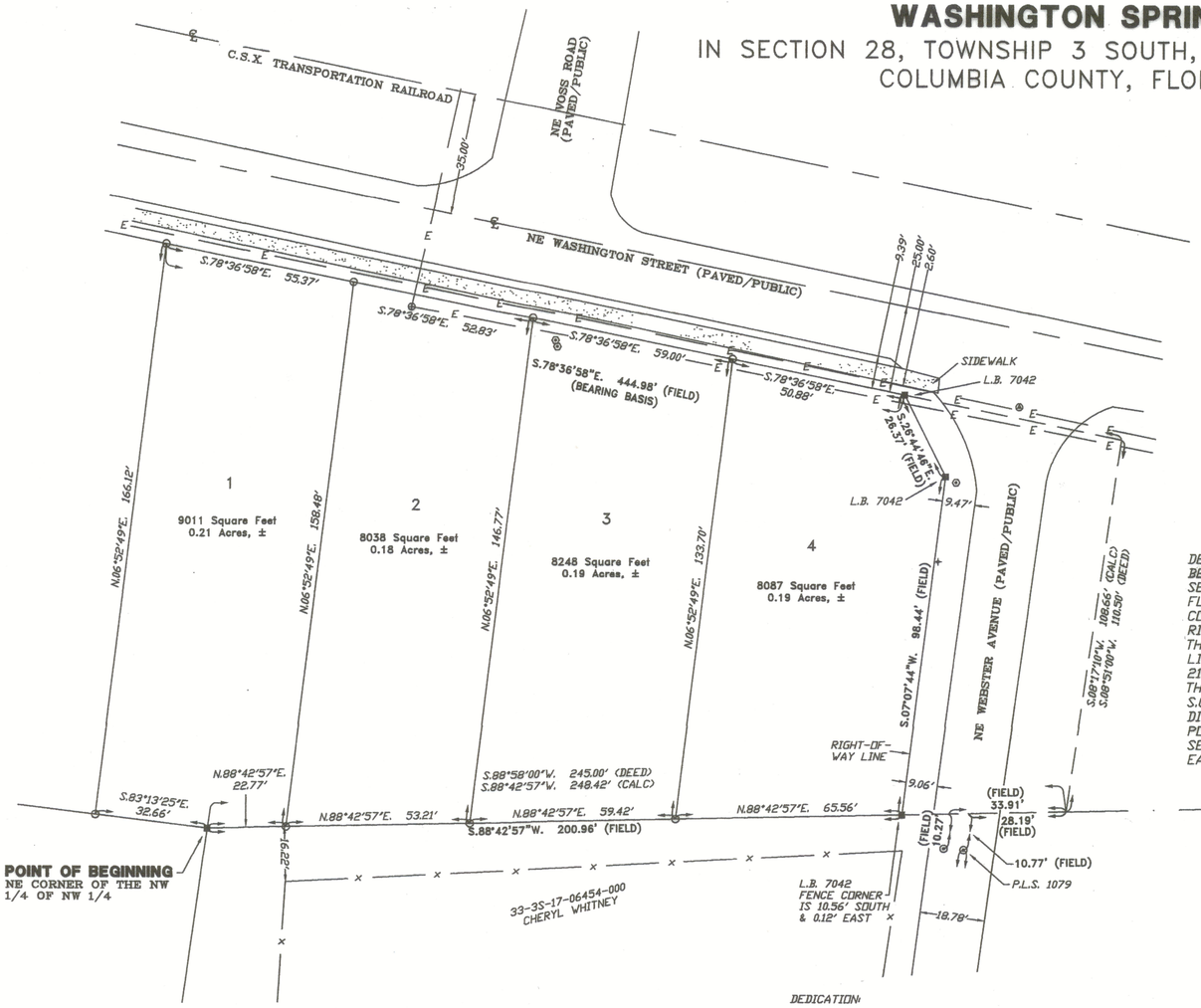
WASHINGTON SPRINGS

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

PLAT BOOK 9
PAGES 183
SHEET 1 OF 1



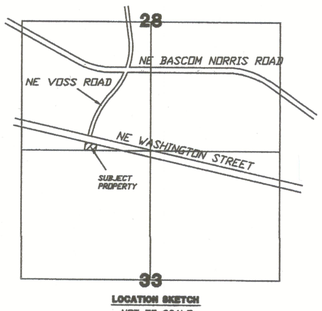
SCALE: 1" = 30'

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
✱	FIRE HYDRANT
Ⓢ	SANITARY MANHOLE
℄	CENTERLINE
	SECTION LINE
E	ELECTRIC LINES
X	WIRE FENCE
O	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

DESCRIPTION:
BEGIN 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; THENCE CONTINUE N.06°52'49"E., DISTANCE OF 166.12 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 218.08 FEET; THENCE RUN S.26°44'46"E., A DISTANCE OF 26.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE WEBSTER AVENUE; THENCE S.07°07'44"W., ALONG SAID WEST LINE OF WEBSTER AVENUE A DISTANCE OF 98.44 FEET; THENCE S.88°42'57"W., 200.96 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PART OF THE SE 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST.

IN SECTION 28 TOWNSHIP 3 SOUTH, RANGE 17 EAST.



LOCATION SKETCH
NOT TO SCALE
MINOR STREETS ARE NOT DEPICTED

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.78°36'58"E., FOR SOUTH RIGHT-OF-WAY LINE OF C.S.X. RAILROAD.
3. 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.
4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
5. THE FIELD WORK WAS PERFORMED ON 09/21/21.
6. EASEMENTS ARE AS SHOWN HEREON.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
8. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
9. NO PRELIMINARY PLAN APPROVAL WAS REQUIRED.
10. 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.

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT GATEWAY DEVELOPMENT, LLC, AS OWNERS, WITH GABRIEL M. CURRY AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "WASHINGTON SPRINGS", 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.

ATTEST:
WITNESS AS TO OWNER
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 FORGOING 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.
NOTARY PUBLIC, STATE OF AT LARGE
MY COMMISSION EXPIRES: 8/30/2024

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:
GATEWAY DEVELOPMENT, LLC
P.O. BOX 1330
LAKE CITY, FLORIDA 32056

CERTIFICATE OF CLERK OF COURT:
RECIEVED AND FILED FOR RECORD, THIS 14th DAY OF September 2022.
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 ORDINANCED AND REGULATIONS AS FOLLOWS:
FORM AND LEGALITY:
DATE: 8-17-2022 CITY ATTORNEY
APPROVED BY CITY OF LAKE CITY
DATE: 8-19-2022 MAYOR, CITY OF LAKE CITY
DATE: 8-19-2022 Audrey E. Sikes CITY CLERK, CITY OF LAKE CITY

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.
R. SCOTT BRITT, PSM #5757
DATE: 8/15/22

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-27891A

Inst: 202212018032 Date: 09/15/2022 Time: 11:13AM
Page 1 of 1 B: 1475 P: 1372, James M Swisher Jr. Clerk of Court
Columbia, County, By: VC
Deputy Clerk