

SALEM HEIGHTS
SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____
PAGES _____
SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT G & S PROPERTY DEVELOPERS, LLC., AS OWNER, CHARLES JAMES JR. AND CLARA JAMES, AS TRUSTEES OF THE JAMES FAMILY LIVING TRUST DATED SEPTEMBER 21, 1999 HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS "SALEM HEIGHTS", 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.

ATTESTS:

<u>[Signature]</u> WITNESS AS TO OWNER	<u>[Signature]</u> G & S PROPERTY DEVELOPERS, LLC.
<u>[Signature]</u> WITNESS AS TO OWNER	<u>[Signature]</u> CHARLES JAMES JR
<u>[Signature]</u> CLARA JAMES	<u>[Signature]</u> GARY C. TOWNS
<u>[Signature]</u> SUE B. TOWNS	<u>[Signature]</u> BRANDON STALVEY

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 5 DAY OF February, 2024 A.D., BEFORE ME PERSONALLY APPEARED G & S PROPERTY DEVELOPERS, LLC., AS OWNER, 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 ON THE ABOVE DATE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 12 DAY OF March, 2024 A.D., BEFORE ME PERSONALLY APPEARED CHARLES JAMES JR., AS TRUSTEE, 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 ON THE ABOVE DATE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 12 DAY OF March, 2024 A.D., BEFORE ME PERSONALLY APPEARED CLARA JAMES, AS TRUSTEE, 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 ON THE ABOVE DATE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 5 DAY OF February, 2024 A.D., BEFORE ME PERSONALLY APPEARED GARY C. TOWNS, AS MEMBER, 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 ON THE ABOVE DATE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 5 DAY OF February, 2024 A.D., BEFORE ME PERSONALLY APPEARED SUE B. TOWNS, AS MEMBER, 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 ON THE ABOVE DATE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 5 DAY OF February, 2024 A.D., BEFORE ME PERSONALLY APPEARED BRANDON STALVEY, AS MEMBER, 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 ON THE ABOVE DATE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF COUNTY SURVEYOR:

KNOW 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.

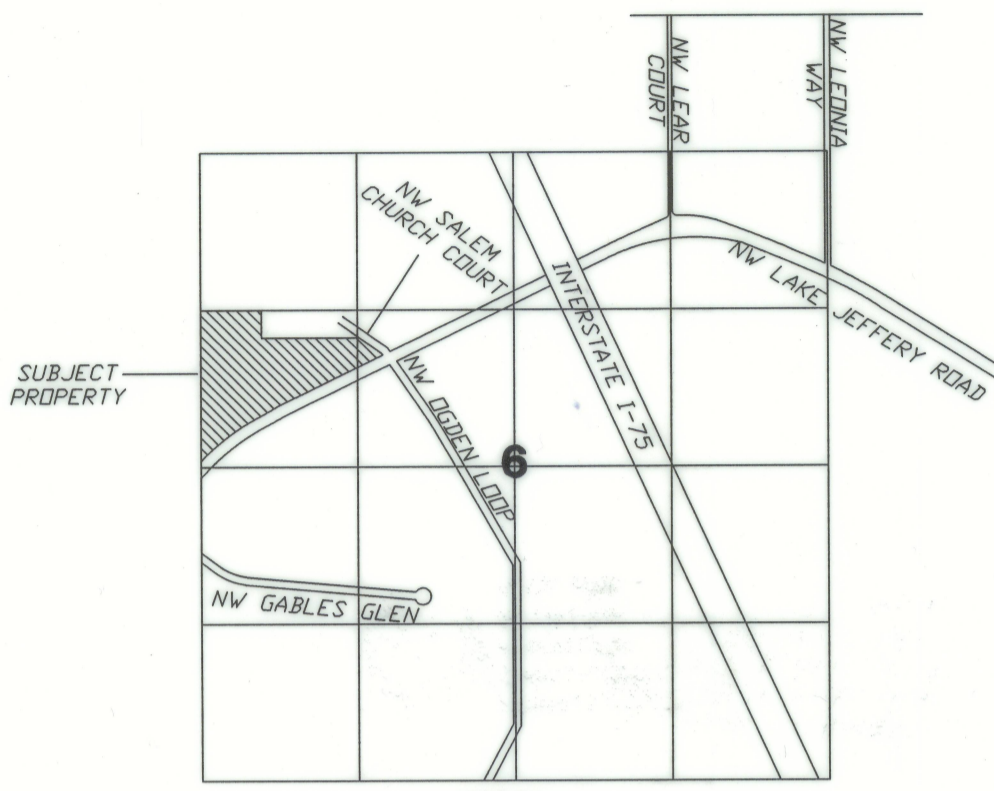
NAME: Scott Daniel DATE: 5-14-25 REGISTRATION #: 65449

PRINT: Scott Daniel

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.

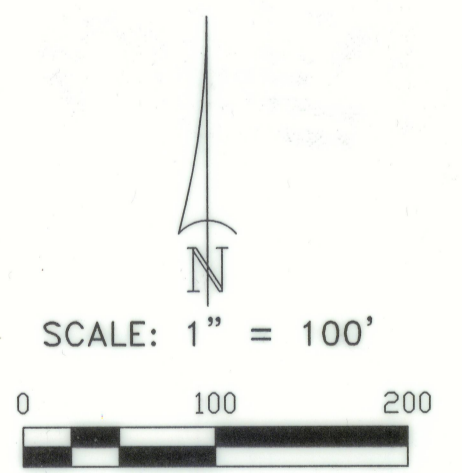
[Signature] DATE: 1-27-25
L. SCOTT BRITT, PSM #5757



SECTION 6,
TOWNSHIP 3 SOUTH,
RANGE 16 EAST
LOCATION SKETCH
NOT TO SCALE

SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON REBAR 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



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: 3-27-25 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 _____ DAY OF _____, 2024, A.D. IN PLAT BOOK _____, PAGE _____
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF 3/27/25, 2024, A.D.
[Signature] 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 \$ _____ 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.

DIRECTOR OF PUBLIC WORKS

DATE: _____

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.00°46'56"W., FOR THE WEST LINE OF PARCEL 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 12023C0170D, 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 09/12/2024.
- 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.

DESCRIPTION:

A PARCEL OF LAND LYING IN THE NW 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NW CORNER OF SOUTHWEST ONE-QUARTER (SW 1/4) OF NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 6 AND RUN N.88°14'59"E., ALONG THE NORTH LINE OF THE SAID SW 1/4 OF THE NW 1/4, A DISTANCE OF 489.10 FEET; THENCE S.00°07'34"W., 209.46 FEET; THENCE N.88°31'32"E., 850.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NW SALEM CHURCH ROAD; THENCE S.55°41'16"E., ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE 246.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW LAKE JEFFERY ROAD; THENCE S.63°01'52"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 885.41 FEET TO A POINT OF CURVE SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2814.79 FEET AND AN INTERNAL ANGLE OF 18°35'49"; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE OF NORTHERLY LAKE JEFFERY ROAD RIGHT-OF-WAY LINE AN ARC DISTANCE OF 913.63 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.53°58'25"W., 909.62 FEET; THENCE N.00°46'56"W., 1248.32 FEET TO THE POINT OF BEGINNING.


CONTAINING 20.95 ACRES MORE OR LESS.

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.



BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
2086 SW MAIN BOULEVARD #112
LAKE CITY, FLORIDA 32025

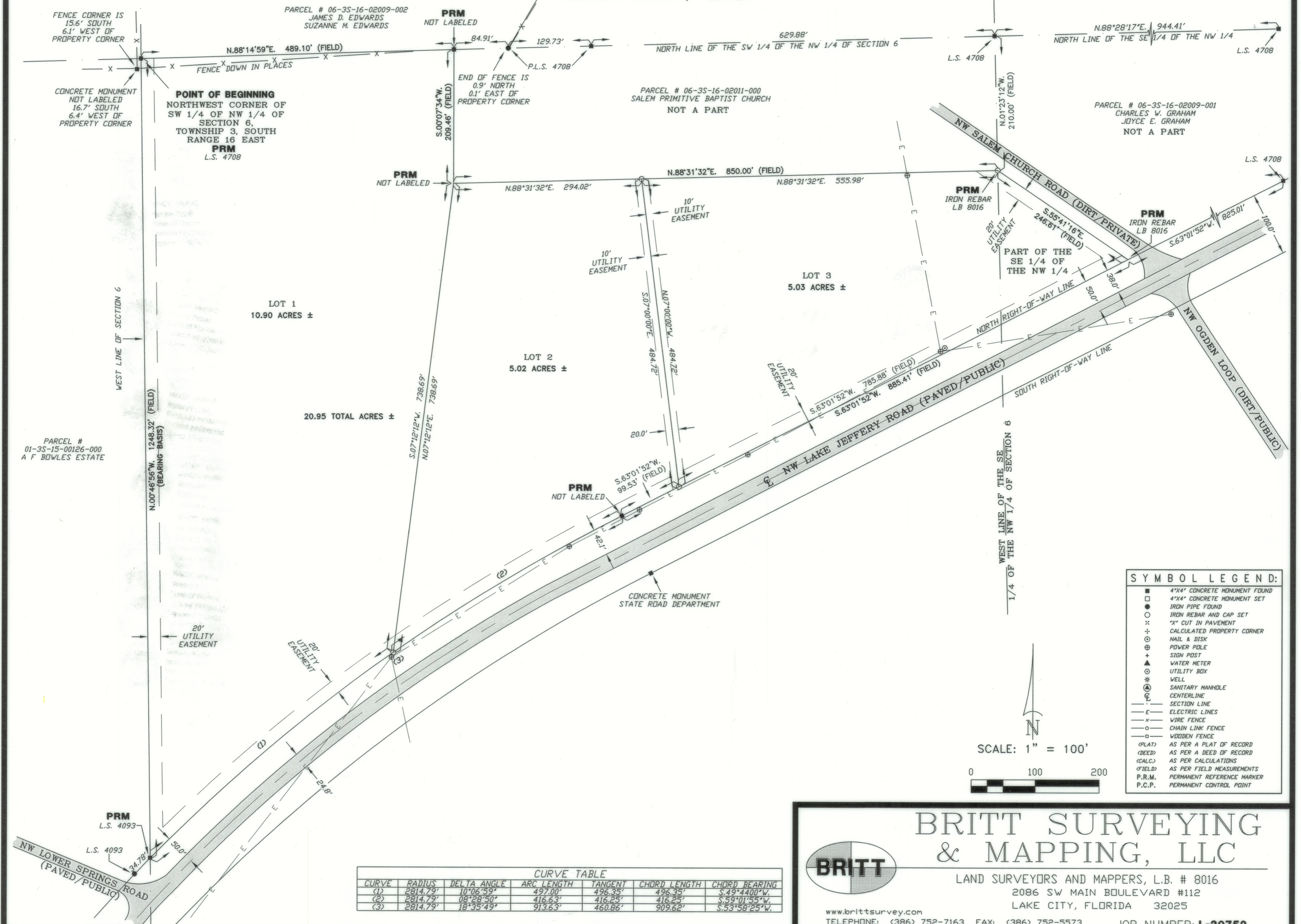
www.brittsurvey.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 JOB NUMBER: L-30752

DEVELOPER:
G & S PROPERTY DEVELOPERS, LLC.
215 NW FAIRWAY HILLS GLEN # 19
LAKE CITY, FL 32055

SALEM HEIGHTS

SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____
PAGES _____
SHEET 2 OF 2



FENCE CORNER IS
15.6' SOUTH
6.1' WEST OF
PROPERTY CORNER

CONCRETE MONUMENT
NOT LABELED
16.7' SOUTH
6.4' WEST OF
PROPERTY CORNER

POINT OF BEGINNING
NORTHWEST CORNER OF
SW 1/4 OF NW 1/4 OF
SECTION 6,
TOWNSHIP 3, SOUTH
RANGE 16 EAST
PRM
L.S. 4708

PARCEL # 06-3S-16-02009-002
JAMES D. EDWARDS
SUZANNE M. EDWARDS

PARCEL # 06-3S-16-02011-000
SALEM PRIMITIVE BAPTIST CHURCH
NOT A PART

PARCEL # 06-3S-16-02009-001
CHARLES W. GRAHAM
JOYCE E. GRAHAM
NOT A PART

PARCEL #
01-3S-15-00126-000
A F BOWLES ESTATE

LOT 1
10.90 ACRES ±

LOT 2
5.02 ACRES ±

LOT 3
5.03 ACRES ±

20.95 TOTAL ACRES ±

SYMBOL LEGEND:

- 4"x4" CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON REBAR AND CAP SET
- ✕ 'X' CUT IN PAVEMENT
- ⊕ CALCULATED PROPERTY CORNER
- ⊙ NAIL & DISK
- ⊕ POWER POLE
- ⊕ SIGN POST
- ⊕ WATER METER
- ⊕ UTILITY BOX
- WELL
- ⊕ SANITARY MANHOLE
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- P.R.M. PERMANENT REFERENCE MARKER
- P.C.P. PERMANENT CONTROL POINT

SCALE: 1" = 100'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
(1)	2814.79'	10°06'59"	497.00'	496.35'	496.35'	S.49°44'00"W
(2)	2814.79'	08°28'50"	416.63'	416.25'	416.25'	S.59°01'55"W
(3)	2814.79'	18°35'49"	913.63'	460.86'	909.62'	S.53°58'25"W



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