PLAT BOOK 8 PAGE 110

LAUREL LAKE PHASE 2

IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	17.64'	260.00'	3°53'13"	17.64'	N 15°07'59" E
C2	13.45'	260.00'	2°57'54"	13.45'	S 57°22'33" W
C3	27.21'	200.00'	07°47'42"	27.19'	S 54°57'37" W
C4	25.23'	30.00'	48°11'23"	24.49'	S 82°57'11" W
C5	25.23'	30.00'	48°11'23"	24.49'	N 34°45'49" E
C6	50.49'	230.00'	12°34'41"	50.39'	N 19°28'43" E
C7	183.33'	230.00'	45°40'08"	178.51'	S 36°01'26" W

DEVELOPER
Phoenix Land Development, & PROPERTY MANAGEMENT, INC.
3000 E. Duval Street; Lake City, Florida 32055
Contact: Jodie Dupree (386) 754-5678

33 | 34
TOWNSHIP 3 SOUTH / TOWNSHIP 4 SOUTH
4 | 3
CONC. MON. FOUND NO IDENT.
1781.88'

PRM CONC. MON. SET LB 7042
(Bearing Base) N 88°40'13" E
347.17'
446.41'
North Line, Section 3
67.33'
PRM CONC. MON. SET LB 7042

UNPLATTED
S 1°19'47" E 222.75'

COUNTY ROAD NO. 252
N 67°28'12" E
P.O.B. CONC. MON. FOUND BB&L PRM 2
46.10'
PRM CONC. MON. SET LB 7042
L=92.54' Δ=2°42'19"
R=1959.86' L=394.20' Δ=11°31'27"
L=152.76' Δ=4°27'57"
L=148.90' Δ=4°21'11"
31.92'
N34°36'01"W 92.92'

RETENTION POND (PARCEL 9)
N72°32'45"W 201.50'

7 0.50 acres
8 0.50 acres
6 1.13 acres
10 0.50 acres
11 0.50 acres
5 0.51 acres
4 0.50 acres
12 0.50 acres
3 0.50 acres
2 0.50 acres
1 0.50 acres

20' Drainage Easement
10' Utility Easement
N38°16'54"W 137.19'
R=60.00' L=110.24' Δ=105°16'03"
R=60.00' L=54.87' Δ=52°23'58"
N58°51'31"E 243.45'
S42°40'58"W 81.01'
S64°38'41"W 46.08'
S66°33'26"W 42.30'
S54°25'56"W 61.69'
S36°46'24"W 26.21'
150.09'
PCP
N58°51'30"E 147.16'
80.08'
30'
R=60.00' L=90.31' Δ=86°13'07"
R=60.00' L=29.95' Δ=28°35'58"
S77°23'51"E 132.50'
20' DRAINAGE EASEMENT
S60°08'13"W 28.50'
S60°08'13"W 21.30'
39.16'
10'
S 88°40'13" W 198.33'
PRM CONC. MON. SET LB 7042
SHADED AREA INDICATES AREAS OF 100 YEAR FLOOD PLAIN BASED ON PROJECT ENGINEER'S DETERMINATION OF BASE FLOOD ELEVATION OF 113.0 FEET MSL

R=260.00' L=36.58' Δ=8°03'50"
R=260.00' L=8.00' Δ=1°45'48"
R=260.00' L=270.00' Δ=59°31'21"
R=260.00' L=37.00' Δ=8°09'38"
C2
C4
C3
C7
C5
C6
C1

East Line of Laurel Lake
Southerly Right-of-Way Line of CR-252
20
N80°34'14"W 262.76'
118.28'
S81°18'55"E 182.31'
22.87'
N 22°32'29" W 408.29'
LAUREL LAKE PLAT BOOK 7, PAGES 9 & 10
263.83'
105.04'
174.65'
N25°46'03"E 60.00'
N 64°13'57" W 86.01'
82.41'
N13°11'22"E 105.28'
99.36'
5.93'
88.64'
128.35'
S 25°36'46" W 497.89'
128.05'
N 73°17'54" W 175.75'
CONC. MON. FOUND BB&L PRM 8
CONC. MON. FOUND BB&L PRM 6
CONC. MON. FOUND BB&L PRM 5
CONC. MON. FOUND BB&L PRM 7
CONC. MON. FOUND BB&L PRM 4
PRM CONC. MON. SET LB 7042
SE Cor. of Lot 17
N 25°46'03" E 69.61'
SE Line of Lot 17
NE End of R/W
SW BIRCH GLEN
30'
SE R/W Line
North Line of Lot 16
NE Cor. of Lot 16
16
17
18
19
PCP
N58°43'54"W 184.42'
N25°07'39"E 84.28'
N18°12'31"E 9.45'
129.76'
S 47°34'12" W 135.68'
N18°12'31"E 70.41'
N39°45'37"E 15.20'
N39°45'37"E 46.18'
N39°45'37"E 31.50'
14.15'
71.54'
69.70'
N08°07'34"E 10.22'
48.83'
N73°17'54"W 199.38'
195.62'
N73°17'54"W 174.50'
N73°17'54"W 171.83'
20' DRAINAGE EASEMENT
35' Wetlands Offset Line
UNPLATTED

1 INCH = 60 FEET
0 30 60

DESCRIPTION

A parcel of land in Section 3, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follow:

BEGIN at the Northeast corner of Lot No. 20 of LAUREL LAKE, a subdivision as recorded in Plat Book 7, Pages 9 & 10 of the Public Records of Columbia County, Florida and run N.67°28'12"E. along the Southerly Right-of-Way line of County Road No. 252 a distance of 46.10 feet to the Point of Curve of a curve concave to the Northwest having a radius of 1959.86 feet and a central angle of 11°31'27"; thence Northeasterly along the arc of said curve, being also the Southerly Right-of-Way line of said County Road No. 252 a distance of 394.20 feet to its intersection with the North line of Section 3, Township 4 South, Range 16 East; thence N.88°40'13"E. along said North line of Section 3 a distance of 446.41 feet; thence S.01°19'47"E. perpendicular to said North line of Section 3 a distance of 222.75 feet; thence S.88°40'13"W. parallel to said North line of Section 3 a distance of 198.33 feet; thence S.47°34'12"W. 135.68 feet; thence S.25°36'46"W. 497.89 feet to the Northeasterly corner of Lot No. 16 of said LAUREL LAKE subdivision; thence N.73°17'54"W. along the North line of said Lot No. 16 a distance of 175.75 feet to the Northwesterly corner of said Lot No. 16 and a point on the Southeasterly Right-of-Way line of SW Birch Glen, said point being on the arc of a curve concave to the Northwest having a radius of 260.00 feet and a central angle of 09°26'29"; thence Northeasterly along the arc of said curve, being also the Southeasterly Right-of-Way line of said SW Birch Glen 42.84 feet; thence N.64°13'57"W. along the Northeasterly end of the Right-of-Way of said SW Birch Glen a distance of 60.00 feet to a point on the Southeasterly line of Lot No. 17 of said LAUREL LAKE; thence N.25°46'03"E. along said Southeasterly line of Lot No. 17 a distance of 69.61 feet to the Southeasterly corner of said Lot No. 17; thence N.22°32'29"W. along the Easterly line of Lots 17, 18, 19 and 20 of said LAUREL LAKE a distance of 408.29 feet to the POINT OF BEGINNING. Containing 7.55 acres, more or less.

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
DATE: 6/16/2006

SEAL

SHEET 1 OF 2 PLAT DATE: 03/14/2006

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

LAUREL LAKE PHASE 2
12 LOTS
7.55 ACRES
C.R. 252
SECTION 3

VICINITY MAP
SCALE: 1" = 2000'

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
Δ = DELTA (CENTRAL ANGLE)
R = RADIUS OF CURVE
L = ARC LENGTH OF CURVE
CH = CHORD OF CURVE
P.B. = PLAT BOOK
PG. = PAGE
BB&L = BAILEY, BISHOP & LANE
L1 = LINE DATA
C1 = CURVE DATA

TOTAL ACREAGE = 7.55 ACRES

FILE NUMBER 2006018752
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
8/8 2006 AT 2:14 O'CLOCK P M
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Sharon Lewis D.C.

OFFICIAL RECORDS BOOK 1092 PAGE 189

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

LAUREL LAKE PHASE 2

IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS
BOOK ___ PAGE ___
1092/189

LEGEND & NOTES

1.) ⊠PRM = P.R.M. set with brass cap stamped LB 7042 and date – 4" x 4" Concrete Monument.

OPCP = P.C.P. set – Nail with cap stamped LB 7042.

2.) □ = 4"x4" Concrete Monument set, LB 7042.

3.) ■ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.

4.) Boundary based on instruction from client, monumentation found in place, description furnished by client, prior survey by L.L. Lee, PLS; prior adjacent survey and subdivision by Bailey, Bishop & Lane.

5.) Bearings projected from the North line of Section 3 and based on above referenced prior survey by L.L. Lee, PLS.

6.) Interior improvements or underground encroachments, if present, were not located with this survey.

7.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.

8.) Examination of the flood hazard maps (F.I.R.M.) of the Federal Emergency Management Agency, shows the proposed development lies partly within Flood Zone "X" which, per said maps is defined as an area outside of the 500 year flood plain, and partly in Flood Zone "A", defined per said maps as an area within 100 year flood plain (ref: Community Panel No. 120070 0175 B). A Base Flood Elevation for the 100 year flood plain has been established by the project engineer (Bailey, Bishop & Lane, Inc.) at 113.0 MSL.

MINIMUM FLOOR ELEVATIONS: The minimum finish floor elevation for all lots in the development shall be 114.0 MSL, and in all cases shall be a minimum of one (1) foot above the highest adjacent grade at the structure.

9.) Preliminary approval: December 4, 2003

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

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 $4185.45 has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED : Doyle Crowder DATE: 8/1/06
Director of Public Works

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 utility easements shown on this Plat shall constitute easements for the construction, installation, maintenance, and operation of electricity, telephone, CATV, and other public utilities which may serve the lands encompassed by this Plat.

Shannon M Regar
My Commission DD354936
Expires October 21, 2008

NOTARY SEAL

ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 14 day of JULY, 2006, by Sylvester Nash, President of Phoenix Land Development, LLC, as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.

SIGNED: Shannon Regar
Notary Public

My Commission Expires: _____

NOTARY SEAL

ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 17th day of July, 2006 by Jim Greenwalt, Vice-President of Columbia County Bank, as mortgagee. He is personally known to me or has produced Janice & Elaine Gonzalez as identification and (did / did not) take an oath.

SIGNED: Janice Elaine Gonzalez
Notary Public

My Commission Expires: _____

JANICE ELAINE GONZALEZ
MY COMMISSION # DD 539192
EXPIRES: April 11, 2010
Bonded Thru Notary Public Underwriters

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 DATE August 1, 2006
County Attorney, Columbia County

DEVELOPER & PROPERTY MANAGEMENT, INC.
Phoenix Land Development, LLC
3000 E. Duval Street; Lake City, Florida 32055
Contact: Jodie Dupree (386) 754-5678

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Phoenix Land Development, LLC & PROPERTY MANAGEMENT, INC., as owner, and Columbia County Bank, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as LAUREL LAKE PHASE 2, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon, except for drainage easements. Drainage easements and retention pond areas are not dedicated to the public, but shall be privately maintained by the Laurel Lake homeowner's association.

Sylvester Nash
Sylvester Nash
President
Phoenix Land Development, LLC & PROPERTY MANAGEMENT, INC.

Jim Greenwalt
Jim Greenwalt
Vice-President
Columbia County Bank

Witnesses:
Sandra DuBree
Marissa Morales
Lynda Evans
Elaine Gonzalez

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY that the proposed drainage system is sufficient with respect to the Columbia County Subdivision Regulations.

SIGNED : _____
Gregory O. Bailey, P.E.
Florida Reg.# 43858
DATE: 8/8/06

SEAL

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 8 day of August 2006, in Plat Book 8, Page 110-111

SIGNED : _____
Clerk of Circuit Court

COMMISSION APPROVAL

SIGNED : _____
Chairman

DATE: 07/06/2006

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 07/24/2006 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. PLS 5757

L. SCOTT BRITT
5757
STATE OF FLORIDA
SEAL

SHEET 2 OF 2 PLAT DATE: 03/14/2006

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