PRRD 1

PLAT BOOK 1 PAGE 22

PAGE 1 OF 4

Bailey Bishop & Lane, Inc.
P.O. Box 3717
Lake City, FL 32056
Ph. 386-752-5640
Eng. Lic. 7362
BBL Job No. 051011CUR

WINGATE ESTATES

A PLANNED RESIDENTIAL DEVELOPMENT IN SECTION 21, TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

THE WEST 11.50 ACRES OF THE EAST 46 ACRES OF THE S 1/2 OF THE SW 1/4, SECTION 21, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AS PER PLAT OF SURVEY FOR THE FRED NORRIS ESTATE BY B.G. MOORE, DATED MAY 10, 1971.

AND ALSO:

THE NORTH 8.00 ACRES OF THE WEST 11.50 ACRES OF THE EAST 57.50 ACRES OF THE S 1/2 OF THE SW 1/4, SECTION 21, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 30 FEET OF THE SOUTH 3.50 ACRES OF THE WEST 11.50 ACRES OF THE EAST 57.50 ACRES OF THE S 1/2 OF THE SW 1/4, SECTION 21, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. NORTH OF COUNTY ROAD NO. 242.

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT JAMES CURRY, MANAGING MEMBER OF SLATE DEVELOPMENT, LLC, AS OWNER, AND CLARENCE CANNON, SENIOR VICE PRESIDENT OF MERCANTILE BANK, DAVID F. WINGATE, LINDA WINGATE AND DAVID M. WINGATE, AS MORTGAGEES, HAVE CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "WINGATE ESTATES", AND THAT ALL RIGHTS-OF-WAY, RETENTION AREAS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

OWNERS:

BY: _____
JAMES CURRY, MANAGING MEMBER OF SLATE DEVELOPMENT, LLC

Reigh Ann Mills — WITNESS
Amanda Vickers — WITNESS
_____ — WITNESS

MORTGAGEE:

BY: _____
DAVID F. WINGATE

Reigh Ann Mills — WITNESS
_____ — WITNESS

BY: _____
LINDA WINGATE

Reigh Ann Mills — WITNESS
Beverly Scott — WITNESS

BY: _____
DAVID M. WINGATE

Daya Bk — WITNESS

BY: _____
CLARENCE CANNON, SENIOR VICE PRESIDENT MERCANTILE BANK

Robert W. Oellrich — WITNESS
April D. Rogers — WITNESS

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

THIS IS TO CERTIFY THAT ON November 16, 2006 THE AFOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

Elizabeth W. Porter
CHAIRMAN

ATTEST: _____ FILE FOR RECORD ON
CLERK OF CIRCUIT COURT

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 HAS 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. DeBlieux
TIMOTHY A. DEBLIEUX, PLS - DONALD F. LEES & ASSOC.
DATE 4/3/07
REGISTRATION NUMBER 5594

OFFICIAL RECORDS BOOK 1117 PAGE 2735

FILE NUMBER 2007009764
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
5/1, 2007 AT 3:18 O'CLOCK P M
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
By Sharon Sapp D.C.

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUTNY OF COLUMBIA:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF March, 2007 BY JAMES CURRY, AS MANAGING MEMBER OF SLATE DEVELOPMENT, LLC, FOR AND ON BEHALF OF SAID LIMITED LIABILITY CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A Drivers License AS IDENTIFICATION.

SIGNED: _____
NOTARY PUBLIC

Notary Public State of Florida
Matthew Rocco
My Commission DD578349
Expires 09/17/2010

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUTNY OF COLUMBIA:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF MARCH 2007 BY DAVID F. WINGATE HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A Drivers License AS IDENTIFICATION.

SIGNED: _____
NOTARY PUBLIC

Notary Public State of Florida
Matthew Rocco
My Commission DD578349
Expires 09/17/2010

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUTNY OF COLUMBIA:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF MARCH, 2007 BY LINDA WINGATE. SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A Drivers License AS IDENTIFICATION.

SIGNED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/17/2010

Notary Public State of Florida
Matthew Rocco
My Commission DD578349
Expires 09/17/2010

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF April, 2007. BY DAVID M. WINGATE. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A Drivers License AS IDENTIFICATION.

SIGNED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/17/2010

Notary Public State of Florida
Matthew Rocco
My Commission DD578349
Expires 09/17/2010

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF April 2007 BY CLARENCE CANNON, AS SENIOR VICE PRESIDENT OF MERCANTILE BANK, FOR AND ON BEHALF OF SAID BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 29, 2010

ROBERT W OELLRICH
Notary Public State of Florida
My Commission Expires Aug 29, 2010
Commission # DD 590033
Bonded By National Notary Assn.

SPECIAL NOTES

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.

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: WATER RUN OFF FROM EXISTING PUBLIC ROAD RIGHTS OF WAY MAY OCCUR DURING HEAVY RAINS.

CERTIFICATE OF SUBDIVIDER'S ENGINEER:

THIS IS TO CERTIFY THAT ON 4/3/07, ROBERT PHIL BISHOP, Jr., REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUES, LICENSE NO. 38546, 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 BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

REGISTERED FLORIDA ENGINEER

NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY OF SW COUNTY ROAD 242, BEING N 89°00'06" E.
2. TOTAL ACRES IN SUBDIVISION IS 19.49 ACRES.
3. SUBDIVSION CONSISTS OF 19 LOTS RANGING IN SIZE FROM 0.82 ACRES TO 1.07 ACRES.
4. PROPERTY IS ZONED PLANNED RESIDENTIAL DEVELOPMENT.
5. CLOSURE EXCEEDS 1:10000.
6. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B EFFECTIVE DATE JANUARY 6, 1986) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.
7. WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC SYSTEMS.
8. WATER SUPPLY IS TO BE INDIVIDUAL WELLS.
9. PRELIMINARY PLAT WAS APPROVED ON JUNE 15, 2006.
11. ALL LOT CORNERS ARE SET 5/8" IRON ROD & CAP, UNLESS OTHERWISE SHOWN.
12. ALL LOT LINES ARE NON-RADIAL, UNLESS OTHERWISE SHOWN.

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA:

EXAMINED ON April 5, 2007 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Marlin M. Feagle
COUNTY ATTORNEY

ACCEPTANCE FOR MAINTENANCE:

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE BOND AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF $ 9,000 OR THAT A PERFORMANCE BOND OR INSTIRUMENT IN THE AMOUNT $ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SIGNED: Hoyle Crowder DATE: 4/11/07
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 1 DAY OF ~~May 2007~~ IN PLAT BOOK PRRD 1, PAGES 22-25

SIGNED: _____
CLERK OF CIRCUIT COURT

CERTIFICATE OF SURVEYOR:

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 15th DAY OF OCTOBER, 2006. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 15th DAY OF OCTOBER, 2006.

DATE 4-3-07

Brian Scott Daniel
BRIAN SCOTT DANIEL
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6449
BAILEY, BISHOP & LANE, INC
P.O. BOX 3717
LAKE CITY, FLORIDA 32056-3717
LB 6685

PRRD

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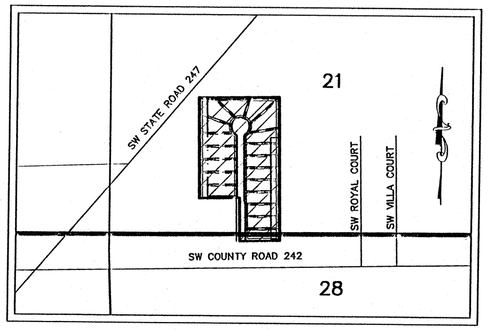
WINGATE ESTATES

A
PLANNED RESIDENTIAL DEVELOPMENT
IN
SECTION 21, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



LOCATION SKETCH
NOT TO SCALE

IN ACCORDANCE WITH COUNTY ORDINANCE NO. 98-1 WHICH ENACTED SECTION 4.18 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, THE UNDERSIGNED DEVELOPER HEREBY PROPOSE AND REQUEST APPROVAL OF THE PLANNED RESIDENTIAL DEVELOPMENT DESCRIBED HEREIN TO BE KNOWN AS "WINGATE ESTATES."

STATEMENT OF OBJECTIVES

THE DEVELOPMENT CONSISTS OF APPROXIMATELY 19.49 ACRES LOCATED ON SW COUNTY ROAD 242 THE DEVELOPMENT INCLUDES 19 LOTS RANGING IN SIZE FROM A MINIMUM OF 0.82 ACRES TO 1.07 ACRES.

THE DEVELOPMENT ALLOWS ONLY SINGLE FAMILY HOMES AND APPERTINENT STRUCTURES. THERE WILL BE AN ATTRACTIVELY LANDSCAPED ENTRANCE. THE ROADS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE COUNTY.

THE PROPERTY IS BORDERED ON THE NORTH, EAST AND WEST BY RESIDENTIAL LAND AND ON THE SOUTH BY SW COUNTY ROAD 242.

1. THE EXISTING LAND USE DESIGNATION ON THE PROPERTY IS TO PLANNED RESIDENTIAL DEVELOPMENT (PRD).

2. BUILDING SETBACKS: BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT – 25 FEET.
   SIDE – 10 FEET FOR EACH SIDE YARD.
   REAR – 15 FEET.

3. MAXIMUM HEIGHT OF BUILDINGS: THE MAXIMUM HEIGHT OF BUILDINGS SHALL BE 35 FEET. HEIGHT OF BUILDING IS THE VERTICAL DISTANCE MEASURED FROM THE ESTABLISHED GRADE AT A CORNER OF THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT ROOF, TO THE DECK LINE OF A MANSARD OR BERMUDA ROOF, TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE OF GABLE, HIP, CONE, GAMBREL AND SHED ROOFS, AND TO A HEIGHT THREE-FOURTHS (3/4) THE DISTANCE FROM THE GROUND TO THE APEX OF A-FRAME AND DOME ROOFS.

4. ACCESS STREETS: THE ARTERIAL STREET RELATED TO THIS DEVELOPMENT IS SW COUNTY ROAD 242 TO THE SOUTH.

5. COMMON OUTSIDE STORAGE AREAS: THERE WILL BE NO PROVISION MADE FOR COMMON OUTSIDE STORAGE AREAS. EACH LOT IS LARGE ENOUGH THAT THE HOMEOWNER CAN PROVIDE HIS OR HER OWN STORAGE AREA.

6. SCREENING, BUFFERING AND LANDSCAPING: SCREENING, BUFFERING AND LANDSCAPE BUFFERED AREAS SHALL BE IN COMPLIANCE WITH CHAPTER 20-A, COLUMBIA COUNTY ZONING REGULATIONS, OR SUCH REGULATIONS IN EFFECT AT THE TIME EACH HOME IS BUILT, WHICHEVER IS LESS RESTRICTIVE.

7. ADDITIONAL SETBACK REQUIREMENTS: THE LOCATION OF ANY STRUCTURE (EXCEPT PERMITTED DOCKS, WALKWAYS AND PIERS) SHALL BE SET BACK A MINIMUM OF THIRTY-FIVE (35) FEET FROM WETLANDS AND FIFTY (50) FEET FROM ALL PERENNIAL RIVERS, CREEKS AND STREAMS.

SUMMARY OF SINGLE FAMILY RESIDENTIAL LOTS BY UNITS

UNIT NO.	NO. OF LOTS
1	19
TOTAL	19

STATISTICAL INFORMATION

1. TOTAL ACREAGE OF THE SITE IS APPROXIMATELY 19.49 ACRES.

2. MAXIMUM BUILDING COVERAGE PER LOT OF SINGLE-FAMILY HOMES IS APPROXIMATELY 25% (DEPENDING ON THE SIZE OF THE LOT), BUT NOT TO EXCEED 40%.

3. GROSS RESIDENTIAL DENSITY (SINGLE FAMILY HOMES) = 19 HOMES/19.49 ACRES = 0.98 UNITS/ACRE.

4. NET RESIDENTIAL ACREAGE (SINGLE FAMILY HOMES): 16.74 ACRES.

5. SUMMARY OF TOTAL SITE ACREAGE OF 19.49 ACRES:

(A)	LOTS FOR SINGLE FAMILY HOMES	16.74 AC.
(B)	ROADS	1.72 AC.
(C)	COMMON AREAS	1.03 AC.

UTILITY SERVICE PLAN

THE LOTS WILL BE SERVED BY INDIVIDUAL WATER AND SEWER. THE COUNTY WILL BE GRANTED THE NECESSARY EASEMENTS WITHIN THE PROJECT SITE TO CONSTRUCT THE UTILITY FACILITIES. THESE ARE TO BE DETERMINED PRIOR TO FINAL PRD APPROVAL.

BELL SOUTH AND CLAY ELECTRIC COMPANYS WILL BE GRANTED EASEMENTS WITHIN THE PROJECT SITE TO CONSTRUCT UTILITY FACILITIES. THESE TO BE DETERMINED PRIOR TO FINAL PRD APPROVAL.

STATEMENT INDICATING TYPE OF LEGAL INSTRUMENT TO PROVIDE FOR MANAGEMENT OF COMMON AREAS

THE COMMON AREAS IN THE DEVELOPMENT ARE PRIVATELY OWNED AS GRANTED TO THE ASSOCIATION. TITLE TO THESE AREAS WILL BE HELD BY A FLORIDA NOT-FOR-PROFIT HOMEOWNERS ASSOCIATION, WINGATE ESTATES HOMEOWNERS ASSOCIATION, WHICH WILL OWN, MANAGE AND CONTROL SAID COMMON ELEMENTS IN ACCORDANCE WITH DECLARATIONS AND RESTRICTIONS ARTICLES OF INCORPORATION AND BYLAWS. EACH LOT OWNER WILL BE A MEMBER OF THE HOMEOWNERS ASSOCIATION. THE ASSOCIATION WILL GOVERN BY MAJORITY RULE AND HAS THE AUTHORITY TO ASSESS FOR MAINTENANCE AND IMPROVEMENTS OF THE COMMON ELEMENTS.

THE DEVELOPMENT IS LIMITED TO SINGLE FAMILY RESIDENCES. NO MOBILE HOMES, CAMPERS, MOTOR HOMES, OR SIMILAR ARRANGEMENTS CAN BE USED FOR A DWELLING.

REFER TO UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLE MAP, COLUMBIA COUNTY, FLORIDA, QUADRANGLE.

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PRRD

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WINGATE ESTATES

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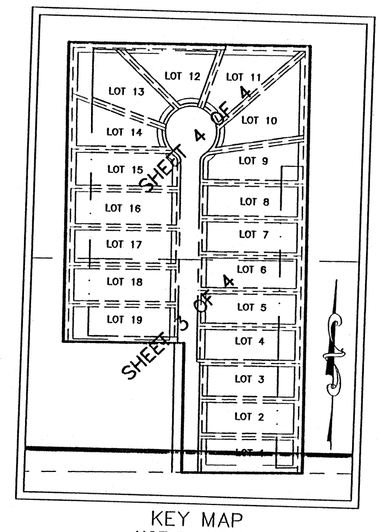
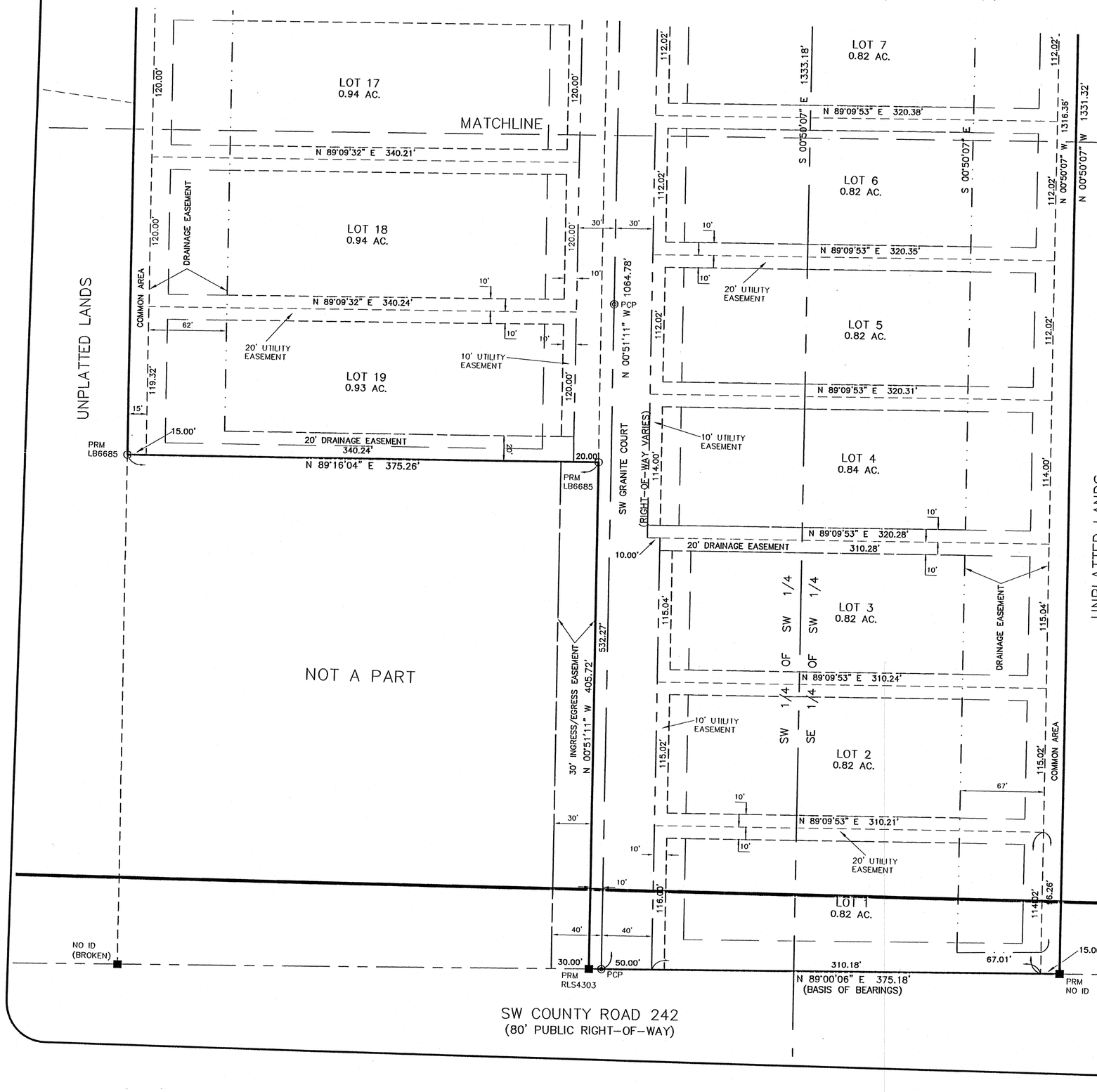


KEY MAP
NOT TO SCALE



LEGEND

- ○ DENOTES 5/8" IRON ROD & CAP SET (LB6685)
- ● DENOTES IRON PIPE OR REBAR FOUND
- □ DENOTES 4"x4" CONCRETE MONUMENT SET (LB6685)
- ■ DENOTES 4"x4" CONCRETE MONUMENT FOUND
- ◉ DENOTES NAIL & DISK FOUND (PCP)
- ⊠ DENOTES 4"x4" CONCRETE MONUMENT (PRM); (LB6685) UNLESS OTHERWISE NOTED

± – MORE OR LESS
PC – POINT OF CURVATURE
PT – POINT OF TANGENCY
PI – POINT OF INTERSECTION
PRC – POINT OF REVERSE CURVATURE
PCC – POINT OF COMPOUND CURVATURE
R – RADIUS
T – TANGENT
L – ARC LENGTH
Δ – CENTRAL ANGLE
CH – CHORD BEARING & DISTANCE
PCP – PERMANENT CONTROL POINT
PRM – PERMANENT REFERENCE MONUMENT
R/W – RIGHT OF WAY
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
TWP – TOWNSHIP
RNG – RANGE
LB – LICENSED BUSINESS
PLS – PROFESSIONAL LAND SURVEYOR
CI – CURVE NUMBER
LI – LINE NUMBER

N – NORTH
E – EAST
S – SOUTH
W – WEST
℄ – CENTERLINE
(P) – PLAT
(D) – DEED
(C) – CALCULATED
(M) – MEASURED
O/S – OFFSET
NO ID – NO IDENTIFICATION
FND – FOUND
CM – CONCRETE MONUMENT
IP – IRON PIPE
IPC – IRON PIPE & CAP
RB – REBAR
RBC – REBAR & CAP
IR – IRON ROD
IRC – IRON ROD & CAP
NL – NAIL
NL+D – NAIL & DISK
ORB – OFFICIAL RECORDS BOOK
PG – PAGE(S)
POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
SEC – SECTION
BM – BENCHMARK
ELEV – ELEVATION
AC – ACRE(S)

DEVELOPER:
JAMES CURRY
4255 SW CAMBRIDGE GLEN
LAKE CITY, FL 32024
(386) 755-0100

SURVEYOR:
BRIAN SCOTT DANIEL
P.O. BOX 3717
LAKE CITY, FL 32056
(386) 752-5640

ENGINEER:
ROBERT PHIL BISHOP, Jr.
P.O. BOX 3717
LAKE CITY, FL 32056
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0' 60' 120' 180'
SCALE: 1" = 60'

OFFICIAL RECORDS
BOOK ____ PAGE ____
1117/2739

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PAGE 4 OF 4

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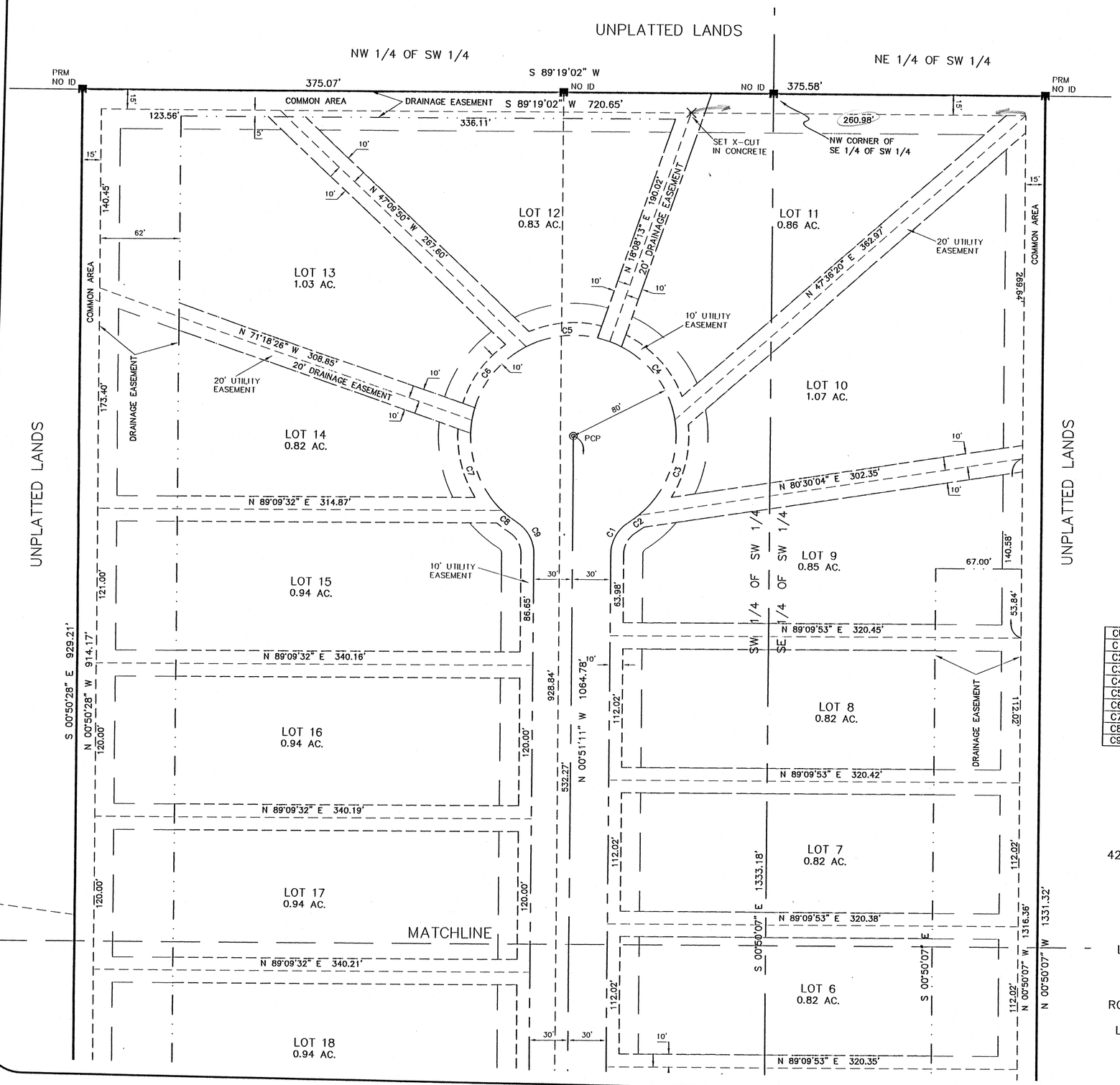

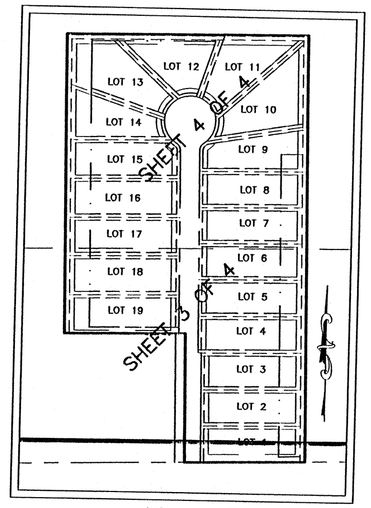

KEY MAP
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LEGEND

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BM – BENCHMARK
ELEV – ELEVATION
AC – ACRE(S)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	56°56'39"	29.82'	N 27°37'09" E	28.60'
C2	80.00'	07°05'24"	9.90'	N 52°32'47" E	9.89'
C3	80.00'	59°22'09"	82.90'	N 19°19'00" E	79.24'
C4	80.00'	60°10'46"	84.03'	N 40°27'28" W	80.22'
C5	80.00'	48°01'46"	67.06'	S 85°26'17" W	65.12'
C6	80.00'	53°25'52"	74.60'	S 34°42'28" W	71.93'
C7	80.00'	55°08'49"	77.00'	S 19°34'53" E	74.06'
C8	80.00'	10°38'33"	14.86'	S 52°28'34" E	14.84'
C9	30.00'	56°56'39"	29.82'	S 29°19'30" E	28.60'

DEVELOPER:
JAMES CURRY
4255 SW CAMBRIDGE GLEN
LAKE CITY, FL 32024
(386) 755-0100

SURVEYOR:
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P.O. BOX 3717
LAKE CITY, FL 32056
(386) 752-5640

ENGINEER:
ROBERT PHIL BISHOP, Jr.
P.O. BOX 3717
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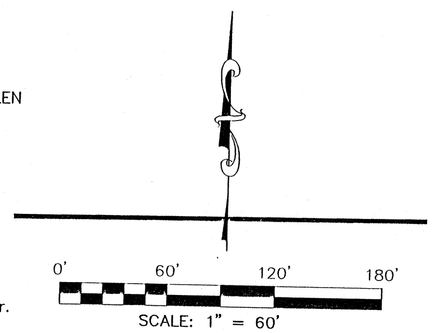

SCALE: 1" = 60'

OFFICIAL RECORDS BOOK 1117 PAGE 2739

WINGATE ESTATES

A Planned Residential Development
For 2008

Parent Parcels – 21-4s-16-03081-017 – 8.00 ac. (Deleted all used up)
21-4s-16-03081-012 – 10.50 ac. (Deleted all used up)
21-4s-16-03081-016 – 1.00 ac. (Deleted all used up)

Header Parcel – 21-4s-16-03081-200 – A S/D lying in the E1/2 of the SW1/4 of the SW1/4 of Sec 21-4s-16 containing 19.50 ac. Recorded on 5/1/07 in Plat book 9 pages 15 thru 18.

Lot	**1**	**21-4s-16-03081-201**	**.82 ac.**
Lot	**2**	**21-4s-16-03081-202**	**.82 ac.**
Lot	**3**	**21-4s-16-03081-203**	**.82 ac.**
Lot	**4**	**21-4s-16-03081-204**	**.84 ac.**
Lot	**5**	**21-4s-16-03081-205**	**.82 ac.**
Lot	**6**	**21-4s-16-03081-206**	**.82 ac.**
Lot	**7**	**21-4s-16-03081-207**	**.82 ac.**
Lot	**8**	**21-4s-16-03081-208**	**.82 ac.**
Lot	**9**	**21-4s-16-03081-209**	**.85 ac.**
Lot	**10**	**21-4s-16-03081-210**	**1.07 ac.**
Lot	**11**	**21-4s-16-03081-211**	**.86 ac.**
Lot	**12**	**21-4s-16-03081-212**	**.83 ac.**
Lot	**13**	**21-4s-16-03081-213**	**1.03 ac.**
Lot	**14**	**21-4s-16-03081-214**	**.82 ac.**
Lot	**15**	**21-4s-16-03081-215**	**.94 ac.**
Lot	**16**	**21-4s-16-03081-216**	**.94 ac.**
Lot	**17**	**21-4s-16-03081-217**	**.94 ac.**
Lot	**18**	**21-4s-16-03081-218**	**.94 ac.**
Lot	**19**	**21-4s-16-03081-219**	**.93 ac.**

Common area – 21-4s-16-03081-298 1.03 ac. (Homeowners association)