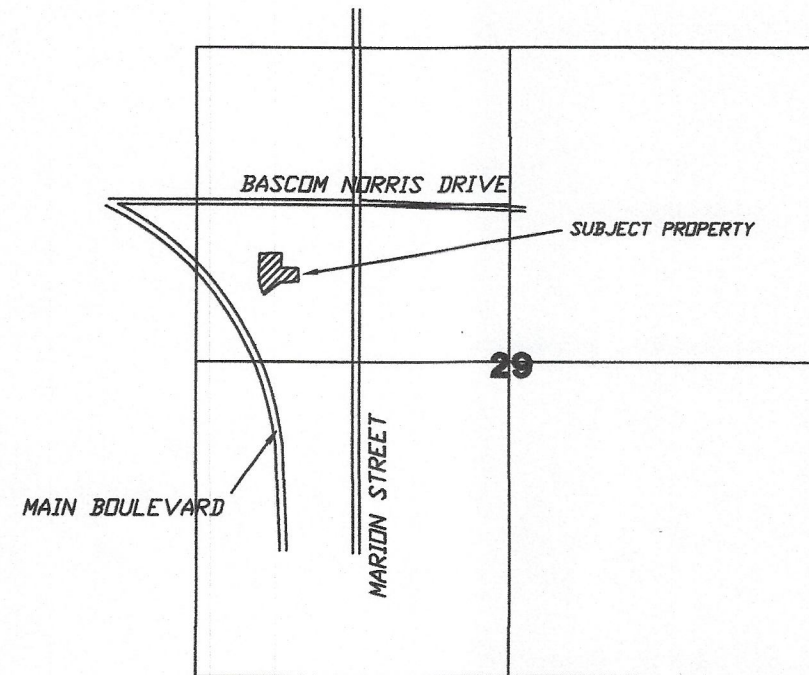


BAILEY'S COVE

A PART OF BLOCK "K" OF NORTHWESTERN DIVISION OF CITY OF LAKE CITY
 IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST,
 COLUMBIA COUNTY, FLORIDA

SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST.



LOCATION SKETCH
 NOT TO SCALE

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	193.21'	04°21'12"	14.68'	7.34'	14.68'	N.00°05'38"W.
2	193.21'	28°47'21"	97.08'	49.59'	96.07'	N.16°39'55"W.
3	193.21'	33°08'34"	111.76'	57.49'	110.21'	N.14°29'19"W.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT TWENTYEIGHT FOURTEEN, AS OWNER, WITH SYLVESTER WARREN III AS AUTHORIZED REPRESENTATIVE, HAS CAUSED THE LANDS HEREDON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "BAILEY'S COVE", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREDON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTEST:
 [Signatures of Witnesses and Owner]
 WITNESS AS TO OWNER: [Signatures]
 WITNESS AS TO OWNER: [Signatures]
 SIGN: [Signature]
 SYLVESTER WARREN III
 PRINT

ACKNOWLEDGMENT: STATE OF _____ COUNTY OF _____

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2023 A.D., BEFORE ME PERSONALLY APPEARED TWENTYEIGHT FOURTEEN WITH SYLVESTER WARREN III, AS AUTHORIZED REPRESENTATIVE, 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: _____

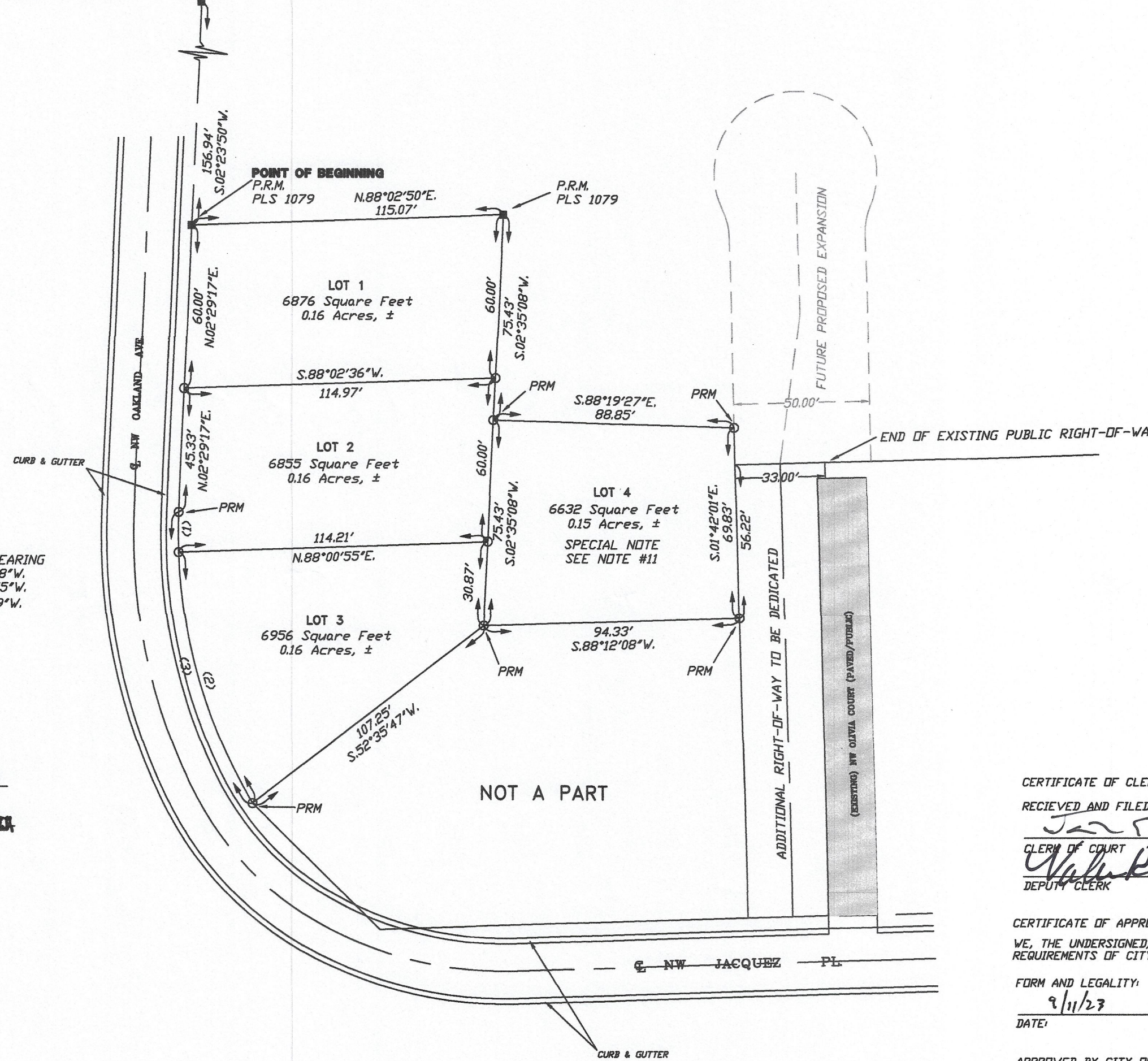
SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.02°23'50"W. FOR THE WEST LINE OF SAID BLOCK K.
- 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 12023C0284D, 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 HEREDON.
- THE FIELD WORK WAS PERFORMED ON 04/15/23.
- EASEMENTS ARE AS SHOWN HEREDON.
- 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.
- THE CITY OF LAKE CITY MAY AND/OR WILL DENY A BUILDING PERMIT ON THIS PARCEL UNTIL NW OLIVIA COURT HAS BEEN IMPROVED TO REQUIRED CITY STANDARDS FOR RESIDENTIAL CONSTRUCTION.

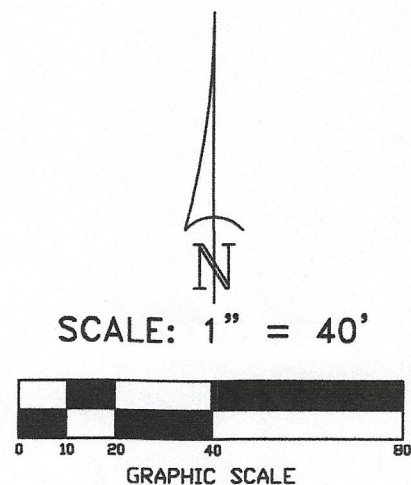
NOTICE:

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.

POINT OF COMMENCEMENT
 NW CORNER OF BLOCK "K"



SYMBOL LEGEND:	
■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON PIN AND CAP SET
✱	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊕	MAIL & DISK
⊖	POWER POLE
+	SIGN POST
⊕	WATER METER
⊖	UTILITY BOX
⊕	FIRE HYDRANT
⊖	SANITARY MANHOLE
⊕	CENTERLINE
—	SECTION LINE
—	ELECTRIC LINES
—	WIRE FENCE
—	CHAIN LINK FENCE
—	WOODEN FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT



CERTIFICATE OF CLERK OF COURT:
 RECEIVED AND FILED FOR RECORD, THIS 6th DAY OF December 2023.
 [Signature]
 CLERK OF COURT
 [Signature]
 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'S ORDINANCES AND REGULATIONS AS FOLLOWS:

FORM AND LEGALITY:
 DATE: 9/11/23 [Signature]
 CITY ATTORNEY

APPROVED BY CITY OF LAKE CITY
 DATE: 9-7-23 [Signature]
 MAYOR, CITY OF LAKE CITY
 DATE: 9-8-23 [Signature]
 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 HEREDON, 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.

L. SCOTT BRITT, PSM #5757

DESCRIPTION:
 COMMENCE AT THE NW CORNER OF BLOCK K IN THE NORTHWESTERN DIVISION OF THE CITY OF LAKE CITY AND RUN S.02°23'50"W., ALONG THE WEST LINE OF SAID BLOCK K, 156.94 FEET TO THE POINT OF BEGINNING; THENCE N.88°02'50"E., 115.07 FEET; THENCE S.02°35'08"W., 72.43 FEET; THENCE S.88°19'27"E., 88.85 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW OLIVIA COURT; THENCE S.01°42'01"E., ALONG SAID LINE 69.83 FEET; THENCE S.88°12'08"W., 94.33 FEET; THENCE S.52°33'47"W., 107.25 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW OAKLAND AVENUE SAID POINT BEING ON A CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 193.21 FEET, AN INCLUDED ANGLE OF 33°08'34" AND A CHORD BEARING AND DISTANCE OF N.14°29'19"W., 110.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 111.76 FEET; THENCE N.02°29'17"E., 105.33 FEET TO THE POINT OF BEGINNING.

NOTICE:
 THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREDON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN 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:
 TWENTYEIGHT FOURTEEN
 930 NE JDE CONEY TERRACE
 LAKE CITY, FL 32055



BRITT SURVEYING

LAND SURVEYORS AND MAPPERS

1426 WEST DUVAL STREET
 LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-29366