

# WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3

IN  
SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 119 PAGE 119-120

SHEET 1 OF 2

**DESCRIPTION:**

PART OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2, AS RECORDED IN PLAT BOOK 8, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE RUN SOUTH 85°34'42" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST WINDSWEPT GLEN, A DISTANCE OF 292.02 FEET; THENCE RUN NORTH 04°25'18" WEST, A DISTANCE OF 723.78 FEET TO THE SOUTH LINE OF CROSSWINDS, PHASE TWO, AS RECORDED IN PLAT BOOK 8, PAGE 83 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 86°44'00" EAST ALONG SAID SOUTH LINE OF CROSSWINDS, PHASE TWO, A DISTANCE OF 250.05 FEET; THENCE RUN SOUTH 04°25'18" EAST, A DISTANCE OF 252.12 FEET; THENCE RUN NORTH 89°11'54" EAST, A DISTANCE OF 71.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2; THENCE RUN SOUTH 00°48'31" EAST ALONG THE WEST LINE OF SAID LOT 9, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2, A DISTANCE OF 463.04 FEET TO THE POINT OF BEGINNING.  
CONTAINING 4.74 ACRES MORE OR LESS.

**CERTIFICATE OF DEDICATION & OWNERSHIP:**

KNOWN ALL MEN BY THESE PRESENTS THAT WINDSWEPT LAND TRUST, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3", AND THAT ALL ROADS, STREETS, AND EASEMENTS FOR UTILITIES AS SHOWN AND OR DEPICTED HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

Daniel Crapps  
DANIEL CRAPPS  
TRUSTEE  
WINDSWEPT LAND TRUST  
2808 U.S. 90 WEST, STE. 104  
LAKE CITY, FLORIDA 32808  
PHONE: (386) 788-8110

WITNESS [Signature]  
WITNESS [Signature]

**STATE OF FLORIDA, COUNTY OF COLUMBIA:**

I HEREBY CERTIFY ON THIS 10 DAY OF May A.D. 2016, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA,  
THIS 10 DAY OF May A.D. 2016  
Vera Lisa Hicks BY COMMISSION EXPIRES: 8-23-18  
NOTARY PUBLIC, STATE OF FLORIDA

**CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA**



EXAMINED ON THIS 21 DAY OF June, 2016  
AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY  
[Signature]  
ATTORNEY

**CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA:**

THIS IS TO CERTIFY THAT ON THE 20th DAY OF June, 2016, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

[Signature]  
CHAIRMAN  
ATTEST: [Signature]

**CLERK'S CERTIFICATE:**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILE AND RECORDED  
THIS 23rd DAY OF June, 2016, IN PLAT BOOK 9  
PAGES 119-120

SIGNED: [Signature]  
CLERK OF CIRCUIT COURT

**ACCEPTANCE FOR MAINTENANCE:**

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IS IN ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED: [Signature] DATE: 6-20-16  
DIRECTOR OF PUBLIC WORKS

**CERTIFICATE OF COUNTY SURVEYOR:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THIS 10th DAY OF MAY, 2016 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

NAME: [Signature]  
DATE: 5/10/16  
REGISTRATION NO. LS 5394

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AND P.C.P.'S (PERMANENT CONTROL POINTS) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

[Signature]  
TIMOTHY B. ALCORN  
PROFESSIONAL SURVEYOR  
FLORIDA CERTIFICATE NO. \_\_\_\_\_  
DATE: APRIL 19, 2016  
JOB NO.: 79-16 FINAL REVISION  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RANDED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SCALE: 1" = 100'	DATE SURVEYED: 04-12-16	DATE DRAWN: 04-10-16
REVISIONS:	APPROVED BY:	DRAWN BY: SH

**J. SHERMAN FRIER & ASSOCIATES, INC.**  
LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION - LB# 7170  
130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064  
PHONE: 386-362-4629 - FAX: 386-362-5270

OFFICIAL RECORDS  
BOOK 9 PAGE 119-120

FILE NUMBER 2016120104925  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
6-23-2016 AT 9:44 O'CLOCK A.M.  
RECORDS VERIFIED  
[Signature]  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY: [Signature] D.C.

# WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3

IN  
SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA

**ZONING:**

I/W - INDUSTRIAL, LIGHT WAREHOUSING

**BUILDING SET BACKS:**

FRONT: 20 FEET  
REAR: 15 FEET  
SIDE: 15 FEET

**SPECIAL NOTE:**

WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT -OF-WAY  
MAY OCCUR DURING HEAVY RAINS.

**NOTICE**

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS  
PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**FLOOD ZONE INFORMATION**

THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X"  
AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY PANEL NO. 120070 0381C

**NOTICE:**

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  
IMPAIR 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  
DAMAGE.

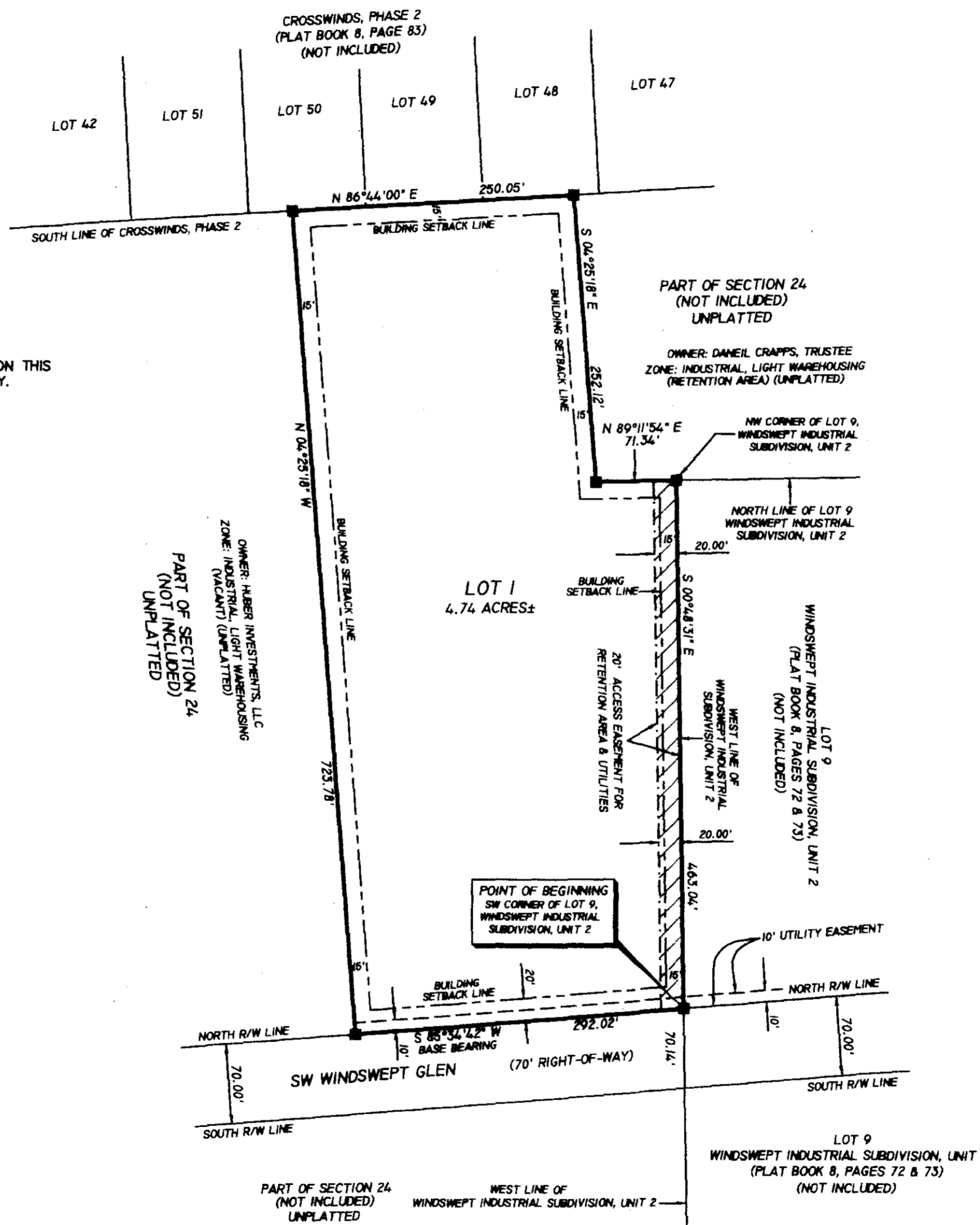
**NOTICE:**

THIS PLAT, AS RECORDED IN ITS  
GRAPHIC FORM IS THE OFFICIAL REFERENCE  
AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED  
IN ANY MANNER BY ANY OTHER GRAPHIC OR  
VERBAL 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.

**ABBREVIATIONS**

- IP - IRON PIPE
- HEB. - HERRING
- ST. - STREET
- AV. - AVENUE
- NO ID - NO IDENTIFICATION
- FD. - FOUND
- CM - CONCRETE MONUMENT
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE(S)
- (M) - MEASURED
- (P) - PLAT
- (D) - DEED
- (C) - CALCULATED
- (R) - RECORD
- R/W - RIGHT-OF-WAY
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT

**SURVEYOR:**  
TIMOTHY B. ALCOCK  
J. SHERMAN FRIER & ASSOCIATES, INC.  
130 WEST HOWARD STREET  
LIVE OAK, FLORIDA 32064  
(386) 388-4888  
REC. NO. 8888

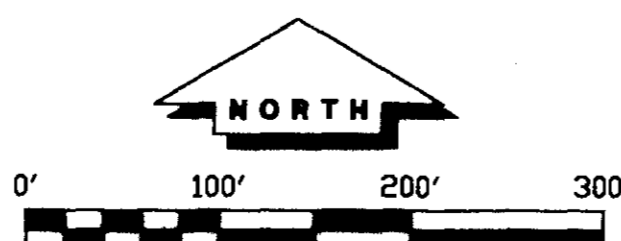


**LEGEND AND NOTES:**

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND,  
4"x4" CONCRETE MONUMENT, L.B. # 8885
- 1) BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF  
SW WINDSWEPT GLEN (S 85°34'42" W-PLAT).
- 2) THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS  
OR WATER COURSES ON SUBJECT PROPERTY.

**UTILITY EASEMENT DETAIL:**

DENOTES 10' EASEMENTS AS SHOWN. EASEMENTS SHOWN HEREON FOR  
UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION,  
MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.



SCALE: 1" = 100'	DATE SURVEYED: 04-12-16	DATE DRAWN: 04-19-16
REVISED:	APPROVED BY:	DRAWN BY: SH

**J. SHERMAN FRIER & ASSOCIATES, INC.**  
**LAND SURVEYORS**

CERTIFICATE OF AUTHORIZATION - LB# 7170  
130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064  
PHONE: 386-382-4888 - FAX: 386-382-5270

OFFICIAL RECORDS  
BOOK 119 PAGE 120