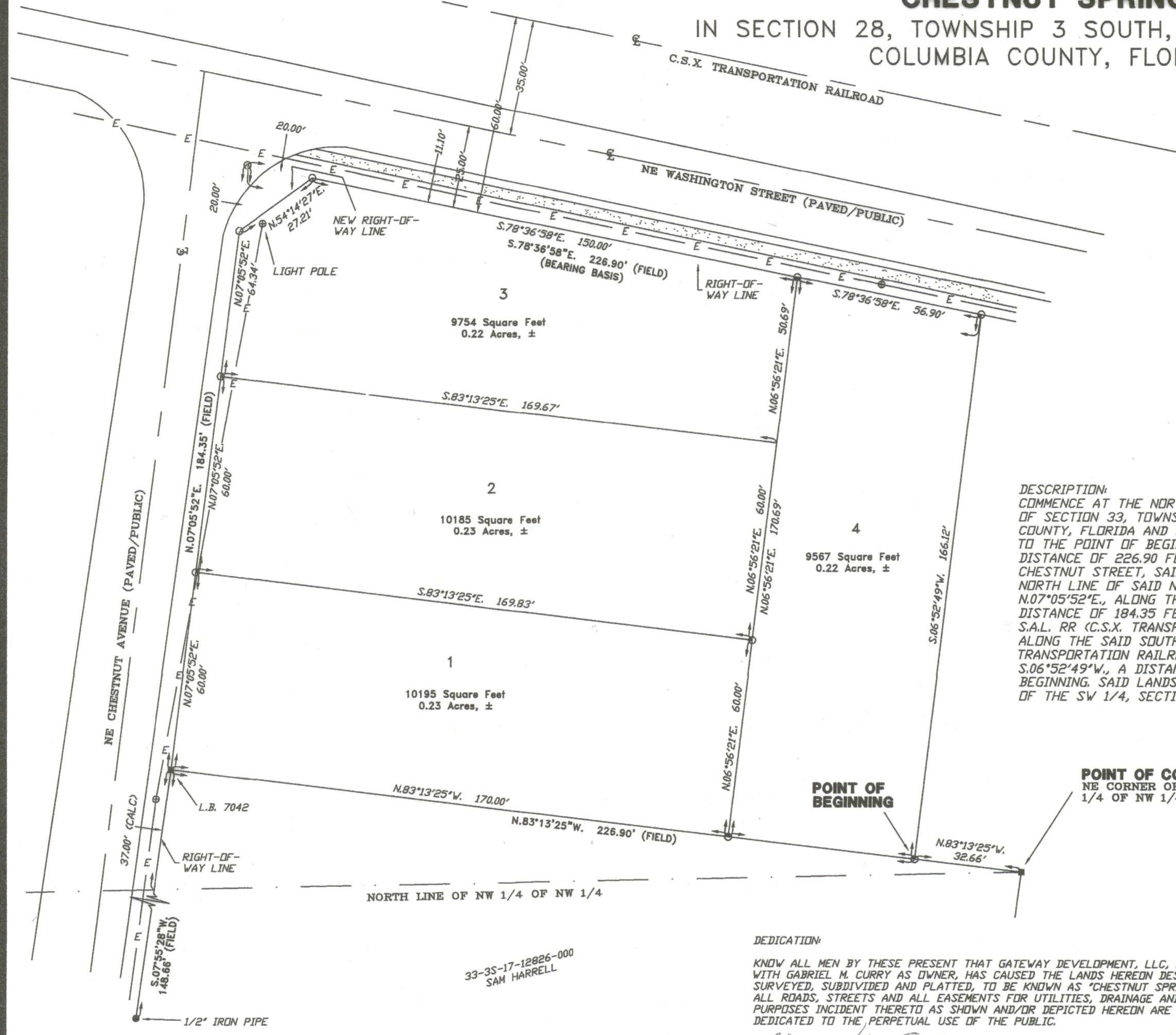


CHESTNUT SPRINGS

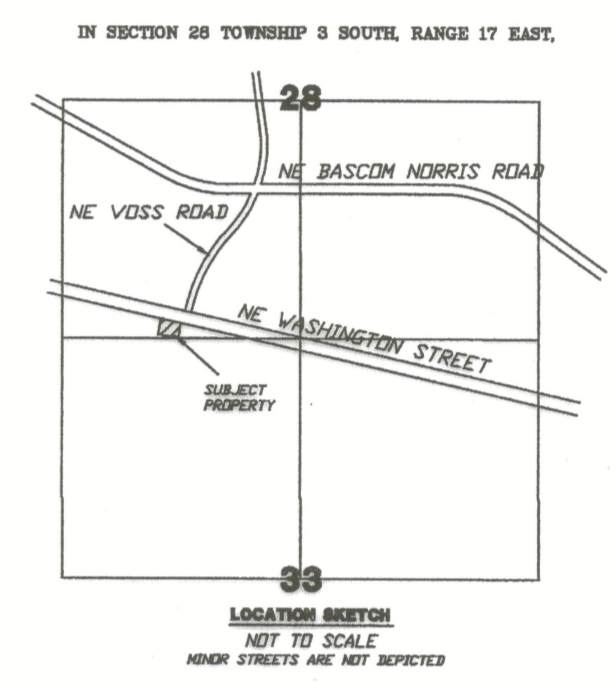
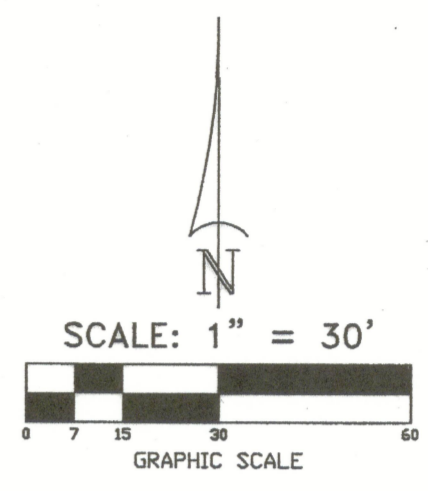
IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9
PAGES 182
SHEET 1 OF 1



SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON PIN AND CAP SET
+	7" CUT IN PAYMENT
⊕	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
—	AS PER A PLAT OF RECORD
—	AS PER A DEED OF RECORD
—	AS PER CALCULATIONS
—	AS PER FIELD MEASUREMENTS
—	P.R.M. PERMANENT REFERENCE MARKER
—	P.C.P. PERMANENT CONTROL POINT



DESCRIPTION:
COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.83°13'25"W., A DISTANCE OF 32.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.83°13'25"W., DISTANCE OF 226.90 FEET TO A POINT ON THE EASTERLY LINE OF CHESTNUT STREET, SAID POINT BEING 37.00 FEET NORTH OF THE NORTH LINE OF SAID NW 1/4 OF NW 1/4, SECTION 33; THENCE RUN N.07°05'52"E., ALONG THE SAID EASTERLY LINE OF CHESTNUT STREET A DISTANCE OF 184.35 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.A.L. RR (C.S.X. TRANSPORTATION RAILROAD); THENCE RUN S.78°36'58"E., ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.A.L. RR (C.S.X. TRANSPORTATION RAILROAD) A DISTANCE OF 226.90 FEET; THENCE RUN S.06°52'49"W., A DISTANCE OF 166.12 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PART OF THE SW 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST.

POINT OF BEGINNING
NE CORNER OF THE NW 1/4 OF NW 1/4

CERTIFICATE OF CLERK OF COURT:
RECEIVED AND FILED FOR RECORD, THIS 14th DAY OF September 2022.
[Signature]
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 ORDINANCES AND REGULATIONS AS FOLLOWS:
FORM AND LEGALITY: 8-17-2022 *[Signature]*
DATE: CITY ATTORNEY
APPROVED BY CITY OF LAKE CITY:
8-19-2022 *[Signature]*
DATE: MAYOR, CITY OF LAKE CITY
8-19-2022 *[Signature]*
DATE: CITY CLERK, CITY OF LAKE CITY

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT GATEWAY DEVELOPMENT, LLC, AS OWNERS, WITH GABRIEL M. CURRY AS OWNER, HAS CAUSED THE LANDS HEREDIN DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "CHESTNUT SPRINGS", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREDIN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
ATTEST:
[Signature] WITNESS AS TO OWNER
[Signature] WITNESS AS TO OWNER
GABRIEL M. CURRY, AS OWNER OF GATEWAY DEVELOPMENT, LLC

ACKNOWLEDGMENT: STATE OF Florida COUNTY OF Columbia
I HEREBY CERTIFY THAT ON THIS 3rd DAY OF September, 2022 A.D., BEFORE ME PERSONALLY APPEARED GATEWAY DEVELOPMENT, LLC, WITH GABRIEL M. CURRY AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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.
[Signature]
NOTARY PUBLIC, STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: 8/30/2024

- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND.
 - BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.78°36'58"E., FOR SOUTH RIGHT-OF-WAY LINE OF C.S.X. RAILROAD.
 - 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 12023C0305D 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 HEREDIN.
 - THE FIELD WORK WAS PERFORMED ON 09/21/21.
 - EASEMENTS ARE AS SHOWN HEREDIN.
 - 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.
 - NO PRELIMINARY PLAN APPROVAL WAS 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.

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-27891

Plat: 20221018013 Date: 09/15/2022 Time: 11:13 AM
 Page: 1 of 1 B: 1475 P: 1371 James M. Smisher, Jr., Clerk of Court
 Columbia County, FL, VC
 Deputy Clerk