PB 9 PG 43

OFFICIAL RECORDS
BOOK 1133 PAGE 2095

FILE NUMBER 200712023365
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
10/17/2007 AT 2:57 O'CLOCK P M
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: B. Doe D.C.

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

OAKS AT WOODBOROUGH

IN

SECTION 23

TOWNSHIP 03 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

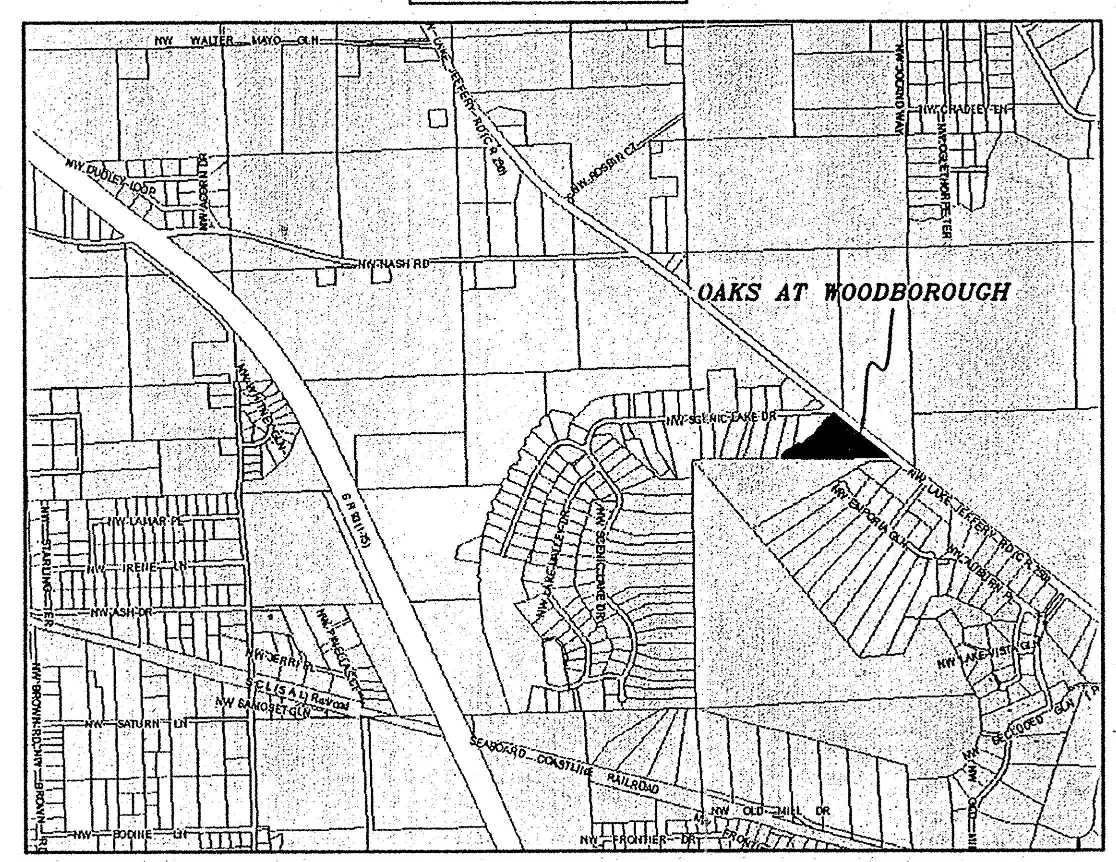
DESCRIPTION:
PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23 AND RUN NORTH 00°41'46" EAST ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 226.10 FEET TO A POINT ON AN AGREED PROPERTY LINE; THENCE SOUTH 89°03'28" EAST ALONG SAID AGREED PROPERTY LINE, A DISTANCE OF 1057.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 13°05'13" WEST, A DISTANCE OF 11.71 FEET; THENCE NORTH 69°47'27" EAST, A DISTANCE OF 18.16 FEET; THENCE NORTH 27°04'29" EAST, A DISTANCE OF 51.27 FEET; THENCE NORTH 63°16'55" EAST, A DISTANCE OF 92.54 FEET; THENCE NORTH 32°50'19" EAST, A DISTANCE OF 35.61 FEET; THENCE NORTH 64°04'37" EAST, A DISTANCE OF 34.34 FEET: THENCE NORTH 68°42'04" EAST, A DISTANCE OF 62.84 FEET; THENCE SOUTH 71°53'34" EAST, A DISTANCE OF 35.40 FEET; THENCE NORTH 55°39'01" EAST, A DISTANCE OF 53.47 FEET; THENCE NORTH 47°04'09" EAST, A DISTANCE OF 138.70 FEET; THENCE NORTH 41°27'27" EAST, A DISTANCE OF 213.69 FEET; THENCE NORTH 51°29'00" EAST, A DISTANCE OF 126.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SCENIC LAKE DRIVE: THENCE NORTH 89°25'40" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SCENIC LAKE DRIVE, A DISTANCE OF 11.57 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 250 (LAKE JEFFERY ROAD); THENCE SOUTH 49°22'10" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 250 (LAKE JEFFERY ROAD), A DISTANCE OF 841.06 FEET TO A POINT ON AN AGREED PROPERTY; THENCE NORTH 89°03'28" WEST ALONG SAID AGREED PROPERTY LINE, A DISTANCE OF 1300.12 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.88 ACRES MORE OR LESS.
BEING THE SAME AS THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1041, PAGE 2264 OF THE PUBLIC RECORDS OF SAID COUNTY.

UTILITY EASEMENT DETAIL:

20'

DENOTES 20' EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

VICINITY MAP
NOT TO SCALE



FINISHED FLOOR CRITERIA:
NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SWALES, DRAINAGE FEATURES OF DEPRESSIONS. WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION TO BE A MINUMUM OF 6 ABOVE THE HIGHEST POINT WITHIN 25 FEET OF THE BUILDING FOOTPRINT. IN ADDITION, ON SLOPING LOTS, THE NATURAL DRAINAGE SHALL BE DIRECTED AROUND STRUCTURES WITH SWALES.

NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BUILDING PERMIT NOTE:
A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATION OF ANY RESIDENTIAL BUILDING OR STRUCTURE SHALL NOT BE ISSUED FOR LESS THAN ONE ENTIRE LOT AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERWISE PROVIDED BY LAW.

SPECIAL NOTE:
WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT -OF-WAY MAY OCCUR DURING HEAVY RAINS

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN OAKS AT WOODBOROUGH
THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS. BE AWARE THAT SUCH AGRICULTURAL OPERATIONS MAY CAUSE ODORS, FLIES,POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA:
EXAMINED ON THIS 21st DAY OF September, 2007 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Marlin Feagle
ATTORNEY

ACCEPTANCE FOR MAINTENANCE:
I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IS IN ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $ 11,290.00 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED Hoyle Crowder DATE: 10/1/07
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF COUNTY SURVEYOR:
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THIS 13th DAY OF September, 2007 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 472, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 472, AS AMENDED.

NAME: Timothy A. Delbene
TIMOTHY A. DELBENE DONALD F. LEE & ASSOC.
DATE:
REGISTRATION NO. 5594

FLOOD ZONE INFORMATION
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120070 0125B

BUILDING SET BACKS:
FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET

ZONING:
RSF-2 RESIDENTIAL SINGLE FAMILY 2

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AND P.C.P.'S (PERMANENT CONTROL POINTS) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Timothy B. Alcorn
TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: JULY 16, 2007
JOB NO.: 570-05-2006RP
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

CERTIFICATE OF DEDICATION & OWNERSHIP:
KNOWN ALL MEN BY THESE PRESENT THAT GATEWAY DEVELOPERS OF LAKE CITY, LLC,AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "OAKS AT WOODBOROUGH", AND THAT ALL ROADS, STREETS, AND EASEMENTS FOR UTILITIES AS SHOWN AND OR DEPICTED HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. THAT RETENTION AREAS, STORMWATER BASINS AND DRAINAGE EASEMENTS AS SHOWN AND OR DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC BUT WILL BE PRIVATELY OWNED AND MAINTAINED BY A PRIVATE OWNER'S ASSOCIATION.

Daniel Crapps
DANIEL CRAPPS
MANAGING MEMBER
GATEWAY DEVELOPERS OF LAKE CITY, LLC
2806 U.S. 90 WEST, STE. 101
LAKE CITY, FLORIDA 32055
PHONE: (386) 755-5110

THOMAS H. EAGLE
MANAGING MEMBER
GATEWAY DEVELOPERS OF LAKE CITY, LLC
2806 U.S. 90 WEST, STE. 101
LAKE CITY, FLORIDA 32055
PHONE: (386) 755-5110

WITNESS Lisa Hicks
WITNESS Mary Lyons

STATE OF FLORIDA, COUNTY OF COLUMBIA:
I HEREBY CERTIFY ON THIS 7 DAY OF SEPT A.D. 2007, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS AND THOMAS H. EAGLE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 7 DAY OF SEPT A.D. 2007

VERA LISA HICKS
Notary Public, State of Florida
My Comm. Expires Aug. 23, 2010
Comm. No DD 568890

Vera Lisa Hicks
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: 8-23-10

DEDICATION OF MORTGAGEE:
THIS IS TO CERTIFY THAT HARVEY D. DEVANE AND MARY FRANCES DEVANE , BEING MORTGAGEES OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS " OAKS AT WOODBOROUGH " FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF HAS CAUSED THESE PRESENT TO BE SIGNED THIS 7 DAY OF SEPT A.D. 2007

Harvey DeVane
HARVEY D. DEVANE
TRUSTEE OF HARVEY D. DEVANE LIVING TRUST
1371 SE INGLEWOOD AVE.
LAKE CITY, FLORIDA 32025
(386) 752-0751
WITNESS Lisa Hicks

Mary Frances DeVane
MARY FRANCES DEVANE
TRUSTEE OF HARVEY D. DEVANE LIVING TRUST
1371 SE INGLEWOOD AVE.
LAKE CITY, FLORIDA 32025
(386) 752-0751
WITNESS Lisa Hicks

STATE OF FLORIDA, COUNTY OF COLUMBIA:
I HEREBY CERTIFY ON THIS 7 DAY OF SEPT A.D. 2007, BEFORE ME PERSONALLY APPEARED HARVEY D. DEVANE AND MARY FRANCES DEVANE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 7 DAY OF SEPT A.D. 2007

VERA LISA HICKS
Notary Public, State of Florida
My Comm. Expires Aug. 23, 2010
Comm. No. DD 568890

Vera Lisa Hicks
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: 8-23-10

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA:
THIS IS TO CERTIFY THAT ON THE 16 DAY OF August, 2007,THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

Elizabeth W. Porter
CHAIRMAN

ATTEST: P. DeWitt Cason

CLERK'S CERTIFICATE:
THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 17 DAY OF October, 2007, IN PLAT BOOK 9, PAGES 43-44-45

SIGNED: P. DeWitt Cason
CLERK OF CIRCUT COURT

CERTIFICATE OF SUBDIVIDER'S ENGINEER:
THIS IS TO CERTIFY THAT ON THIS 10th OF SEPTEMBER, 2007, CHADWICK WILLIAMS REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 63149, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IF APPLICABLE, ANY SUBMITTED "AS-BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

Chad Williams
REGISTERED FLORIDA ENGINEER

SCALE: 1" = 60'	DATE SURVEYED: 07-13-07	DATE DRAWN: 07-14-07
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION - LB# 7170
130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064
PHONE: 386-362-4629 - FAX: 386-362-5270

PB 9 PG 44

SHEET 2 OF 3

OAKS AT WOODBOROUGH
IN
SECTION 23
TOWNSHIP 03 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS
BOOK 1133 PAGE 295

LEGEND AND NOTES:

- ● DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 5/8"" REBAR WITH CAP STAMPED L.B. # 7170
- ■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4"x4" CONCRETE MONUMENT, L.B. # 7042
- ⊠ DENOTES P.C.P. (PERMANENT CONTROL POINT) SET, 2"x2" ALUMINUM PLATE, STAMPED L.B. # 7170

1) BEARINGS BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 250. (S 49°22'10"E)

2) FOR SECTION BREAKDOWN, SEE JOB FILE THIS OFFICE.

3) 5/8"x 20" REBAR (WITH CAP STAMPED L.B. # 7170) SET ON ALL LOT CORNERS EXCEPT AS SHOWN.

4) 5/8"x 20" REBAR (WITH CAP STAMPED L.B. # 7170) SET AT INTERSECTION OF ALL LOT LINES AND WETLAND BUFFER LINES.

5) THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY EXCEPT AS SHOWN.

ABBREVIATIONS

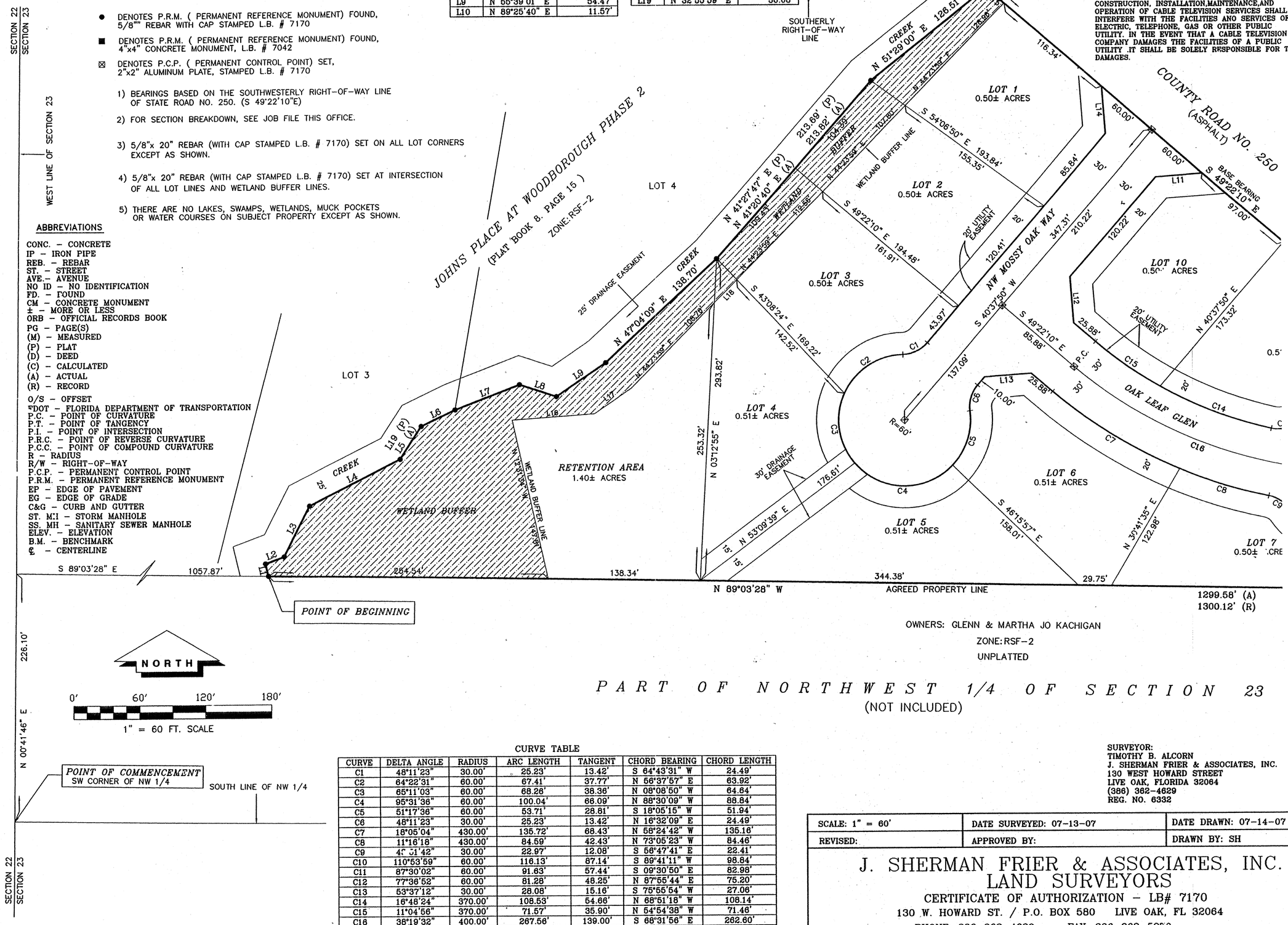
CONC. – CONCRETE
IP – IRON PIPE
REB. – REBAR
ST. – STREET
AVE.– AVENUE
NO ID – NO IDENTIFICATION
FD. – FOUND
CM – CONCRETE MONUMENT
± – MORE OR LESS
ORB – OFFICIAL RECORDS BOOK
PG – PAGE(S)
(M) – MEASURED
(P) – PLAT
(D) – DEED
(C) – CALCULATED
(A) – ACTUAL
(R) – RECORD
O/S – OFFSET
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
P.C. – POINT OF CURVATURE
P.T. – POINT OF TANGENCY
P.I. – POINT OF INTERSECTION
P.R.C. – POINT OF REVERSE CURVATURE
P.C.C. – POINT OF COMPOUND CURVATURE
R – RADIUS
R/W – RIGHT-OF-WAY
P.C.P. – PERMANENT CONTROL POINT
P.R.M. – PERMANENT REFERENCE MONUMENT
EP – EDGE OF PAVEMENT
EG – EDGE OF GRADE
C&G – CURB AND GUTTER
ST. M.H – STORM MANHOLE
SS. MH – SANITARY SEWER MANHOLE
ELEV. – ELEVATION
B.M. – BENCHMARK
℄ – CENTERLINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 13°05'13" W	11.71'
L2	N 69°47'27" E	18.16'
L3	N 27°04'29" E	51.27'
L4	N 63°16'55" E	92.54'
L5	N 32°50'19" E	35.61'
L6	N 64°04'37" E	34.34'
L7	N 68°42'04" E	62.84'
L8	S 71°53'34" E	35.40'
L9	N 55°39'01" E	54.47'
L10	N 89°25'40" E	11.57'
L11	S 85°37'50" W	42.43'
L12	S 04°22'10" E	42.43'
L13	S 85°37'50" W	42.43'
L14	N 04°22'10" W	42.43'
L15	S 49°22'10" E	14.31'
L16	N 85°51'14" E	74.99'
L17	N 55°25'43" E	40.92'
L18	N 44°23'59" E	29.33'
L19	N 32°55'59" E	36.08'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	48°11'23"	30.00'	25.23'	13.42'	S 64°43'31" W	24.49'
C2	64°22'31"	60.00'	67.41'	37.77'	N 56°37'57" E	63.92'
C3	65°11'03"	60.00'	68.26'	38.36'	N 08°08'50" W	64.64'
C4	95°31'36"	60.00'	100.04'	66.09'	N 88°30'09" W	88.84'
C5	51°17'36"	60.00'	53.71'	28.81'	S 18°05'15" W	51.94'
C6	48°11'23"	30.00'	25.23'	13.42'	N 16°32'09" E	24.49'
C7	18°05'04"	430.00'	135.72'	68.43'	N 58°24'42" W	135.16'
C8	11°16'18"	430.00'	84.59'	42.43'	N 73°05'23" W	84.46'
C9	4° 51'42"	30.00'	22.97'	12.08'	S 58°47'41" E	22.41'
C10	110°53'59"	60.00'	116.13'	87.14'	S 89°41'11" W	98.84'
C11	87°30'02"	60.00'	91.63'	57.44'	S 09°30'50" E	82.98'
C12	77°36'52"	60.00'	81.28'	48.25'	N 87°55'44" E	75.20'
C13	53°37'12"	30.00'	28.08'	15.16'	S 75°55'54" W	27.06'
C14	16°48'24"	370.00'	108.53'	54.66'	N 68°51'18" W	108.14'
C15	11°04'56"	370.00'	71.57'	35.90'	N 54°54'38" W	71.46'
C16	38°19'32"	400.00'	267.56'	139.00'	S 68°31'56" E	262.60'



OWNERS: GLENN & MARTHA JO KACHIGAN
ZONE: RSF-2
UNPLATTED

PART OF NORTHWEST 1/4 OF SECTION 23
(NOT INCLUDED)

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 ANO 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.

SURVEYOR:
TIMOTHY B. ALCORN
J. SHERMAN FRIER & ASSOCIATES, INC.
130 WEST HOWARD STREET
LIVE OAK, FLORIDA 32064
(386) 362-4629
REG. NO. 6332

SCALE: 1" = 60'	DATE SURVEYED: 07-13-07	DATE DRAWN: 07-14-07
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PB 9 PG 45

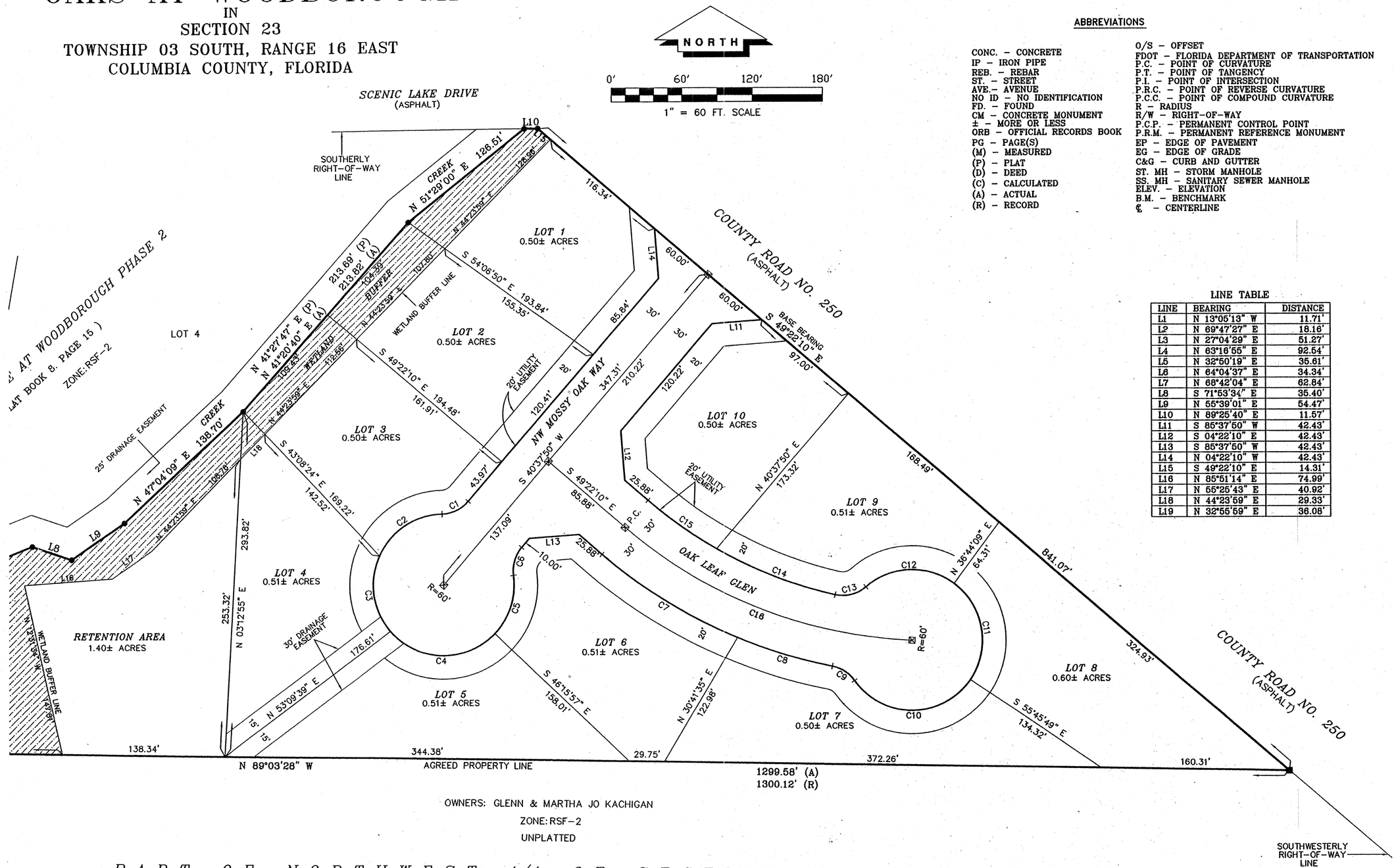
OAKS AT WOODBOROUGH

IN

SECTION 23

TOWNSHIP 03 SOUTH, RANGE 16 EAST

COLUMBIA COUNTY, FLORIDA



OWNERS: GLENN & MARTHA JO KACHIGAN

ZONE: RSF-2

UNPLATTED

PART OF NORTHWEST 1/4 OF SECTION 23

(NOT INCLUDED)

OFFICIAL RECORDS BOOK 1132 PAGE 209

ABBREVIATIONS

CONC. – CONCRETE	O/S – OFFSET
IP – IRON PIPE	FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
REB. – REBAR	P.C. – POINT OF CURVATURE
ST. – STREET	P.T. – POINT OF TANGENCY
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PG – PAGE(S)	P.R.M. – PERMANENT REFERENCE MONUMENT
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(P) – PLAT	EG – EDGE OF GRADE
(D) – DEED	C&G – CURB AND GUTTER
(C) – CALCULATED	ST. MH – STORM MANHOLE
(A) – ACTUAL	SS. MH – SANITARY SEWER MANHOLE
(R) – RECORD	ELEV. – ELEVATION
	B.M. – BENCHMARK
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LINE TABLE

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C5	51°17'36"	60.00'	53.71'	28.81'	S 18°05'15" W	51.94'
C6	48°11'23"	30.00'	25.23'	13.42'	N 16°32'09" E	24.49'
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C9	43°51'42"	30.00'	22.97'	12.08'	S 56°47'41" E	22.41'
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C12	77°36'52"	60.00'	81.28'	48.25'	N 87°55'44" E	75.20'
C13	53°37'12"	30.00'	28.08'	15.16'	S 75°55'54" W	27.06'
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C15	11°04'56"	370.00'	71.57'	35.90'	N 54°54'38" W	71.46'
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SURVEYOR:
TIMOTHY B. ALCORN
J. SHERMAN FRIER & ASSOCIATES, INC.
130 WEST HOWARD STREET
LIVE OAK, FLORIDA 32064
(386) 362-4629
REG. NO. 6332

SCALE: 1" = 60'	DATE SURVEYED: 07-13-07	DATE DRAWN: 07-14-07
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION – LB# 7170
130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064
PHONE: 386-362-4629 – FAX: 386-362-5270

OAKS AT WOODBOROUGH

FOR 2008

PARENT PARCEL – 23-3S-16-02270-009 – 7.88 AC'S (DELETED ALL USED UP)

HEADER PARCEL – 23-3S-16-02270-050 – A S/D LYING IN THE SE1/4 OF THE NW1/4 AND ALSO LYING WEST OF CR-250 & SOUTH OF NW SCENIC LAKE DRIVE CONTAINING 7.88 AC'S, RECORDED ON 10/17/07 IN PLAT BOOK 9 PAGES 43 THRU 45.

LOT 1	**23-3S-16-02270-051**	**.50 AC.**
LOT 2	**23-3S-16-02270-052**	**.50 AC.**
LOT 3	**23-3S-16-02270-053**	**.50 AC.**
LOT 4	**23-3S-16-02270-054**	**.51 AC.**
LOT 5	**23-3S-16-02270-055**	**.51 AC.**
LOT 6	**23-3S-16-02270-056**	**.51 AC.**
LOT 7	**23-3S-16-02270-057**	**.50 AC.**
LOT 8	**23-3S-16-02270-058**	**.60 AC.**
LOT 9	**23-3S-16-02270-059**	**.51 AC.**
LOT 10	**23-3S-16-02270-060**	**.50 AC.**

RETENTION AREA – 23-3S-16-02270-049 1.40 AC.