COUNTRY LAKE IN WOODBOROUGH PHASE 5

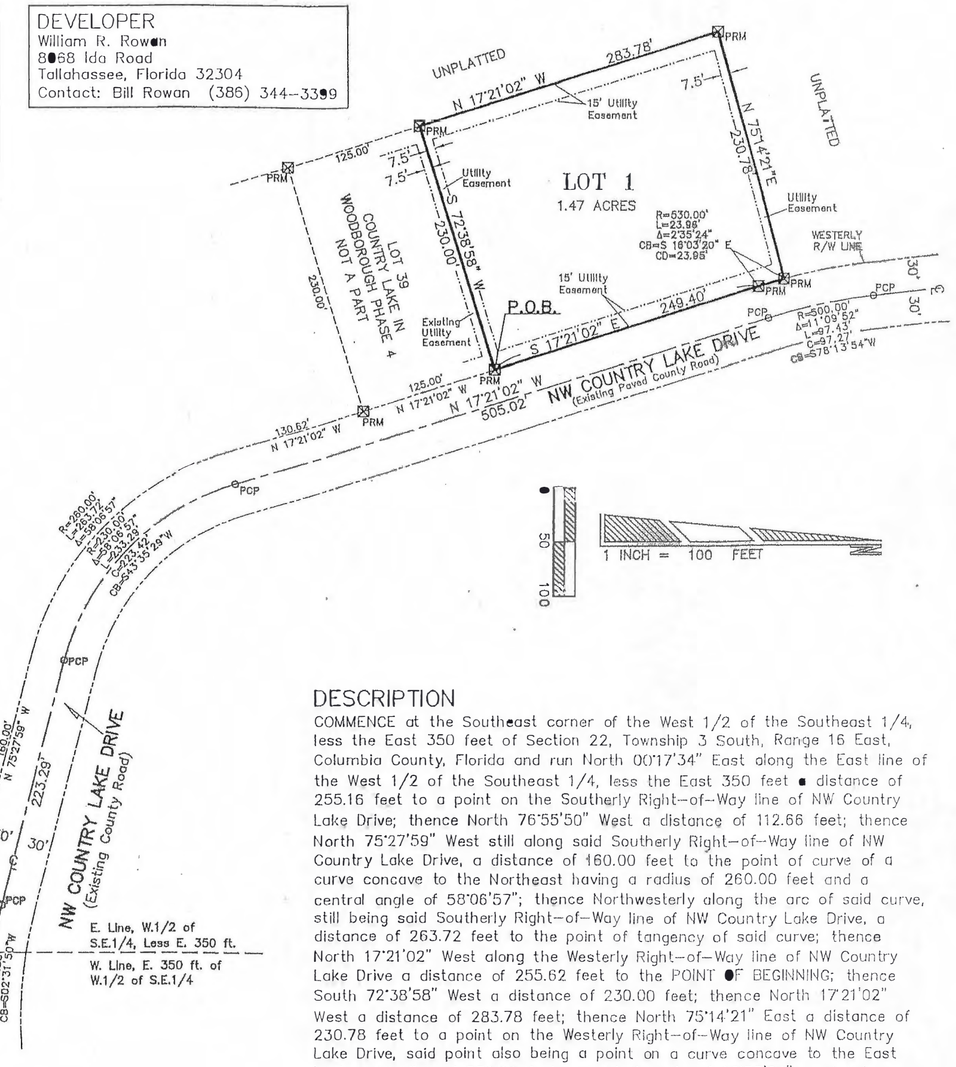
IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

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

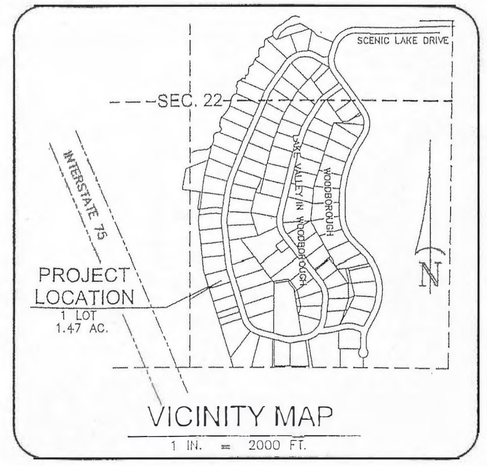
NOTICE: This Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the Plat. There may be additional restrictions that are not recorded on this Plat that 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.

DEVELOPER
William R. Rowan
8068 Ida Road
Tallahassee, Florida 32304
Contact: Bill Rowan (386) 344-3399



1 INCH = 100 FEET



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 255.16 feet to a point on the Southerly Right-of-Way line of NW Country Lake Drive; thence North 76°55'50" West a distance of 112.66 feet; thence North 75°27'59" West still along said Southerly Right-of-Way line of NW Country Lake Drive, a distance of 160.00 feet to the point of curve of a curve concave to the Northeast having a radius of 260.00 feet and a central angle of 58°06'57"; thence Northwesterly along the arc of said curve, still being said Southerly Right-of-Way line of NW Country Lake Drive, a distance of 263.72 feet to the point of tangency of said curve; thence North 17°21'02" West along the Westerly Right-of-Way line of NW Country Lake Drive a distance of 255.62 feet to the POINT OF BEGINNING; thence South 72°38'58" West a distance of 230.00 feet; thence North 17°21'02" West a distance of 283.78 feet; thence North 75°14'21" East a distance of 230.78 feet to a point on the Westerly Right-of-Way line of NW Country Lake Drive, said point also being a point on a curve concave to the East having a radius of 530.00 feet, a central angle of 02°35'24", a chord bearing of South 16°03'20" East, and a chord distance of 23.95 feet; thence Southerly along the arc of said curve, being said Westerly Right-of-Way line of NW Country Lake Drive a distance of 23.96 feet to the point of tangency of said curve; thence South 17°21'02" East along said Westerly Right-of-Way line of NW Country Lake Drive a distance of 249.40 feet to the POINT OF BEGINNING. Containing 1.47 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that William R. Rowan, as owner, has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as COUNTRY LAKE IN WOODBOROUGH PHASE 5, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

William R. Rowan
Owner

Brenda E. Nelson
Witness

Witness

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

Notary Public State of Florida
Timothy A Delbene
My Commission GG 164302
Expires 11/30/2021

The foregoing dedication was acknowledged before me this 12th day of AUGUST 2018 by William R. Rowan, as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: 11/30/21

SIGNED: _____
Notary Public

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 18th day of Sept 20 18, in Plat Book 9, Page 135.

SIGNED :

P. DeWitt Cason
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: 9/17/18
County Attorney, Columbia County

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 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. 12023C0280C).

6.) Preliminary approval: N/A

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

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 9/18/2018 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED : Timothy B. Alcorn

NAME: Timothy B. Alcorn

Florida Reg. Cert. No. 6332

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: 7/9/2018

COMMISSION APPROVAL

SIGNED :

Chairman

DATE: 9/17/2018

ATTEST:

P. DeWitt Cason
Clerk

SHEET 1 OF 1 PLAT DATE: 06/28/2018

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

Inst: 201812019430 Date: 09/18/2018 Time: 3:41PM
Page 1 of 1 B: 1368 P: 2515, P.DeWitt Cason, Clerk of Court
Columbia, County, By: LK
Deputy Clerk

COUNTRY LAKE IN WOODBOROUGH
PHASE 5
FOR 2019

PARENT PARCEL – 22-3S-16-02267-135 (1.47 Ac - 1.47 Ac = 0.00 Ac remaining)

HEADER PARCEL – 22-3S-16-02267-100 – A S/D LYING IN THE W1/2 OF THE SE1/4 CONTAINING 1.47 Ac. RECORDED ON 09/18/2018 IN PLAT BOOK 9 PAGES 135

LOT 1	**22-3S-16-02267-501**	**1.47 AC.**