COUNTRY LAKE IN WOODBOROUGH
PHASE 1
FOR 2007

PARENT PARCEL – 22-3S-16-02268-004 – 48.07 AC. – 24.90 AC. = 23.00 AC. LEFT.

HEADER PARCEL – 22-3S-16-02267-100 – A S/D LYING IN THE NW1/4 OF SE1/4 AND ALSO LYING IN THE SW1/4 OF THE NE1/4 CONTAINING 24.90 AC. RECORDED ON 06/19/2006 IN PLAT BOOK 8 PAGES 97 THRU 99.

LOT 1	**22-3S-16-02267-101**	**1.70 AC.**	**(RETENTION POND)**
LOT 2	**22-3S-16-02267-102**	**1.23 AC.**	
LOT 3	**22-3S-16-02267-103**	**1.40 AC.**	
LOT 4	**22-3S-16-02267-104**	**.83 AC.**	
LOT 5	**22-3S-16-02267-105**	**1.40 AC.**	
LOT 6	**22-3S-16-02267-106**	**.74 AC.**	
LOT 7	**22-3S-16-02267-107**	**1.40 AC.**	
LOT 8	**22-3S-16-02267-108**	**.76 AC.**	
LOT 9	**22-3S-16-02267-109**	**.90 AC.**	
LOT 10	**22-3S-16-02267-110**	**.70 AC.**	
LOT 11	**22-3S-16-02267-111**	**.90 AC.**	
LOT 12	**22-3S-16-02267-112**	**.76 AC.**	
LOT 13	**22-3S-16-02267-113**	**.92 AC.**	
LOT 14	**22-3S-16-02267-114**	**.79 AC.**	
LOT 15	**22-3S-16-02267-115**	**.93 AC.**	
LOT 16	**22-3S-16-02267-116**	**.85 AC.**	
LOT 17	**22-3S-16-02267-117**	**.93 AC.**	
LOT 18	**22-3S-16-02267-118**	**.91 AC.**	
LOT 19	**22-3S-16-02267-119**	**.88 AC.**	
LOT 20	**22-3S-16-02267-120**	**.80 AC.**	
LOT 21	**22-3S-16-02267-121**	**.93 AC.**	

ADDITIONAL RETENTION POND – 22-3S-16-02267-999 1.62 AC.

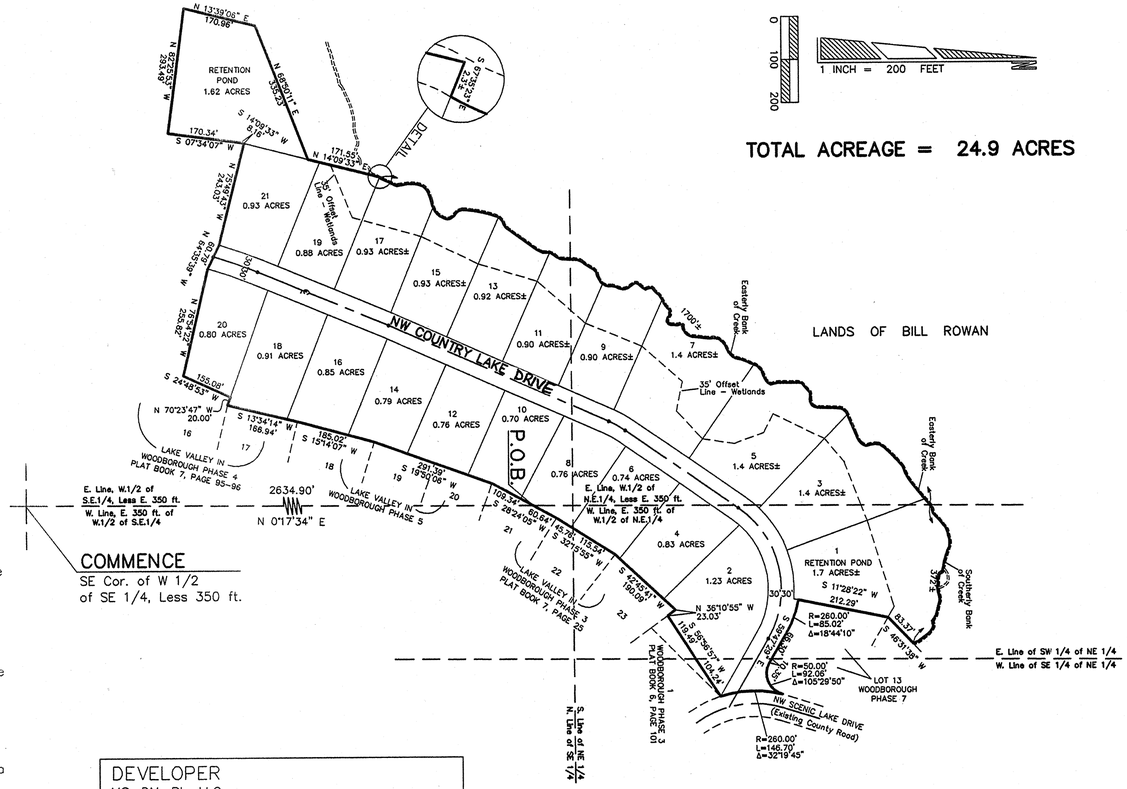
PLAT BOOK 8 PAGE 97

COUNTRY LAKE IN WOODBOROUGH PHASE 1

IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

DESCRIPTION

COMMENCE at the Southeast corner of the West 1/2 of the Southeast 1/4, less the East 350 feet of Section 22, Township 3 South, Range 16 East, Columbia County, Florida and run North 00°17'34" East along the East line of the West 1/2 of the Southeast 1/4, less the East 350 feet a distance of 2634.90 feet to a point on the West line of LAKE VALLEY IN WOODBOROUGH PHASE 3 and the POINT OF BEGINNING; thence South 28°24'05" Westl along said West line of LAKE VALLEY IN WOODBOROUGH PHASE 3 a distance of 109.34 feet to the Southwest corner of said LAKE VALLEY IN WOODBOROUGH PHASE 3, being also the Northwest corner of LAKE VALLEY IN WOODBOROUGH PHASE 5, a subdivision recorded in of the Public Records of Columbia County, Florida; thence South 19°50'06" West along the West line of said LAKE VALLEY IN WOODBOROUGH PHASE 5 a distance of 291.39 feet; thence South 15°14'07" West still along said West line of LAKE VALLEY IN WOODBOROUGH PHASE 5 a distance of 185.02 feet to the Southwest corner of said LAKE VALLEY IN WOODBOROUGH PHASE 5, being also the Northwest corner of LAKE VALLEY IN WOODBOROUGH PHASE 4, a subdivision recorded in Plat Book 7, Pages 95–96 of the Public Records of Columbia County, Florida; thence South 13°34'14" West along the West line of said LAKE VALLEY IN WOODBOROUGH PHASE 4 a distance of 166.94 feet; thence North 70°23'47" West along said West line of LAKE VALLEY IN WOODBOROUGH PHASE 4 a distance of 20.00 feet; thence South 24°48'53" West still along said West line of LAKE VALLEY IN WOODBOROUGH PHASE 4 a distance of 155.08 feet; thence North 76°54'22" West a distance of 255.82 feet; thence North 64°35'39" West a distance of 60.79 feet; thence North 75°49'43" West a distance of 243.03 feet; thence South 14°09'33" West a distance of 8.16 feet; thence South 07°34'07" West a distance of 170.34 feet; thence North 82°25'53" West a distance of 293.49 feet; thence North 13°39'06" East a distance of 170.96 feet; thence North 68°50'11" East a distance of 335.23 feet; thence North 14°09'33" East a distance of 171.55 feet; thence South 67°35'23" East a distance of 2.3 feet, more or less, to a point on the Easterly bank of a creek; thence Northeasterly along the Easterly bank of a creek a distance of 1700 feet, more or less, to a point on the West line of the East 350 feet of the West 1/2 of the Northeast 1/4 of Section 22; thence Northeasterly and Southeasterly along the Southerly bank of a creek a distance of 372 feet, more or less; thence South 46°31'38" West a distance of 83.37 feet; thence South 11°28'22" West a distance of 212.29 feet to a point on a curve concave to the Southwest having a radius of 260.00 feet and a central angle of 18°44'10"; thence Southeasterly along the arc of said curve a distance of 85.02 feet to the point of tangency of said curve; thence South 59°47'29" East a distance of 66.30 feet to a point on the West line of the Southeast 1/4 of the Northeast 1/4 of Section 22; thence continue South 59°47'29" East a distance of 10.35 feet to the point of curve of a curve concave to the Northwest having a radius of 50.00 feet and a central angle of 105°29'50"; thence Northeasterly along the arc of said curve a distance of 92.06 feet to the cusp of curve of a curve concave to the East having a radius of 260.00 feet and a central angle of 32°19'45"; thence Southeasterly along the arc of said curve, being also the Westerly Right–of–Way line of Scenic Lake Drive, a distance of 146.70 feet to the Northwest corner of WOODBOROUGH PHASE 3, a subdivision recorded in Plat Book 6, Page 101, of the Public Records of Columbia County, Florida; thence South 56°56'57" West a distance of 104.24 feet to a point on the East line of the Southwest 1/4 of the Northeast 1/4 in Section 22; thence continue South 56°56'57" West a distance of 119.49 feet to a point on the Northeasterly line of LAKE VALLEY IN WOODBOROUGH PHASE 3, a subdivision recorded in Plat Book 7, Page 25 of the Public Records of Columbia County, Florida; thence North 36°10'55" West along said Northeasterly line of LAKE VALLEY IN WOODBOROUGH PHASE 3 a distance of 23.03 feet to the Northwest corner of said LAKE VALLEY IN WOODBOROUGH PHASE 3; thence South 42°45'41" West along the West line of said LAKE VALLEY IN WOODBOROUGH PHASE 3 a distance of 190.09 feet; thence South 32°15'55" West still along said West line of LAKE VALLEY IN WOODBOROUGH PHASE 3 a distance of 115.54 feet to a point on the North line of the Southeast 1/4 of Section 22; thence continue South 32°15'55" West still along said West line of LAKE VALLEY IN WOODBOROUGH PHASE 3 a distance of 45.76 feet; thence South 28°24'05" West still along said West line of LAKE VALLEY IN WOODBOROUGH PHASE 3 a distance of 60.64 feet to a point on the East line of the West 1/2 of the Southeast 1/4, less the East 350 feet and the POINT OF BEGINNING. Containing 24.9 acres, more or less



TOTAL ACREAGE = 24.9 ACRES

COMMENCE
SE Cor. of W 1/2 of SE 1/4, Less 350 ft.

DEVELOPER
MS, DM, BL, LLC.
3101 W. US Hwy. 90 #101 Lake City, Florida 32055
Contact: Deborah S. Myles (386) 752–6575

LEGEND

☒ PRM = P.R.M. set with brass cap stamped LB 7042 and date – 4" x 4" Concrete Monument.	PCP = Permanent Control Point
○ PCP = P.C.P. set – Nail with cap stamped LB 7042.	Δ = Delta (Central Angle)
□ = 4"x4" Concrete Monument set, LB 7042.	R = Radius of Curve
■ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.	L = Arc Length of Curve
P.L.S = Professional Land Surveyor	CH = Chord of Curve
LB = Licensed Business	CB = Chord Bearing
P.O.B. = Point of Beginning	P.B. = Plat Book
R/W = Right–of–Way	PG. = Page
	PRM = Permanent Reference Monument

SURVEYOR'S CERTIFICATE

I 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 : _____
Timothy A. Delbene, P.L.S.
Florida Registered Cert. No. 5594
DATE: 4/27/2006

SEAL

SHEET 1 OF 3 PLAT DATE: 04/19/2006

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755–6166 FAX: (386) 755–6167

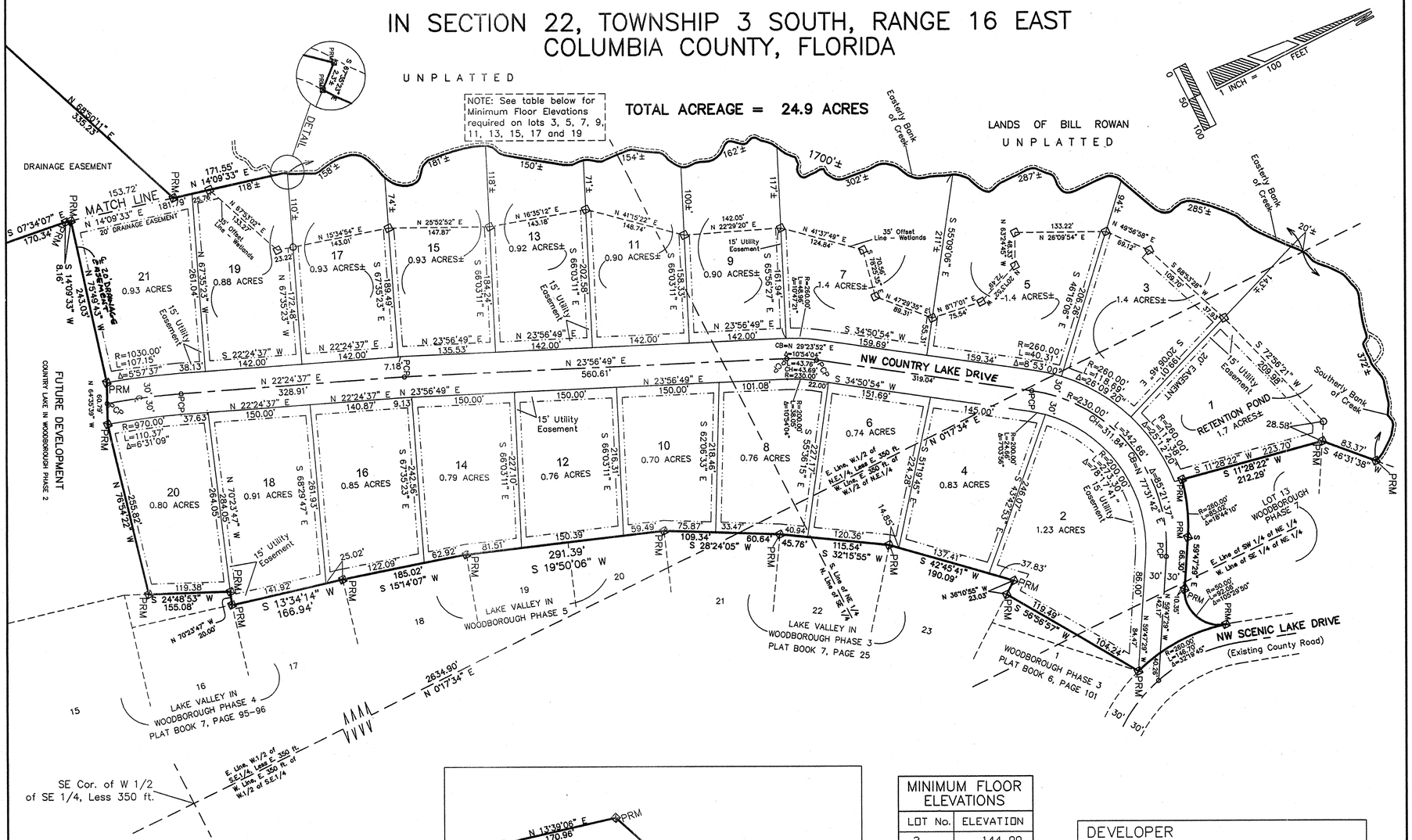
OFFICIAL RECORDS BOOK 1087 PAGE 340

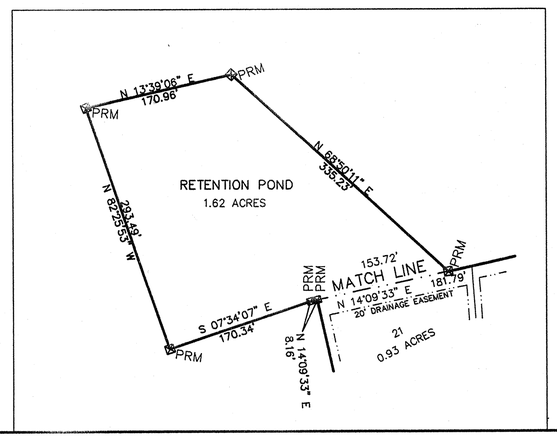
FILE NUMBER 2006 014619
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
6/19, 2006 AT 12:02 O'CLOCK P M
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

COUNTRY LAKE IN WOODBOROUGH PHASE 1

IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA





MINIMUM FLOOR ELEVATIONS	
LOT No.	ELEVATION
3	144.00
5	144.00
7	143.00
9	143.00
11	142.00
13	140.00
15	139.50
17	139.50
19	139.50

MINIMUM FLOOR ELEVATIONS PER DATA FROM PROJECT ENGINEER'S PLANS

LEGEND

- PRM = P.R.M. set with brass cap stamped LB 7042 and date – 4" x 4" Concrete Monument.
- PCP = P.C.P. set – Nail with cap stamped LB 7042.
- □ = 4"x4" Concrete Monument set, LB 7042.
- ■ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.
- P.L.S = Professional Land Surveyor
- LB = Licensed Business
- P.O.B. = Point of Beginning
- R/W = Right-of-Way
- PCP = Permanent Control Point
- Δ = Delta (Central Angle)
- R = Radius of Curve
- L = Arc Length of Curve
- CH = Chord of Curve
- CB = Chord Bearing
- P.B. = Plat Book
- PG. = Page
- PRM = Permanent Reference Monument

DEVELOPER
MS, DM, BL, LLC.
3101 W. US Hwy. 90 #101 Lake City, Florida 32055
Contact: Deborah S. Myles (386) 752-6575

SHEET 2 OF 3 PLAT DATE: 04/19/2006

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

OFFICIAL RECORDS BOOK 1087 PAGE 248

PLAT BOOK 8 PAGE 97-99

COUNTRY LAKE IN WOODBOROUGH PHASE 1

IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

NOTES

1.) Boundary based on description from client, monuments found and prior survey and subdivisions by this Company.

2.) Bearings projected from the East line of the West 1/2 of the SE 1/4, Less the East 350 feet and based on above referenced prior survey and subdivisions by this Company

3.) Interior improvements or underground encroachments, if present, were not located with this survey.

4.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.

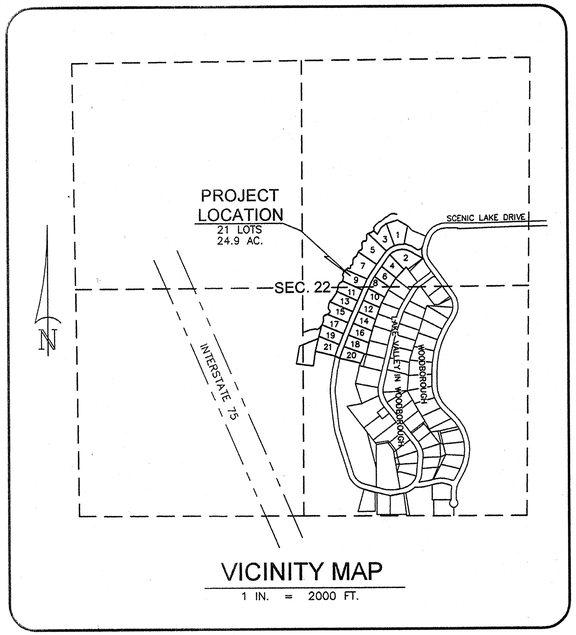
5.) Examination of the flood hazard maps (F.I.R.M.) of the Federal Emergency Management Agency, shows the development lies within Flood Zone "X" which, per said maps is defined as an area outside of the 500 year flood plain. (ref: Community Panel No. 120070 0175 B). See sheet 2 of 3 for Minimum Floor Elevations, set by the project engineer, on certain lots West of NW Country Lake Glen.

6.) Preliminary approval: 06/27/2005

7.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.

OFFICIAL RECORDS BOOK 1087 PAGE 249

DEVELOPER
MS, DM, BL, LLC.
3101 W. US Hwy. 90 #101 Lake City, Florida 32055
Contact: Deborah S. Myles (386) 752-6575



VICINITY MAP
1 IN. = 2000 FT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that MS, DM, BL, LLC, as owner, and William C. Rowan, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as COUNTRY LAKE IN WOODBOROUGH PHASE 1, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

Deborah S. Myles
Managing Member
MS, DM, BL, LLC.

Witness
Witness

William C. Rowan
Mortgagee Individually and as President, Woodborough Corp.

Witness
Witness

ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia

NOTARY SEAL
My Commission Expires: _____

The foregoing dedication was acknowledged before me this 31st day of May, 2006, by Deborah S. Myles, as owner. She is personally known to me or has produced DL as identification and (did / did not) take an oath.

SIGNED: _____
Notary Public

GALE TEDDER
MY COMMISSION # DD 333586
EXPIRES: June 28, 2008
Bonded Thru Notary Public Underwriters

ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia

NOTARY SEAL
My Commission Expires: _____

The foregoing dedication was acknowledged before me this 31st day of May, 2006, by William C. Rowan, as mortgagee. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

SIGNED: _____
Notary Public

GALE TEDDER
MY COMMISSION # DD 333586
EXPIRES: June 28, 2008
Bonded Thru Notary Public Underwriters

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Marlin Feagle DATE: June 15, 2006 / 6/15/06
County Attorney, Columbia County

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 19 day of June, 2006, in Plat Book 8, Page 97-99

SIGNED: _____
Clerk of Circuit Court

COMMISSION APPROVAL

SIGNED: _____
Chairman

DATE: 05/18/2006

ATTEST: _____
Clerk

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and 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: _____ DATE: 6/13/06
Director of Public Works

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.

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licenced 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 05/26/2006 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

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

STATE OF FLORIDA
L. SCOTT BRITT
LICENSED
PROFESSIONAL SURVEYOR
SEAL

SHEET 3 OF 3 PLAT DATE: 04/19/2006

Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167