

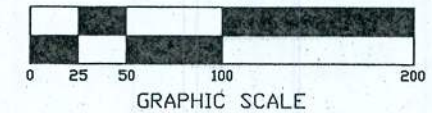
CAPITAL BUSINESS PARK

IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

SYMBOL LEGEN D:	
■	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
+	WELL
+	SANITARY MANHOLE
—	CENTERLINE
—	SECTION LINE
—	ELECTRIC LINES
—	WIRE FENCE
—	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

PLAT BOOK 9
PAGES 158
SHEET 1 OF 1

Inst: 202012021541 Date: 12/22/2020 Time: 11:06AM
Page 1 of 1 B: 1426 P: 2086, James M Swisher Jr, Clerk of Court
Columbia County, By: BR
Demut Clerk



SCALE: 1" = 100'

DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT FORTY SEVEN PROPERTIES, INC., OWNER, AND
DRUMMOND COMMUNITY BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREIN
DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS "CAPITAL
BUSINESS PARK", AND THAT ALL ROADS, STREETS, RETENTION AREAS, STORM WATER
BASINS, AND ALL EASEMENTS FOR UTILITIES, DRAINAGE, AND OTHER PURPOSES INCIDENT
THEREIN AS SHOWN AND/OR DEPICTED HEREON ARE DEDICATED TO THE PERPETUAL USE
OF THE PUBLIC; HOWEVER, ALL RETENTION AREAS, STORM WATER BASINS, AND DRAINAGE
EASEMENTS SHALL BE PRIVATELY MAINTAINED BY THE DEVELOPER "FORTY SEVEN
PROPERTIES, INC., A FLORIDA COMPANY", AND/OR THEIR ASSIGNS, AS PER AGREEMENT
RECORDED IN DRB , PAGE OF THE OFFICIAL RECORDS OF COLUMBIA
COUNTY, FLORIDA.

ATTESTS
James M Swisher Jr CLERK OF COURT
WITNESS AS TO OWNER
James M Swisher Jr CLERK OF COURT
WITNESS AS TO MORTGAGEE
LARRY E. PERRY JR. AS PRESIDENT
FOR "FORTY SEVEN PROPERTIES, INC."
GILBERT MILLER AS SENIOR VICE-PRESIDENT
DRUMMOND COMMUNITY BANK

ACKNOWLEDGMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 19 DAY OF November, 2020 A.D., BEFORE ME
PERSONALLY APPEARED LARRY E. PERRY JR., AS PRESIDENT FOR FORTY SEVEN
PROPERTIES, INC., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED
THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER
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.

MY COMMISSION EXPIRES: 10-28-24

ACKNOWLEDGMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 19 DAY OF November, 2020 A.D., BEFORE ME
PERSONALLY APPEARED GILBERT MILLER, AS SENIOR VICE-PRESIDENT FOR DRUMMOND
COMMUNITY BANK, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED
THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER
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.

MY COMMISSION EXPIRES: 10-28-24

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

DESCRIPTION:
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH,
RANGE 17 EAST COLUMBIA COUNTY, FLORIDA; RUN THENCE S.01°29'42"E., 121.62 FEET
TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF US HIGHWAY NO. 441; THENCE
CONTINUE ALONG SAID RIGHT-OF-WAY S.36°24'03"E., 1035.82 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S.36°27'56"E., 511.49 FEET;
THENCE N.88°19'25"E., 524.63 FEET; THENCE N.36°22'00"W., 809.94 FEET; THENCE
S.53°39'05"W., 432.26 FEET TO THE POINT OF BEGINNING. CONTAINING 6.55 ACRES
MORE OR LESS.
ALSO:
A DRAINAGE EASEMENT OVER AND ACROSS THE FOLLOWING,
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH,
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; RUN THENCE S.01°29'42"E., 121.62 FEET
TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF US HIGHWAY NO. 441 AND THE
POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S.36°24'03"E.,
1035.82 FEET; THENCE N.53°39'05"E., 30.00 FEET; THENCE N.36°24'03"W., 760.01 FEET;
THENCE N.88°24'07"E., 415.42 FEET; THENCE N.01°33'32"E., 266.67 FEET; THENCE
S.88°24'07"W., 576.36 FEET; THENCE S.29°50'29"W., 55.07 FEET TO SAID EAST
RIGHT-OF-WAY LINE; THENCE S.36°24'03"E., ALONG SAID EAST RIGHT-OF-WAY LINE,
12.70 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF COUNTY SURVEYOR:
KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND
REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES
AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY
CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE
REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND SAID
PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: Timothy B. Alcorn DATE: 11-20-20 REGISTRATION #: 6352

PRINT: Timothy B. Alcorn

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.

Timothy B. Alcorn
L. SCOTT BRITT, PSM #5757
DATE: 11-19-20

BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
2086 SW MAIN BOULEVARD #112
LAKE CITY, FLORIDA 32025

www.brittsurvey.com

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # **L-25973**

POINT OF COMMENCEMENT
NW CORNER OF SE 1/4
SECTION 17, TOWNSHIP
4 SOUTH, RANGE 17 EAST
NOT LABELED

POINT OF BEGINNING
DRAINAGE EASEMENT
STATE ROAD
DEPARTMENT

EAST RIGHT-OF-WAY
LINE U.S. HIGHWAY #441

POINT OF BEGINNING
P.R.M.
P.L.S. 4708
FENCE CORNER
IS 12.84' SOUTH
& 10.15' EAST

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 19
DAY OF November, 2020, A.D.

Chairman
CHAIRMAN

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA

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

DIRECTOR OF PUBLIC WORKS

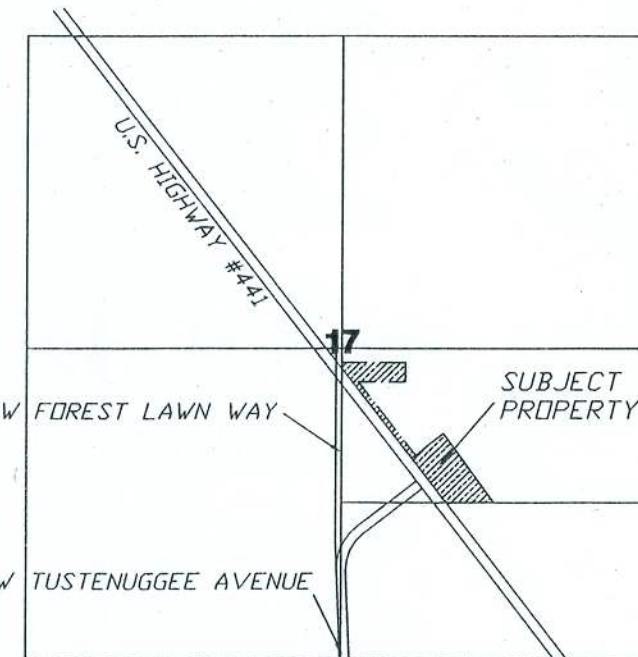
DATE: 11-20-20

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON BEARINGS SHOWN ON THE SOUTH LINE OF THE N 1/2 OF THE SE 1/4.
- 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 12023C0294D HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT
TO CHANGE.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR
THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE
POLICY.
- EASEMENTS ARE AS SHOWN HEREON.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY
BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE
FOR SURVEYING IN THE STATE OF FLORIDA.
- NO PRELIMINARY PLAN WAS REQUIRED.

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.



LOCATION SKETCH
NOT TO SCALE

P.R.M.
P.L.S. 4708

UNPLATTED LANDS
FORTY SEVEN PROPERTIES INC.
17-4S-17-08410-000

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT
COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND
CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: 11-19-20 COUNTY ATTORNEY

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY
COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 19
DAY OF November, 2020, A.D., IN PLAT BOOK 9, PAGE 158

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

LOT 1
3.64 ACRES, ±

P.R.M.
P.L.S. 1595
FENCE CORNER
IS 0.52' NORTH
& 0.25' EAST

UNPLATTED LANDS
LAVEENIA DICKS SMITH ELDER
17-4S-17-08417-001

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:

FORTY SEVEN PROPERTIES, INC.
796 SE CR 252
LAKE CITY, FL 32025
386-752-0121