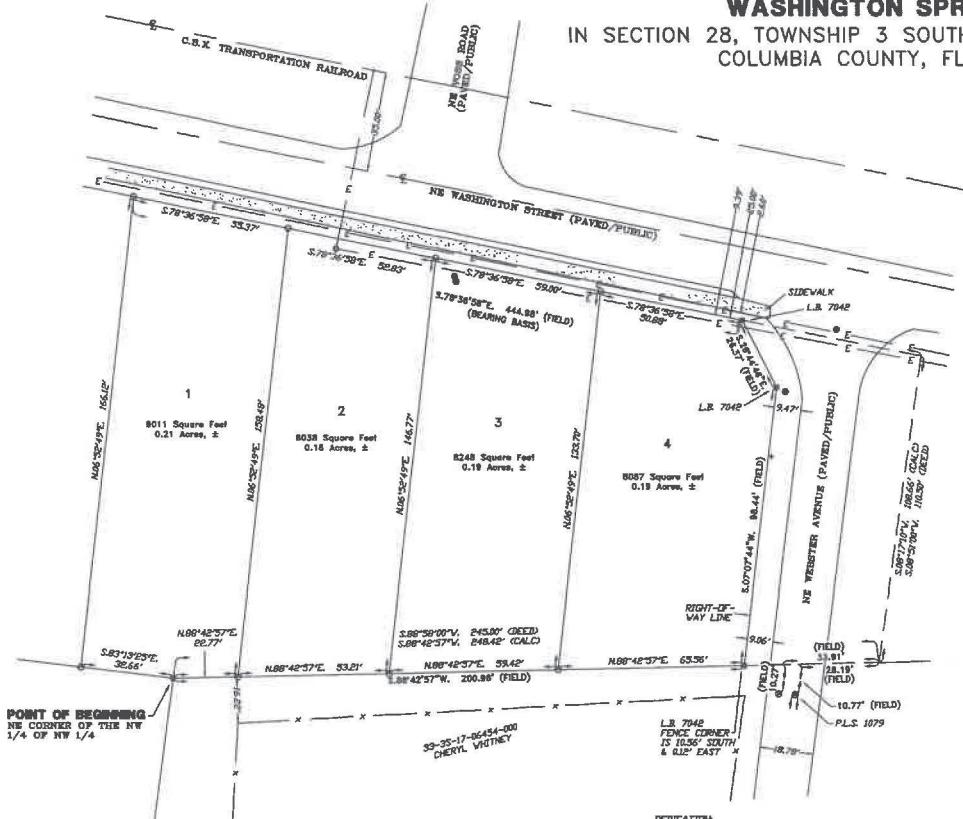
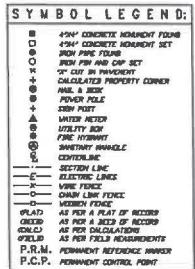


WASHINGTON SPRINGS
IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK _____
PAGES _____
SHEET 1 OF 1

SCALE: 1" = 30'



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT GATEWAY DEVELOPMENT, LLC, AS OWNERS, WITH GABRIEL M. CURRY AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "WASHINGTON SPRINGS", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREIN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

APPENDIX

WITNESS AS TO OWNER

WITNESS AS TO OWNER

GABRIEL M. CURRY, AS

ACKNOWLEDGMENT: STATE OF

COUNTY OF:

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.78°36'59"E., FOR SOUTH RIGHT-OF-WAY LINE OF C.S.X. RAILROAD.
3. 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 12023C0305D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS PROPERTY, EXCEPT AS SHOWN HEREIN.
5. THE FIELD WORK WAS PERFORMED ON 05/21/21.
6. EASEMENTS ARE AS SHOWN HEREIN.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
8. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
9. NO PRELIMINARY PLAN APPROVAL WAS REQUIRED.
10. NO ROADS WERE CONSTRUCTED OR IMPROVED FOR THE PURPOSES OF THIS DEVELOPMENT.

NOTICES

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.

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED
BY OTHER GRAPHICAL OR DIGITAL FORM OF
PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE
RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE
RECORDS OF THIS COUNTY.

DEVELOPER:
GATEWAY DEVELOPMENT, LLC
P.O. BOX 1330
LAKE CITY, FLORIDA 32056

PER:
MENT, LLC
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