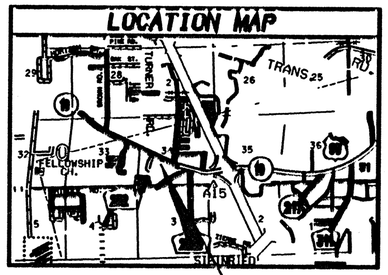
2002

BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640 FAX (904) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

STONEGATE PARK

A
COMMERCIAL SUBDIVISION
IN
SECTION 34, T3-S, R16-E
CITY OF LAKE CITY
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 62
SHEET 2 OF 2



PROJECT LOCATION

ABBREVIATIONS:

FND = FOUND	POB = POINT OF BEGINNING
℄ = CENTERLINE	POC = POINT OF COMMENCEMENT
P = PLAT	NO ID = NO IDENTIFICATION
D = DEED	R/W = RIGHT-OF-WAY
C = CALCULATED	PCP = PERMANENT CONTROL POINT
M = MEASURED	PRM = PERMANENT REFERENCE MONUMENT
O/S = OFFSET	CM = CONCRETE MONUMENT
IP = IRON PIPE	IR = IRON ROD
RB = REBAR	RB+C = REBAR & CAP
NL = NAIL	NL+D = NAIL & DISC

0 50 100 200
SCALE: 1"=100'

Developer:
Little Pond Farms Land Trust
Howard E. Van Arsdall, Trustee
Rt. 20, Box 847
Lake City, Florida 32055
(904) 755-6339

Surveyor:
John M. Lane
Bailey, Bishop & Lane, Inc.
3107 SW Barnett Way
Lake City, Florida 32025
(904) 752-5640
Reg. No. 4303

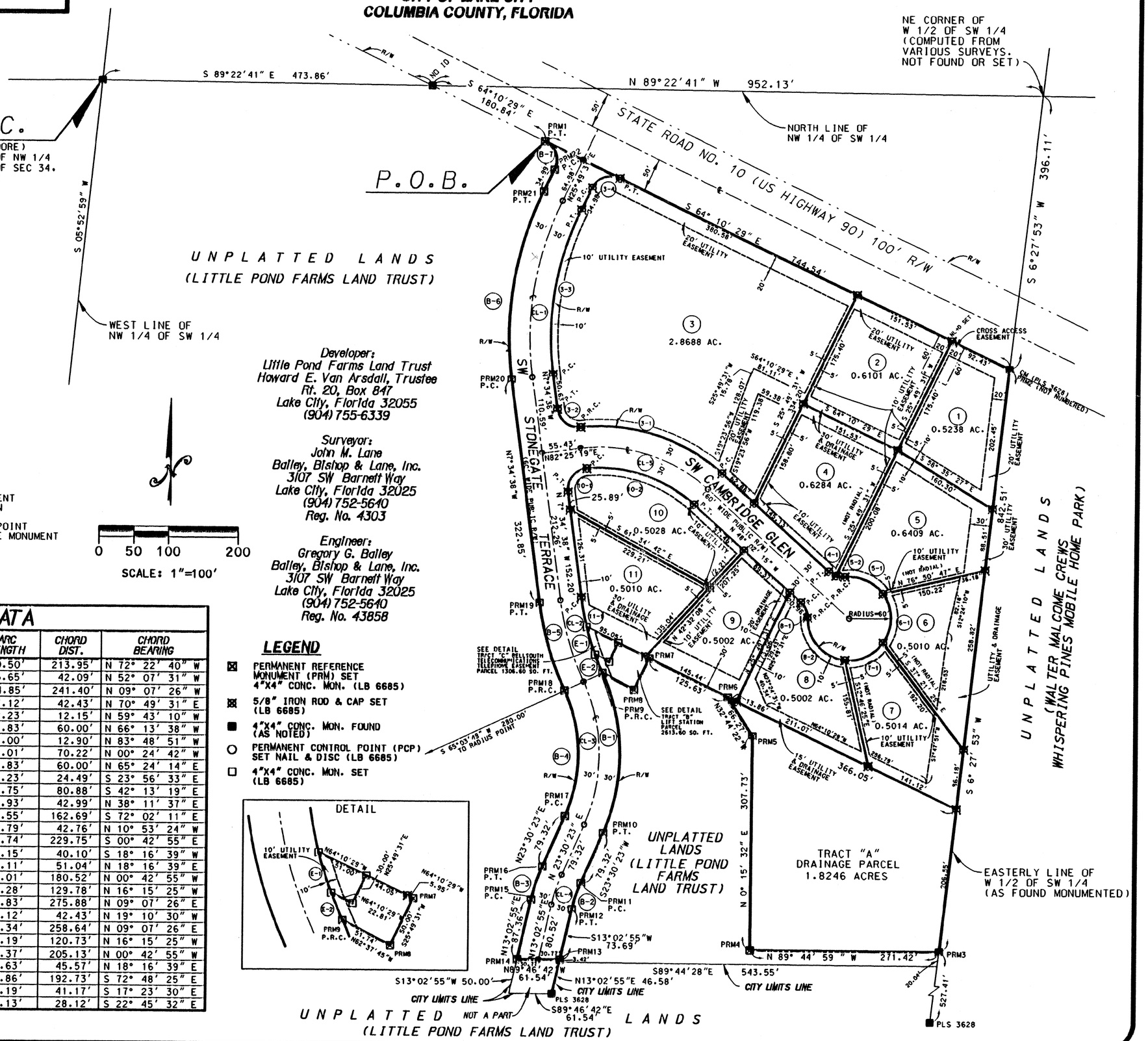
Engineer:
Gregory G. Bailey
Bailey, Bishop & Lane, Inc.
3107 SW Barnett Way
Lake City, Florida 32025
(904) 752-5640
Reg. No. 43858

CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
3-1	260.00'	48° 35' 31" RT	220.50'	213.95'	N 72° 22' 40" W
3-2	30.00'	89° 05' 48" RT	46.65'	42.09'	N 52° 07' 31" W
3-3	420.00'	33° 24' 07" RT	244.85'	241.40'	N 09° 07' 26" W
3-4	30.00'	90° 00' 00" RT	47.12'	42.43'	N 70° 49' 31" E
4-1	30.00'	23° 21' 50" RT	12.23'	12.15'	N 59° 43' 10" W
5-1	60.00'	60° 00' 00" LT	62.83'	60.00'	N 66° 13' 38" W
5-2	30.00'	24° 49' 32" RT	13.00'	12.90'	N 83° 48' 51" W
6-1	60.00'	71° 37' 52" LT	75.01'	70.22'	N 00° 24' 42" W
7-1	60.00'	60° 00' 00" LT	62.83'	60.00'	N 65° 24' 14" E
8-1	30.00'	48° 11' 23" RT	25.23'	24.49'	S 23° 56' 33" E
8-2	60.00'	84° 44' 54" LT	88.75'	80.88'	S 42° 13' 19" E
10-1	30.00'	91° 32' 29" RT	47.93'	42.99'	N 38° 11' 37" E
10-2	200.00'	47° 59' 54" RT	167.55'	162.69'	S 72° 02' 11" E
11-1	370.00'	6° 37' 32" RT	42.79'	42.76'	N 10° 53' 24" W
B-1	280.00'	48° 26' 35" RT	236.74'	229.75'	S 00° 42' 55" E
B-2	220.00'	10° 27' 28" LT	40.15'	40.10'	S 18° 16' 39" W
B-3	280.00'	10° 27' 28" RT	51.11'	51.04'	N 18° 16' 39" E
B-4	220.00'	48° 26' 35" LT	186.01'	180.52'	N 00° 42' 55" W
B-5	430.00'	17° 21' 32" RT	130.28'	129.78'	N 16° 15' 25" W
B-6	480.00'	33° 24' 08" RT	279.83'	275.88'	N 09° 07' 26" E
B-7	30.00'	90° 00' 00" LT	47.12'	42.43'	N 19° 10' 30" W
CL-1	450.00'	33° 24' 07" RT	262.34'	258.64'	N 09° 07' 26" E
CL-2	400.00'	17° 21' 35" RT	121.19'	120.73'	N 16° 15' 25" W
CL-3	250.00'	48° 26' 35" LT	211.37'	205.13'	N 00° 42' 55" W
CL-4	250.00'	10° 27' 28" RT	45.63'	45.57'	N 18° 16' 39" E
CL-5	230.00'	49° 32' 22" RT	198.86'	192.73'	S 72° 48' 25" E
E-1	370.00'	6° 22' 40" RT	41.19'	41.17'	S 17° 23' 30" E
E-2	370.00'	4° 21' 22" RT	28.13'	28.12'	S 22° 45' 32" E

LEGEND

- ⊠ PERMANENT REFERENCE MONUMENT (PRM) SET 4"X4" CONC. MON. (LB 6685)
- ⊠ 5/8" IRON ROD & CAP SET (LB 6685)
- ■ 4"X4" CONC. MON. FOUND (AS NOTED)
- ○ PERMANENT CONTROL POINT (PCP) SET NAIL & DISC (LB 6685)
- □ 4"X4" CONC. MON. SET (LB 6685)



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BOOK 221 PAGE 240

2002

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STONEGATE PARK

A COMMERCIAL SUBDIVISION IN SECTION 34, T3-S, R16-E CITY OF LAKE CITY COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 61
SHEET 1 OF 2

DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE S 89°22'41" E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 473.86 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 10 (U.S. HIGHWAY NO. 90); THENCE S 64°10'29"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 10, A DISTANCE OF 180.84 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 64°10'29" E. ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 744.54 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE S 06°27'53" W. ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, 842.51 FEET; THENCE N 89°44'59" W. 271.42 FEET; THENCE N 00°15'32" E. 307.73 FEET; THENCE N 32°44'22" W. 66.27 FEET; THENCE N 64°10'29" W. 125.63 FEET; THENCE S 25°49'31" W. 50.00 FEET; THENCE N 62°37'45" W. A DISTANCE OF 51.74 FEET TO A POINT OF REVERSE CURVE WHOSE RADIUS POINT LIES S 65°03'48" W. 280.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST THROUGH A CENTRAL ANGLE OF 48°26'35", A DISTANCE OF 236.74 FEET TO THE P.T. OF SAID CURVE; THENCE S 23°30'23" W. A DISTANCE OF 79.32 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 220.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'28", A DISTANCE OF 40.15 FEET TO THE P.T. OF SAID CURVE; THENCE S 13°02'55" W. 73.69 FEET; THENCE N 89°46'42" W. 61.54 FEET; THENCE N 13°02'55" E. A DISTANCE OF 87.36 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS 280.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'28", A DISTANCE OF 51.11 FEET TO THE P.T. OF SAID CURVE; THENCE N 23°30'23" E. A DISTANCE OF 79.32 FEET TO THE P.C. OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 220.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°26'35", A DISTANCE OF 186.01 FEET TO THE P.R.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 430.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°21'32", A DISTANCE OF 130.28 FEET TO THE P.T. OF SAID CURVE; THENCE N 07°34'38" W. A DISTANCE OF 322.85 FEET TO THE P.C. OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 480.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID, THROUGH A CENTRAL ANGLE OF 33°24'08", A DISTANCE OF 279.83 FEET TO THE P.T. OF SAID CURVE; THENCE N 25°49'31" E. A DISTANCE OF 34.99 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 47.12 FEET TO THE POINT OF BEGINNING; BEING AND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

NOTES:

1. BEARINGS PROJECTED FROM THE NORTH LINE OF THE NW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, AS PER DEED FOR CENTER STREET AS RECORDED IN O.R. BOOK 794 PAGE 1454 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING S 89°22'41" E.
2. TOTAL ACRES IN SUBDIVISION IS 12.78 ACRES.
3. SUBDIVISION CONSISTS OF 11 LOTS RANGING IN SIZE FROM 0.5002 TO 2.8688 ACRES.
4. PRELIMINARY PLAT WAS APPROVED ON 2/15/00.
5. BUILDING SETBACK LINES ARE TO BE AS FOLLOWS:
   FRONT- 20'
   REAR - 15'
   SIDE - 5'
6. PROPERTY IS ZONED CHI.
7. DATE OF PLAT DRAWING: 1/26/01.
8. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
9. THE FINISH FLOOR ELEVATION OF ALL STRUCTURES SHALL BE ONE FOOT ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY OR AS NOTED FOR THE INDIVIDUAL LOT.
10. DURING THE DEVELOPMENT OF EACH LOT, THE LOT SHALL BE GRADED TO DRAIN TO THE ROADSIDE DITCH OF THE ADJACENT ROADWAY.

SPECIAL NOTE
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC 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.

SPECIAL NOTE
NOTICE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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.

CERTIFICATE OF CITY SURVEYOR

Know all men by these presents, that the undersigned, being a licensed and registered land surveyor and mapper, as provided under Chapter 472, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on behalf of the City of Lake City, Florida on 1/30/01 reviewed this plat for conformity to Chapter 177, Florida Statutes; and said plat meets all the requirements of Chapter 177, as amended.

Name Timothy A. Delbene
TIMOTHY A. DELBENE, P.S.M.
Date 2/2/2001
Registration Number 5594

ACKNOWLEDGEMENT:
STATE OF FLORIDA, CITY OF LAKE CITY

The forgoing Dedication was acknowledged before me this 31 day of January, 2001, by HOWARD E. VAN ARSDALL, JR., as trustee of LITTLE POND FARMS LAND TRUST, for and on behalf of said Trust. He is personally known to me or has produced _____ as identification.

SIGNED: Elizabeth P. Frost
Notary Public, State of Florida

My Commission Expires:
ELIZABETH P. FROST
MY COMMISSION # CC 813545
EXPIRES: March 16, 2003
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, CITY OF LAKE CITY

The forgoing dedication was acknowledged before me this 1 day of February, 2001, by CHARLES S. SPARKS, as General Partner of WESTFIELD GROUP, LTD., a Florida limited partnership, for and on behalf of said partnership. He is personally known to me or has produced _____ as identification.

SIGNED: Sheila Newcomb
Notary Public

My Commission Expires:
Sheila Newcomb
My Commission CC888870
Expires November 16, 2003

ACKNOWLEDGEMENT:
STATE OF FLORIDA, CITY OF LAKE CITY

The forgoing dedication was acknowledged before me this 31 day of January, 2001, by ROBERT E. CAMERON, as President of CNB NATIONAL BANK, Southern Division, for and on behalf of said Bank. He is personally known to me or has produced _____ as identification.

SIGNED: Elizabeth P. Frost
Notary Public

My Commission Expires:
ELIZABETH P. FROST
MY COMMISSION # CC 813545
EXPIRES: March 16, 2003
Bonded Thru Notary Public Underwriters

CERTIFICATE OF SUBDIVIDER'S ENGINEER

This is TO CERTIFY that on _____, Gregory G. Bailey, Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 43858, does hereby certify that all required improvements have been installed in compliance with the approved construction plans and if applicable, any submitted "as built" blueprints in accordance with the requirements of the City Council of the City of Lake City, Florida.

Registered Florida Engineer

CERTIFICAIE OF OWNERSHIP & DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that Little Pond Farms Land Trust and Westfield Group, LTD., a Florida limited partnership, as owners, and CNB National Bank, as Mortgagee, have caused the lands hereon shown to be surveyed, Subdivided, and platted, to be known as STONEGATE PARK and that all roads, Streets, utility, and drainage easements, and Tract "A" and Tract "B" as shown and depicted hereon are hereby dedicated to the perpetual use of the public and that Tract "C" is dedicated to the Stonegate of Lake City Property Owners Association, Inc., for use as shown hereon.

OWNERS
LITTLE POND FARMS LAND TRUST
By: Howard E. Van Arsdall Jr.
HOWARD E. VAN ARSDALL, JR.
Trustee

WESTFIELD GROUP, LTD.
a Florida limited partnership
By: _____
CHARLES S. SPARKS
General Partner

MORTGAGE HOLDERS
CNB NATIONAL BANK
Southern Division
By: Robert E. Cameron
ROBERT E. CAMERON
President

CNB NATIONAL BANK
By: Lloyd D. Adams
LLOYD D. ADAMS
Division President

Signed, sealed and delivered in the presence of:
Witness
Witness
Witness
Witness
Witness
Witness

ACKNOWLEDGEMENT:
STATE OF FLORIDA, CITY OF LAKE CITY

The forgoing dedication was acknowledged before me this 31 day of January, 2001, by LLOYD D. ADAMS, as Division President of CNB National Bank, for and on behalf of said Bank. He is personally known to me or has produced _____ as identification.

SIGNED: Angela Oestreich
Notary Public

My Commission Expires:
ANGELA M. OESTREICH
Commission # CC 828263
Expires April 19, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF LAKE CITY, FLORIDA

Examined on FEBRUARY 19th 2001

AND

Approved as to legal form and sufficiency by
Attorney

CERTIFICATE OF APPROVAL OF THE CLERK OF THE CIRCUIT COURT

This plat having been approved by the City Council of the city of Lake City is accepted for files and recorded this 6 day of March, 2001, in Plat Book 7, Pages 61 and 62.

SIGNED: _____
Clerk of Circuit Court

ACCEPTANCE FOR MAINTENANCE

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

SIGNED: _____ DATE: 3-6-01
Director of Public Works

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA

THIS IS TO CERTIFY that on Feb. 19th 2001 the foregoing plat was approved by the City Council of the city of Lake City, Florida.

Mayor

Attest: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and mapper, as provided under Chapter 472, Florida Statutes and is in good standing with the Board of Surveyors and Mappers, does hereby certify that on 1/30/01 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands therein described and platted and subdivided; that the survey was made under my responsible direction and supervision, permanent reference monuments and permanent control points have been placed as shown and that the survey data shown hereon complies with all of the requirements of the City of Lake City Subdivision Ordinance and Chapter 177, Florida Statutes, as amended; and that said lands are located in Section 34, Township 3 South, Range 16 East, Columbia County, Florida.

Date: 2/2/01

Signed: John M. Lane
John M. Lane Registration No. LS 4303
Bailey, Bishop & Lane, Inc. LB 6685
3107 SW Barnett Way, Lake City, FL 32025

FILE NUMBER 01-042203
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
3-6, 2001 AT 4:10 O'CLOCK P.M.
RECORD VERIFIED
Bobbie Watts Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

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