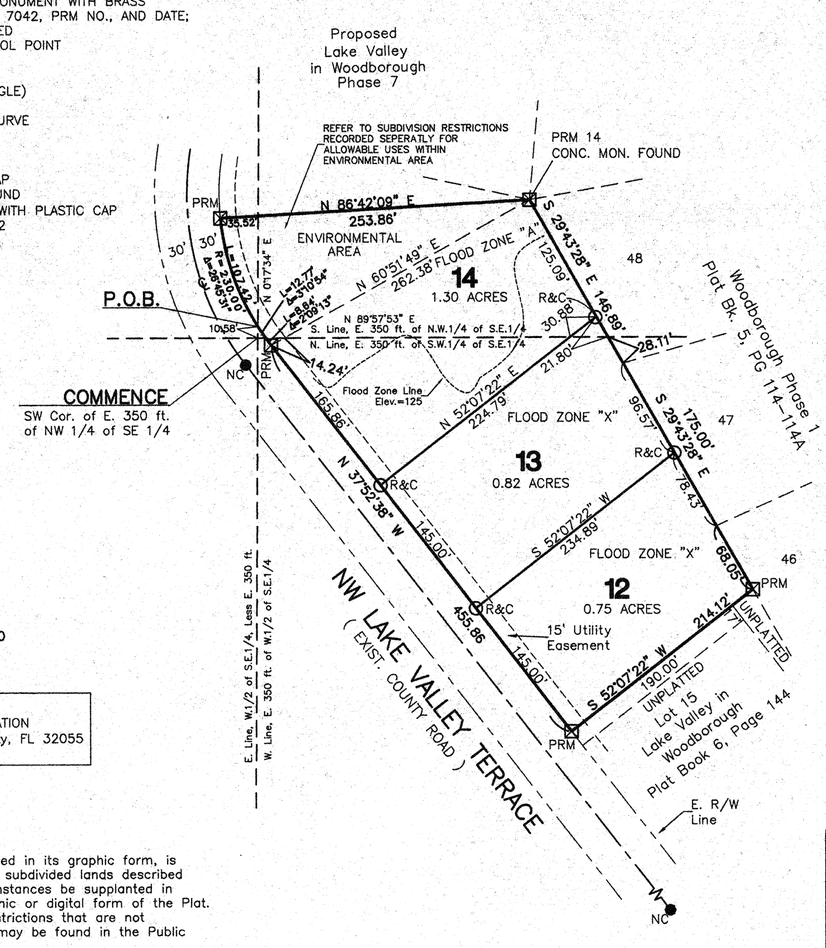
Lake Valley in Woodborough Phase 8

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; SET UNLESS NOTED
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



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

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.

GENERAL NOTES

1.) Bearings projected from centerline of NW LAKE VALLEY TERR. – N 37°52' 38"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 lie partly within a Flood Zone "A" area. Flood elevations per project engineer: 100 yr. flood = 125.0
min. floor elev. = 126.0
The major portion of the subdivision is within Flood Zone "X", which according to said FIRM maps is outside 500 yr. Flood Plain. See map for Flood Plain Line Delineation. (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: 7/9/2003.

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 Southwest Corner of the East 350 feet of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 3 South, Range 16 East, Columbia County, Florida and run North 00°17'34" East along the West line of the East 350 feet of the West 1/2 of the Southeast 1/4 (being also the East line of the West 1/2 of the Southeast 1/4, less the East 350 feet) a distance of 10.58 feet to the POINT OF BEGINNING, said point being a point on a curve concave to the Northeast having a radius of 230.00 feet and a central angle of 26°45'31"; thence Northeasterly along the arc of said curve, being also the Easterly Right-of-Way line of NW Lake Valley Terrace (an existing county road), a distance of 107.42 feet; thence North 86°42'09" East a distance of 253.86 feet to the Northwest corner of Lot 48 of Woodborough Phase 1, a subdivision recorded in Plat Book 5, Page 114-114A of the Public Records of Columbia County, Florida; thence South 29°43'28" East along the West line of said Lot 48 of Woodborough Phase 1 a distance of 146.89 feet to a point on the North line of the East 350 feet of the Southwest 1/4 of the Southeast 1/4 of Section 22; thence continue South 29°43'28" East along said West line of Lot 48 of Woodborough Phase 1 a distance of 28.11 feet to the Northwest corner of Lot 47 of said Woodborough Phase 1; thence continue South 29°43'28" East along the West line of said Lot 47 of Woodborough Phase 1 a distance of 175.00 feet to the Northwest corner of Lot 46 of said Woodborough Phase 1; thence continue South 29°43'28" East along the West line of said Lot 46 of Woodborough Phase 1 a distance of 68.05 feet; thence South 52°07'22" West a distance of 214.12 feet to a point on the Easterly Right-of-Way line of NW Lake Valley Terrace (an existing county road); thence North 37°52'38" West along said Easterly Right-of-Way line of NW Lake Valley Terrace (an existing county road) a distance of 455.86 feet to the point of curve of a curve concave to the Northeast having a radius of 230.00 feet and a central angle of 02°09'13"; thence Northwesterly along the arc of said curve, still being said Easterly Right-of-Way line of NW Lake Valley Terrace (an existing county road) a distance of 8.64 feet to a point on the South line of the East 350 feet of the Northwest 1/4 of the Southeast 1/4, said point also being a point on a curve concave to the Northeast having a radius of 230.00 feet and a central angle of 03°10'54"; thence continue Northwesterly along the arc of said curve, still being said Easterly Right-of-Way line of NW Lake Valley Terrace (an existing county road) a distance of 12.77 feet to the POINT OF BEGINNING. Containing 2.87 acres, more or less.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Isaac Construction, Inc., as owner, and Woodborough Corporation, as mortgagee, and First Federal Savings Bank of Florida, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as LAKE VALLEY IN WOODBOROUGH PHASE 8, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

Isaac Bratkovich
owner

William C. Rowan
President
Woodborough Corp.

Byron Cawthon
Vice-President
First Federal Savings
Bank of Florida

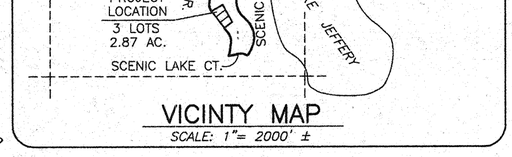
Witness
Witness
Witness
Witness
Witness
Witness

CORPORATE SEAL

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF Columbia
The foregoing dedication was acknowledged before me this 31st day of July, 2003, by Isaac Bratkovich, for Isaac Construction, Inc. as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.
SIGNED: _____
Notary Public
NOTARY SEAL
My Commission Expires: 2-10-04
MICHAEL LIENEMANN MY COMMISSION # CC 926072 EXPIRES: April 10, 2004 Bonded Thru Notary Public Underwriters

ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF Columbia
The foregoing dedication was acknowledged before me this 31st day of July, 2003, by William C. Rowan, for Woodborough Corp. as mortgagee. He is personally known to me or has produced DRIVER LICENSE as identification and (did / did not) take an oath.
SIGNED: _____
Notary Public
NOTARY SEAL
My Commission Expires: 2-10-04
MICHAEL LIENEMANN MY COMMISSION # CC 926072 EXPIRES: April 10, 2004 Bonded Thru Notary Public Underwriters

ACKNOWLEDGMENT STATE OF _____
COUNTY OF _____
The foregoing dedication was acknowledged before me this ___ day of _____, 20__, by Byron Cawthon, for First Federal Savings Bank of Florida, as mortgagee. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.
SIGNED: _____
Notary Public
NOTARY SEAL
My Commission Expires: _____
CATHY M. PHILMAN MY COMMISSION # CC 906594 EXPIRES: February 12, 2004 Bonded Thru Notary Public Underwriters



VICINITY MAP
SCALE: 1"= 2000' ±

CLERK'S CERTIFICATE
THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 11 day of Sept 2003, in Plat Book 7 Page 128.
SIGNED: _____
Clerk of Circuit Court

COMMISSION APPROVAL
SIGNED: _____
Chairman
DATE: 9/8/2003
ATTEST: _____
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 08/05/2003 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: MARK D. DUREN
Florida Reg. Cert. No. LS 4708
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: _____ DATE: 9/8/03
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: _____ DATE: 9/11/03
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, P.S.M.
Florida Registered Cert. No. 5594
DATE: 7/30/2003
SEAL

SHEET 1 OF 1 PLAT DATE: 07/30/2003

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

FILE NUMBER 20030019659
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
9-11, 2003 AT 11:53 O'CLOCK AM
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
D.C.
BY: _____

OFFICIAL RECORDS BOOK 874 PAGE 1188