

**JBPro**

CIVIL ENGINEERING | LAND PLANNING  
SURVEYING | CONSTRUCTION SERVICES

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# A REPLAT OF LOTS 2, 3 & 11 OF GATEWAY CROSSING A REPLAT OF LOTS 2 & 3 A SUBDIVISION IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, LAKE CITY, COLUMBIA COUNTY, FLORIDA

## LEGAL DESCRIPTION

LOTS TWO (2), THREE (3) AND ELEVEN (11), GATEWAY CROSSING A REPLAT OF LOTS 2 & 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 151, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

CONTAINING 2.70 ACRES, MORE OR LESS.

## NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF LOT 3, GATEWAY CROSSING, HAVING A BEARING OF N09°16'52"W, PER P.B. 9, PG. 114, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "2918008 C1", SAID BENCHMARK BEING A CONCRETE MONUMENT WITH A BRASS DISK NEAR THE NORTH RIGHT-OF-WAY-LINE OF STATE ROAD 10 (U.S. HIGHWAY NO. 90), APPROXIMATELY 280 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75, WITH A PUBLISHED ELEVATION OF 144.449 FEET.
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:5,000.
5. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET AT A FUTURE DATE.
6. THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED ON 28TH OF JANUARY 2019, AND HAS BEEN PREPARED ON MARCH 2, 2022.
7. BASED ON AN ENVIRONMENTAL EVALUATION OF THE SUBJECT PROPERTY IN APRIL, 2015, BY WETLAND SOLUTIONS, INC., NO EVIDENCE OF LISTED SPECIES WAS FOUND ON THE PROPERTY.
8. SPECIAL PROVISION: NO LESS THAN 15 FEET OF THE DEPTH OF THE REQUIRED FRONT YARD SHALL BE MAINTAINED AS A LANDSCAPED AREA. THE DEPTH OF THIS LANDSCAPED AREA SHALL BE MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINE OR LINES. THIS REMAINDER OF THE REQUIRED YARD MAY BE USED FOR OFFSTREET PARKING, BUT NOT FOR BUILDINGS.
9. NO PROTECTIVE COVENANTS ARE TO BE PROVIDED FOR THIS PROPERTY.

## ABBREVIATIONS

NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988  
Nos. = NUMBERS  
O.R.B. = OFFICIAL RECORDS BOOK  
PSM = PROFESSIONAL SURVEYOR AND MAPPER

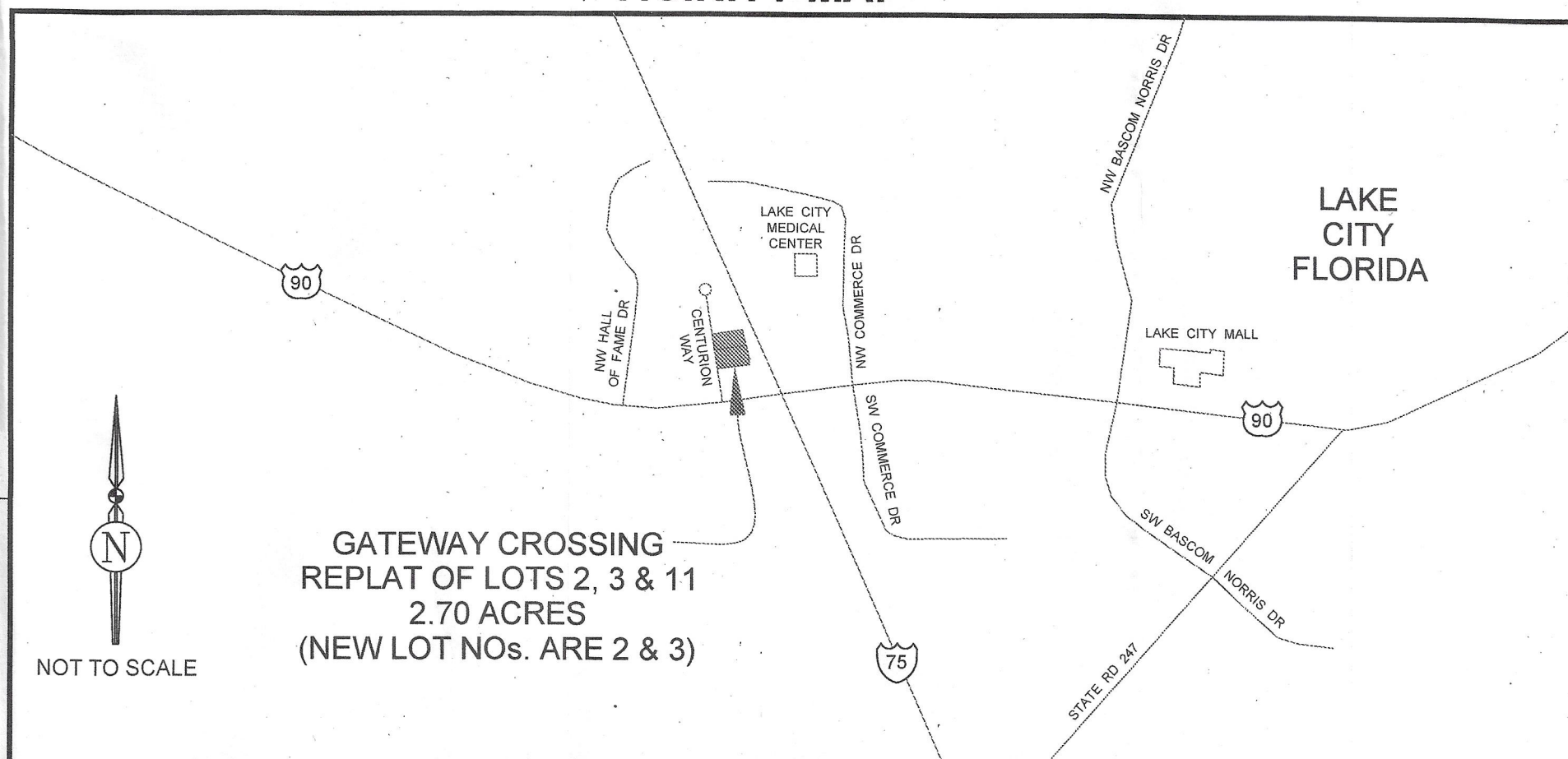
## FLOOD ZONE

THE SUBJECT PARCEL IS DEPICTED IN A "ZONE X" AND "ZONE A" ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12023C0290C, DATED FEBRUARY 4, 2009

## NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC 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.

## VICINITY MAP



Plat Book 9, Page 176  
Sheet One of Two

## Adoption and Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT GWC DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF "A REPLAT OF LOTS 2, 3 & 11 OF GATEWAY CROSSING A REPLAT OF LOTS 2 & 3", A SUBDIVISION, AS DESCRIBED AND SHOWN HEREON, DOES HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID ON THE HEREIN DESCRIBED LANDS, AND THAT TITLE TO SAID LANDS IS IN THE NAME OF GWC PARTNERS, LLC AND SAID LANDS ARE CLEAR OF ANY ENCUMBRANCES AT THE TIME OF THIS PLAT RECORDING. GWC DEVELOPMENT PARTNERS, LLC DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE ROAD AND DRAINAGE RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THE DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE RIGHT TO DISCHARGE AND THE PUBLIC'S RESPONSIBILITY FOR THE MAINTENANCE SHALL BE LIMITED ONLY TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM.

WITNESS  
*Amir P. G. N.*  
WITNESS

*John Shell*  
GWC DEVELOPMENT PARTNERS, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
JOHN SHELL, MEMBER MANAGER

## Acknowledgment:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JOHN SHELL, AS MANAGER OF GWC DEVELOPMENT PARTNERS, LLC, TO ME KNOWN TO BE THE PERSON HEREON DESCRIBED, AND THAT HE ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 02 DAY OF April, 2022.

*Silvia Amaya Chavez*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02/05/25

## 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:

SURVEY REQUIREMENTS:

DATE \_\_\_\_\_ CITY SURVEYOR \_\_\_\_\_

ENGINEERING REQUIREMENTS:

DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

FORM AND LEGALITY:

4/11/22 *F. M. J.*  
DATE \_\_\_\_\_ CITY ATTORNEY \_\_\_\_\_

APPROVED BY CITY OF LAKE CITY:

4/14/22 *Stephen M. White*  
DATE \_\_\_\_\_ MAYOR, CITY OF LAKE CITY  
4/11/22 *Audrey Spies*  
DATE \_\_\_\_\_ CITY CLERK, CITY OF LAKE CITY

## Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF GATEWAY CROSSING A REPLAT OF LOTS 2 & 3, A SUBDIVISION, AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY DATED 01/28/2019, AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

*Troy V. Wright*  
TROY V. WRIGHT, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 7210  
DATE: 4-18-22  
BROWN PROFESSIONAL GROUP, INC.  
3530 NW 143rd STREET  
GAINESVILLE, FLORIDA, 32606  
CERTIFICATE OF AUTHORIZATION NO. 8031

## Certificate of Clerk of Court:

RECEIVED AND FILED FOR RECORD, THIS 20 DAY OF April, 2022.

*James S. Seimer*  
CLERK OF COURT  
DEPUTY CLERK

## DEVELOPER:

GWC DEVELOPMENT PARTNERS, LLC  
2682 W. NOEGEL ROAD, LAKE CITY, FL 32055



SE CORNER OF LOT 2  
ACCORDING TO  
P.B 9, PG. 114  
OF THE PUBLIC RECORDS  
OF COLUMBIA COUNTY, FL