PLAT BOOK 6, PAGE 25

90-09752
6

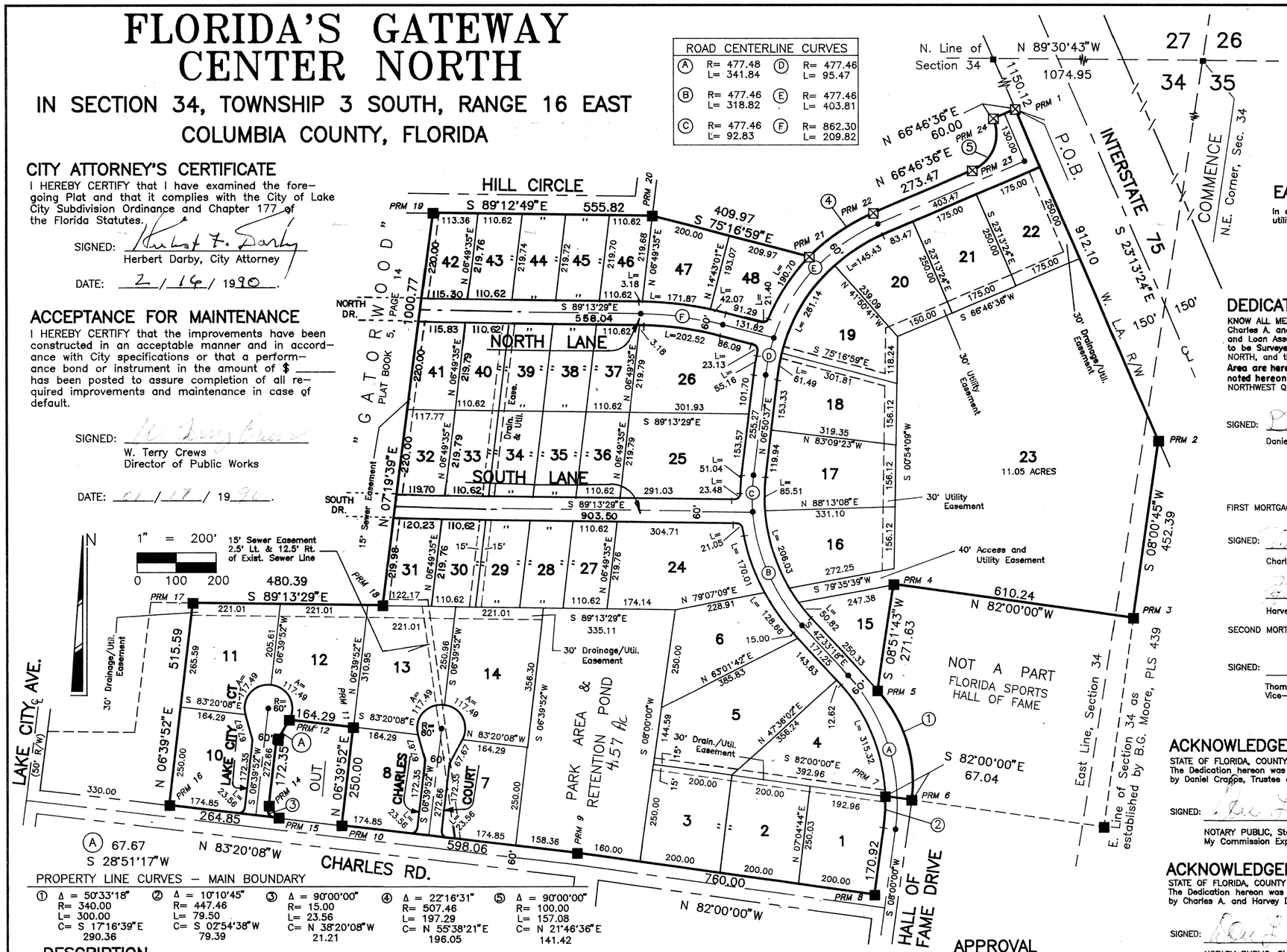
FLORIDA'S GATEWAY CENTER NORTH

IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST

COLUMBIA COUNTY, FLORIDA

ROAD CENTERLINE CURVES			
(A)	R= 477.48 L= 341.84	(D)	R= 477.46 L= 95.47
(B)	R= 477.46 L= 318.82	(E)	R= 477.46 L= 403.81
(C)	R= 477.46 L= 92.83	(F)	R= 862.30 L= 209.82

LOT ACREAGE TABULATION							
1	1.13	13	1.53	25	1.52	37	0.56
2	1.15	14	1.65	26	1.40	38	0.56
3	1.16	15	0.74	27	0.56	39	0.56
4	1.38	16	1.26	28	0.56	40	0.56
5	1.95	17	1.36	29	0.56	41	0.59
6	1.24	18	1.24	30	0.56	42	0.57
7	1.07	19	1.15	31	0.61	43	0.55
8	1.07	20	1.08	32	0.60	44	0.55
9	OUT	21	1.00	33	0.56	45	0.55
10	1.07	22	1.00	34	0.56	46	0.55
11	1.30	23	11.05	35	0.56	47	0.87
12	1.42	24	1.69	36	0.56	48	0.76



PROPERTY LINE CURVES — MAIN BOUNDARY

①	Δ = 50°33'18" R= 340.00 L= 300.00 C= S 17°16'39"E 290.36	②	Δ = 10°10'45" R= 447.46 L= 79.50 C= S 02°54'38"W 79.39	③	Δ = 90°00'00" R= 15.00 L= 23.56 C= N 38°20'08"W 21.21	④	Δ = 22°16'31" R= 507.46 L= 197.29 C= N 55°38'21"E 196.05	⑤	Δ = 90°00'00" R= 100.00 L= 157.08 C= N 21°46'36"E 141.42

EASEMENT NOTE

In addition to the Easements shown on the face of the Plat, other utility easements exist as follows :

1.) Easements 10.00 feet each side of all property lines dividing lots, and

2.) Easements 15.00 feet in width, adjacent to all Road Rights-of-Way.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Northwest Quadrant Land Trust, as owner, Charles A. and Harvey D. Devane, as first mortgagee and Mid-State Federal Savings and Loan Association, as second mortgagee, have caused the lands hereon shown to be Surveyed, subdivided and platted, to be known as FLORIDA'S GATEWAY CENTER NORTH, and that all Road Rights-of-Way and Easements, **Retention Pond and Park Area are hereby dedicated to the perpetual use of the public for uses shown or noted hereon.**

NORTHWEST QUADRANT LAND TRUST

SIGNED: _____ Witness _____

Daniel Crapps, Trustee

Witness _____

FIRST MORTGAGEE

SIGNED: _____ Witness _____

Charles A. Devane

_____ Witness _____

Harvey D. Devane

SECOND MORTGAGEE — MID-STATE FEDERAL SAVINGS & LOAN ASSOCIATION

SIGNED: _____ Witness _____

Thomas F. Dewey, Vice-President

Witness _____

CITY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the City of Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: _____

Herbert Darby, City Attorney

DATE: 2 / 14 / 1990.

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications or that a performance bond or instrument in the amount of $ _____ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: _____

W. Terry Crews
Director of Public Works

DATE: 2 / 22 / 19 90.

ACKNOWLEDGEMENT 1 — OWNER

STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 14th day of Feb, 19 90, by Daniel Crapps, Trustee of Northwest Quadrant Land Trust, with his seal affixed hereto.

SIGNED: _____

NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 4-13-92

SEAL

ACKNOWLEDGEMENT 2 — FIRST MORTGAGEE

STATE OF FLORIDA, COUNTY OF Columbia
The Dedication hereon was acknowledged before me this 15th day of Feb, 19 90, by Charles A. and Harvey D. Devane, as first mortgagees, with thier seals affixed hereto.

SIGNED: _____

NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 4-13-92

SEAL

ACKNOWLEDGEMENT 3 — SECOND MORTGAGEE

STATE OF FLORIDA, COUNTY OF MARION
The Dedication hereon was acknowledged before me this 22 day of Feb, 19 90, by Thomas F. Dewey, Vice-President of Mid-State Federal Savings and Loan Association, as second mortgagee, with his seal affixed hereto.

SIGNED: _____

NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 6-30-92

SEAL

DESCRIPTION

COMMENCE at the Northeast corner of Section 34, Township 3 South, Range 16, East, Columbia County, Florida and run N.89°30'43"W. along the North line of Section 34 a distance of 174.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75; thence S.23°13'24"E. along said Westerly Right-of-Way line 1150.12 feet to the POINT OF BEGINNING; thence continue S.23°13'40"E. still along said Westerly Right-of-Way line 912.10 feet to a point on the East line of Section 34 as established by B.G. Moore, P.L.S. # 439; thence S.08°00'45"W. along said East line 452.39 feet; thence N.82°00'00"W. 610.24 feet; thence S.08°51'43"W. 271.63 feet to a point on the arc of a curve concave to the Southwest having a radius of 340.00 feet, said curve also having a Chord bearing of S.17°16'39"E.; thence Southerly along the arc of said curve 300.00 feet; thence N.82°00'00"W. 67.04 feet to a point on the Westerly Right-of-Way line of Hall of Fame Drive, said point being on the arc of a curve concave to the West having a radius of 447.46 feet, said curve also having a Chord bearing of S.02°54'38"W.; thence Southerly along the arc of said curve being also said Westerly Right-of-Way line 79.50 feet to the point of tangency of said curve; thence S.08°00'00"W. still along said Westerly Right-of-Way line 170.92 feet to its intersection with the Northerly Right-of-Way line of Charles Road; thence N.82°00'00"W. along said Northerly Right-of-Way line 760.00 feet; thence N.83°20;08:W. still along said Northerly Right-of-Way line 598.06 feet; thence N.06°39'52"E. 250.00 feet; thence N.83°20'08"W. 164.29 feet; thence S.28°51'17"W. 67.67 feet; thence S.06°39'52"W. 172.35 feet to the point of curve of a curve concave to the Northeast having a radius of 15.00 feet said curve also having a Chord bearing of S.38°20'08"E.; thence Southeasterly along the arc of said curve 23.56 feet to a point on the Northerly Right-of-Way line of Charles Road; thence N.83°20'08"W. along said Northerly Right-of-Way line 264.85 feet; thence N.06°39'52"E. 515.59 feet to a point on the South line of GATORWOOD a subdivision as recorded in Plat Book 5, page 14 of the Public Records of Columbia County, Florida; thence S.89°13'29"E. along said South line 480.40 feet; thence N.07°19'39"E. along the East line of said GATORWOOD 1000.77 feet to a point on the Southerly Right-of-Way line of Hill Circle; thence S.89°12'49"E. along said Southerly Right-of-Way line 555.82 feet; thence S.75°16'59"E. 409.97 feet to a point on the arc of a curve concave to the Southeast having a radius of 507.46 feet, said curve also having a Chord bearing of N.55°38'21"E.; thence Northeasterly along the arc of said curve 197.29 feet to the point of tangency of said curve; thence N.66°46'36"E. 273.47 feet to the point of curve of a curve concave to the West having a radius of 100.00 feet, said curve also having a Chord bearing of N.21°46'36"E.; thence Northerly along the arc of said curve 157.08 feet; thence N.66°46'36"E. 60.00 feet to the POINT OF BEGINNING.

LEGEND/NOTES

1.) ☒ = Permanent Reference Monument set, brass cap stamped PLS 3628 with monument number and date set.

2.) ■ = Concrete Monument found in place at time of Survey.

3.) Boundary and Bearings based on prior Survey by Donald F. Lee and Associates.

4.) Field data closure precision complies with Minimum Technical Standards.

5.) The described property does not lie within a Flood Zone "A" area, per F.I.A. Flood Hazard Boundary Maps (Community Panel No. 120070 0175 B).

6.) Zoning: Lots 27-46 — Residential Multi-Family
Lots 1-26, 47 & 48 — Commercial

NOTICE: There may be additional restrictions not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All Utility Easements shown on this Plat shall constitute easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may serve the lands encompassed by this Plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct Plat of the lands 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 the Survey data complies with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SEAL

SIGNED: _____

Donald F. Lee, P.L.S.
Florida Reg. Cert. No. 3628

DATE: 12 / 20 / 1989.

APPROVAL

ZONING BOARD, CITY OF LAKE CITY

SIGNED: _____

Chairman

ATTEST _____

DATE: 2 / 22 / 19 90.

APPROVAL

CITY COUNCIL, CITY OF LAKE CITY

SIGNED: _____

T. Gerald Witt, Mayor

ATTEST _____

DATE: ____ / ____ / 19____.

COUNTY CLERK'S CERTIFICATE

THIS PLAT having been approved by the City Council of the City of Lake City, Florida is accepted for files this _____ day of _____, 19____ in Plat Book No. _____, Page No. _____.

SIGNED: _____

Clerk of Circuit Court,
Columbia County, Florida

SHEET 1 OF 1

CAD FILE: GATE-R
W.O. No. 87-492

Donald F. Lee and Associates, Inc.
LAKE CITY, FLORIDA PH: (904)755-6166