

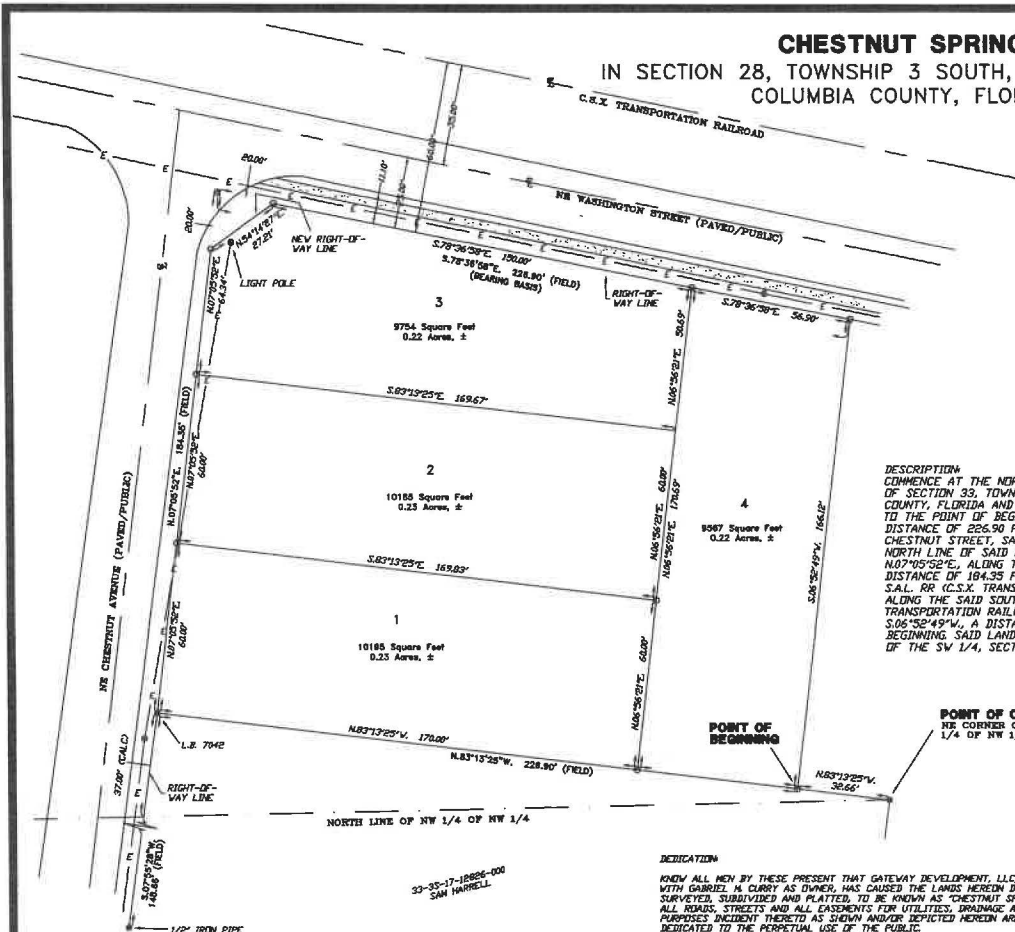
# **CHESTNUT SPRINGS**

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

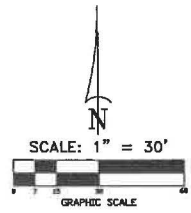
PLAT BOOK \_\_\_\_\_

PAGES \_\_\_\_\_

SHEET 1 OF 1



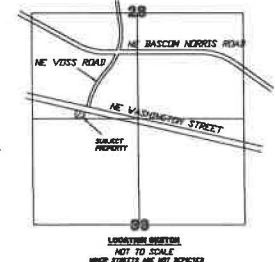
**DESCRIPTION**  
COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.83°13'25"W. A DISTANCE OF 36.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.83°13'25"W. A DISTANCE OF 226.90 FEET TO A POINT ON THE EASTERLY LINE OF CHESTNUT STREET, SAID POINT BEING 37.00 FEET NORTH OF THE NORTH LINE OF SAID NW 1/4 OF NW 1/4, SECTION 33; THENCE RUN N.83°13'25"W. ALONG THE SAID EASTERLY LINE OF CHESTNUT STREET A DISTANCE OF 184.35 FEET 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 226.90 FEET; THENCE RUN S.06°52'49"W. A DISTANCE OF 166.12 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING IN AND BEING A PART OF THE SW 1/4 OF THE SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST.



**SYMBOL LEGEND:**

⊠	4"X4" CONCRETE MONUMENT FOUND
⊡	4"X4" CONCRETE MONUMENT SET
⊙	IRON PIPE FOUND
⊕	IRON PIPE AND CAP SET
⊖	TOP OF IRON POST
⊗	CALCULATED PROPERTY CORNER
⊘	WALL & BENCH
⊙	POWDER POLE
⊕	IRON POST
⊖	WATER METER
⊗	UTILITY BOX
⊘	PIPE HIGHWAY
⊙	SAFETY MARKER
⊖	CONCRETE LINE
⊕	SECTION LINE
⊖	ELECTRIC LINES
⊕	WIRE FENCE
⊖	CHAIN LINE FENCE
⊕	WOODEN FENCE
⊖	CHALK
⊕	AS PER A PLAT OF RECORD
⊖	AS PER A BOOK OF RECORD
⊕	AS PER CALCULATIONS
⊖	AS PER FIELD MEASUREMENTS
⊕	PERMANENT MONUMENT MARKER
⊖	P.C.P. PERMANENT CONTROL POINT

IN 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 ORDINANCE 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 HEREON. THAT THE SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION, DIRECTION AND CONTROL, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLETES WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

L. SCOTT BRITT, P.S. 83757

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 "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NUMBER 12050300505 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 PERFORMED 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.

**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.

**DEDICATION**

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

**ATTEST:**

WITNESS AS TO OWNER \_\_\_\_\_

WITNESS AS TO OWNER \_\_\_\_\_

GABRIEL M. 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 M. 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 \_\_\_\_\_

**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 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 1330  
LAKE CITY, FLORIDA 32055



**BRITT SURVEYING**

LAND SURVEYORS AND MAPPERS

1426 WEST DUVAL STREET  
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 758-7163 FAX: (386) 758-5573 WORK ORDER # L-27891

## APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department  
135 NE Hernando Avenue  
Lake City, FL 32055

### Authority to Act as Agent

On my/our behalf, I appoint Carol Chadwick, PE  
(Name of Person to Act as my Agent)

for n.a.  
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application  
for Plat  
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: \_\_\_\_\_

Applicant/Owner's Title: \_\_\_\_\_

On Behalf of: \_\_\_\_\_  
(Company Name, if applicable)

Telephone: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant/Owner's Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The Foregoing instrument was acknowledged before me this 10th day of June, 20 22, by Carol Curry,  
whom is personally known by me ☒ OR produced identification ☐.  
Type of Identification Produced NA

Yvette Daneen Kiss  
(Notary Signature)

(SEAL)

