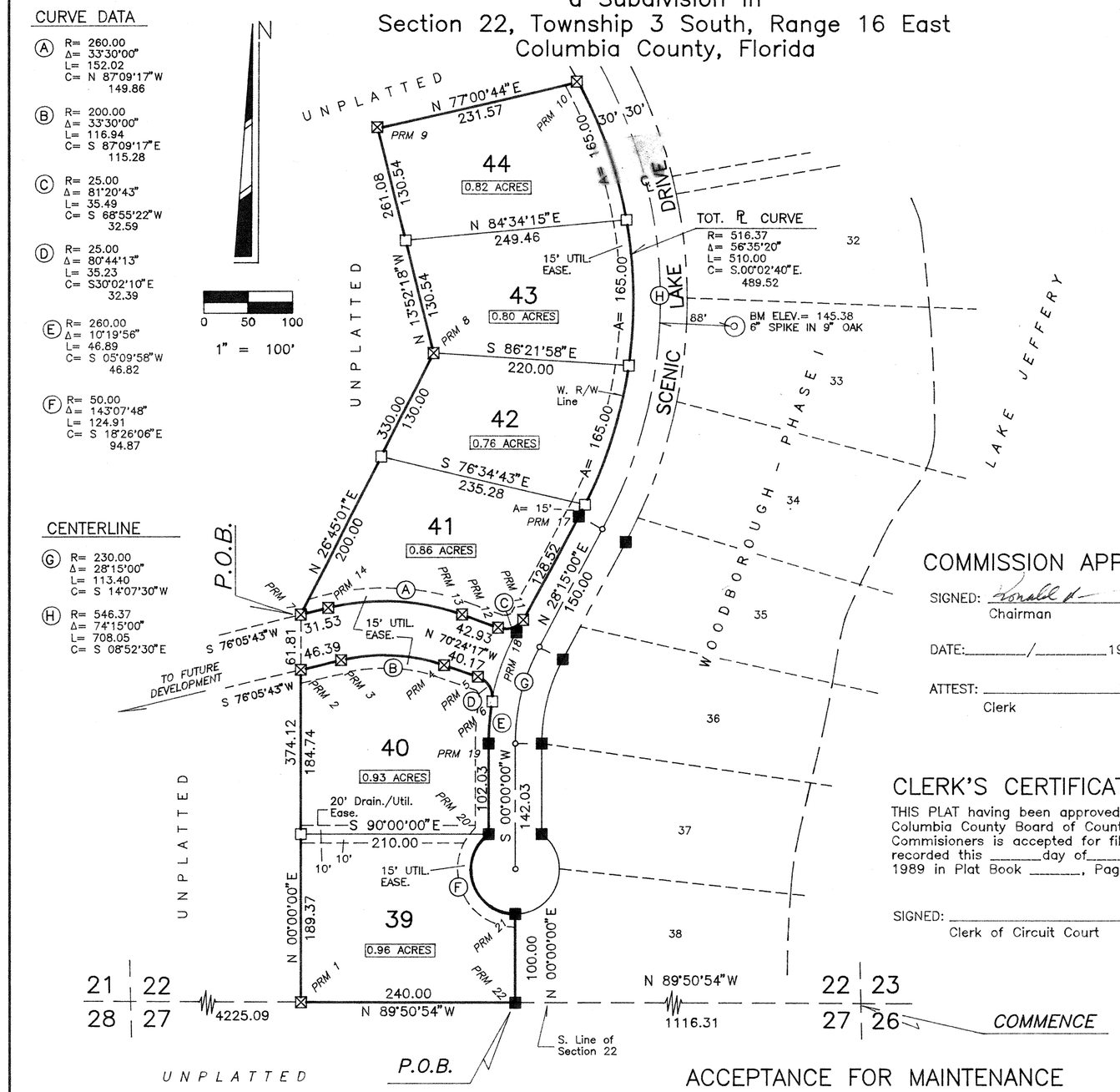
PLAT BOOK 06 PAGE 04

Property Appraiser

"Woodborough Phase 2"

a Subdivision in
Section 22, Township 3 South, Range 16 East
Columbia County, Florida



CURVE DATA

- (A) R= 260.00, Δ= 33°30'00", L= 152.02, C= N 87°09'17"W 149.86
- (B) R= 200.00, Δ= 33°30'00", L= 116.94, C= S 87°09'17"E 115.28
- (C) R= 25.00, Δ= 81°20'43", L= 35.49, C= S 68°55'22"W 32.59
- (D) R= 25.00, Δ= 80°44'13", L= 35.23, C= S30°02'10"E 32.39
- (E) R= 260.00, Δ= 10°19'56", L= 46.89, C= S 05°09'58"W 46.82
- (F) R= 50.00, Δ= 143°07'48", L= 124.91, C= S 18°26'06"E 94.87

CENTERLINE

- (G) R= 230.00, Δ= 28°15'00", L= 113.40, C= S 14°07'30"W
- (H) R= 546.37, Δ= 74°15'00", L= 708.05, C= S 08°52'30"E

DESCRIPTION

COMMENCE at the Southeast corner of Section 22, Township 3 South, Range 16 East, Columbia County, Florida and run N.89°50'54"W. along the South Line of said Section 22 a distance of 1116.31 feet to the POINT OF BEGINNING; thence continue N.89°50'54"W. still along said South line 240.00 feet; thence North 374.12 feet to a point designated as "PRM No. 2"; thence run N.76°05'43"E. 46.39 feet to the Point of Curve of a curve concave to the South having a radius of 200.00 feet and a central angle of 33°30'; thence Easterly along the arc of said curve 116.94 feet to the Point of Tangency of said curve; thence S.70°24'17"E. 40.17 feet to the Point of Curve of a curve concave to the Southwest having a radius of 25.00 feet and a central angle of 80°44'13"; thence Southeasterly along the arc of said curve 35.23 feet to the Point of Reverse Curve of a curve concave to the East having a radius of 260.00 feet and a central angle of 10°19'56"; thence Southerly along the arc of said curve, being also the Westerly Right-of-Way line of Scenic Lake Drive 46.89 feet; thence South, still along said Westerly Right-of-Way line 102.03 feet to a point on the arc of a curve concave to the East having a radius of 50.00 feet and a central angle of 143°07'48"; thence Southerly along the arc of said curve, being also said Westerly Right-of-Way line of Scenic Lake Drive 124.91 feet; thence South 100.00 feet to the POINT OF BEGINNING.

AND ALSO: COMMENCE at hereinabove referenced "PRM No. 2" and run North 61.81 feet to the POINT OF BEGINNING; thence N.26°45'01"E. 330.00 feet; thence N.13°52'18"W. 261.08 feet; thence N.77°00'44"E. 231.57 feet to a point on the Westerly Right-of-Way line of Scenic Lake Drive, said point being on the arc of a curve concave to the West having a radius of 516.37 feet and a central angle of 56°35'20"; thence Southerly along the arc of said curve, being also said Westerly Right-of-Way line 510.00 feet to the Point of Tangency of said curve; thence S.28°15'00"W. still along said Westerly Right-of-Way line 128.52 feet to the Point of Curve of a curve concave to the Northwest having a radius of 25.00 feet and a central angle of 81°20'43"; thence Southwesterly along the arc of said curve 35.49 feet to the Point of Tangency of said curve; thence N.70°24'17"W. 42.93 feet to the Point of Curve of a curve concave to the South having a radius of 260.00 feet and a central angle of 33°30'00"; thence Westerly along the arc of said curve 152.02 feet to the Point of Tangency of said curve; thence S.76°05'43"W. 31.53 feet to the POINT OF BEGINNING.

ALTOGETHER containing 5.13 acres, more or less.

LEGEND & NOTES

1.) ⊠ = P.R.M. Set with brass cap stamped PLS 3628 and date.
2.) □ = 4"x 4" Concrete Monument Set, brass cap stamped PLS 3628.
3.) ■ = Concrete P.R.M. found in place from prior Subdivision Phase.
4.) Boundary based on client instruction and WOODBOROUGH PHASE I.
5.) Bearings projected from record plat of WOODBOROUGH PHASE I.
6.) Interior improvements or underground encroachments, if present were not located with this Survey.
7.) Boundary Closure precision: 1 foot in 880,000 feet.
8.) 100 Year Flood Elevation: 138.2, Minimum Floor Elevation: 139.2
9.) Preliminary approval: 8/25/86, Extended: 9/87 and 9/88.
10.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.

COMMISSION APPROVAL

SIGNED: _____
Chairman

DATE: _____/_____1989

ATTEST: _____
Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commisioners is accepted for files and recorded this _____day of_____, 1989 in Plat Book _____, Page_____.

SIGNED: _____
Clerk of Circuit Court

NOTICE: 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 public utilities which may serve the lands encompassed by this Plat.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Woodborough Corporation, as owner has caused the lands hereon shown to be Surveyed subdivided and platted, to be known as "WOODBOROUGH PHASE 2", and that all easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

WOODBOROUGH CORPORATION

BY: _____ Witness _____
William C. Rowan
President

ATTEST: _____ Witness _____
Alma P. Johns
Asst. Secretary
Treasurer

(Corp. Seal)

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: ____/____/1989.
Director of Public Works

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this ____day of _____, 1989 by William C. Rowan and Alma P. Johns, as President and Asst. Secretary/Treasurer, respectively, of Woodborough Corporation, a Florida Corporation, on behalf of the Corporation.

SIGNED: _____
Notary Public, State of Florida at Large
My Commission Expires: My Commission Expires April 29, 1991

(seal)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the land surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that Permanent Control Points have been set as shown and that survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: _____
Donald F. Lee, P.L.S.
Florida Reg. Cert. No. 3628

DATE: 6 / 27 /1989.

COUNTY ATTORNEY 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: July / 12 /1989.
County Attorney

FILE NUMBER 90-1898
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
7-21, 19 89 AT 2:22 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: L. Allirithon D.C.