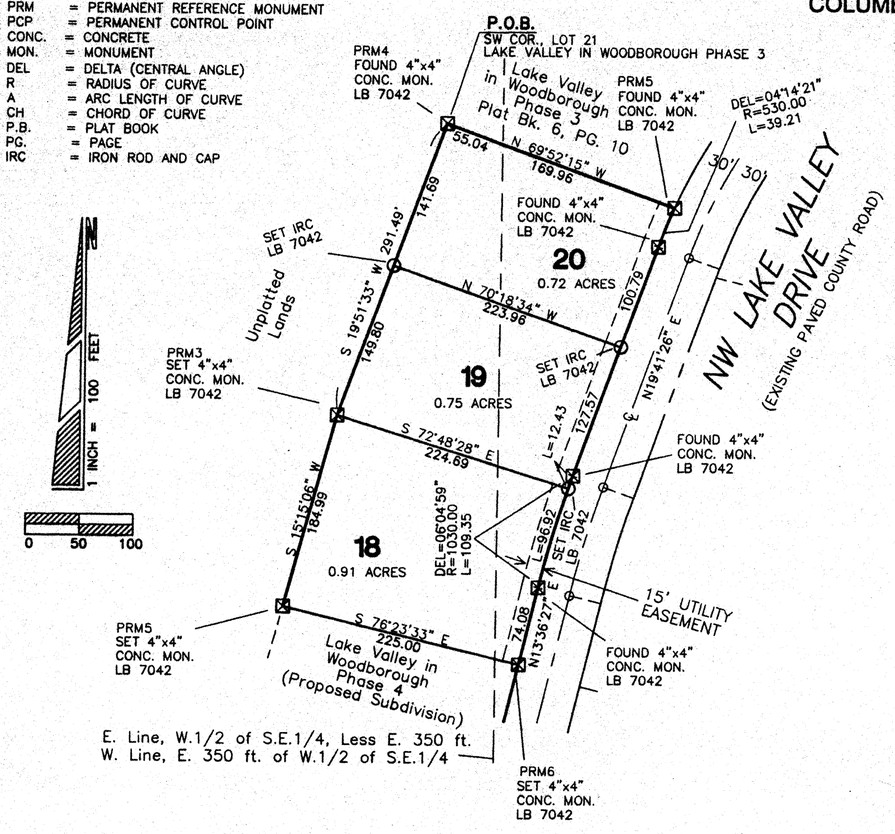
Lake Valley in Woodborough Phase 5

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
IRC = IRON ROD AND CAP

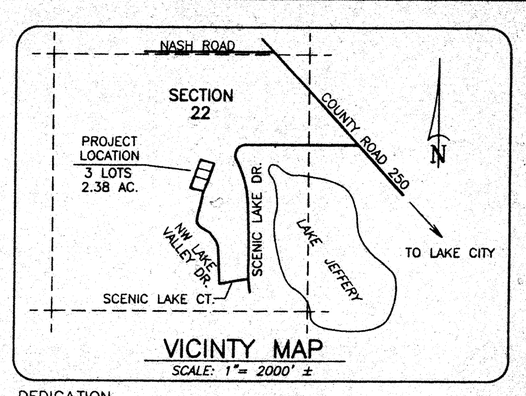


E. Line, W.1/2 of S.E.1/4, Less E. 350 ft.
W. Line, E. 350 ft. of W.1/2 of S.E.1/4

DESCRIPTION
A parcel 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 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; 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 N.13°36'27"E. along said westerly Right-of-Way line of NW Lake Valley Drive, 74.08 feet to the point of curve of a curve concave to the east having a radius of 1030.00 feet and a central angle of 06°04'59"; thence northerly along the arc of said curve, being also said westerly Right-of-Way line of NW Lake Valley Drive 109.35 feet; thence N.19°41'26"E. 228.36 feet to the point of curve of a curve concave to the east having a radius of 530.00 feet and a central angle of 04°14'21"; thence northerly along the arc of said curve, being also said westerly Right-of-Way line of NW Lake Valley Drive 39.21 feet; thence N 69°52'15" W 169.96 feet to the POINT OF BEGINNING. Containing 2.38 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.



VICINTY MAP
SCALE: 1"= 2000' ±

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Woodborough Corporation, Thomas Earl Rowan, and Velva Sharpes Rowan, as owners, have caused tha 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.

CORPORATE SEAL

William C. Rowan
President
Woodborough Corp.
Witness: Brenda E. Nelson
Witness: Timothy C. DeBene

Thomas Earl Rowan
owner
Witness: Linda Davis
Witness: Jackie Uberbacher

Velva Sharpes Rowan
owner
Witness: Linda Davis
Witness: Jackie Uberbacher

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 6, 2002
County Attorney, Columbia County

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

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 27 day of March 2002 in Plat Book 7, Page 97

SIGNED:
Clerk of Circuit Court

COMMISSION APPROVAL

SIGNED:
Chairman
DATE: ___/___/20___
ATTEST:
Clerk

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 5 day of FEB. 2002, by William C. Rowan, as owner. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.
SIGNED: Timothy A. DeBene
Notary Public

ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Brevard
The foregoing dedication was acknowledged before me this 29 day of Jan. 2002, by Velva Sharpes Rowan, as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.
SIGNED: Cathy J Clark
Notary Public
Cathy J Clark My Commission DD060712 Expires September 27 2005

ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Brevard
The foregoing dedication was acknowledged before me this 29 day of Jan. 2002, 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: Cathy J Clark
Notary Public
Cathy J Clark My Commission DD060712 Expires September 27 2005

LEGEND & NOTES

1.) Bearings projected from centerline of the above referenced NW LAKE VALLEY DR. – S 19°41' 26"W.

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.

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 2/6/2002 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 RITT
Florida Reg. Cert. No. 5757
SEAL

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 Crosden DATE: 3/21/02
Director of Public Works

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. DeBene SEAL
Timothy A. DeBene, P.S.M.
Florida Registered Cert. No. 5594
DATE: 1/23/2002

SHEET 1 OF 1 PLAT DATE: 12/12/2001

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

FILE NUMBER 2002005959
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
3-21-2002 AT 12:15 O'CLOCK PM
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Mark Rowe D.C.

OFFICIAL RECORDS
BOOK 926 PAGE 2926