

**CITY COUNCIL RESOLUTION NO. 2023-090**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AUTHORIZING THE CITY TO ACCEPT AND APPROVE THE MINOR SUBDIVISION PLAT TITLED “BAILEY’S COVE”; SUBJECT TO ALL CONDITIONS, PROVISIONS AND REQUIREMENTS OF THE CITY’S CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND COMPREHENSIVE PLAN, AS AMENDED; ACCEPTING THE DEDICATIONS SHOWN ON THE PLAT; ACCEPTING THE COMPLETION OF ALL EXISTING AND FUTURE PUBLIC IMPROVEMENTS AS ARE REQUIRED FOR THE SUBDIVISION; AUTHORIZING EXECUTION AND RECORDING OF THE PLAT; PROVIDING FOR THE RECORDATION OF THE PLAT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the owner, Sylvester Warren III, has petitioned the City of Lake City, Florida (hereinafter the “City”) to accept a Minor Subdivision Plat, said plat involving the described real property as found on the attached Plat as Exhibit A;

**WHEREAS**, following all required technical review by City staff and determining that the submitted Final Plat of said subdivision is in compliance with Article 5 “Subdivision Regulations” and other applicable Sections of the Land Development Regulations and the Florida Statutes pertaining to platting and future development on said lots; and

**WHEREAS**, the City Council finds that acceptance of the Plat is in the best interests of the citizens of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA:**

**Section 1.** The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

**Section 2.** The Plat titled “Bailey’s Cove” is a Plat of real property described as found on Exhibit “A”, which Plat by reference, described substantially in the exhibit, and subject to satisfaction of applicable requirements as set forth in Article 5 “Subdivision Regulations” of the Land Development Regulations and the Florida Statutes pertaining to platting are hereby approved and accepted. The dedications shown on the Plat together with

the dedications to the perpetual use of the public are also accepted and confirmed by the City of Lake City.

**Section 3.** All completed public improvements required for approval of the Final Plat are hereby accepted as complete or satisfactory provision has been made as to the assurance of completion for such improvements, as a condition of future certificate of occupancies for such, as noted on the Plat.

**Section 4.** Subsequent development and uses which may be proposed on said lots of the Plat are subject to any and all requirements of the Code of Ordinances, Land Development Regulations, Comprehensive Plan, and associated Future Land Use Plan Map and Official Zoning Atlas, as amended, of the City of Lake City.

**Section 5.** The Mayor, City Manager and City Clerk are authorized and directed to execute the Plat as provided for on each respective page of the Plat exhibit.

**Section 6.** If any Resolution, or parts of any Resolution, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

**Section 7.** The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is held to be illegal, invalid, or unconstitutional by a Court of competent jurisdiction, then the remainder of this Resolution shall remain in full force and effect and this Resolution shall nevertheless stand and be construed as if the illegal or invalid part or portion had not been included herein.

**Section 8.** Effective Date. This resolution shall take effect immediately upon adoption.

***Remainder of Page Intentionally Left Blank***

**PASSED AND ADOPTED** at a meeting of the City Council on this \_\_\_\_ day of August, 2023.

**CITY OF LAKE CITY, FLORIDA**

By: \_\_\_\_\_  
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND  
LEGALITY:

By: \_\_\_\_\_  
Audrey E. Sikes, City Clerk

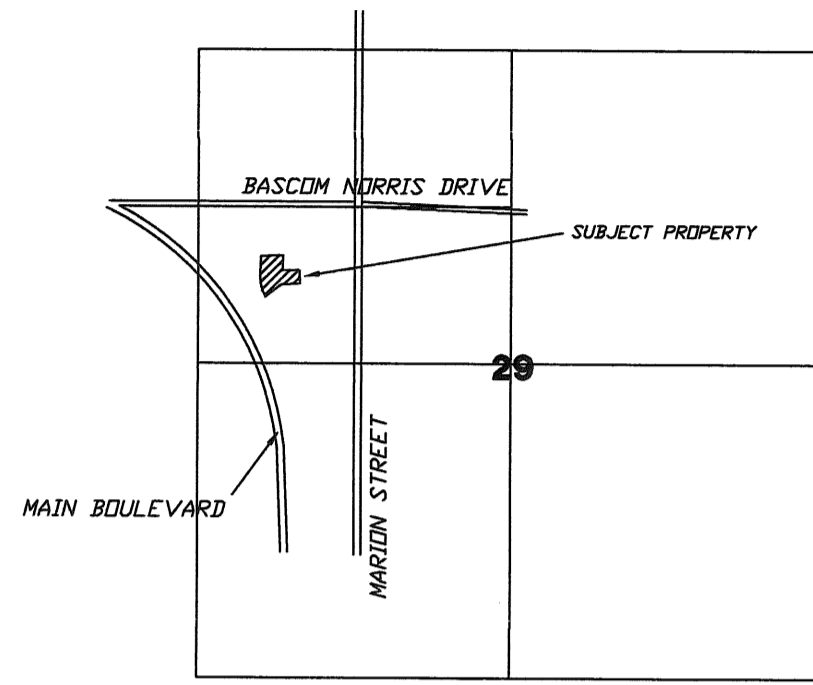
By: \_\_\_\_\_  
Thomas J. Kennon, III,  
City Attorney

# BAILEY'S COVE

A PART OF BLOCK "K" OF NORTHWESTERN DIVISION OF CITY OF LAKE CITY  
IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST,  
COLUMBIA COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
PAGES \_\_\_\_\_  
SHEET 1 OF 1

SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST.



LOCATION SKETCH  
NOT TO SCALE

## CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	193.21'	04°21'12"	14.68'	7.34'	14.68'	N.00°05'38"W.
2	193.21'	28°47'21"	97.08'	49.59'	96.07'	N.16°39'55"W.
3	193.21'	33°08'34"	111.76'	57.49'	110.21'	N.14°29'19"W.

### DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT TWENTYEIGHT FOURTEEN, AS OWNER, WITH SYLVESTER WARREN III AS AUTHORIZED REPRESENTATIVE, HAS CAUSED THE LANDS HEREDIN DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "BAILEY'S COVE", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREDIN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

### ATTESTS

WITNESS AS TO OWNER \_\_\_\_\_ SIGN: \_\_\_\_\_  
WITNESS AS TO OWNER \_\_\_\_\_ PRINT: \_\_\_\_\_

ACKNOWLEDGMENT: STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 A.D., BEFORE ME PERSONALLY APPEARED TWENTYEIGHT FOURTEEN WITH SYLVESTER WARREN III, AS AUTHORIZED REPRESENTATIVE, 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: \_\_\_\_\_

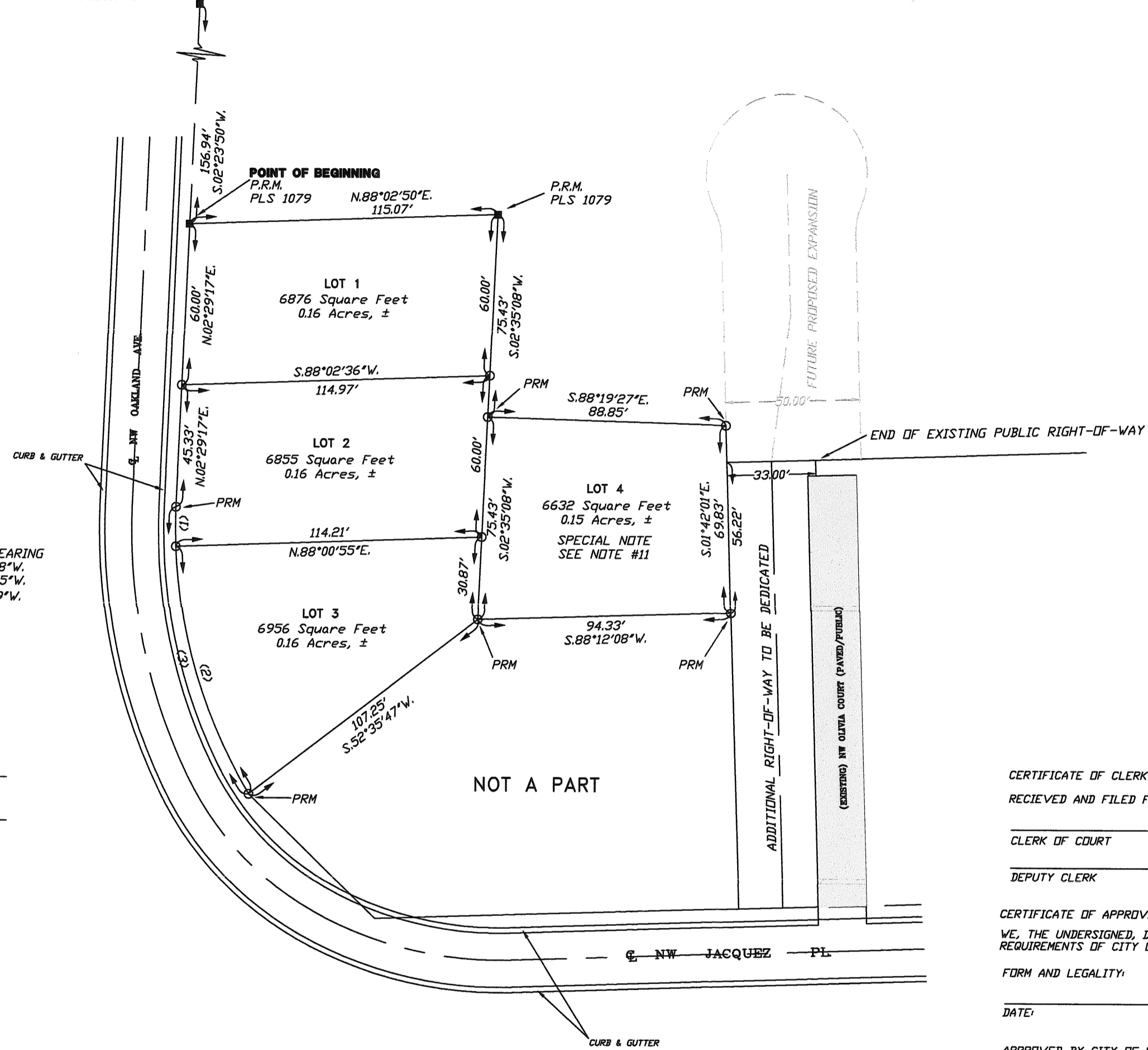
### SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.02°23'50"W. FOR THE WEST LINE OF SAID BLOCK K.
- 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 12023C0284D, 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 HEREDIN.
- THE FIELD WORK WAS PERFORMED ON 04/15/23.
- EASEMENTS ARE AS SHOWN HEREDIN.
- 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 MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
- NO PRELIMINARY PLAN APPROVAL WAS REQUIRED.
- NO ROADS WERE CONSTRUCTED OR IMPROVED FOR THE PURPOSES OF THIS DEVELOPMENT.
- THE CITY OF LAKE CITY MAY AND/OR WILL DENY A BUILDING PERMIT ON THIS PARCEL UNTIL NW OLIVIA COURT HAS BEEN IMPROVED TO REQUIRED CITY STANDARDS FOR RESIDENTIAL CONSTRUCTION.

### 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.

POINT OF COMMENCEMENT  
NW CORNER OF BLOCK "K"



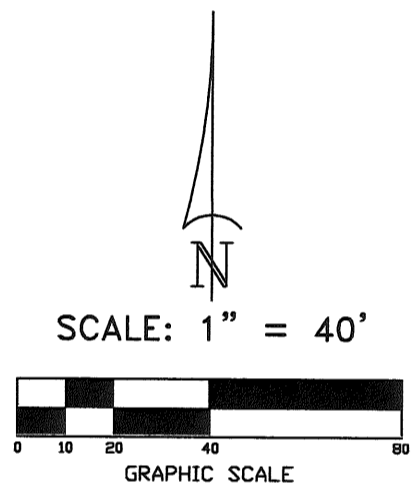
DESCRIPTION:  
COMMENCE AT THE NW CORNER OF BLOCK K IN THE NORTHWESTERN DIVISION OF THE CITY OF LAKE CITY AND RUN S.02°23'50"W., ALONG THE WEST LINE OF SAID BLOCK K, 156.94 FEET TO THE POINT OF BEGINNING; THENCE N.88°02'50"E., 115.07 FEET; THENCE S.02°35'08"W., 72.43 FEET; THENCE S.88°19'27"E., 88.85 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW OLIVIA COURT; THENCE S.01°42'01"E., ALONG SAID LINE 69.83 FEET; THENCE S.88°12'08"W., 94.33 FEET; THENCE S.52°35'47"W., 107.25 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW OAKLAND AVENUE. SAID POINT BEING ON A CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 193.21 FEET, AN INCLUDED ANGLE OF 33°08'34" AND A CHORD BEARING AND DISTANCE OF N.14°29'19"W., 110.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 111.76 FEET; THENCE N.02°29'17"E., 105.33 FEET TO THE POINT OF BEGINNING.

NOTICE:  
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREDIN 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:  
TWENTYEIGHT FOURTEEN  
930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055

### SYMBOL LEGEND:

- 4"x4" CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIN AND CAP SET
- ✱ 2" 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
- ⊕ GROUND 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



CERTIFICATE OF CLERK OF COURT:  
RECEIVED AND FILED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
CLERK OF COURT \_\_\_\_\_  
DEPUTY CLERK \_\_\_\_\_

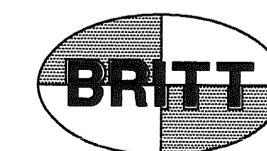
CERTIFICATE OF APPROVAL FOR CITY OF LAKE CITY, FLORIDA:  
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CITY OF LAKE CITY'S ORDINANCES AND REGULATIONS AS FOLLOWS:  
FORM AND LEGALITY:  
DATE: \_\_\_\_\_ CITY ATTORNEY \_\_\_\_\_  
APPROVED BY CITY OF LAKE CITY  
DATE: \_\_\_\_\_ MAYOR, CITY OF LAKE CITY \_\_\_\_\_  
DATE: \_\_\_\_\_ 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 HEREDIN, 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.

L. SCOTT BRITT, PSM #5757

DATE: \_\_\_\_\_



# 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-29366