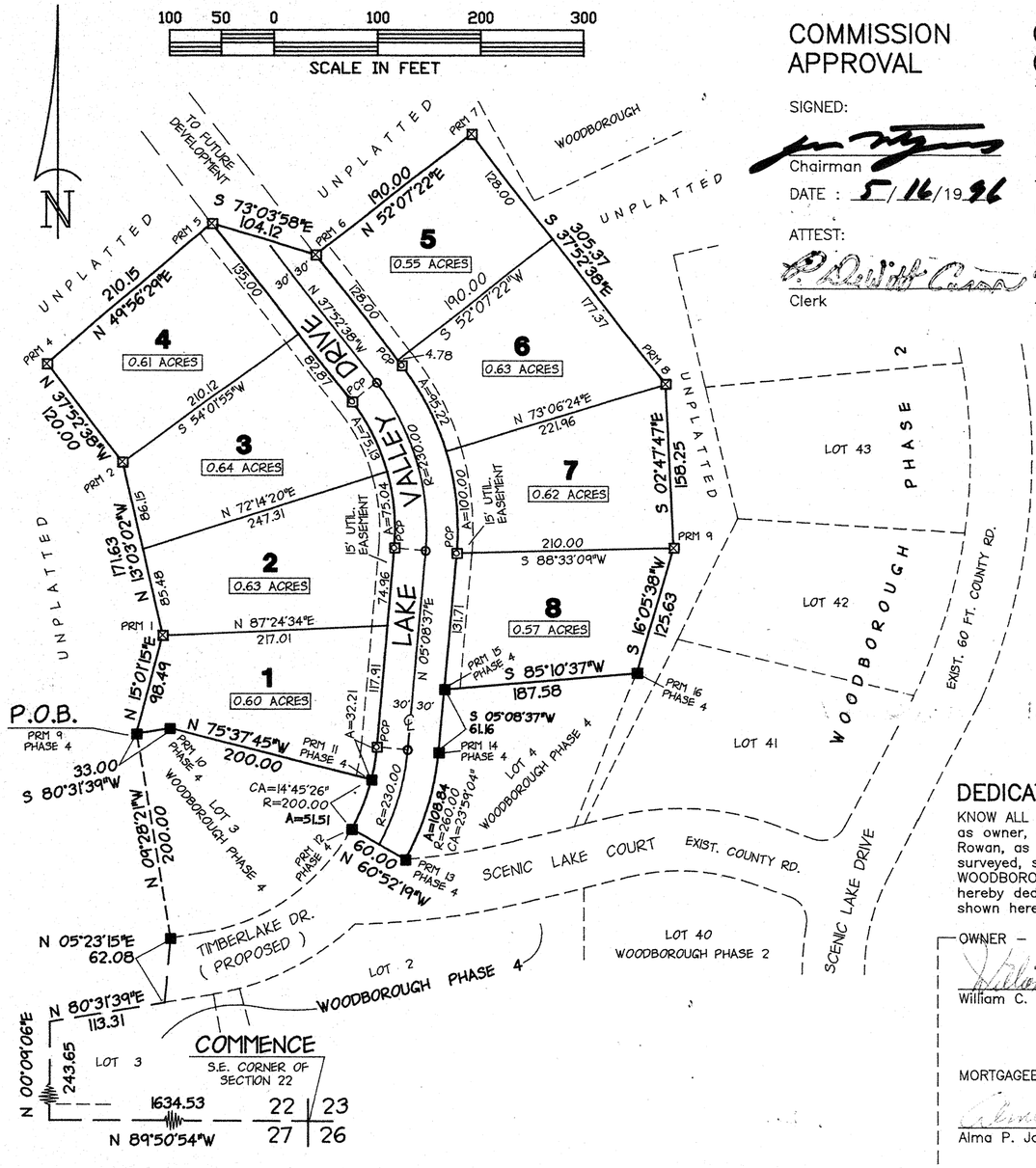
PLAT BOOK 6 , PAGE 144

FILE NUMBER 96-07282
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
5-23 1996 AT 11:18 O'CLOCK AM
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: MCK D.C.

OFFICIAL RECORDS BOOK 822 PAGE 962

Lake Valley in Woodborough

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



COMMISSION APPROVAL

SIGNED:

Chairman

DATE : 5/16/1996

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 23 day of May 1996 in Plat Book 6, Page 144.

SIGNED:

Clerk of Circuit Court

NOTICE: There may by additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All utility easements shown on this Plat shall constitute easements for the construction, installation, maintenance, and operation of electricity, telephone, CATV, and other public utilities which may serve the lands encompassed by this Plat.

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: 5/14/96
County Attorney, Columbia County

DESCRIPTION

COMMENCE at the Southeast corner of Section 22, Township 3 South, Range 16 East, Columbia County, Florida and run N.89°50'54"W. along the South line of said Section 22 a distance of 1634.53 feet; thence N.00°09'06"E. along the West line of Woodborough Phase 4, a subdivision as recorded in the Public Records of Columbia County, Florida, and its Southerly extension, 243.65 feet; thence N.80°31'39"E. along the North line of said Woodborough Phase 4 a distance of 113.31 feet; thence N.05°23'15"E. 62.08 feet to the Southwest corner of Lot 3 of said Woodborough Phase 4; thence N.09°28'21"W. along the West line of said Lot 3 a distance of 200.00 feet to the Northwest corner of said Lot 3 and the POINT OF BEGINNING; thence N.15°01'15"E. 98.49 feet; thence N.13°03'02"W. 171.63 feet; thence N.37°52'38"W. 120.00 feet; thence N.49°56'29"E. 210.15 feet; thence S.73°03'58"E. 104.12 feet; thence N.52°07'22"E. 190.00 feet; thence S.37°52'38"E. 305.37 feet; thence S.02°47'47"E. 158.25 feet; thence S.16°05'38"W. 125.63 feet; thence S.85°10'37"W. along the North line of Lot 4 of said Woodborough Phase 4 a distance of 187.58 feet; thence S.05°08'37"W. along the West line of said Lot 4 a distance of 61.16 feet to the Point of Curve of a curve concave to the West having a radius of 260.00 feet and a central angle of 23°59'04"; thence Southerly along the arc of said curve, being also the West line of said Lot 4 a distance of 108.84 feet; thence N.60°52'19"W. 60.00 feet to a point on the arc of a curve concave to the West having a radius of 200.00 feet and a central angle of 14°45'26"; thence Northerly along the arc of said curve, being also the East line of Lot 3 of said Woodborough Phase 4 a distance of 51.51 feet; thence N.75°37'45"W. along the North line of said Lot 3 a distance of 200.00 feet; thence S.80°31'39"W. still along said North line of Lot 3 a distance of 33.00 feet to the POINT OF BEGINNING. Containing 5.74 acres, more or less.

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: Jerry Brown DATE: 5-16-96
Director of Public Works

LEGEND & NOTES

1.) ⊠ = P.R.M. set with brass cap stamped PLS 3628 and date.
2.) ⊙ = P.C.P. set with brass cap stamped PLS 3628 and date.
3.) ■ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.
4.) Boundary based on client instruction and prior work in area for WOODBOROUGH PHASE 4.
5.) Bearings projected from prior work on above referenced WOODBOROUGH PHASE 4.
6.) Interior improvements or underground encroachments, if present, were not located with this survey.
7.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
8.) According to the official Flood maps (FIRM) of Columbia County, this development does not lie within a Flood Zone "A" area. It is in Flood zone "X", which has been determined to be outside of the 500 year flood plane.
9.) Preliminary approval: February 6, 1995.
10.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.

DEDICATION

KNOW ALL MEN BY THESE PRESENT, that Woodborough Corporation, as owner, and Alma P. Johns, William C. Rowan and Thomas Earl Rowan, as mortgagees, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as LAKE VALLEY IN WOODBOROUGH, and that all Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER – Woodborough Corporation

William C. Rowan, President — Witness: Timothy A. Collins; Witness: Walter T. Duffany

MORTGAGEES

Alma P. Johns — Witness: Timothy A. Collins; Witness: Walter T. Duffany

William C. Rowan — Witness: Timothy A. Collins; Witness: Walter T. Duffany

Thomas Earl Rowan — Witness: Kendal Mansfield; Witness: Payne Skinner

CORP. SEAL
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Mar. 28, 1997
Bonded By Service Ins.
No. CC442937

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 15th day of April, 1996, by Alma P. Johns, Mortgagee. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: _____
SIGNED: Cindy R. Duffany
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
My Comm Exp. 10/28/98
Bonded By Service Ins.
No. CC442937

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 15th day of April, 1996, by William C. Rowan, President of Woodborough Corp., as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: _____
SIGNED: Cindy R. Duffany
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
My Comm Exp. 10/28/98
Bonded By Service Ins.
No. CC442937

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 15th day of April, 1996, by William C. Rowan, Mortgagee. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: _____
SIGNED: Cindy R. Duffany
Notary Public

NOTARY SEAL

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF DeSoto

The foregoing dedication was acknowledged before me this 25th day of April, 1996, by Thomas Earl Rowan, Mortgagee. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: 3-28-97
SIGNED: Roxane Wilson
Notary Public

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 : Donald F. Lee
Donald F. Lee, P.L.S.
Florida Registered Cert. No. 3628
DATE: 4/5/1996
SEAL

SHEET 1 OF 1

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (904) 755-6166 FAX: (904) 755-6167