

CYPRESS LANDING
A REPLAT OF LOT 22

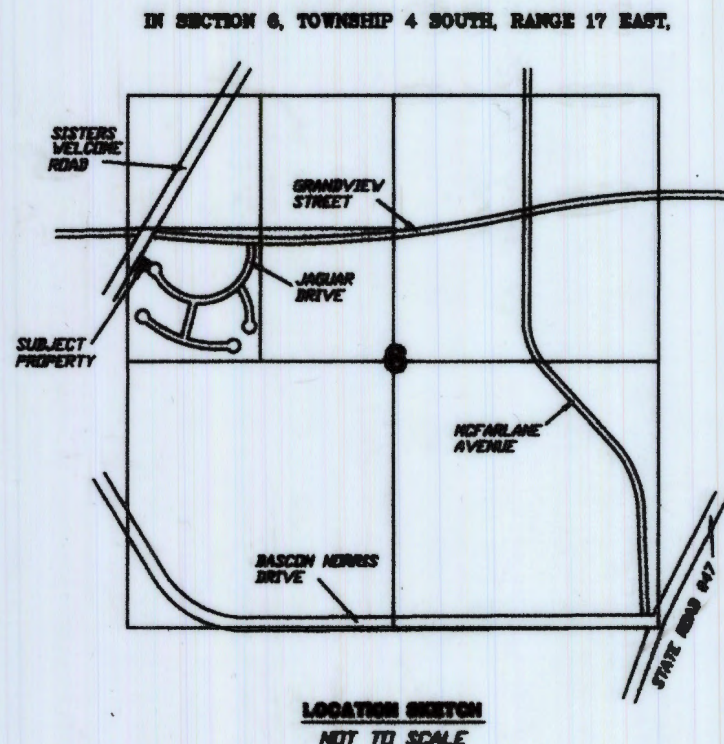
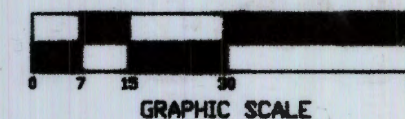
IN SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 9
PAGES 148
SHEET 1 OF 1

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
—	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" = 30'



DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT ERIC GLEMAN, AS OWNER, HAS CAUSED THE LANDS HEREIN DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "CYPRESS LANDING A REPLAT OF LOT 22", 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. THIS REPLAT FULLY SUPERSEDES AND REPLACES THESE PREVIOUSLY PLATTED LOTS AS RECORDED IN PLAT BOOK 7 PAGES 40 - 43 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

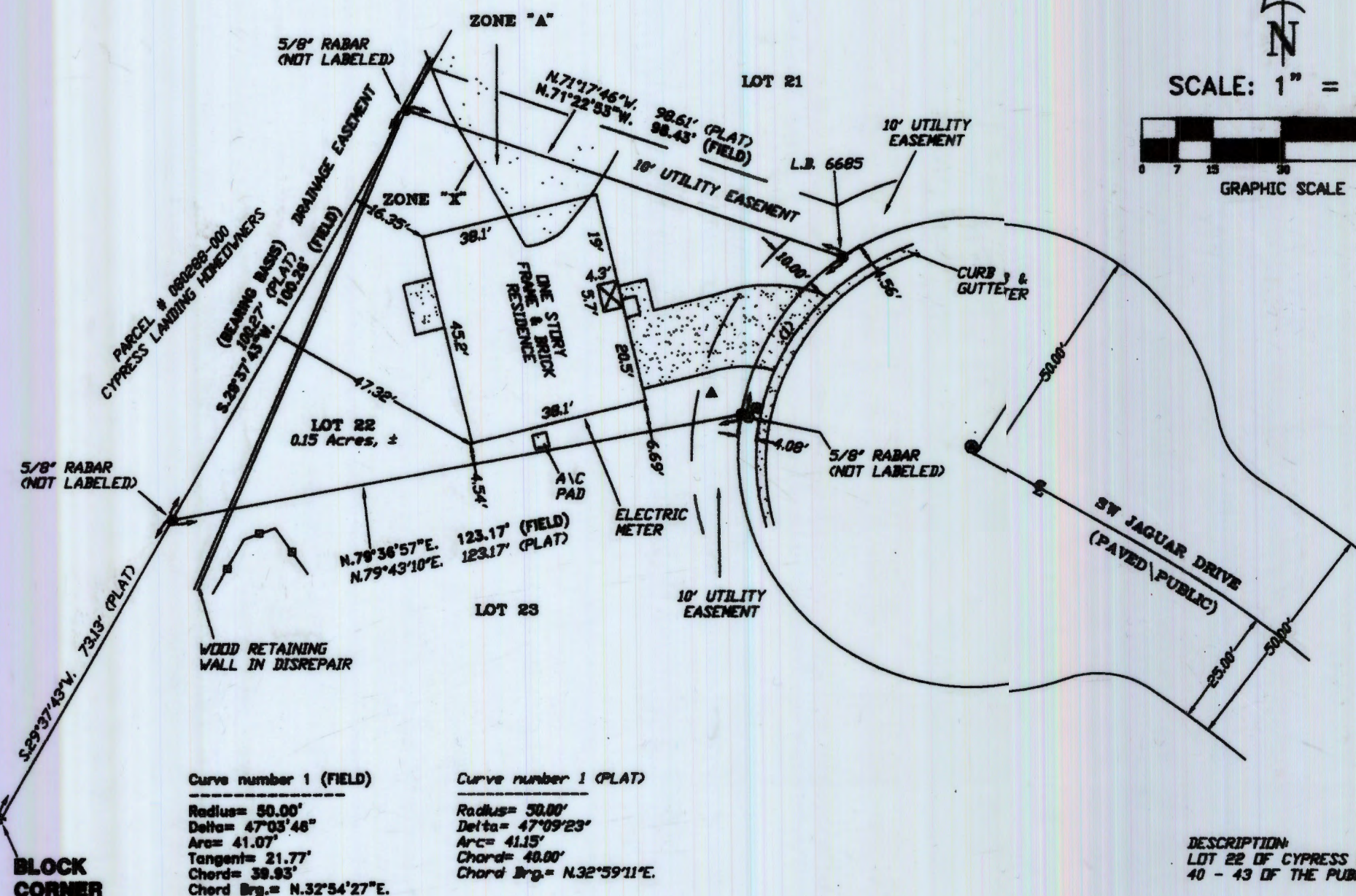
ATTESTS

James Thomas
WITNESS AS TO OWNER

Eric Gleman
WITNESS AS TO OWNER

Eric Gleman
SIGN:

Eric Gleman
PRINT:



Curve number 1 (FIELD)
Radius= 50.00'
Delta= 47°03'48"
Arc= 41.07'
Tangent= 21.77'
Chord= 38.93'
Chord Brg.= N.32°54'27"E.

Curve number 1 (PLAT)
Radius= 50.00'
Delta= 47°09'23"
Arc= 41.15'
Chord= 40.00'
Chord Brg.= N.32°59'11"E.

DESCRIPTION:
LOT 22 OF CYPRESS LANDING, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGES 40 - 43 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ACKNOWLEDGMENT: STATE OF Florida COUNTY OF Columbia

I HEREBY CERTIFY THAT ON THIS 27th DAY OF December, 2019 A.D., BEING ME PERSONALLY APPEARED ERIC GLEMAN, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGMENT 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 OF THE ABOVE DATE.

Bronson Lynn Lee
NOTARY PUBLIC, STATE OF FL IT LARGE

MY COMMISSION EXPIRES: 12/5/20

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND AND THE PREVIOUS PLT OF RECORD.
- BEARINGS ARE BASED ON THE PLAT BEARING OF S.29°37'43"W. FOR THE WEST LINE OF SAID PARCEL.
- IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND BE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RIE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NO. 12023C0291D. 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 05/22/19.
- 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.
- 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.

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:

ERIC GLEMAN
1115 SW JAGUAR DRIVE
LAKE CITY, FL 32025

ABSTRACT TRUST TITLE AS AGENT 386-752-0946

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.

Scott Britt
L. SCOTT BRITT, PSN #5757

12-23-19
DATE

CERTIFICATE OF CLERK OF COURT:

RECEIVED AND FILED FOR RECORD, THIS 6th DAY OF February, 2019.

P. DeWitt Cason

CLERK OF COURT

Chadwick
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:

1-19-2020

DATE: CITY ATTORNEY

APPROVED BY CITY OF LAKE CITY

12/27/2019 Stephen M. Will

DATE: MAYOR, CITY OF LAKE CITY

12/27/2019 Audrey E. Sikes

DATE: CITY CLERK, CITY OF LAKE CITY



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-25866