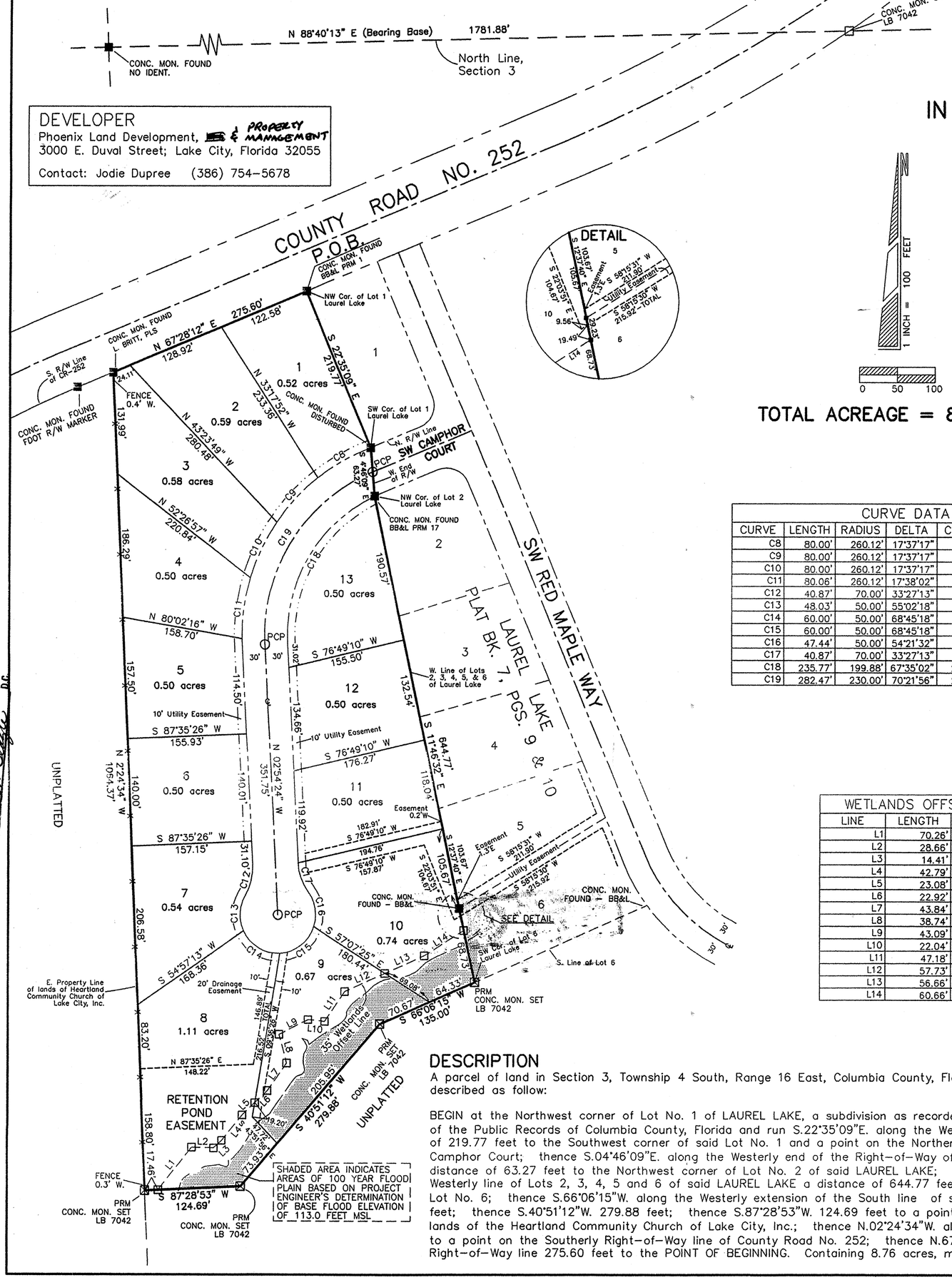
PLAT BOOK 8 PAGE 112

LAUREL LAKE PHASE 3

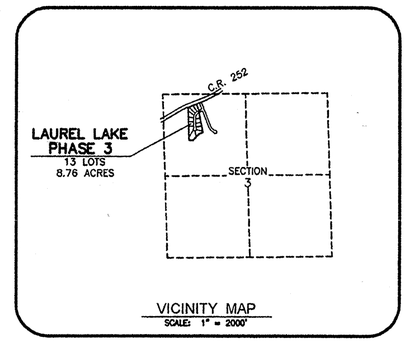
IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA



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

1 INCH = 100 FEET
0 50 100

TOTAL ACREAGE = 8.76 ACRES



VICINITY MAP
SCALE: 1" = 2000'

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C8	80.00'	260.12'	17°37'17"	79.69'	S 60°45'45" W
C9	80.00'	260.12'	17°37'17"	79.69'	S 43°08'28" W
C10	80.00'	260.12'	17°37'17"	79.69'	S 25°31'12" W
C11	80.06'	260.12'	17°38'02"	79.74'	S 07°53'32" W
C12	40.87'	70.00'	33°27'13"	40.29'	N 13°49'12" E
C13	48.03'	50.00'	55°02'18"	46.20'	S 03°01'39" W
C14	60.00'	50.00'	68°45'18"	56.46'	S 58°52'08" E
C15	60.00'	50.00'	68°45'18"	56.46'	N 52°22'34" E
C16	47.44'	50.00'	54°21'32"	45.68'	N 09°10'51" W
C17	40.87'	70.00'	33°27'13"	40.29'	S 19°38'01" E
C18	235.77'	199.88'	67°35'02"	222.34'	S 30°53'07" W
C19	282.47'	230.00'	70°21'56"	265.05'	S 32°16'34" W

WETLANDS OFFSET LINE DATA		
LINE	LENGTH	BEARING
L1	70.26'	S 37°47'32" W
L2	28.66'	N 88°24'46" W
L3	14.41'	S 47°05'11" W
L4	42.79'	S 38°40'33" W
L5	23.08'	S 46°03'19" W
L6	22.92'	S 46°03'19" W
L7	43.84'	S 35°38'07" W
L8	38.74'	S 15°26'19" E
L9	43.09'	S 63°10'27" W
L10	22.04'	N 83°39'09" W
L11	47.18'	S 34°00'19" W
L12	57.73'	S 65°54'01" W
L13	56.66'	S 65°54'01" W
L14	60.66'	S 57°22'43" W

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

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 Northwest corner of Lot No. 1 of LAUREL LAKE, a subdivision as recorded in Plat Book 7, Pages 9 & 10 of the Public Records of Columbia County, Florida and run S.22°35'09"E. along the West line of said Lot No. 1 a distance of 219.77 feet to the Southwest corner of said Lot No. 1 and a point on the Northerly Right-of-Way line of SW Camphor Court; thence S.04°46'09"E. along the Westerly end of the Right-of-Way of said SW Camphor Court a distance of 63.27 feet to the Northwest corner of Lot No. 2 of said LAUREL LAKE; thence S.11°46'32"E. along the Westerly line of Lots 2, 3, 4, 5 and 6 of said LAUREL LAKE a distance of 644.77 feet to the Southwest corner of said Lot No. 6; thence S.66°06'15"W. along the Westerly extension of the South line of said Lot No. 6 a distance of 135.00 feet; thence S.40°51'12"W. 279.88 feet; thence S.87°28'53"W. 124.69 feet to a point on the Easterly property line of lands of the Heartland Community Church of Lake City, Inc.; thence N.02°24'34"W. along said property line 1064.37 feet to a point on the Southerly Right-of-Way line of County Road No. 252; thence N.67°28'12"E. along said Southerly Right-of-Way line 275.60 feet to the POINT OF BEGINNING. Containing 8.76 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, 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

FILE NUMBER 806758
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
6/9, 2006 AT 2:14 O'CLOCK P.M.
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Sharon Doggett D.C.

OFFICIAL RECORDS BOOK 1092 PAGE 190

CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

OFFICIAL RECORDS BOOK 1092 PAGE 190

LAUREL LAKE PHASE 3

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

LEGEND & NOTES

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

○PCP = 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.

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

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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Phoenix Land Development, & 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 3, 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, & Property Management, Inc.

Jim Greenwalt
Vice-President
Columbia County Bank

Witness: Sandra DuBrel
Witness: Marissa Morales
Witness: Linda Evans
Witness: Elaine Gonzalez

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 M Regar
Notary Public

NOTARY SEAL
My Commission Expires: _____

Shannon M Regar
My Commission DD364938
Expires October 21, 2008

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 _____ as identification and (did / did not) take an oath.

SIGNED: Janice Elaine Gonzalez
Notary Public

NOTARY SEAL
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

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: Hoyle Crowder DATE: 8/1/06
Director of Public Works

ENGINEER'S CERTIFICATE

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

SIGNED: Gregory S. 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, 20 06, in Plat Book B, Page 112-113.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

COMMISSION APPROVAL

SIGNED: _____
Chairman

DATE: 07/06/20 06

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 07/24/20 06 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. PCS # 5757

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