WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3

IN

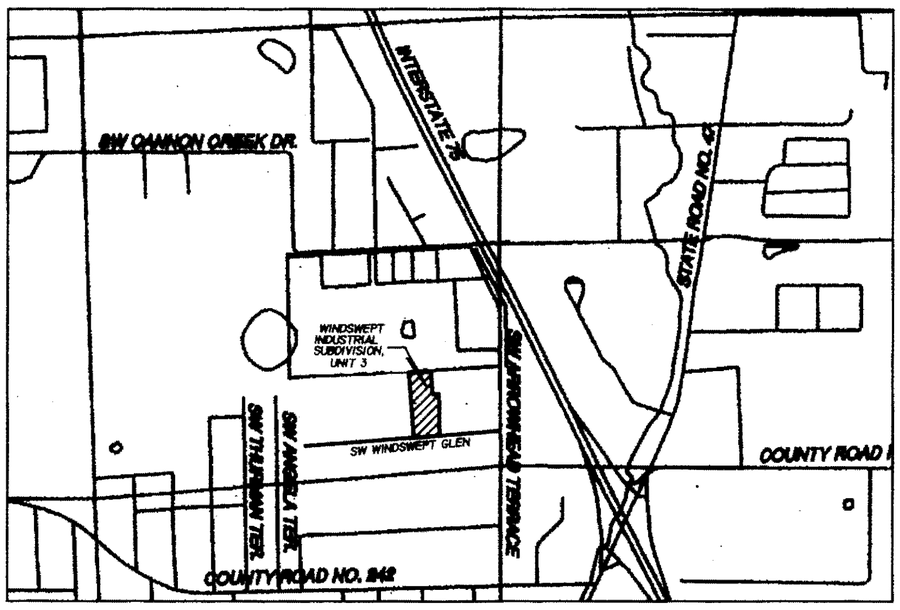
SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 119 PAGE 119-120

SHEET 1 OF 2

DESCRIPTION:

PART OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2, AS RECORDED IN PLAT BOOK 8, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE RUN SOUTH 85°34'42" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST WINDSWEPT GLEN, A DISTANCE OF 292.02 FEET; THENCE RUN NORTH 04°25'18" WEST, A DISTANCE OF 723.78 FEET TO THE SOUTH LINE OF CROSSWINDS, PHASE TWO, AS RECORDED IN PLAT BOOK 8, PAGE 83 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 86°44'00" EAST ALONG SAID SOUTH LINE OF CROSSWINDS, PHASE TWO, A DISTANCE OF 250.05 FEET; THENCE RUN SOUTH 04°25'18" EAST, A DISTANCE OF 252.12 FEET; THENCE RUN NORTH 89°11'54" EAST, A DISTANCE OF 71.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2; THENCE RUN SOUTH 00°48'31" EAST ALONG THE WEST LINE OF SAID LOT 9, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2, A DISTANCE OF 463.04 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.74 ACRES MORE OR LESS.



CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOWN ALL MEN BY THESE PRESENT THAT WINDSWEPT LAND TRUST, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3", AND THAT ALL ROADS, STREETS, AND EASEMENTS FOR UTILITIES AS SHOWN AND OR DEPICTED HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

DANIEL CRAPPS
TRUSTEE
WINDSWEPT LAND TRUST
3060 U.S. 90 WEST, STE. 101
LAKE CITY, FLORIDA 32055
PHONE: (386) 755-6110

WITNESS: Tayl
WITNESS: Lisa Hicks

STATE OF FLORIDA, COUNTY OF COLUMBIA:

I HEREBY CERTIFY ON THIS 10 DAY OF May A.D. 2016, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 10 DAY OF May A.D. 2016

Vera Lisa Hicks MY COMMISSION EXPIRES: 8-23-18
NOTARY PUBLIC, STATE OF FLORIDA

VERA LISA HICKS
Notary Public - State of Florida
My Comm. Expires Aug 23, 2018
Commission # FF 149541
Bonded Through National Notary Assn.

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON THIS 31 DAY OF June, 2016
AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

ATTORNEY

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA:

THIS IS TO CERTIFY THAT ON THE 20th DAY OF June, 2016, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

Bucky Nash
CHAIRMAN

ATTEST: Tammy C. Stanley

CLERK'S CERTIFICATE:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 23rd DAY OF June, 2016, IN PLAT BOOK 9, PAGES 119-120

SIGNED: P. DeWitt Cason
CLERK OF CIRCUT COURT

ACCEPTANCE FOR MAINTENANCE:

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IS IN ACCORDANCE WITH COUNTY 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: _____ DATE: 6-6-2016
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF COUNTY 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 COLUMBIA COUNTY, FLORIDA ON THIS 10th DAY OF May, 2016 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, PSM
DATE: 5/10/16
REGISTRATION NO. LS 5394

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AND P.C.P.'S (PERMANENT CONTROL POINTS) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

TIMOTHY B. ALCORN
PROFESSIONAL SURVEYOR
FLORIDA CERTIFICATE NO.
DATE: APRIL 19, 2016
JOB NO.: 78-16 FINAL
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

SCALE: 1" = 100'	DATE SURVEYED: 04-12-16	DATE DRAWN: 04-19-16
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION - LB# 7170
130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064
PHONE: 386-362-4629 - FAX: 386-362-5270

OFFICIAL RECORDS
BOOK 9 PAGE 119-120

FILE NUMBER 2016120125
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
6-23-2016 AT 2:45 O'CLOCK P.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Diane Leach D.C.

PLAT BOOK 119 PAGE 120
SHEET 2 OF 2

WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3

IN

SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

ZONING:
ILW – INDUSTRIAL, LIGHT WAREHOUSING

BUILDING SET BACKS:

FRONT:	20 FEET
REAR:	15 FEET
SIDE:	15 FEET

SPECIAL NOTE:
WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT -OF-WAY MAY OCCUR DURING HEAVY RAINS.

NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

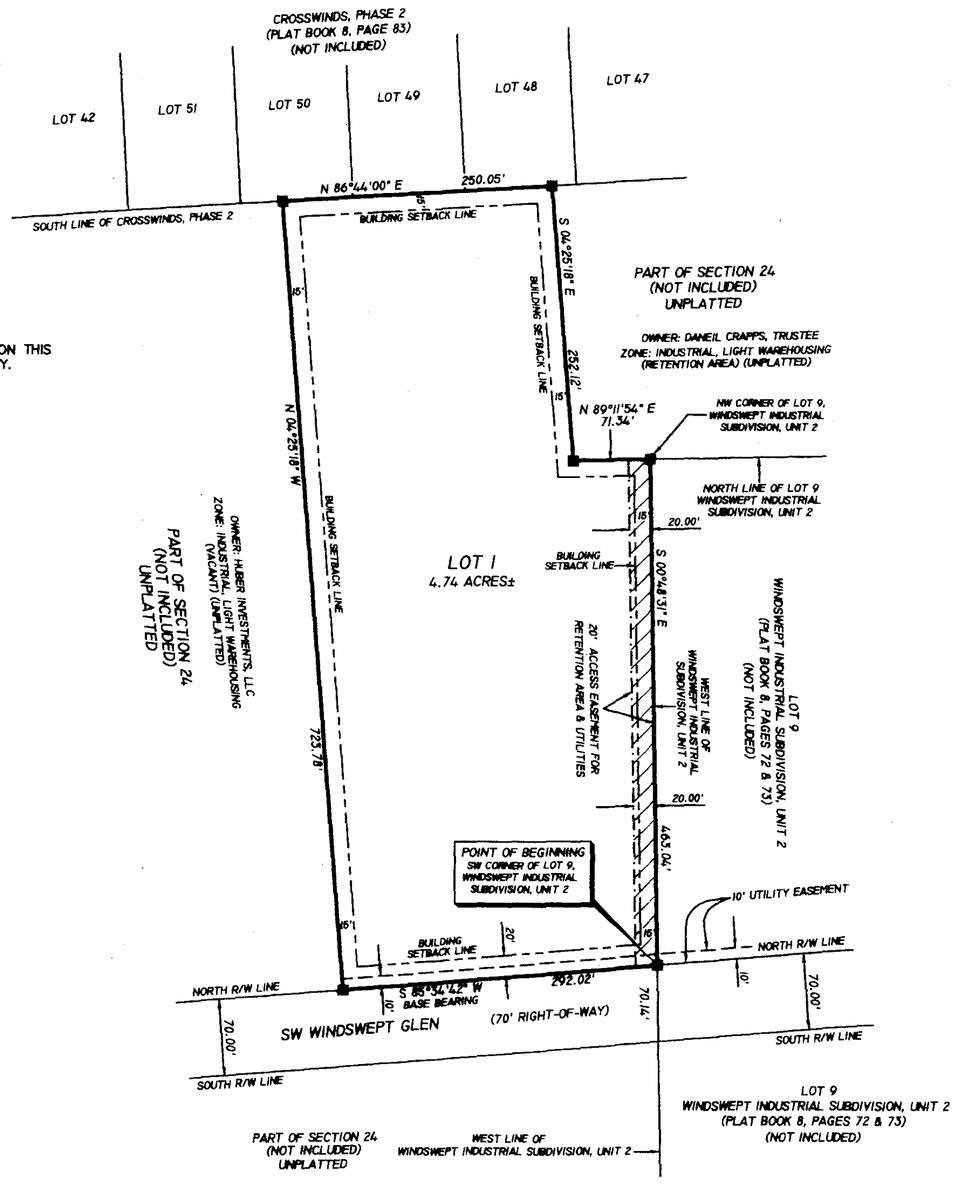
FLOOD ZONE INFORMATION
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120070 0381C

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.

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.

ABBREVIATIONS

IP – IRON PIPE
REB. – REBAR
ST. – STREET
AVE.– AVENUE
NO ID – NO IDENTIFICATION
FD. – FOUND
CM – CONCRETE MONUMENT
ORB – OFFICIAL RECORDS BOOK
PG – PAGE(S)
(M) – MEASURED
(P) – PLAT
(D) – DEED
(C) – CALCULATED
(R) – RECORD
R/W – RIGHT-OF-WAY
P.C.P. – PERMANENT CONTROL POINT
P.R.M. – PERMANENT REFERENCE MONUMENT



LEGEND AND NOTES:

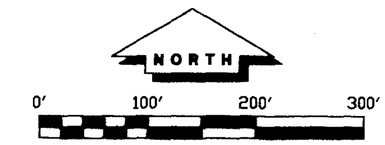
■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4"x4" CONCRETE MONUMENT, L.B. # 6985

1) BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF OF SW WINDSWEPT GLEN (S 85°34'42" W-PLAT).

2) THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY.

UTILITY EASEMENT DETAIL:

DENOTES 10' EASEMENTS AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.



SURVEYOR:
TIMOTHY B. ALCORN
J. SHERMAN FRIER & ASSOCIATES, INC.
130 WEST HOWARD STREET
LIVE OAK, FLORIDA 32064
(386) 362-4629
REG. NO. 6985

JOB NO.: 79-16 FINAL PLAT

SCALE: 1" = 100'	DATE SURVEYED: 04-12-16	DATE DRAWN: 04-19-16
REVISED:	APPROVED BY:	DRAWN BY: SH

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BOOK 9 PAGE 119-120