FILE NUMBER 00-00064
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
1-3, 2000 AT 12:53 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: MCK D.C.

OFFICIAL RECORDS
BOOK 894 PAGE 1644

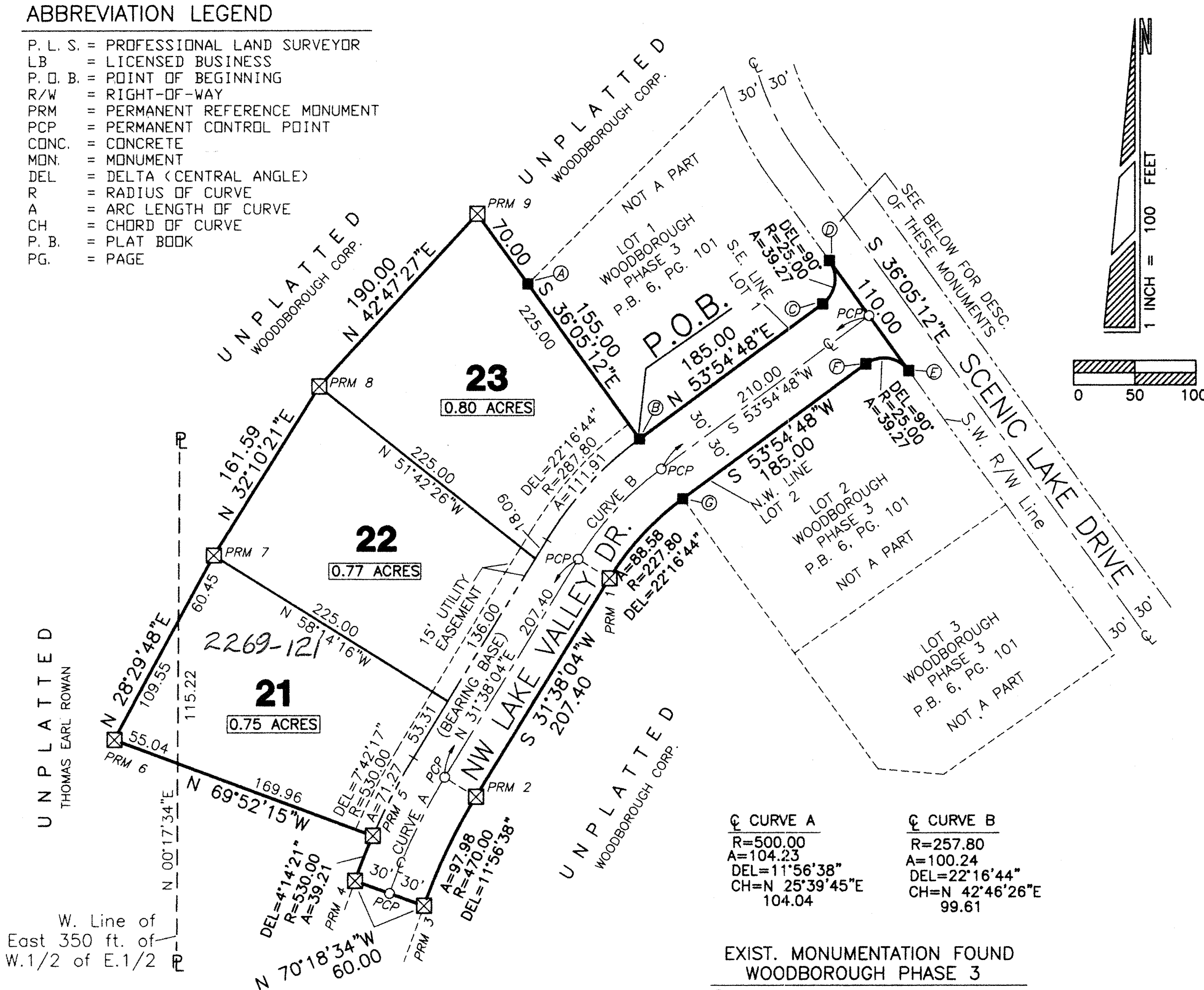
Plat Book 7 Page 25

Lake Valley in Woodborough Phase 3

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

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
PCP = PERMANENT CONTROL POINT
CONC. = CONCRETE
MON. = MONUMENT
DEL = DELTA (CENTRAL ANGLE)
R = RADIUS OF CURVE
A = ARC LENGTH OF CURVE
CH = CHORD OF CURVE
P. B. = PLAT BOOK
PG. = PAGE



℄ CURVE A	℄ CURVE B
R=500.00	R=257.80
A=104.23	A=100.24
DEL=11°56'38"	DEL=22°16'44"
CH=N 25°39'45"E 104.04	CH=N 42°46'26"E 99.61

EXIST. MONUMENTATION FOUND WOODBOROUGH PHASE 3

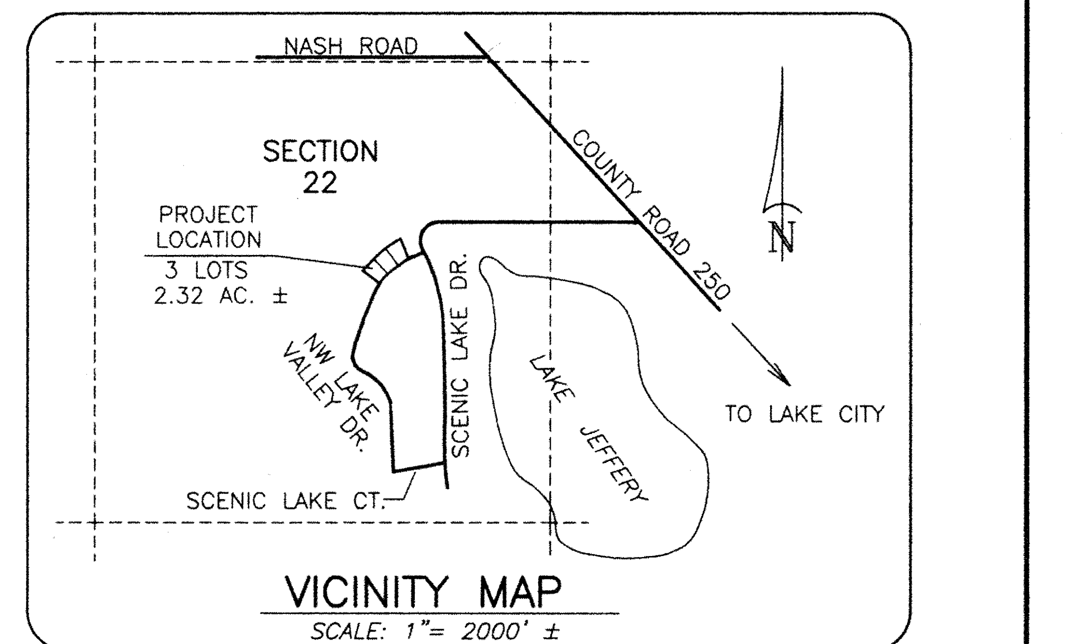
Ⓐ -4X4 CONC. MONUMENT PRM 17, PLS3628
Ⓑ -4X4 CONC. MONUMENT PRM 16, PLS3628
Ⓒ -4X4 CONC. MONUMENT PRM 15, PLS3628
Ⓓ -4X4 CONC. MONUMENT PRM 14, PLS3628
Ⓔ -4X4 CONC. MONUMENT PRM 18, PLS3628
Ⓕ -4X4 CONC. MONUMENT PRM 23, PLS3628
Ⓖ -4X4 CONC. MONUMENT PRM 22, PLS3628

DESCRIPTION

A tract of land in Section 22, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: BEGIN at the Southwesterly corner of Lot No. 1 of WOODBOROUGH PHASE 3, a subdivision recorded in Plat Book 6, Page 101 of the Public Records of Columbia County, Florida; run thence N.53°54'48"E. along the Southeasterly line of said Lot No. 1 a distance of 185.00 feet to the Point of Curve of a curve concave to the West having a radius of 25.00 feet and a central angle of 90°00'00", thence Northerly along the arc of said curve, being also said Southeasterly line of Lot No. 1 a distance of 39.27 feet to a point on the Southwesterly Right-of-Way line of Scenic Lake Drive; thence S.36°05'12"E. along said Southwesterly Right-of-Way line 110.00 feet to the Cusp of Curve of a curve concave to the South having a radius of 25.00 feet and a central angle of 90°00'00"; thence Westerly along the arc of said curve, being also the Northwesterly line of Lot No. 2 of said WOODBORUGH PHASE 3 a distance of 39.27 feet to the Point of Tangency of said curve; thence S.53°54'48"W. still along said Northwesterly line of Lot No. 2 a distance of 185.00 feet to the Northwest corner of said Lot No. 2, said point also being the Point of Curve of a curve concave to the Southeast having a radius of 227.80 feet and a central angle of 22°16'44"; thence Southwesterly along the arc of said curve 88.58 feet to the Point of Tangency of said curve; thence S.31°38'04"W. 207.40 feet to the Point of Curve of a curve concave to the Southeast having a radius of 470.00 feet and a central angle of 11°56'38"; thence Southwesterly along the arc of said curve 97.98 feet; thence N.70°18'34"W. 60.00 feet to a point on the arc of a curve concave to the Southeast having a radius of 530.00 feet and a central angle of 04°14'21"; thence Northeasterly along the arc of said curve 39.21 feet; thence N.69°52'15"W. 169.96 feet to a point on the West line of the East 350 feet of the West 1/2 of the East 1/2 of said Section 22, Township 3 South, Range 16 East; thence continue N.69°52'15"W. 55.04 feet; thence N.28°29'48"E. 109.55 feet to a point on said West line of the East 350 feet of the West 1/2 of the East 1/2 of said Section 22; thence continue N28°29'48"E. 60.45 feet; thence N.32°10'21"E. 161.59 feet; thence N.42°47'27"E. 190.00 feet; thence S.36°05'12"E. 70.00 feet to the Northwest corner of Lot No. 1 of said WOODBOROUGH PHASE 3; thence continue S.36°05'12"E. along the Southwesterly line of said Lot No. 1 a distance of 155.00 feet to the POINT OF BEGINNING. Containing 2.32 acres, more or less.

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 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.



VICINITY MAP
SCALE: 1"= 2000' ±

LEGEND & NOTES

1.) ☒ PRM 1 = P.R.M. set with brass cap stamped LB 4016 and date - 4"x 4" Concrete Monument.
○ PCP = P.C.P. set - Nail with cap stamped LB 4016.
2.) □ = 4"x 4" Concrete Monument set, LB 4016.
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 on NW LAKE VALLEY DRIVE.
5.) Bearings projected from centerline of the above referenced NW LAKE VALLEY DR. - N 31°38'04"E.
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 plain (Community Panel No. 120070 0125 B).
9.) Preliminary approval: not applicable.
10.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Woodborough Corporation 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 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.

William C. Rowan (signature) — William C. Rowan, President, Woodborough Corp.
Witness (signature)
Witness (signature)

Thomas Earl Rowan (signature) — Thomas Earl Rowan, owner
Witness (signature)
Witness

CORPORATE SEAL

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

TIMOTHY A. DELBENE
MY COMMISSION # CC 689253
EXPIRES OCT 14, 2001
BONDED THRU ATLANTIC BONDING CO., INC.
NOTARY PUBLIC STATE OF FLORIDA

My Commission Expires: ______

The foregoing dedication was acknowledged before me this ____ day of OCT, 1999, 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.

SIGNED: (signature)
Notary Public

ACKNOWLEDGMENT
STATE OF Florida
COUNTY OF Brevard

NOTARY SEAL

My Commission Expires: 6/25/01

The foregoing dedication was acknowledged before me this 25 day of Oct, 1999 by Thomas Earl Rowan, as owner. He is personally known to me or has produced __________ as identification and (did / did not) take an oath.

SIGNED: (signature)
Notary Public

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

COMMISSION APPROVAL

SIGNED: (signature)
Chairman
DATE : 12/17/1999

ATTEST: P. DeWitt Cason
Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 3 day of Jan, 2000 in Plat Book 7, Page 25.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

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 ___/___/1999 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and saic Plat meets all the requirements of said Chapter 177, as amended.

SIGNED : (signature)
NAME: L. Scott Britt
Florida Reg. Cert. No. 5757
SEAL

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: 12/17/99
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: (signature) DATE: 12/20/99
Director of Public Works

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY that the proposed drainage system is sufficient with respect to the Columbia County Subdivision Regulations.

SIGNED: ______
E. S. Coison, P.E.
Florida Reg.# 15268
DATE: ___/___/1999
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.L.S.
Florida Registered Cert. No. 5594
DATE: 10/18/1999
SEAL

SHEET 1 OF 1

PLAT DATE: 10 / 7 / 1999

Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (904) 755-6166 FAX: (904) 755-6167
Certificate of Authorization # LB 4016
D F L

LAKE VALLEY IN WOODBOROUGH, PHASE 3

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

HEADER PARCEL # - **22-3S-16-02269-100**
A S/D of the NE1/4 of Sec. 22, Twp. 3 South, Rge. 16 East, consisting of 2.32 Ac. & recorded in Plat Bk. 7, Pg. 25.

ACREAGE	LOT #	PARCEL #
0.75 Ac.	21	22-3S-16-02269-121
0.77 Ac.	22	22-3S-16-02269-122
0.80 Ac.	23	22-3S-16-02269-123

* *

Tax Dist.	**NBHD Code**
Zoning	**Road**
Topo	**Utilities**
ORB	**Map #**
Land Class.	**Value**