

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.

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 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.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
OF COLUMBIA COUNTY, FLORIDA

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the board of county commissioners for Columbia County, Florida

Rory D. Felt
Chairman

James B. Smith
Attest:

CERTIFICATE OF APPROVAL
BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

Examined on January 19, 2023

AND
Approved as to Legal Form and Sufficiency by:

Jon F. Foreman, County Attorney

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Daniel Crapps, as Trustee, has caused the lands hereon described to be surveyed, subdivided and platted to be known as WINDSWEPT INDUSTRIAL SUBDIVISION UNIT 7, and that all easements for utilities are hereby dedicated to the perpetual use of the public for uses as shown hereon. The retention areas, stormwater basins, wetlands and related drainage easements shown hereon are retained by the owner and are specifically not dedicated to or accepted by Columbia County.

Signed, sealed and delivered
in the presence of:

James B. Smith
Witness

James B. Smith
Print or type name

Debbie A. Motes
Witness

Debbie A. Motes
Print or type name

Daniel Crapps
Print Name: DANIEL CRAPPS

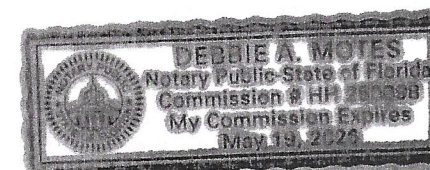
ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 23rd day of Jan, 2023, by Daniel Crapps, as trustee. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

SIGNED: Debbie A. Motes
Notary Public



My Commission Expires: 01/13/2024



CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 24th day of January, 2023, in Plat Book 10, Page 1-2.

SIGNED: James B. Smith
Clerk of Circuit Court

CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licensed and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on 01/23/2023 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: L. Scott Britt
NAME: L. SCOTT BRITT
Florida Reg. Cert. No. LS 5757

WINDSWEPT INDUSTRIAL SUBDIVISION UNIT 7

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

NOTES:

- 1.) Monumentation is as shown and designated on the face of the plat.
- 2.) Boundary based on monumentation found in place, instruction by client, and prior survey and subdivision by Bailey, Bishop & Lane.
- 3.) Bearings projected from the South line of Section 24 and based on State Plane Coordinates.
- 4.) Interior improvements shown were located by field ties.
- 5.) Underground encroachments, if present, were not located with this survey.
- 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
- 7.) Date of field survey completion: May 10, 2022.
Date of plat drawing: May 26, 2022.
- 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 12023C0381D).
- 9.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 10.) Preliminary approval: August 18, 2022
- 11.) Water Supply and Sewerage disposal to be provided through public entity, subject to County approval.
- 12.) Building Setbacks: Front = 20 feet, Side and Rear = 15 feet

DEVELOPER

Daniel Crapps, Trustee
2806 West Highway 90
Lake City, Florida 32055

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY this to be a true and correct representation of the lands 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.

SIGNED: James B. Smith
James B. Smith, P.S.M.
Florida Registered Cert. No. 7355

DATE: 01/23/2023

SHEET 1 OF 2



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET

WINDSWEEP INDUSTRIAL SUBDIVISION UNIT 7

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

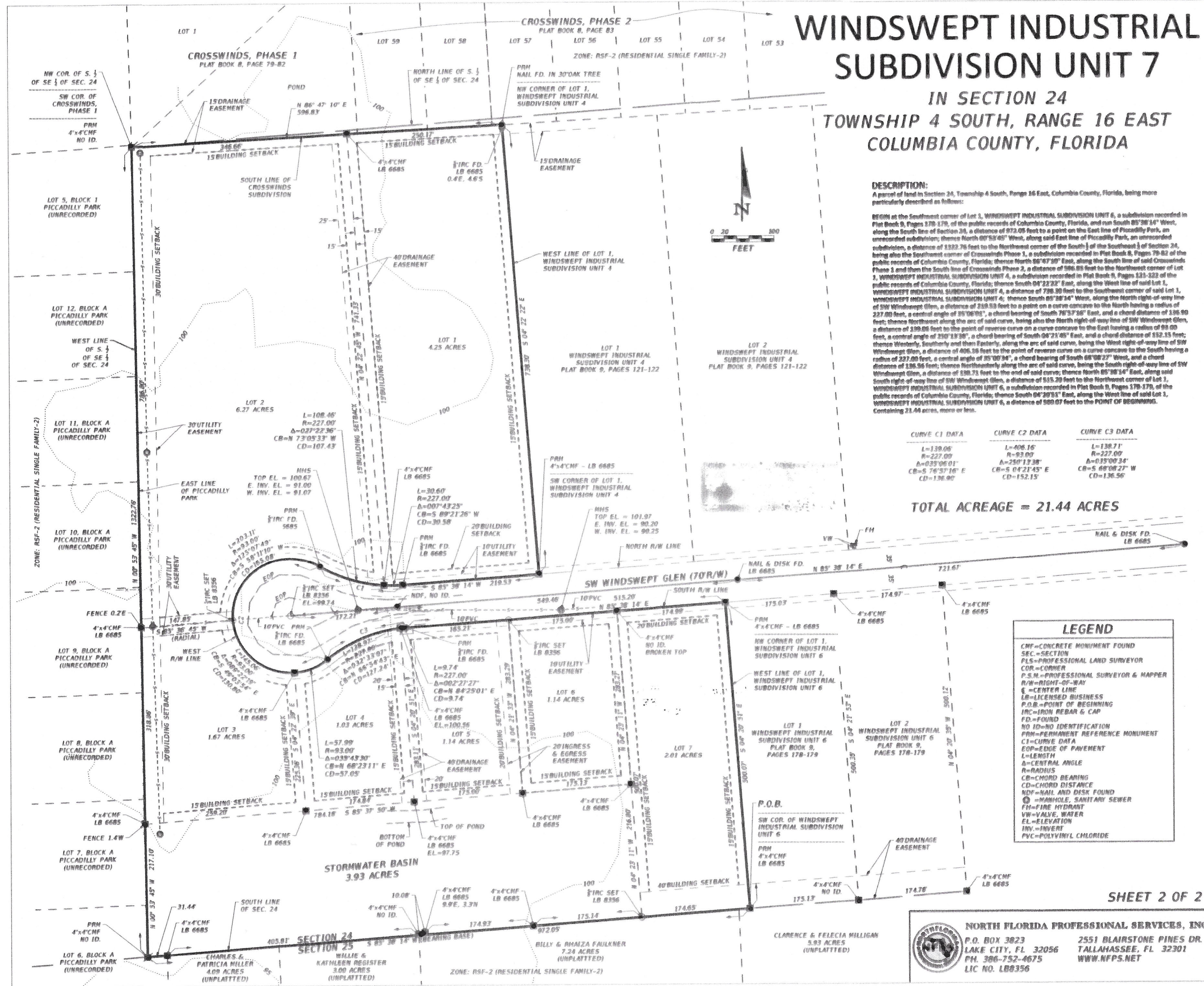
DESCRIPTION:

A parcel of land in Section 24, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of Lot 1, WINDSWEEP INDUSTRIAL SUBDIVISION UNIT 6, a subdivision recorded in Plat Book 9, Pages 178-179, of the public records of Columbia County, Florida, and run South 85°38'14" West, along the South line of Section 24, a distance of 972.05 feet to a point on the East line of Piccadilly Park, an unrecorded subdivision; thence North 80°53'48" West, along said East line of Piccadilly Park, an unrecorded subdivision, a distance of 1322.76 feet to the Northwest corner of the South 1/2 of Section 24, being also the Southwest corner of Crosswinds Phase 1, a subdivision recorded in Plat Book 8, Pages 79-82 of the public records of Columbia County, Florida; thence North 86°47'10" East, along the South line of said Crosswinds Phase 1 and then the South line of Crosswinds Phase 2, a distance of 596.85 feet to the Northwest corner of Lot 1, WINDSWEEP INDUSTRIAL SUBDIVISION UNIT 4, a subdivision recorded in Plat Book 9, Pages 121-122 of the public records of Columbia County, Florida; thence South 04°22'22" East, along the West line of said Lot 1, WINDSWEEP INDUSTRIAL SUBDIVISION UNIT 4, a distance of 738.30 feet to the Southwest corner of said Lot 1, WINDSWEEP INDUSTRIAL SUBDIVISION UNIT 4; thence South 85°38'14" West, along the North right-of-way line of SW Windswept Glen, a distance of 259.53 feet to a point on a curve concave to the North having a radius of 227.00 feet, a central angle of 35°06'04", a chord bearing of South 76°57'16" East, and a chord distance of 136.90 feet; thence Northwest along the arc of said curve, being also the North right-of-way line of SW Windswept Glen, a distance of 199.06 feet to the point of reverse curve on a curve concave to the East having a radius of 99.00 feet, a central angle of 25°19'30", a chord bearing of South 04°21'45" East, and a chord distance of 152.15 feet; thence West, Southerly and then Easterly, along the arc of said curve, being the West right-of-way line of SW Windswept Glen, a distance of 406.16 feet to the point of reverse curve on a curve concave to the South having a radius of 227.00 feet, a central angle of 35°06'04", a chord bearing of South 08°06'27" West, and a chord distance of 136.54 feet; thence Northwesterly along the arc of said curve, being the South right-of-way line of SW Windswept Glen, a distance of 136.71 feet to the end of said curve; thence North 85°38'14" East, along said South right-of-way line of SW Windswept Glen, a distance of 535.29 feet to the Northwest corner of Lot 1, WINDSWEEP INDUSTRIAL SUBDIVISION UNIT 6, a subdivision recorded in Plat Book 9, Pages 178-179, of the public records of Columbia County, Florida; thence South 04°20'51" East, along the West line of said Lot 1, WINDSWEEP INDUSTRIAL SUBDIVISION UNIT 6, a distance of 880.07 feet to the POINT OF BEGINNING. Containing 21.44 acres, more or less.

CURVE C1 DATA	CURVE C2 DATA	CURVE C3 DATA
L=139.06 R=227.00 Δ=035°06'04" CB=S 76°57'16" E CD=136.90	L=406.16 R=99.00 Δ=25°19'30" CB=S 04°21'45" E CD=152.15	L=136.71 R=227.00 Δ=035°06'04" CB=S 08°06'27" W CD=136.54


TOTAL ACREAGE = 21.44 ACRES



LEGEND

CMF=CONCRETE MONUMENT FOUND
SEC=SECTION
PLS=PROFESSIONAL LAND SURVEYOR
COR=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
R/W=RIGHT-OF-WAY
C=CENTER LINE
LB=LICENSED BUSINESS
P.O.B.=POINT OF BEGINNING
IRC=IRON REBAR & CAP
FD.=FOUND
NO ID=NO IDENTIFICATION
PRM=PERMANENT REFERENCE MONUMENT
C1=CURVE DATA
EOP=EDGE OF PAVEMENT
L=LENGTH
Δ=CENTRAL ANGLE
R=RADIUS
CB=CHORD BEARING
CD=CHORD DISTANCE
NDP=NAIL AND DISK FOUND
⊕=MANHOLE, SANITARY SEWER
FH=FIRE HYDRANT
VW=VALVE, WATER
INV.=INVERT
PVC=POLYVINYL CHLORIDE

SHEET 2 OF 2



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