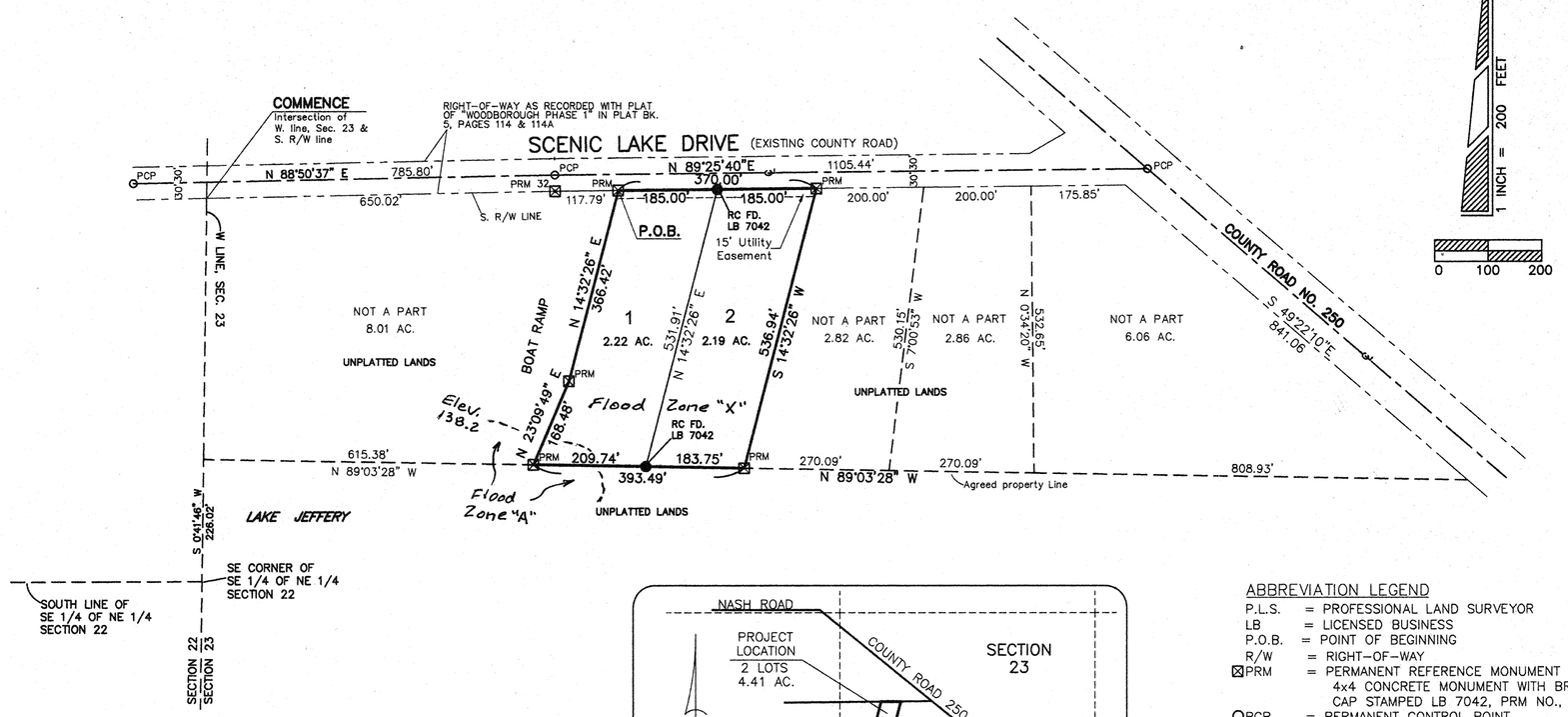
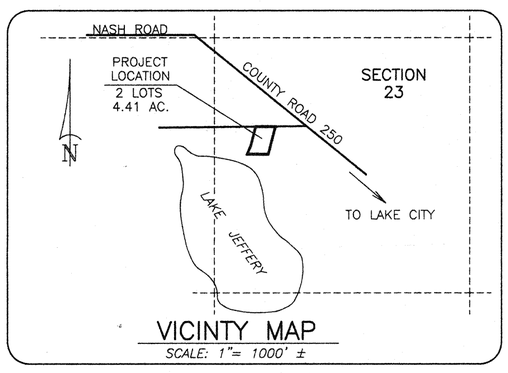
Johns Place at Woodborough

IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

DEVELOPER
WOODBOROUGH CORPORATION
Rt. 8 Box 804, Lake City, FL 32055
Ph. (386) 752-0290





DEDICATION

KNOW ALL MEN BY THESE PRESENTS that William C. Rowan, Thomas Earl Rowan, and Velva Sharpes Rowan, as owners, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as JOHNS PLACE AT WOODBOROUGH, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

William C. Rowan
owner

Witness

Witness

Thomas Earl Rowan
By: Stuart Earl Rowan
His Attorney-in-Fact

Witness

Witness

Velva Sharpes Rowan
By: Stuart Earl Rowan
Her Attorney-in-Fact

Witness

Witness

ABBREVIATION LEGEND

P.L.S.	= PROFESSIONAL LAND SURVEYOR
LB	= LICENSED BUSINESS
P.O.B.	= POINT OF BEGINNING
R/W	= RIGHT-OF-WAY
⊠PRM	= PERMANENT REFERENCE MONUMENT 4x4 CONCRETE MONUMENT WITH BRASS CAP STAMPED LB 7042, PRM NO., AND DATE
OPCP	= PERMANENT CONTROL POINT
CONC.	= CONCRETE
MON.	= MONUMENT
Δ	= DELTA (CENTRAL ANGLE)
R	= RADIUS OF CURVE
L	= ARC LENGTH OF CURVE
CH	= CHORD OF CURVE
P.B.	= PLAT BOOK
PG.	= PAGE
IRC	= IRON ROD AND CAP
NC	= NAIL AND CAP FOUND
RC	= 5/8" REBAR SET WITH PLASTIC CAP STAMPED LB 7042

NOTARY SEAL
My Commission Expires: ____

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 10 day of FEB, 2003, by William C. Rowan, as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

SIGNED: Timothy A. DelBene
Notary Public
MY COMMISSION # DD 040383
EXPIRES: October 16, 2005
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

NOTARY SEAL
My Commission Expires: ____

ACKNOWLEDGMENT STATE OF ~~Florida~~
COUNTY OF Brevard

The foregoing dedication was acknowledged before me this 7th day of ~~February~~ 2003, by Stuart E. Rowan. Attorney-in-Fact for Thomas Earl Rowan and Velva Sharpes Rowan, as owners. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

SIGNED: Heather Duell
Notary Public Heather Duell
MY COMMISSION # DD167164 EXPIRES
November 21, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

DESCRIPTION:

A parcel of land in Section 23, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the point of intersection of the West line of said Section 23 and the Southerly Right-of-Way line of Scenic Lake Drive as shown on a plat of Woodborough Phase 1, a subdivision recorded in the Public Records of Columbia County, Florida and run N 88°50'37" E along said Southerly Right-of-Way line a distance of 650.02 feet to a point designated as PRM 32; thence North 89°25'40" East still along said Southerly Right-of-Way line of Scenic Lake Drive a distance of 117.79 feet to the POINT OF BEGINNING; thence continue North 89°25'40" East along said Southerly Right-of-Way line of Scenic Lake Drive a distance of 370.00 feet; thence South 14°32'26" West a distance of 536.94 feet to a point on an agreed property line; thence North 89°03'28" West along said agreed property line a distance of 393.49 feet; thence North 23°09'49" East a distance of 168.48 feet; thence North 14°32'26" East a distance of 366.42 feet to the POINT OF BEGINNING. Containing 4.41 acres, more or less.

GENERAL NOTES

1.) Bearings projected from centerline of SCENIC LAKE DR. – N 89°25' 40"E. Boundary based on instruction from the developer and a prior survey by this Company.

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

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

4.) According to the official Flood maps (FIRM) of Columbia County, this development lies within Flood Zone "X", which has been determined to be outside of the 500 yedr flood plain & Flood Zone "A" (Community Panel No. 120070 125 B). Flood elevation is 138.2 feet. Flood Elevation was set by project engineer for Woodborough Phase 1 and Scenic Lake Drive. See Plat for Flood Zone "A" location.

5.) Preliminary approval: not applicable

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

7.) All lots for residential purposes.

8.) Date of Plat: 1/15/2003.

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.

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: Hoyle Crowder DATE: 3/11/03
Director of Public Works

COMMISSION APPROVAL

SIGNED :

Chairman

DATE: 03/07/2003

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 13 day of March 2003 in Plat Book 7, Page 118

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: Marlin M. Feagle DATE March 10, 2003
County Attorney, Columbia County

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 2/06/2003 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: LAUREN E. BRITT
Florida Reg. Cert. No. 1079

SEAL

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
Timothy A. DelBene, P.S.M.
Florida Registered Cert. No. 5594

SEAL

DATE: 2/6/2003

SHEET 1 OF 1 PLAT DATE: 02/03/2003

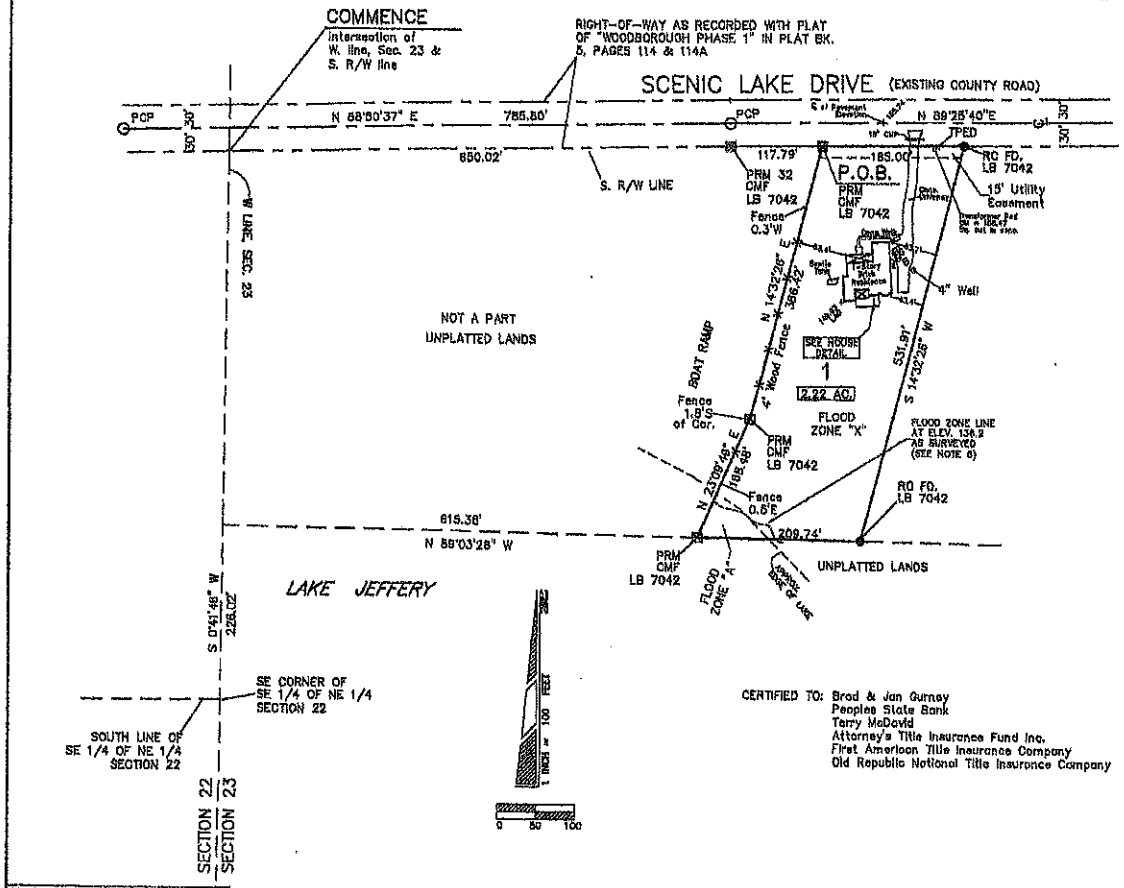
Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
LB# 7042

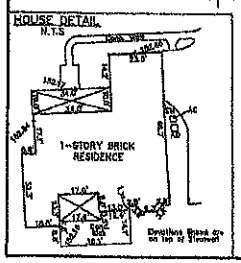
FILE NUMBER 2003005193
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
3-13, 2003 AT 1:34 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

OFFICIAL RECORDS BOOK 972 PAGE 582

BOUNDARY SURVEY

IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA





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ALSO DESCRIBED AS: Lot No. 1 of Johns Place at Woodborough, a subdivision recorded in Plat Book 1, Page 118 of the Public Records of Columbia County, Florida.

SUBJECT TO: A Utility Easement across the Northerly 15.00 feet thereof.

NOTES:

1.) Monumentation is as shown and designated on the face of the plat.

2.) Boundary based on instruction from client, description furnished by client, and prior survey by this Company.

3.) Bearings projected from centerline of SCENIC LAKE DRIVE and based on instruction from the developer and a prior survey by this Company.

4.) Interior improvements, if present, were not located with this survey.

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 encumberances 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: January 13, 2003.

8.) According to the official Flood maps (FIRM) of Columbia County, this parcel lies primarily within Flood Zone "X", which has been determined to be outside of the 500 year flood plain. A portion of the Lot (SW corner) is within Flood Zone "A" (the 100 year flood plane). (Community Panel No. 120070 125 B). Flood elevation is 138.2 feet. Flood Elevation was set by project engineer for Woodborough Phase 1 and Scenic Lake Drive.

CERTIFIED TO: Brad & Jan Gurney
Peoples State Bank
Terry McDavid
Attorney's Title Insurance Fund Inc.
First American Title Insurance Company
Old Republic National Title Insurance Company

LEGEND

CM=CONCRETE MONUMENT FOUND CMS=CONCRETE MONUMENT SET PP=WOOD POWER POLE PPS=WOOD POLE SET PRM=PERMANENT REFERENCE MONUMENT PLS=PROFESSIONAL LAND SURVEYOR PSM=PROFESSIONAL SURVEYOR & MAPPER R/W=RIGHT-OF-WAY =PROPERTY LINE =CENTER LINE =SCRIBE MARK =SCRIBE POLE =TELEPHONE PEDESTAL =IRON REBAR & CAP =RADIUS OF CURVE =LENGTH OF CURVE =PLAT MEASUREMENTS =FIELD IDENTIFICATION =HIGHEST ADJACENT GRADE =LOWEST ADJACENT GRADE	OH ELEC=OVERHEAD ELECTRIC LINE OH TEL=OVERHEAD TELEPHONE LINE SEC=SECTION TWP=TOWNSHIP COR=CORNER NE=NORTHEAST NW=NORTHWEST SE=SOUTHEAST SW=SOUTHWEST U/E=UNDERGROUND UTILITIES P.O.B.=POINT OF BEGINNING =DELTA ANGLE, CENTRAL ANGLE T=TANGENT OF CURVE M=FIELD MEASUREMENTS (M)=FIELD MEASUREMENTS FD=FOUND x TOS/BG=ELEVATION

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

Timothy A. Delbene, P.S.M.
Florida Reg. No. 5684
DATE: ____/____/2003

REVISED: 12/10/2003 Final Survey A V G
REVISED: 5/20/2003 Foundation Added A V G
CAD FILE: 4110B.DWG

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
Certificate of Authorization # LB 7042

Date: 2-28-2003	BRAD & JAN GURNEY	Scale: 1"=100'
Drafting: A V G		Field Book: 03-409
Computations: A V G		Work Order: 03-4110
Checked: T A D		File: A-28-16