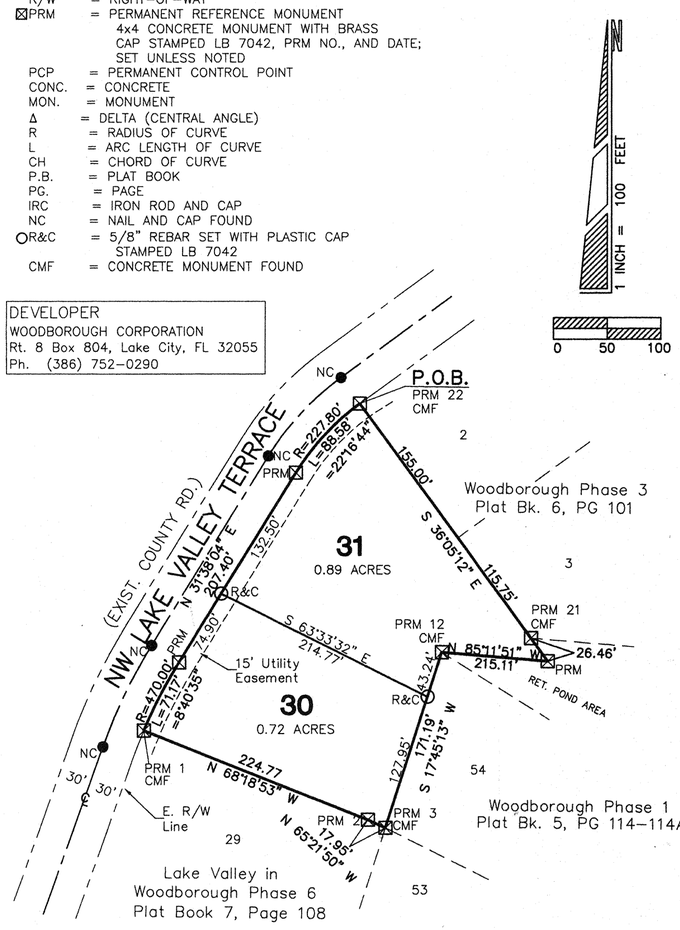
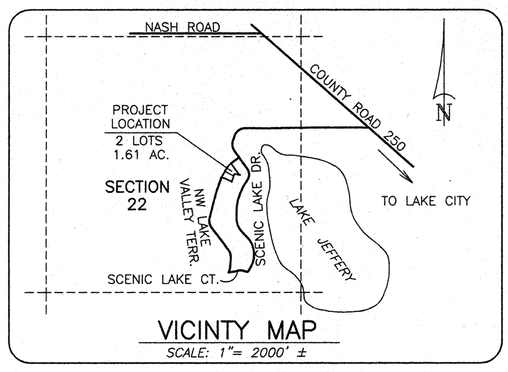
Lake Valley in Woodborough Phase 9

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
CMF = CONCRETE MONUMENT FOUND

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:

BEGIN at a point designated as PRM 22 at the West corner of Lot 2 in Woodborough Phase 3, a subdivision according to the Public Records of Columbia County, Florida and run South 36°05'12" East along the Southwesterly line of said Lot 2 in Woodborough Phase 3 a distance of 155.00 feet to the Northwest corner of Lot 3 in Woodborough Phase 3; thence continue South 36°05'12" East along the Southwesterly line of said Lot 3 in Woodborough Phase 3 a distance of 115.75 feet to a point designated as PRM 21; thence continue South 36°05'12" East a distance of 26.46 feet to a point on the North line of a retention area in Woodborough Phase 1, a subdivision recorded in Plat Book 5, Pages 114 and 114A in the Public Records of Columbia County, Florida; thence North 85°11'51" West along said North line a distance of 215.11 feet to the Northwest corner of Lot 54 of said Woodborough Phase 1; thence South 17°45'13" West along the West line of said Lot 54 of Woodborough Phase 1 a distance of 171.19 feet to the Southwest corner of said Lot 54 of Woodborough Phase 1; thence North 65°21'50" West along the North line of Lot 29 of Lake Valley in Woodborough Phase 6, a subdivision recorded in the Public Records of Columbia County, Florida a distance of 17.95 feet; thence North 68°18'53" West still along the North line of said Lake Valley in Woodborough Phase 6 a distance of 224.77 feet to a point on a curve concave to the East having a radius of 470.00 feet and a central angle of 8°40'35"; thence Northeasterly along the arc of said curve, being also the Easterly Right-of-Way line of NW Lake Valley Terrace, a distance of 71.17 feet to the Point of Tangency of said curve; thence North 31°38'04" East along said Easterly Right-of-Way line of NW Lake Valley Terrace a distance of 207.40 feet to 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 Northeasterly along the arc of said curve, still being the Easterly Right-of-Way line of NW Lake Valley Terrace, a distance of 88.58 feet to the POINT OF BEGINNING. Containing 1.61 acres, more or less.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that David C. Dunn, Linda C. Dunn, Frank A. Todd, III, and Juana Jo Lytte, 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 9, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

David C. Dunn
owner
Witness
Witness

Linda C. Dunn
owner
Witness
Witness

Frank A. Todd, III
owner
Witness
Witness

Juana Jo Lytte
owner
Witness
Witness

Lonnie T. Haltiwanger
Mortgage Loan Officer
Peoples State Bank
Witness
Witness

NOTARY SEAL
ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 9 day of OCT, 2003, by Frank A. Todd, III, 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
ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 9 day of OCT, 2003, by Juana Jo Lytte, as owner. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.
SIGNED: _____
Notary Public

NOTARY SEAL
ACKNOWLEDGMENT STATE OF FLORIDA
COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 9 day of OCT, 2003, 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: _____
Notary Public

NOTARY SEAL
ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia
The foregoing dedication was acknowledged before me this 16 day of OCT, 2003, by David C. Dunn, 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
ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia
The foregoing dedication was acknowledged before me this 16 day of OCT, 2003, by Linda C. Dunn as owner. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.
SIGNED: _____
Notary Public

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this _____ day of _____, 20___, in Plat Book ___, Page _____.

SIGNED :

_____
Clerk of Circuit Court

COMMISSION APPROVAL

SIGNED :

_____
Chairman

DATE: 11/21/2003

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 11/24/2003 reviewed this Plat for Conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED : _____ SEAL
NAME: MARK D. DUREN
Florida Reg. Cert. No. LS 4078

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: November 19, 2003
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: 11/20/03
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: 9/9/2003

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 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 31°38' 04"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: 7/9/2003.

SHEET 1 OF 1 PLAT DATE: 07/09/2003

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

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA
FILE NUMBER 200302 5219
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
12-2-2003 AT 12:42 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Mindi Kerr D.C.
OFFICIAL RECORDS BOOK 1001 PAGE 115

For 2005

LAKE VALLEY IN WOODBOROUGH
PHASE 9

22-3S-16-02268-100 25.40 Ac remain?

22-3s-16-02269-100 Header parcel already established - applies to all the phases in Lake Valley in Woodborough.

Lot 30	**22-3s-16-02269-130**	**0.72 Ac**
Lot 31	**22-3s-16-02269-131**	**0.89 Ac**