Lake Valley in Woodborough Phase 4

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

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 14 day of Feb, 20 02 in Plat Book 7 Page 93-94

SIGNED :
P. DeWitt Cason
Clerk of Circuit Court

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 : Doyle Crawford DATE: 2/12/02
Director of Public Works

COMMISSION APPROVAL

SIGNED :
Kenneth Mitt
Chairman

DATE: 02/14/20 02

ATTEST:
P. DeWitt Cason
Clerk

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: Malcolm Engle DATE: 02/12/02
County Attorney, Columbia County

LEGEND & NOTES

1.) Bearings projected from centerline of the above referenced NW LAKE VALLEY DR. – N 31°38'04"E. Boundary based on instruction from client and prior surveys 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 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 175 B).

5.) Preliminary approval: not applicable

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

[NOTARY SEAL] ELIZABETH CARRENDER MY COMMISSION # CC 915998 EXPIRES: March 6, 2004 Bonded Thru Notary Public Underwriters

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 3 day of DEC, 20 01, 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: Elizabeth L. Carrender
Notary Public

[NOTARY SEAL] CINDY R. DUFFANY My Comm Exp. 4/29/2003 No. CC 827426 [ ] Personally Known [X] Other I.D.

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 6th day of Dec, 20 01, by Milton S. Parker, Jr., as owner. He is personally known to me or has produced Drivers License as identification and (did / did not) take an oath.

SIGNED: Cindy R. Duffany
Notary Public

[NOTARY SEAL] CINDY R. DUFFANY My Comm Exp. 4/29/2003 No. CC 827426 [ ] Personally Known [X] Other I.D.

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 6th day of Dec, 20 01, by Virginia G. Parker, as owner. She is personally known. to me or has produced Drivers License as identification and (did / did not) take an oath.

SIGNED: Cindy R. Duffany
Notary Public

[NOTARY SEAL] ELIZABETH CARRENDER MY COMMISSION # CC 915998 EXPIRES: March 6, 2004 Bonded Thru Notary Public Underwriters

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 3 day of DEC, 20 01, by Bennett G. Martin, as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

SIGNED: Elizabeth Carrender
Notary Public

[NOTARY SEAL]

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Brevard

The foregoing dedication was acknowledged before me this 28 day of NOV, 20 01, by Thomas Earl Rowan, as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

Cathy J Clark My Commission DD060712 Expires September 27 2005

SIGNED: Cathy J Clark
Notary Public

[NOTARY SEAL]

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Brevard

The foregoing dedication was acknowledged before me this 28 day of NOV, 20 01, by Velva Sharpes Rowan, as owner. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.

Cathy J Clark My Commission DD060712 Expires September 27 2005

SIGNED: Cathy J Clark
Notary Public

CINDY R. DUFFANY My Comm Exp. 4/29/2003 No. CC 827426 [X] Personally Known [ ] Other I.D.

[NOTARY SEAL]

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 6th day of Dec, 20 01, by William C. Rowan, as mortgagee. He is personally known to me or has produced Drivers License as identification and (did / did not) take an oath.

Cathy J Clark My Commission DD060712 Expires September 27 2005

SIGNED: Cindy R. Duffany
Notary Public

[NOTARY SEAL]

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Brevard

The foregoing dedication was acknowledged before me this 28 day of NOV, 20 01, by Thomas Earl Rowan, as mortgagee. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

Cathy J Clark My Commission DD060712 Expires September 27 2005

SIGNED: Cathy J Clark
Notary Public

[NOTARY SEAL]

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Brevard

The foregoing dedication was acknowledged before me this 28 day of NOV, 20 01, by Velva Sharpes Rowan, as mortgagee. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.

Cathy J Clark My Commission DD060712 Expires September 27 2005

SIGNED: Cathy J Clark
Notary Public

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Woodborough Corporation, Milton S. Parker, Jr., Virginia G. Parker, Bennett G. Martin, Thomas Earl Rowan, and Velva Sharpes Rowan, as owners, and Woodborough Corporation, Thomas Earl Rowan, and Velva Sharpes Rowan, as mortgagees, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as LAKE VALLEY IN WOODBOROUGH PHASE 4, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNERS

William C. Rowan, President, Woodborough Corp. — Witness: Elizabeth L Carrender; Witness: Lauren Hargrove
Milton S. Parker, Jr. — Witness: Lauren Hargrove; Witness: Cindy R. Duffany
Virginia G. Parker — Witness: Lauren Hargrove; Witness: Cindy R. Duffany
Bennett G. Martin — Witness: Elizabeth Carrender; Witness: Lauren Hargrove
Thomas Earl Rowan — Witness: Lauren Hargrove; Witness: Nicki Wallace
Velva Sharpes Rowan — Witness: Lauren Hargrove; Witness: Nicki Wallace

MORTGAGEES

William C. Rowan, President, Woodborough Corp. — Witness: Cindy R. Duffany; Witness: Lauren Hargrove
Thomas Earl Rowan — Witness: Lauren Hargrove; Witness: Nicki Wallace
Velva Sharpes Rowan — Witness: Lauren Hargrove; Witness: Nicki Wallace

OFFICIAL RECORDS BOOK 846 PAGE 1532

FILED FOR RECORD 2/14/02 11:14 AM

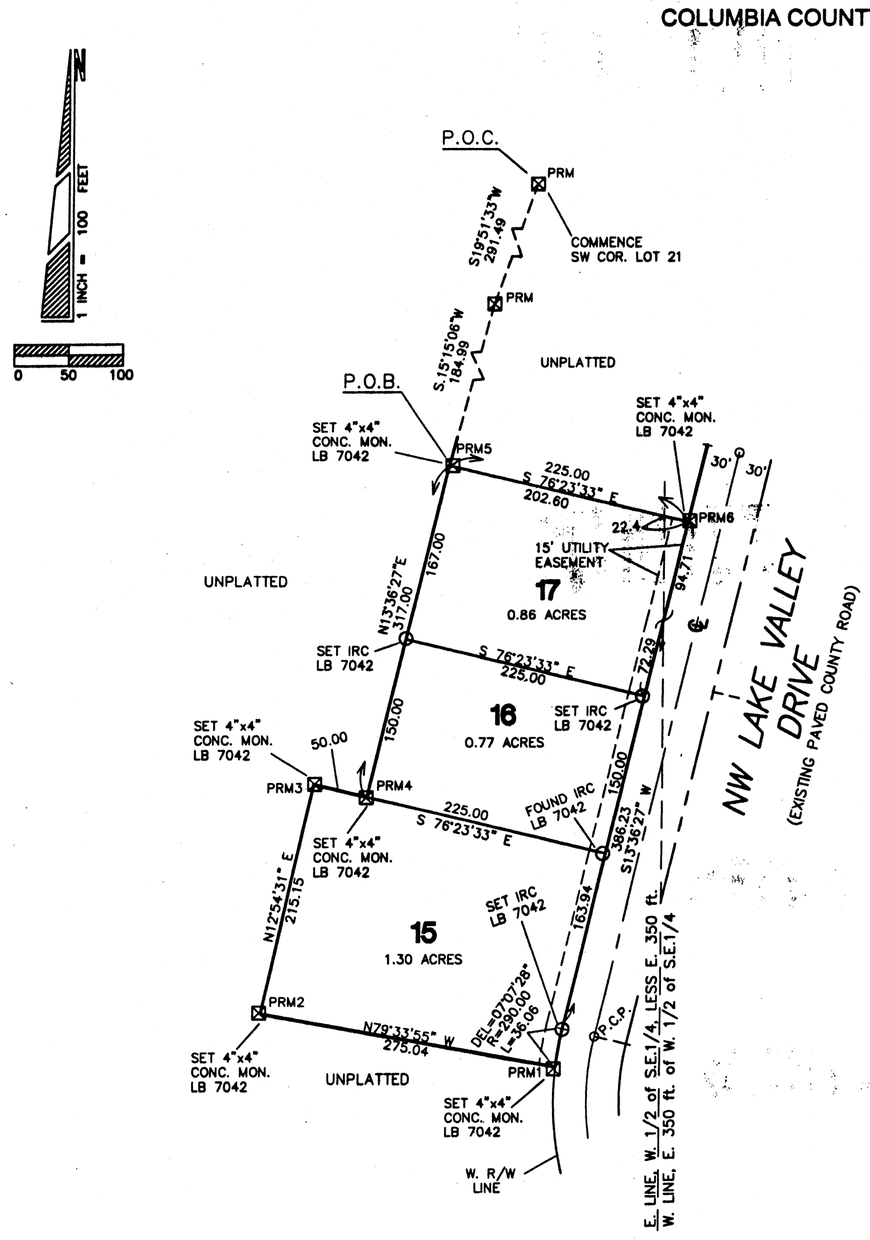
SHEET 2 OF 2 PLAT DATE: 11/13/2001

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

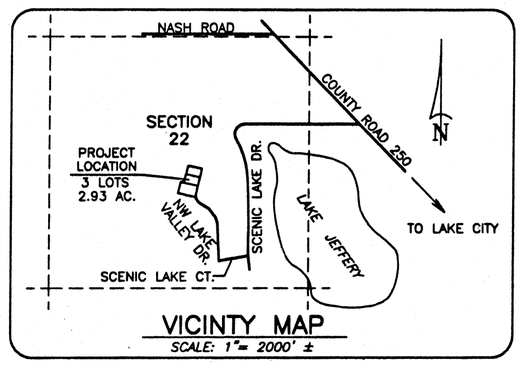
PLAT BOOK 7 PAGE 95

Lake Valley in Woodborough Phase 4

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



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



DESCRIPTION
A parcel of land in Section 22, Township 3 South, Range 16 East, Columbia County Florida, being more particularly described as follows: COMMENCE at the Southwesterly corner of lot 21 of LAKE VALLEY IN WOODBOROUGH PHASE 3, a subdivision recorded in Plat Book 6, Page 101 of the Public Records of Columbia County, Florida; thence S.19°51'33"W. 291.49 feet; thence S.15°15'06"W. 184.99 feet to the POINT OF BEGINNING; thence S.76°23'33"E. 225.00 feet to a point on the westerly Right-of-Way line of NW Lake Valley Drive; thence S.13°36'27"W. along said westerly Right-of-Way line of NW Lake Valley Drive, 480.94 feet to the point of curve of a curve concave to the east having a radius of 290.00 feet and a central angle of 07°07'28"; thence southerly along the arc of said curve, being also said westerly Right-of-Way line of NW Lake Valley Drive 36.06 feet; thence N.79°33'55"W. 275.04 feet; thence N.12°54'31"E. 215.15 feet; thence S.76°23'33"E. 50.00 feet; thence N.13°36'27"E. 317.00 feet to the POINT OF BEGINNING. Containing 2.93 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 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.

FILE NUMBER 2002033255
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
2-14, 2002 AT 9:15 O'CLOCK AM
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
By: MCK D.C.

OFFICIAL RECORDS
BOOK 946 PAGE 532

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
IRC	= IRON ROD AND CAP

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 ___/___/20___ 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: L. SCOTT BRITT
Florida Reg. Cert. No. 5757
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
SEAL
DATE: 12/1/2001

SHEET 1 OF 2 PLAT DATE: 11/13/2001

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