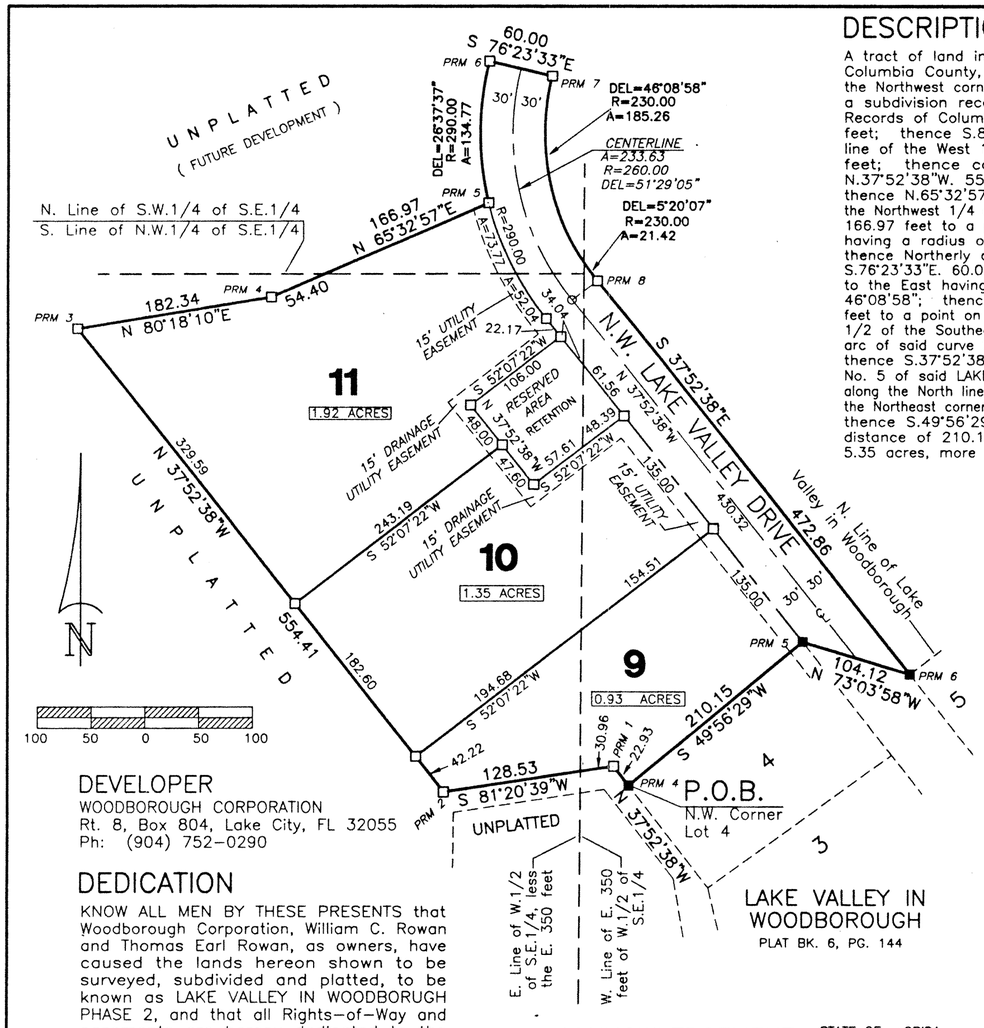
PLAT BOOK 7 PAGE 5

FILE NUMBER 98-03498
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
3-2, 1999 AT 11:12 O'CLOCK A.M.
RECORD VERIFIED
Brent Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: [illegible] D.C.

OFFICIAL RECORDS BOOK 825 PAGE 1604

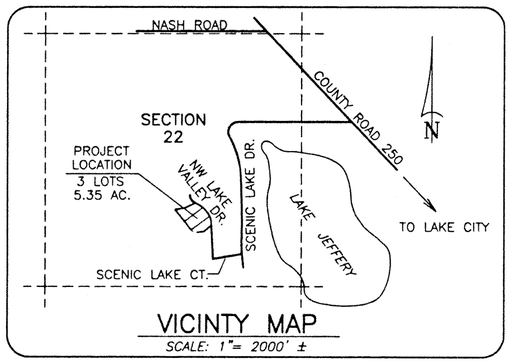
Lake Valley in Woodborough Phase 2

IN SECTION 20 TOWNSHIP 3 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA



DESCRIPTION

A tract of land in Section 22, Township 3 South, Range 16 East, Columbia County, Florida, being described as follows: BEGIN at the Northwest corner of Lot No. 4 of LAKE VALLEY IN WOODBOROUGH, a subdivision recorded in Plat Book 6, Page 144 of the Public Records of Columbia County, Florida and run N.37°52'38"W. 22.93 feet; thence S.81°20'39"W. 30.96 feet to a point on the East line of the West 1/2 of the Southeast 1/4, less the East 350.00 feet; thence continue S.81°20'39"W. 128.53 feet; thence N.37°52'38"W. 554.41 feet; thence N.80°18'10"E. 182.34 feet; thence N.65°32'57"E. 54.40 feet to a point on the South line of the Northwest 1/4 of the Southeast 1/4; thence continue N.65°32'57"E. 166.97 feet to a point on the arc of a curve concave to the East having a radius of 290.00 feet and a central angle of 26°37'37"; thence Northerly along the arc of said curve134.77 feet; thence S.76°23'33"E. 60.00 feet to a point on the arc of a curve concave to the East having a radius of 230.00 feet and a central angle of 46°08'58"; thence Southerly along the arc of said curve 185.26 feet to a point on the West line of the East 350.00 feet of the West 1/2 of the Southeast 1/4; thence continue Southerly, still along the arc of said curve 21.42 feet to the Point of Tangency of said curve; thence S.37°52'38"E. 472.86 feet to the Northwest corner of Lot No. 5 of said LAKE VALLEY IN WOODBOROUGH; thence N.73°03'58"W. along the North line of said LAKE VALLEY IN WOODBORUGH 104.12 feet to the Northeast corner of Lot No. 4 of said LAKE VALLEY IN WOODBOROUGH; thence S.49°56'29"W. along the North line of said Lot No. 4 a distance of 210.15 feet to the POINT OF BEGINNING. Containing 5.35 acres, more or less.



LEGEND & NOTES

1.) □PRM = P.R.M. set with brass cap stamped PLS 3628 and date.

2.) □ = 4"x 4" Concrete Monument set, PLS 3628.

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 LAKE VALLEY IN WOODBOROUGH.

5.) Bearings projected from prior work on above referenced LAKE VALLEY IN WOODBOROUGH.

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 lie within a Flood Zone "A" area. **Flood elevations per project engineer: 100 yr. flood = 125.0 min. floor elev. = 126.0**

9.) Preliminary approval: not applicable.

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

NOTICE: 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 utility easements shown onthis 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.

DEVELOPER

WOODBOROUGH CORPORATION
Rt. 8, Box 804, Lake City, FL 32055
Ph: (904) 752-0290

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Woodborough Corporation, William C. Rowan and Thomas Earl Rowan, as owners, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as LAKE VALLEY IN WOODBORUGH PHASE 2, 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
President
Woodborough Corp.

Witness

Witness

William C. Rowan
owner

Witness

Witness

Thomas Earl Rowan
owner

Witness

Witness

CORPORATE SEAL

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

The foregoing dedication was acknowledged before me this ___ day of _____, 19___, by William C. Rowan, President of Woodborough Corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: _____

SIGNED: _____
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

The foregoing dedication was acknowledged before me this ___ day of _____, 19___, by William C. Rowan, as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: _____

SIGNED: _____
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

The foregoing dedication was acknowledged before me this ___ day of _____, 19___, by Thomas Earl Rowan, as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: _____

SIGNED: _____
Notary Public

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: _____
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: Hoyle Crowder DATE: 2/26/99
Director of Public Works

COMMISSION APPROVAL

SIGNED:
Donald K
Chairman
DATE: 3/25/1999

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 2 day of March 19 99 in Plat Book 7, Page 5.

SIGNED:
P. Dewitt Cason
Clerk of Circuit Court

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, P.L.S.
Florida Registered Cert. No. 3628

SEAL

DATE: __/__/__/19___

SHEET 1 OF 1

PREPARED BY :

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

"LAKE VALLEY IN WOODBOROUGH, PHASE 2"

PARENT PARCEL # - 22-3S-16-02268-100
22-3S-16-02252-000
22-3S-16-02253-000

HEADER PARCEL # - 22-3S-16-02269-100

A S/D lying in the W1/2 of Sec. 22 - Twp. 3 South - Range 16 East, consisting of 5.35 Ac. & recorded in Plat Bk. 7, Pg. 5.

Developer:
Owner:

ACRES	LOT #	PARCEL #
0.93	9	22-3S-16-02269-109
1.35	10	22-3S-16-02269-110
1.92	11	22-3S-16-02269-111

Tax Dist.	003	NBHD Code	
Zoning	RSF- 2	Utilities	03
Road	07	ORB	
Topo	02	Map #	43
		Value	