SCALE: 1" = 100'	DATE SURVEYED: 01-05-17	DATE DRAWN: 04-10-17
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

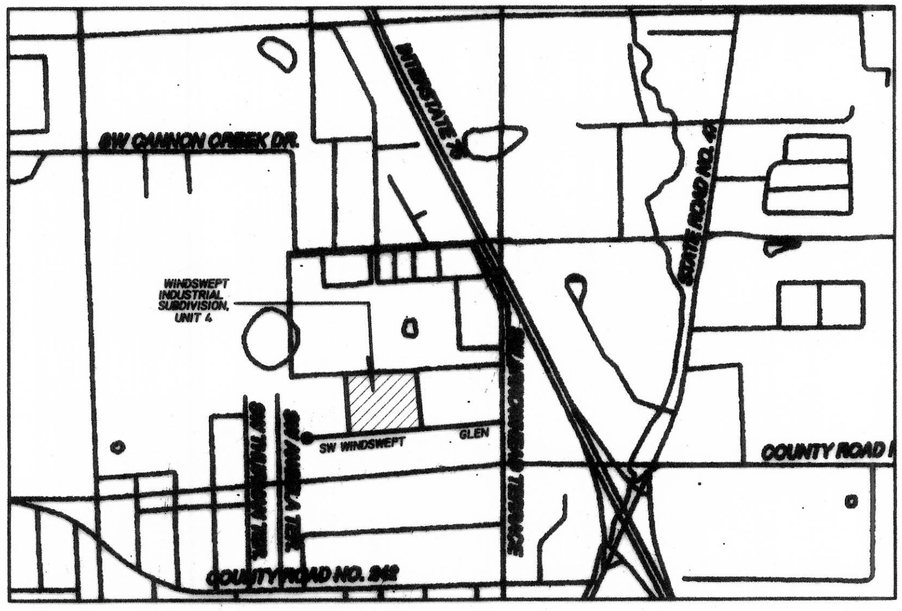
WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 4

IN

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

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 00°48'31" EAST ALONG THE WEST LINE OF SAID WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2, A DISTANCE OF 70.14 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST WINDSWEPT GLEN; THENCE RUN SOUTH 85°34'42" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1257.34 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 227.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF SOUTH 68°03'30" WEST, 136.67 FEET TO THE POINT OF REVERSE CURVE, SAID POINT OF REVERSE CURVE ALSO BEING A POINT ON A CUL-DE-SAC CONCAVED EASTERLY HAVING A RADIUS OF 93.00 FEET; THENCE RUN ALONG AND AROUND SAID CUL-DE-SAC, A CHORD BEARING AND DISTANCE OF NORTH 66°56'30" WEST, 165.01 FEET; THENCE CONTINUE ALONG AND AROUND SAID CUL-DE-SAC, A CHORD BEARING AND DISTANCE OF NORTH 58°05'54" EAST, 165.01 FEET TO A POINT ON NORTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST WINDSWEPT GLEN AND THE TERMINUS OF SAID CUL-DE-SAC, SAID POINT BEING THE POINT OF REVERSE CURVE OF A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 227.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF SOUTH 76°54'06" EAST, 136.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 85°34'42" EAST, A DISTANCE OF 219.74 FEET; THENCE RUN NORTH 04°25'18" WEST, A DISTANCE OF 738.90 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 750.15 FEET TO THE NORTHWEST CORNER OF LOT 1, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3 AS RECORDED IN PLAT BOOK 9, PAGES 119 & 120 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 04°25'18" EAST ALONG THE WEST LINE OF SAID LOT 1 OF SAID WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3, A DISTANCE OF 723.78 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SOUTHWEST WINDSWEPT GLEN; THENCE RUN NORTH 85°34'42" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 292.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 15.43 ACRES±

VICINITY MAP



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: 6-5-17
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 6th DAY OF June, 2017 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
DATE: 6/6/17
REGISTRATION NO. 5594

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 AND MAPPER
FLORIDA CERTIFICATE NO. 6332
DATE: APRIL 10, 2017
JOB NO.: 78-16 WIS4 FINAL PLAT
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

FILE NUMBER 2017R011826
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
6-14 2017 AT 9:05 O'CLOCK AM
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Dawn Sapp D.C.
OFFICIAL RECORDS BOOK 1279 PAGE 1279

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 4", 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
DANIEL CRAPPS
TRUSTEE
WINDSWEPT LAND TRUST
3006 U.S. 90 WEST, STE. 101
LAKE CITY, FLORIDA 32055
PHONE: (386) 755-8110

WITNESS Mary Lyons
WITNESS Lisa Hicks

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

STATE OF FLORIDA, COUNTY OF COLUMBIA:

I HEREBY CERTIFY ON THIS 2 DAY OF June A.D. 2017, 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 2 DAY OF June A.D. 2017

Vera Lisa Hicks
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 8-23-18

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOWN ALL MEN BY THESE PRESENT THAT ABRAM HUBER, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 4", 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.

ABRAM HUBER
OWNER, HUBER INVESTMENTS, LLC
245 SW WINDSWEPT GLEN
LAKE CITY, FLORIDA 32024
PHONE: (386) 752-4500

WITNESS Lisa Hicks
WITNESS Vicki Scott

STATE OF FLORIDA, COUNTY OF COLUMBIA:

I HEREBY CERTIFY ON THIS 2 DAY OF June A.D. 2017, BEFORE ME PERSONALLY APPEARED ABRAM HUBER, 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 2 DAY OF June A.D. 2017

Vera Lisa Hicks
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 DEDICATION OF MORTGAGEE

THIS IS TO CERTIFY THAT COLUMBIA BANK, A CORPORATION UNDER THE LAWS OF THE UNITED STATES OF AMERICA, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DO HEREBY JOIN IN AND MAKE THEREOFTHE A PART OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS "WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 4", FOR THE USES AND PURPOSES HEREIN EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF COLUMBIA BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, LORI G. SIMPSON, BY AND WITH THE ASSENT OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS _____ DAY OF _____ A.D. 2017.

Lori G. Simpson
LORI G. SIMPSON
SENIOR VICE PRESIDENT, COLUMBIA BANK

WITNESS Cassandra L Norris
WITNESS Daniel DeFrancis

CASSANDRA L. NORRIS
MY COMMISSION # GG 064890
EXPIRES: March 7, 2021
Bonded Thru 1st State Insurance

STATE OF FLORIDA, COUNTY OF COLUMBIA:

I HEREBY CERTIFY ON THIS 2nd DAY OF June A.D. 2017, BEFORE ME PERSONALLY APPEARED LORI G. SIMPSON 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 2nd DAY OF June A.D. 2017

Cassandra L Norris
NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON THIS 13th DAY OF June, 2017 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

ATTORNEY

CLERK'S CERTIFICATE:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 14th DAY OF June, 2017, IN PLAT BOOK 9, PAGES 121-122

SIGNED: P. DeWitt Cason
CLERK OF CIRCUT COURT

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

THIS IS TO CERTIFY THAT ON THE 1st DAY OF June, 2017, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

CHAIRMAN

ATTEST: Dewey C. Dekle

WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 4

IN

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

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 ANO 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.

LEGEND AND NOTES:

- ■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4"x4" CONCRETE MONUMENT, L.B. # 6685
- ● DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 5/8" REBAR, L.B. # 6685
- ⊗ DENOTES P.C.P. (PERMANENT CONTROL POINT) FOUND, NAIL & TAB, L.B. # 6685

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.

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
P.C. - POINT OF CURVATURE
P.R.C. - POINT OF REVERSE CURVATURE
P.T. - POINT OF TANGENCY

UTILITY EASEMENT DETAIL:

R/W LINE

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.

FLOOD ZONE INFORMATION

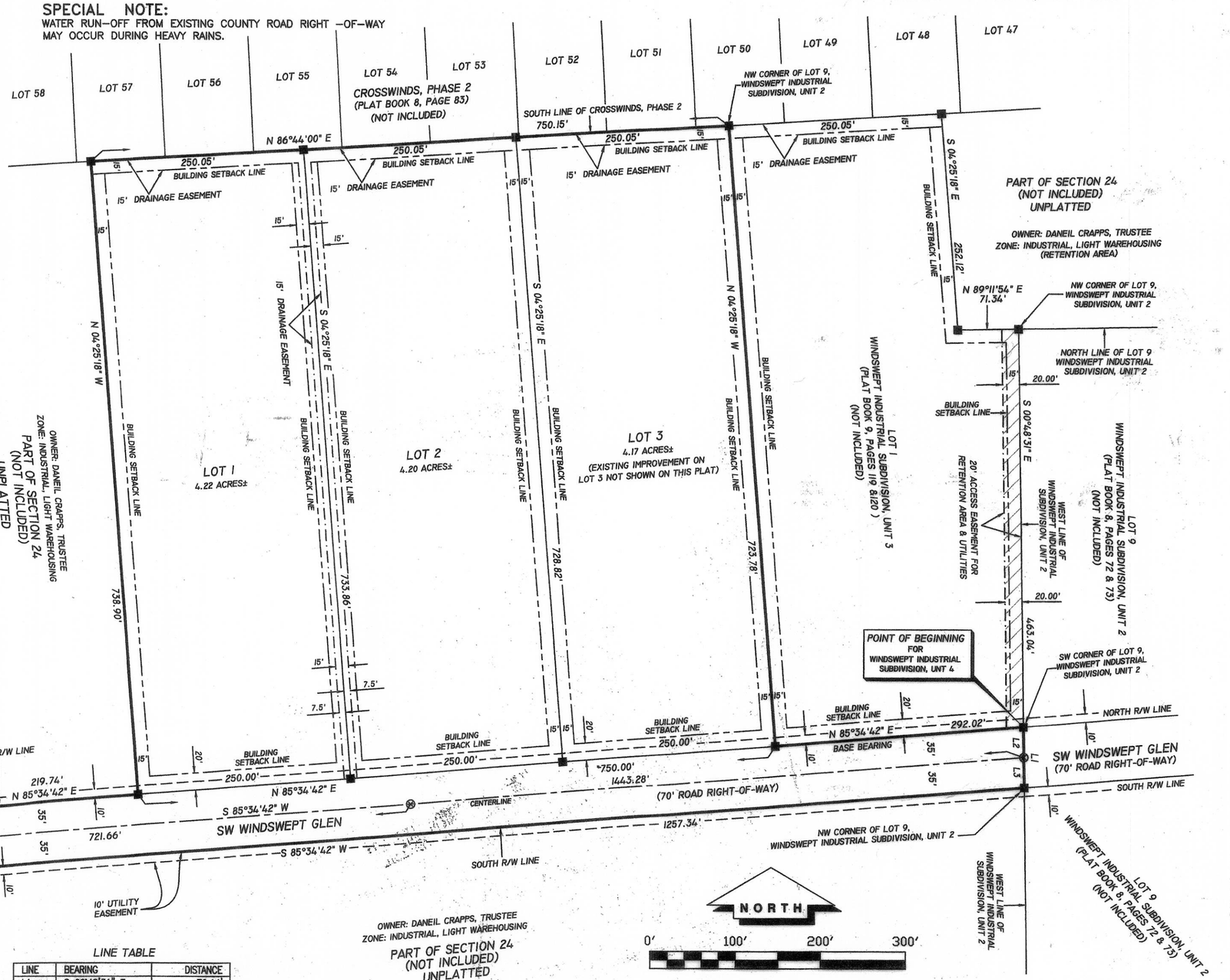
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120070 0381C

NOTICE

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:

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°48'31" E	70.14'
L2	S 00°48'31" E	35.07'
L3	S 00°48'31" E	35.07'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	227.00'	138.83'	136.67'	S 68°03'30" W	35°02'25"	71.66'
C2	93.00'	202.96'	165.01'	N 66°56'30" W	125°02'25"	178.80'
C3	93.00'	202.96'	165.01'	N 58°05'54" E	125°02'25"	178.80'
C4	227.00'	138.83'	136.67'	S 76°54'06" E	35°02'25"	71.66'

ZONING:

ILW - INDUSTRIAL, LIGHT WAREHOUSING

BUILDING SET BACKS:

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

FILE NUMBER 2012001096
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
6-19-2012 AT 9:00 O'CLOCK AM
RECORD VERIFIED
OFFICIAL RECORDS BOOK 1125 PAGE 1274
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Sherri Finch D.C.

SURVEYOR:
TIMOTHY B. ALCORN
J. SHERMAN FRIER & ASSOCIATES, INC.
130 WEST HOWARD STREET
LIVE OAK, FLORIDA 32064
(386) 362-4629
REG. NO. 6332

SCALE: 1" = 100'	DATE SURVEYED: 01-05-17	DATE DRAWN: 01-30-17
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