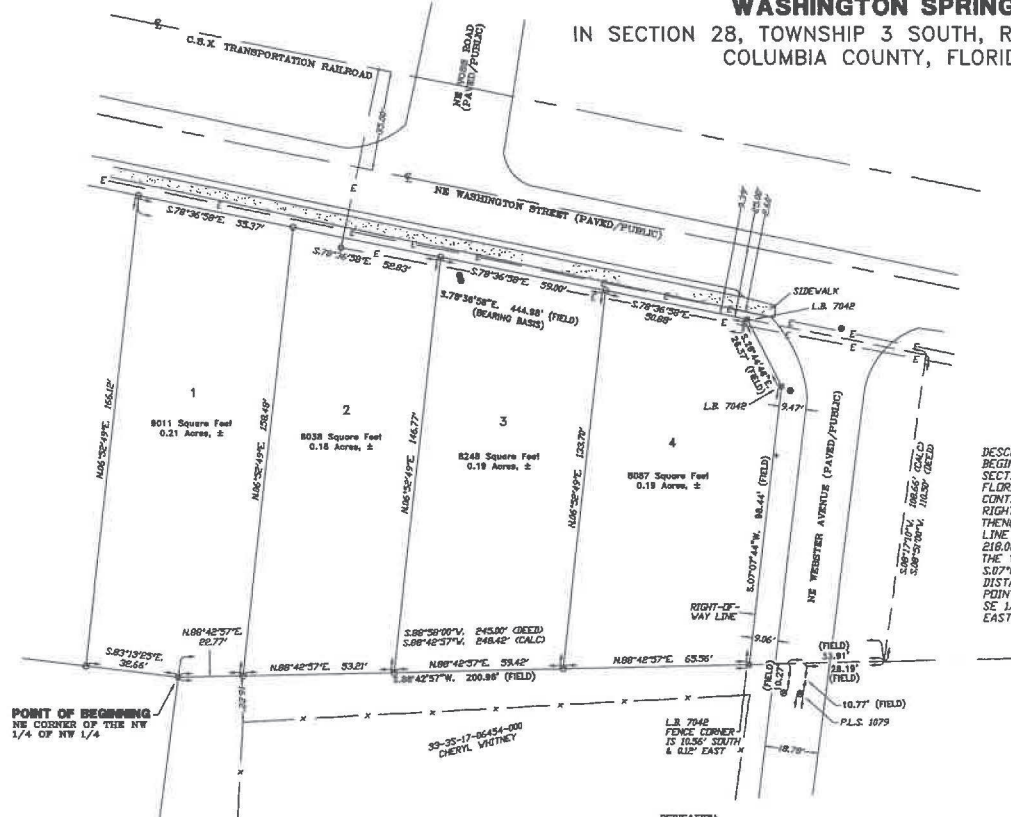


**WASHINGTON SPRINGS**  
IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST,  
COLUMBIA COUNTY, FLORIDA

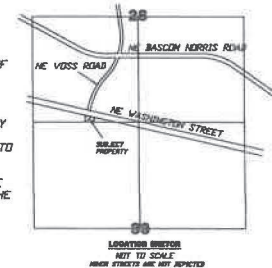
PLAT BOOK \_\_\_\_\_  
PAGES \_\_\_\_\_  
SHEET 1 OF 1



SCALE: 1" = 30'

SYMBOL LEGEND:	
⊠	404' CONCRETE MONUMENT FOUND
⊡	404' CONCRETE MONUMENT SET
⊙	IRON PIPE FOUND
⊕	IRON PIPE AND CAP SET
⊖	2" DIT IN PROPERTY
⊗	CALCULATED PROPERTY CORNER
⊘	POWDER POLE
⊙	200' POST
⊕	WATER METER
⊖	UTILITY BOX
⊗	PIPE TRENCH
⊘	SEWERY MANHOLE
⊙	SECTION LINE
⊖	ELECTRIC LINE
⊕	WIRE FENCE
⊗	CHAIN LINK FENCE
⊘	WOODEN FENCE
⊙	PLAT AS PER A PLAY OF RECORD
⊕	ORDER AS PER A PLAY OF RECORD
⊖	AS PER CALCULATIONS
⊗	AS PER FIELD MEASUREMENTS
⊘	PERMANENT REFERENCE MARKER
⊙	P.R.M.
⊕	PERMANENT CONTROL POINT

IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST,



**DESCRIPTION:**  
BEGIN AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.83°13'25"W, A DISTANCE OF 32.66 FEET; THENCE CONTINUE N.86°52'49"E, A DISTANCE OF 156.12 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.A.L. RR (C.S.X. TRANSPORTATION RAILROAD); THENCE RUN S.78°36'58"E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.A.L. RR (C.S.X. TRANSPORTATION RAILROAD) A DISTANCE OF 218.09 FEET; THENCE RUN S.26°44'46"E, A DISTANCE OF 26.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE WEBSTER AVENUE; THENCE S.07°07'44"W, ALONG SAID WEST LINE OF WEBSTER AVENUE A DISTANCE OF 98.44 FEET; THENCE S.88°42'57"W, 200.96 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING IN AND BEING A PART OF THE SE 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST.

CERTIFICATE OF CLERK OF COURT:  
RECEIVED AND FILED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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 CERTIFICATION:

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.

L. SCOTT BRITT, PSN 85757

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

**SURVEYOR'S NOTES:**

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.78°36'58"E, FOR SOUTH RIGHT-OF-WAY LINE OF C.S.X. RAILROAD.
- IT IS APPARENT THAT THIS PARCEL IS IN ZONE "K" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FROM PANEL NUMBER 120230305D 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.
- THE FIELD WORK WAS COMPLETED ON 09/21/21.
- 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 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.

**NOTES:**

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.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT GATEWAY DEVELOPMENT, LLC, AS OWNERS, WITH GABRIEL N. 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 HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

**ATTESTS**

WITNESS AS TO OWNER

WITNESS AS TO OWNER

GABRIEL N. CURRY, AS  
OWNER OF GATEWAY DEVELOPMENT, LLC

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

I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D., BEFORE ME PERSONALLY APPEARED GATEWAY DEVELOPMENT, LLC, WITH GABRIEL N. CURRY AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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: \_\_\_\_\_

**NOTES:**

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 BY 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:**  
GATEWAY DEVELOPMENT, LLC  
P.O. BOX 1300  
LAKE CITY, FLORIDA 32056



**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-27891A