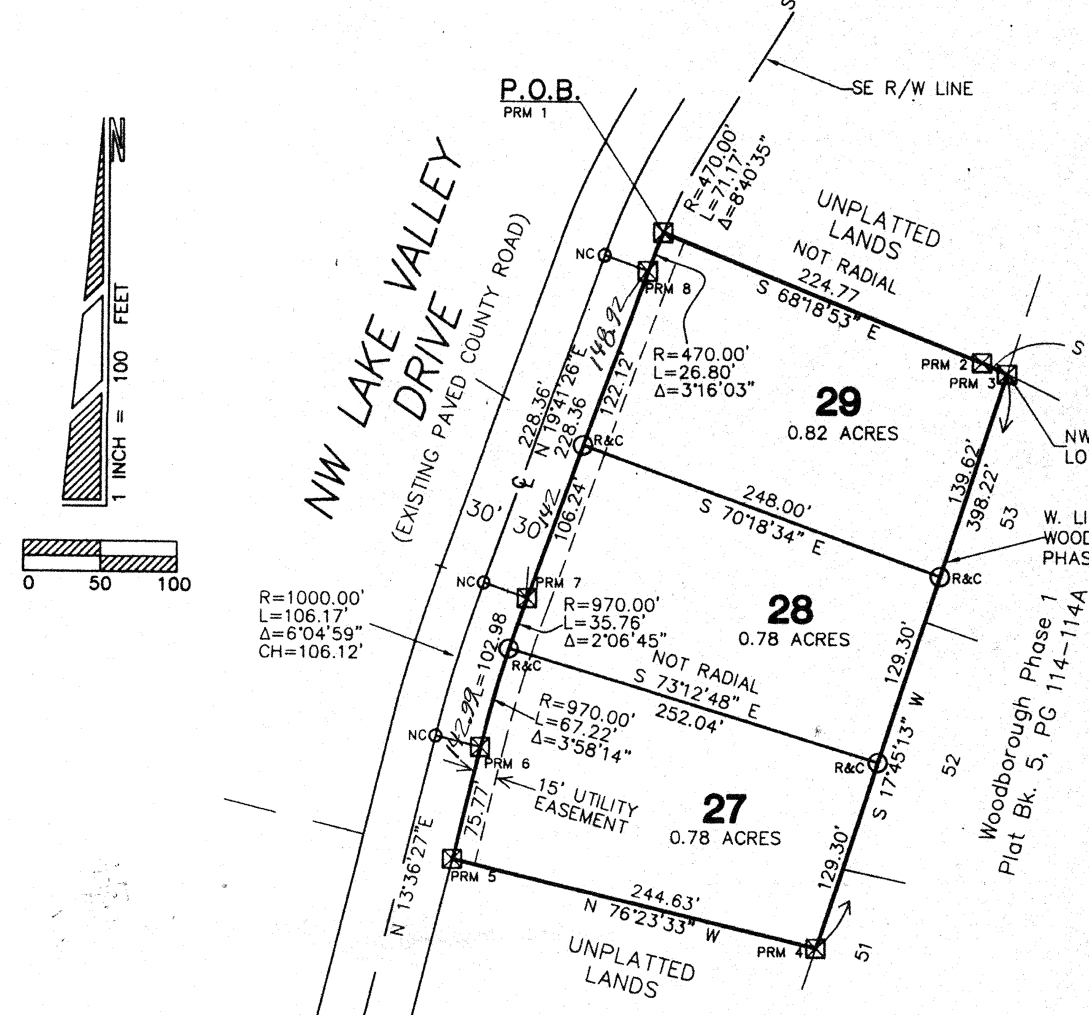
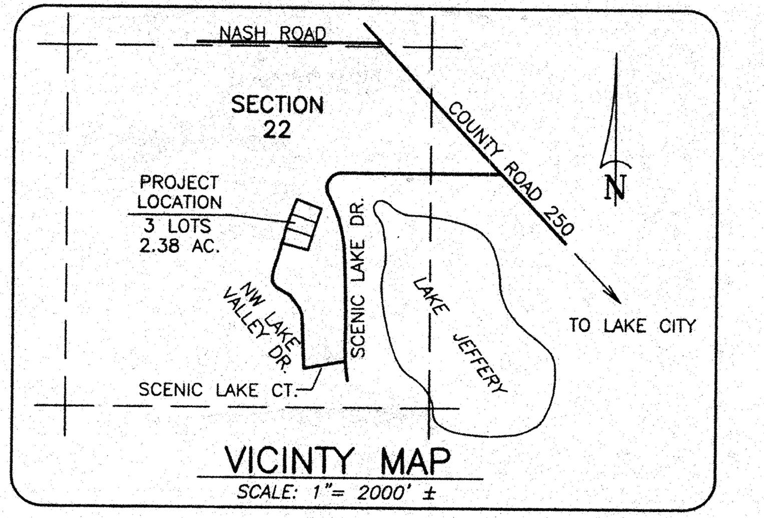
Lake Valley in Woodborough Phase 6

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 4x4 CONCRETE MONUMENT WITH BRASS CAP STAMPED LB 7042, PRM NO., AND DATE
PCP = PERMANENT CONTROL POINT
CONC. = CONCRETE
MON. = MONUMENT
Δ = DELTA (CENTRAL ANGLE)
R = RADIUS OF CURVE
L = ARC LENGTH OF CURVE
CH = CHORD OF CURVE
P.B. = PLAT BOOK
PG. = PAGE
IRC = IRON ROD AND CAP
NC = NAIL AND CAP FOUND
○R&C = 5/8" REBAR SET WITH PLASTIC CAP STAMPED LB 7042





VICINITY MAP
SCALE: 1"= 2000' ±

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 West corner of Lot 2 in Woodborough Phase 3, a subdivision recorded in Plat Book 6, Page 101 of the Public Records of Columbia County, Florida, said point also being a 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, also being the Southeasterly Right-of-Way line of Northwest Lake Valley Drive, a distance of 88.58 feet; thence South 31°38'04" West along said Southeasterly Right-of-Way line of Northwest Lake Valley Drive a distance of 207.40 feet to a point of curve of a curve concave to the Southeast having a radius of 470.00 feet and a central angle of 08°40'35"; thence Southwesterly along the arc of said curve, being also said Southeasterly Right-of-Way line of Northwest Lake Valley Drive, a distance of 71.17 feet to the POINT OF BEGINNING; thence South 68°18'53" East a distance of 224.77 feet; thence South 65°21'50" East a distance of 17.95 feet to the Northwest corner of Lot 53 in Woodborough Phase 1, a subdivision recorded in Plat Book 5, Pages 114-114A of the Public Records of Columbia County, Florida; thence South 17°45'13" West along the West line of said Woodborough Phase 1, a subdivision recorded in Plat Book 5, Page 114-114A of the Public Records of Columbia County, Florida a distance of 398.22 feet; thence North 76°23'33" West a distance of 244.63 feet to a point on the Southeasterly Right-of-Way line of Northwest Lake Valley Drive; thence North 13°36'27" East along said Southeasterly Right-of-Way line of Northwest Lake Valley Drive a distance of 75.77 feet to a point of curve of a curve concave to the Southeast having a radius of 970.00 feet and a central angle of 06°04'59"; thence Northeasterly along the arc of said curve, also being said Southeasterly Right-of-Way line of Northwest Lake Valley Drive, a distance of 102.98 feet; thence North 19°41'26" East along the Southeasterly Right-of-Way line of Northwest Lake Valley Drive a distance of 228.36 feet to a point of curve of a curve concave to the Southeast having a radius of 470.00 feet and a central angle of 03°16'03"; thence Northeasterly along the arc of said curve, also being the Southeasterly Right-of-Way line of Northwest Lake Valley Drive a distance of 26.80 feet to the POINT OF BEGINNING. Containing 2.38 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that William C. Rowan, as President of Woodborough Corporation, James E. Hollingsworth and Barbara L. Hollingsworth, as owners, and Peoples State Bank, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as LAKE VALLEY IN WOODBOROUGH PHASE 6, 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 — William C. Rowan, President, Woodborough Corp.
Witness: Alice V. Geiger
Witness: Laverne W. Lee

James E. Hollingsworth — James E. Hollingsworth, owner
Witness: Alice V. Geiger
Witness: Laverne W. Lee

Barbara L. Hollingsworth — Barbara L. Hollingsworth, owner
Witness: Brenda E. Nelson
Witness: Laverne W. Lee

Lonnie T. Haltiwanger — Lonnie T. Haltiwanger, Mortgage Loan Officer
Witness
Witness

NOTARY SEAL [stamp: LAVERNE W. LEE, Notary Public - State of Florida, My Commission Expires Jul 18, 2005, Commission # DD032913]

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 4th day of September 2002, by William C. Rowan, for Woodborough Corp. as owner. He is personally known to me or has produced ________ as identification and (did / did not) take an oath.

SIGNED: Laverne W. Lee
Notary Public

NOTARY SEAL [stamp: LAVERNE W. LEE, Notary Public - State of Florida, My Commission Expires Jul 18, 2005, Commission # DD032913]

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia

The foregoing dedication was acknowledged before me this ___ day of September 2002, by James E. Hollingsworth, as owner. He is personally known to me or has produced ________ as identification and (did / did not) take an oath.

SIGNED: Laverne W. Lee
Notary Public

NOTARY SEAL [stamp: TIMOTHY A. DELBENE, MY COMMISSION # ..., EXPIRES: October 16, 2005, 1-800-3-NOTARY FL Notary Service & Bonding, Inc.]
My Commission Expires: ______

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 5th day of Sept. 20 02, by Barbara L. Hollingsworth, as owner. She is personally known to me or has produced ________ as identification and (did / did not) take an oath.

SIGNED: Timothy A. Delbene
Notary Public

NOTARY SEAL [stamp: Ginger A. T..., ... 835066, Expires Mar 10, 2003, Atlantic Bonding Co., Inc.]
My Commission Expires: ______

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 5 day of Sept. 20 02, by Lonnie T. Haltiwanger, for Peoples State Bank, as mortgagee. She is personally known to me or has produced ________ as identification and (did / did not) take an oath.

SIGNED: Ginger A. T...
Notary Public

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

GENERAL NOTES

1.) Bearings projected from centerline of NW LAKE VALLEY DR. – N 19°41' 26"E.

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.

7.) Date of Plat: 8/22/2002.

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 29 day of Oct 2002 in Plat Book 7, Page 108.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

COMMISSION APPROVAL

SIGNED: Kenneth Witt
Chairman

DATE: 10/25/2002

ATTEST: P. DeWitt Cason
Clerk

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 9/05/2002 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 BRITT
Florida Reg. Cert. No. 5757
(SEAL)

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.

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, Oct. 29, County Atty. DATE: Oct. 29, 2002
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: 10/28/02
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. Delbene
Timothy A. Delbene, P.S.M.
Florida Registered Cert. No. 5594
(SEAL)

DATE: 9/5/2002

SHEET 1 OF 1 PLAT DATE: 09/03/2002

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

OFFICIAL RECORDS BOOK 966 PAGE 39

FILE NUMBER 200202 1402
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
10-29-2002 AT 12:23 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: mck D.C.