



**BAILEY BISHOP & LANE, INC.**  
411 WEST BAYA AVENUE  
P. O. BOX 3717  
LAKE CITY, FL 32056-3717  
PH. (904) 752-5640  
FAX (904) 755-7771

# FLORIDA GATEWAY CENTER SOUTH, UNIT ONE

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that I-75 Land Trust, as owner; and AmSouth Bank, as mortgagee; have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as FLORIDA GATEWAY CENTER SOUTH, UNIT ONE and that all Rights-of-way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER:  
Daniel Crapps  
Daniel Crapps  
Trustee, I-75 Land Trust

Lisa Hicks  
Witness

Richard C. Cole  
Richard C. Cole  
Trustee, I-75 Land Trust

Mary J. Armstrong  
Witness

MORTGAGEE:  
Russell Branson  
Russell Branson, Vice-President  
AmSouth Bank

Mary Jane Armstrong  
Witness

**ZONING BOARD APPROVAL**

SIGNED: Rosa Scott  
Rosa Scott, Chairperson

DATE: 5/6/97

**ACCEPTANCE FOR MAINTENANCE**

I HEREBY CERTIFY that the Improvements have been constructed in an acceptable manner and in accordance with City specifications or that a performance bond or instrument in the amount of \$ NONE has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: Bernard A. Davis DATE: 6-11-98  
Director of Public Works

**CERTIFICATE OF APPROVAL BY THE ATTORNEY  
FOR THE CITY OF LAKE CITY, FLORIDA**

Examined on 6-15-98  
AND  
Approved as to Legal Form and Sufficiency by

SIGNED: Kevin L. + 7 Daryl  
City Attorney

**CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF  
THE CITY OF LAKE CITY, FLORIDA**

THIS IS TO CERTIFY, that on 6/15/98 the foregoing plat was approved by the City Council of the City of Lake City, Florida

SIGNED: W. P. Hubbard  
Mayor

Attest:  
By [Signature] City Clerk

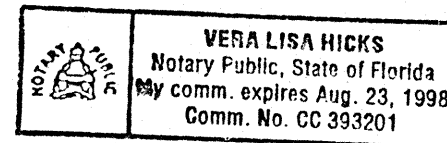
**ACKNOWLEDGEMENT:**

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 29 day of April 1998, by Daniel Crapps. He is personally known to me or has produced as identification and (did/did not) take an oath.

SIGNED: Vera Lisa Hicks  
Notary Public

My Commission Expires: 8-23-98



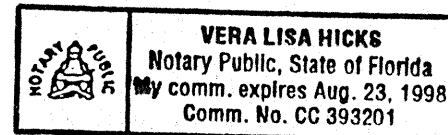
**ACKNOWLEDGEMENT:**

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 29 day of April 1998, by Richard C. Cole. He is personally known to me or has produced as identification and (did/did not) take an oath.

SIGNED: Vera Lisa Hicks  
Notary Public

My Commission Expires: 8-23-98



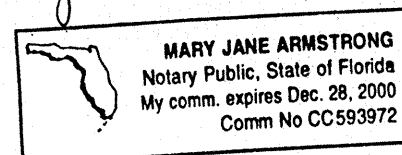
**ACKNOWLEDGEMENT:**

STATE OF FLORIDA, COUNTY OF MARION

The foregoing dedication was acknowledged before me this 30 day of April 1998, by Russell Branson, Vice President of AmSouth Bank. He is personally known to me or has produced as identification and (did/did not) take an oath.

SIGNED: Mary Jane Armstrong  
Notary Public

My Commission Expires:



**CERTIFICATE OF THE SUBDIVIDER'S ENGINEER**

THIS IS TO CERTIFY, that on April 29, 1998 Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 43858, does hereby certify that all required improvements have been installed in compliance with the approved construction plans and if applicable, any submitted "as built" blue prints in accordance with the requirements of the City of Lake City, Florida.

Henry H. Bil  
Registered Florida Engineer  
4/29/98

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, 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 December 30 1997, he completed the survey of the lands as shown in the foregoing plat or plan that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said lands are located in Section 2, Township 4 South, Range 16 East, Columbia County, Florida.

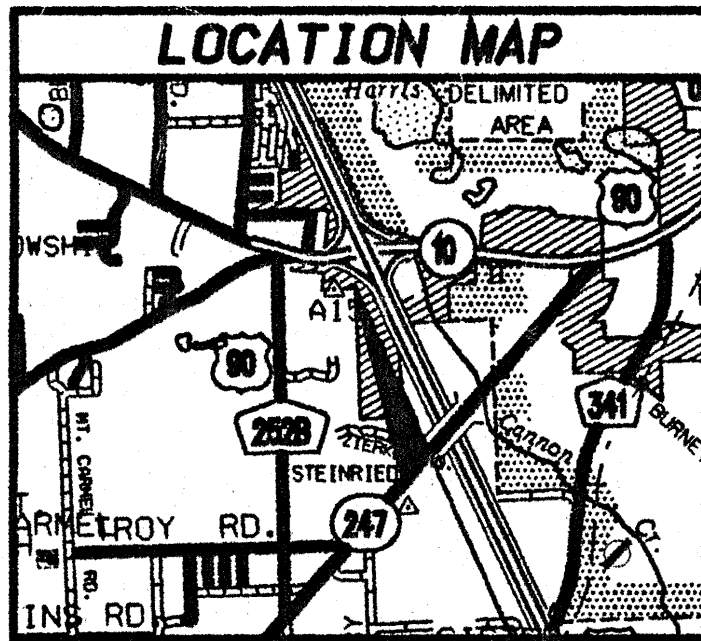
NAME: John M. Lane  
DATE: 4/29/98 Registration No. LS 4303  
Bailey, Bishop & Lane, Inc. LB 6685



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# FLORIDA GATEWAY CENTER SOUTH, UNIT ONE

PART OF SECTION 2, TOWNSHIP 4-S, RANGE 16-E  
 COLUMBIA COUNTY, LAKE CITY FLORIDA



PROJECT LOCATION

CURVE DATA					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
CL1	300.00'	65° 09' 28" RT	341.17'	323.08'	N 32° 34' 44" E
6-1	30.00'	90° 00' 00" RT	47.12'	42.43'	N 69° 50' 32" W
6-2	270.00'	18° 56' 18" LT	89.24'	88.84'	S 55° 41' 19" W
7-1	30.00'	90° 00' 00" LT	47.12'	42.43'	N 20° 09' 28" E
8-1	330.00'	34° 01' 12" RT	195.94'	193.08'	N 48° 08' 52" E
9-1	270.00'	46° 13' 10" LT	217.80'	211.95'	S 23° 06' 35" W
15-1	330.00'	31° 08' 16" RT	179.34'	177.14'	N 15° 34' 08" E

**DESCRIPTION**

A PART OF THE NW 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 AND RUN SOUTH 5° 01' 02" WEST, 492.54 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 5° 01' 02" WEST, 865.38 FEET, THENCE SOUTH 84° 58' 58" EAST, 326.53 FEET, THENCE DUE NORTH, 53.52 FEET, THENCE NORTH 65° 09' 28" EAST, 364.76 FEET, THENCE SOUTH 24° 50' 32" EAST, 70.50 FEET, THENCE NORTH 65° 09' 28" EAST, 124.00 FEET, THENCE SOUTH 24° 50' 32" EAST, 100.00 FEET, THENCE NORTH 65° 09' 28" EAST, 200.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA GATEWAY BOULEVARD, THENCE NORTH 24° 50' 32" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1035.00 FEET, THENCE SOUTH 65° 09' 28" WEST, 563.58 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 15.45 ACRES, MORE OR LESS.

OFFICIAL RECORDS  
 BOOK 22 PAGE 2146

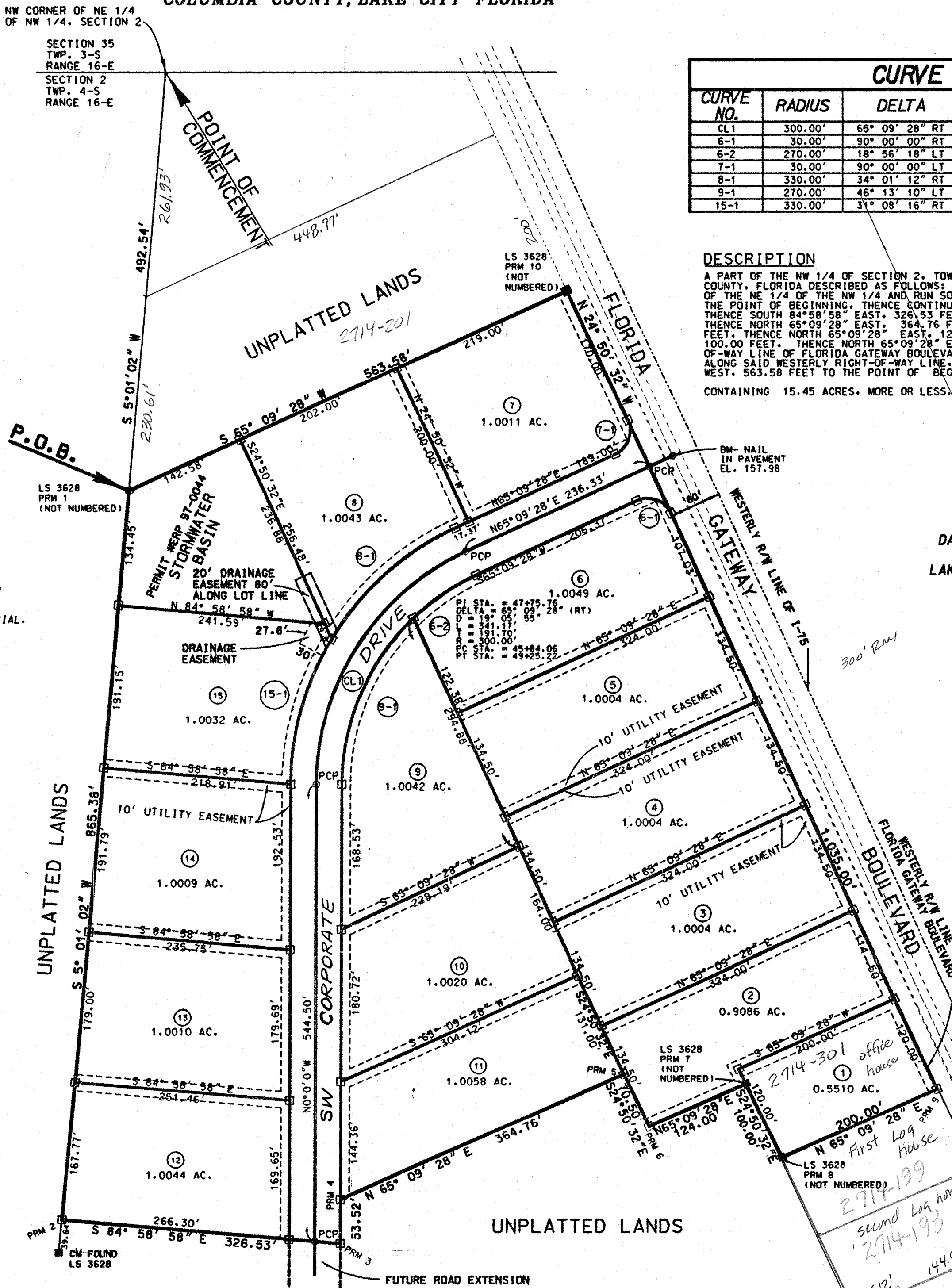
FILE NUMBER 92-01628  
 FILED AND RECORDED IN THE OFFICIAL RECORDS  
 OF COLUMBIA COUNTY, FLORIDA  
 2-2-19 9:12 AM  
 RECORD VERIFIED  
 P. M. [Signature]  
 CLERK OF COURTS  
 COLUMBIA COUNTY, FLORIDA  
 BY: YMC D.C.

**NOTES**

- BEARINGS PROJECTED FROM THE WEST LINE OF FLORIDA GATEWAY BOULEVARD.
- TOTAL ACRES IN SUBDIVISION IS 15.45 ACRES.
- SUBDIVISION CONSISTS OF 15 LOTS RANGING IN SIZE FROM 0.5510 TO 1.0058 ACRES.
- PROPERTY IS ZONED CG AND LAND USE CLASSIFICATION IS COMMERCIAL.
- ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B, EFFECTIVE DATE, JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

**SPECIAL NOTES**

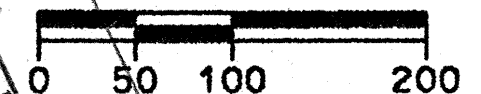
NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.  
 NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 NOTICE: CITY OF LAKE CITY, DEPARTMENT OF PUBLIC WORKS SHALL BE RESPONSIBLE FOR MAINTENANCE OF RETENTION BASIN.



**DEVELOPER**  
 I-75 LAND TRUST  
 DANIEL CRAPPS, TRUSTEE  
 RT. 13 BOX 1154-C  
 LAKE CITY, FLORIDA 32056  
 PH. 904-755-5110

**LEGEND**

- 4"x4" CONC. MONUMENT SET (STAMPED LB6685)
- CONC. MONUMENT FOUND AS NOTED
- PRM □ PERMANENT REFERENCE MONUMENT 4"x4" CONC. MONUMENT SET (STAMPED LB6685 WITH PRM. NO.)
- PCP ○ PERMANENT CONTROL POINT



102/518