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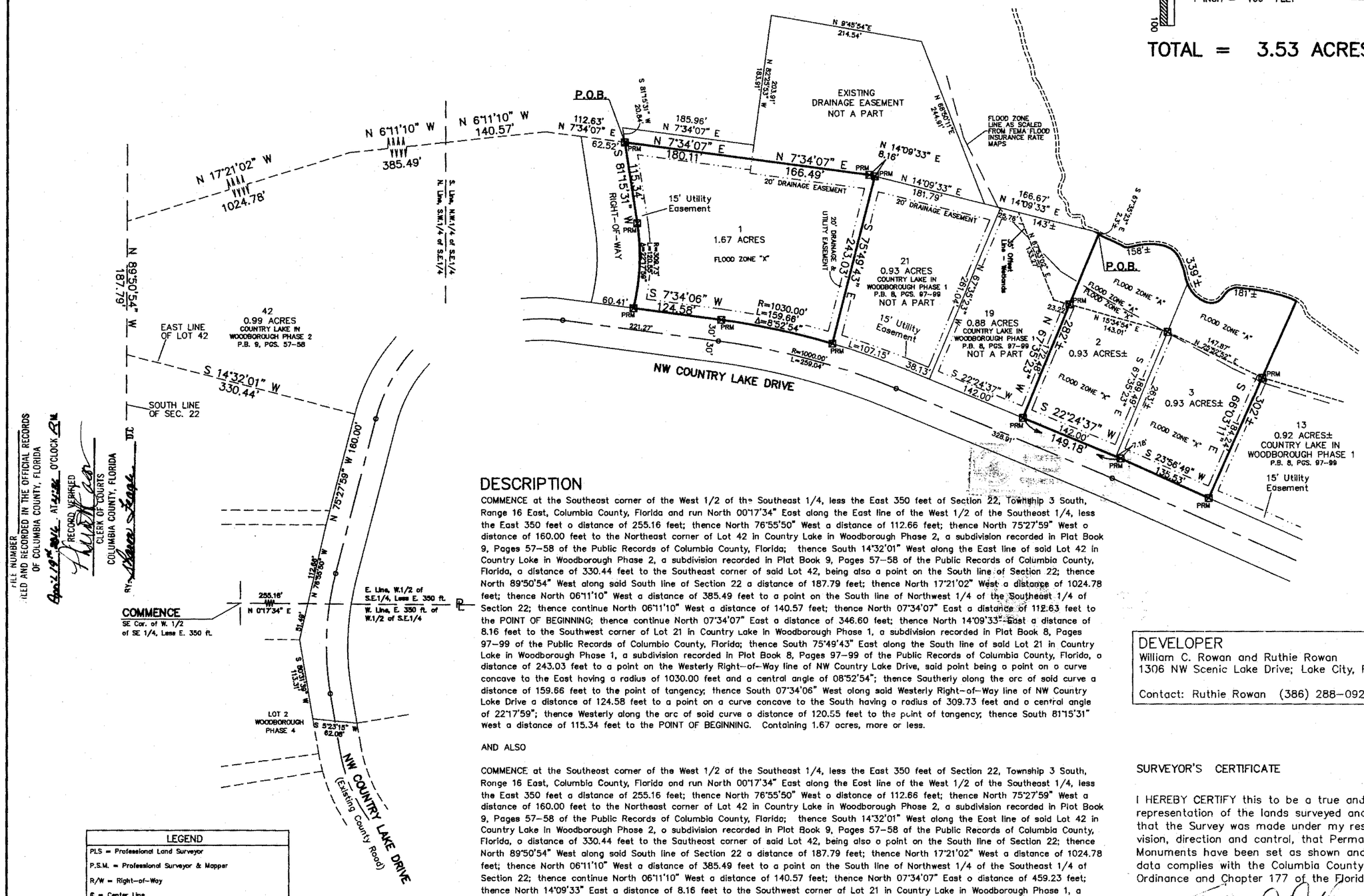
COUNTRY LAKE IN WOODBOROUGH PHASE 3

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

0 50 100 — 1 INCH = 100 FEET

TOTAL = 3.53 ACRES



LEGEND

- P.L.S. = Professional Land Surveyor
- P.S.M. = Professional Surveyor & Mapper
- R/W = Right-of-Way
- ℄ = Center Line
- ℄ = Property Line
- R = Radius of Curve
- L = Length of Curve
- Δ = Delta (Central Angle)
- LB = Licensed Business
- P.O.B. = Point of Beginning
- ⊠ PRM = P.R.M. set with brass cap stamped LB 7042 and date — 4" x 4" Concrete Monument.
- O 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.

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 o distance of 255.16 feet; thence North 76°55'50" West a distance of 112.66 feet; thence North 75°27'59" West o distance of 160.00 feet to the Northeast corner of Lot 42 in Country Lake in Woodborough Phase 2, a subdivision recorded in Plat Book 9, Pages 57–58 of the Public Records of Columbia County, Florida; thence South 14°32'01" West along the East line of said Lot 42 in Country Lake in Woodborough Phase 2, a subdivision recorded in Plat Book 9, Pages 57–58 of the Public Records of Columbia County, Florida, a distance of 330.44 feet to the Southeast corner of said Lot 42, being also a point on the South line of Section 22; thence North 89°50'54" West along said South line of Section 22 a distance of 187.79 feet; thence North 17°21'02" West a distance of 1024.78 feet; thence North 06°11'10" West a distance of 385.49 feet to a point on the South line of Northwest 1/4 of the Southeast 1/4 of Section 22; thence continue North 06°11'10" West a distance of 140.57 feet; thence North 07°34'07" East a distance of 112.63 feet to the POINT OF BEGINNING; thence continue North 07°34'07" East a distance of 346.60 feet; thence North 14°09'33" East a distance of 8.16 feet to the Southwest corner of Lot 21 in Country Lake in Woodborough Phase 1, a subdivision recorded in Plat Book 8, Pages 97–99 of the Public Records of Columbia County, Florida; thence South 75°49'43" East along the South line of said Lot 21 in Country Lake in Woodborough Phase 1, a subdivision recorded in Plat Book 8, Pages 97–99 of the Public Records of Columbia County, Florida, a distance of 243.03 feet to a point on the Westerly Right–of–Way line of NW Country Lake Drive, said point being a point on a curve concave to the East having a radius of 1030.00 feet and a central angle of 08°52'54"; thence Southerly along the arc of said curve a distance of 159.66 feet to the point of tangency; thence South 07°34'06" West along said Westerly Right–of–Way line of NW Country Lake Drive a distance of 124.58 feet to a point on a curve concave to the South having a radius of 309.73 feet and a central angle of 22°17'59"; thence Westerly along the arc of said curve a distance of 120.55 feet to the point of tangency; thence South 81°15'31" west a distance of 115.34 feet to the POINT OF BEGINNING. Containing 1.67 acres, more or less.

AND ALSO

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, Ronge 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 255.16 feet; thence North 76°55'50" West a distance of 112.66 feet; thence North 75°27'59" West a distance of 160.00 feet to the Northeast corner of Lot 42 in Country Lake in Woodborough Phase 2, a subdivision recorded in Plat Book 9, Pages 57–58 of the Public Records of Columbia County, Florida; thence South 14°32'01" West along the East line of said Lot 42 in Country Lake in Woodborough Phase 2, a subdivision recorded in Plat Book 9, Pages 57–58 of the Public Records of Columbia County, Florida, a distance of 330.44 feet to the Southeast corner of said Lot 42, being also a point on the South line of Section 22; thence North 89°50'54" West along said South line of Section 22 a distance of 187.79 feet; thence North 17°21'02" West a distance of 1024.78 feet; thence North 06°11'10" West a distance of 385.49 feet to a point on the South line of Northwest 1/4 of the Southeast 1/4 of Section 22; thence continue North 06°11'10" West a distance of 140.57 feet; thence North 07°34'07" East a distance of 459.23 feet; thence North 14°09'33" East a distance of 8.16 feet to the Southwest corner of Lot 21 in Country Lake in Woodborough Phase 1, a subdivision recorded in Plat Book 8, Pages 97–99 of the Public Records of Columbia County, Florida; thence continue North 14°09'33" East along the West line of Lots 21 and 19 in Country Lake in Woodborough Phase 1, a subdivision recorded in Plat Book 8, Pages 97–99 of the Public Records of Columbia County, Florida, a distance of 348.46 feet to the Northwest corner of Lot 19 in Country Lake in Woodborough Phase 1, a subdivision recorded in Plat Book 8, Pages 97–99 of the Public Records of Columbia County, Florida; thence South 67°35'23" East along the North line of said Lot 19 in Country Lake in Woodborough Phase 1, a subdivision recorded in Plat Book 8, Pages 97–99 of the Public Records of Columbia County, Florida, a distance of 2.3 feet, more or less, to a point on the East bank of a creek and the POINT OF BEGINNING; thence Northerly along the meander line of said East bank of a creek a distance of 339 feet, more or less, to the Southwest corner of Lot 13 in Country Lake in Woodborough Phase 1, a subdivision recorded in Plat Book 8, Pages 97–99 of the Public Records of Columbia County, Florida; thence South 66°03'11" East along the South line of said Lot 13 in Country Lake in Woodborough Phase 1, a subdivision recorded in Plat Book 8, Pages 97–99 of the Public Records of Columbia County, Florida, a distance of 302 feet, more or less, to a point on the Westerly Right–of–Way line of NW Country Lake Drive; thence South 23°56'49" West along said Westerly Right–of–Way line of NW Country Lake Drive a distance of 135.53 feet; thence South 22°24'37" West a distance of 149.18 feet to the Northeast corner of Lot 19 in Country Lake in Woodborough Phase 1, a subdivision recorded in Plat Book 8, Pages 97–99 of the Public Records of Columbia County, Florida; thence North 67°35'23" West along the North line of said Lot 19 in Country Lake in Woodborough Phase 1, a subdivision recorded in Plat Book 8, Pages 97–99 of the Public Records of Columbia County, Florida, a distance of 282 feet, more or less, to the POINT OF BEGINNING. Containing 1.86 acres, more or less.

DEVELOPER
William C. Rowan and Ruthie Rowan
1306 NW Scenic Lake Drive; Lake City, Florida 32055

Contact: Ruthie Rowan (386) 288–0925

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: 3/7/2016

SEAL

SHEET 1 OF 2 PLAT DATE: 02/01/2016

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

FILE NUMBER _____
RECORDED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
April 19th 2016 AT 4:28 O'CLOCK PM
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

OFFICIAL RECORDS BOOK 9 PAGE 117

COUNTRY LAKE IN WOODBOROUGH PHASE 3

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.

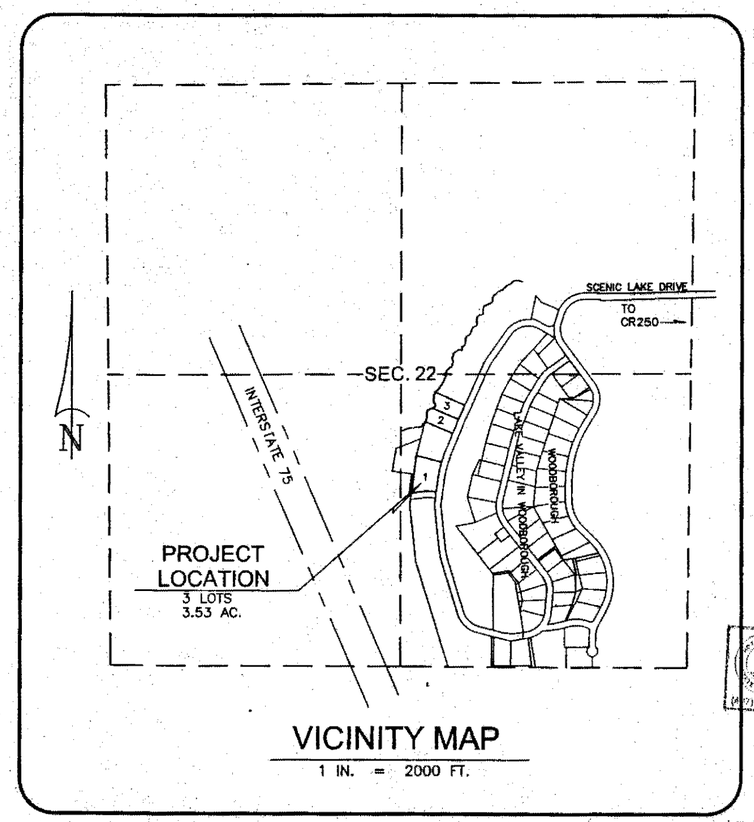
2.) Bearings projected from the East line of the West 1/2 of the SE 1/4, Less the East 350 feet and based on above referenced prior survey ond subdivisions by this Company.

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 Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies partly within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain and partly within Flood Zone "A", which according to said maps is inside of the 1% annual chance flood plain (f.k.a. 100 year flood plain) (ref: Map No. 12023C0280C). No base flood elevation (BFE) is shown on said FIRM maps.

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



VICINITY MAP

1 IN. = 2000 FT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ruthie Rowan, as owner, and William C. Rowan, as owner, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as COUNTRY LAKE IN WOODBOROUGH PHASE 3, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

Ruthie Rowan
owner

Witness

Witness

William C. Rowan
owner

Witness

Witness

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 21st day of March 2016, by Ruthie Rowan, as owner. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.

NOTARY SEAL

SIGNED: _____
Notary Public

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 21st day of March 2016, by William C. Rowan, as mortgagee. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

NOTARY SEAL

SIGNED: _____
Notary Public

OFFICIAL RECORDS BOOK 9 PAGE 118

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.

COMMISSION APPROVAL

SIGNED :

Chairman

DATE: 4/4/2016

ATTEST:

Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 19th day of April 2016, in Plat Book 9, Page 117-118

SIGNED :

Clerk of Circuit Court

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: _____ DATE: 4/11/16
County Attorney, Columbia County

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: 04-15-16
Director of Public Works

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 2/29/2016 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: Timothy B. Alcorn

Florida Reg. Cert. No. 6332

SEAL

 PLAT DATE: 02/01/2016

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