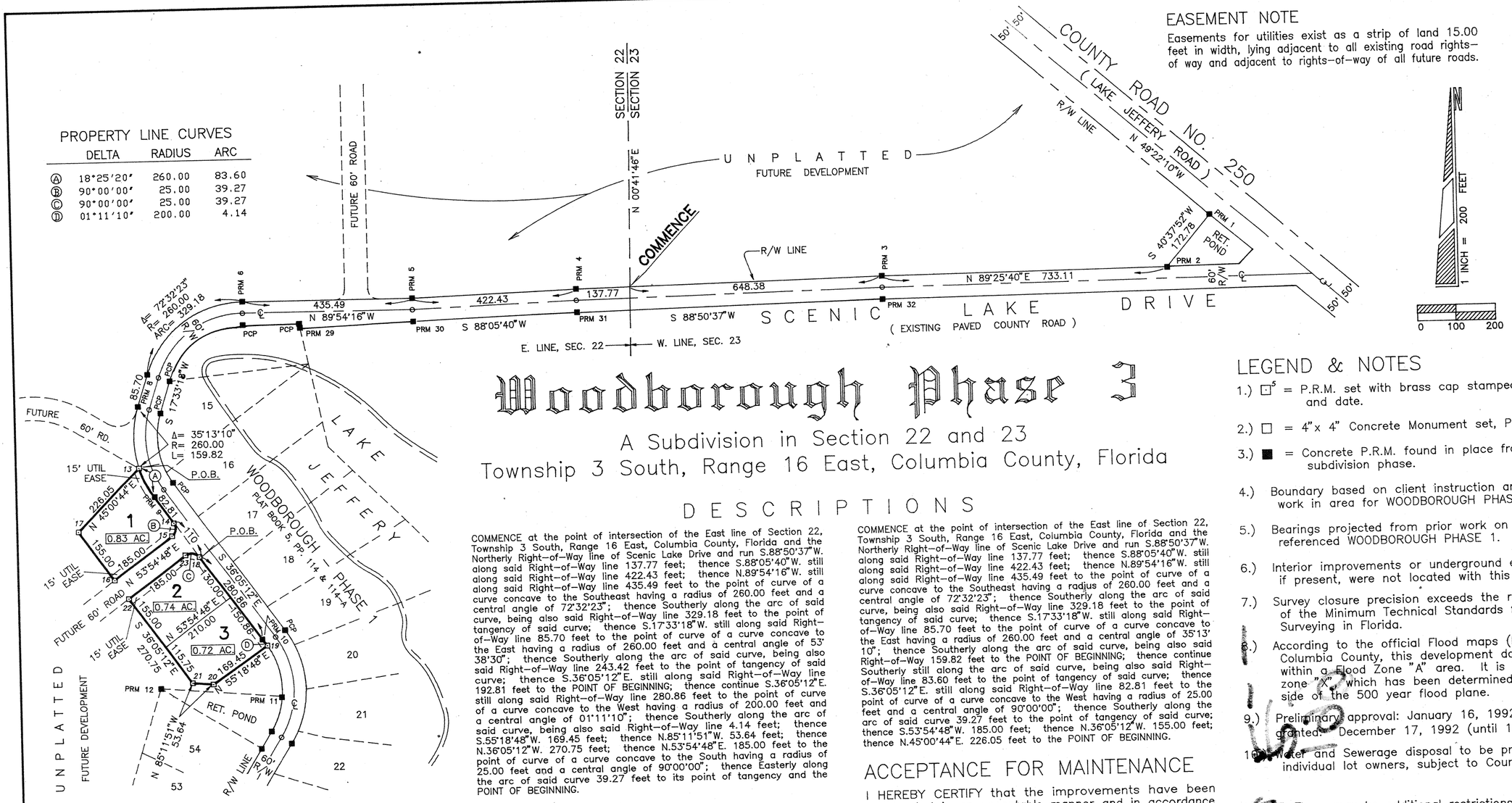
FILE NUMBER 94-01657
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
2-8, 1994 AT 11:18 O'CLOCK A.M
RECORD VERIFIED
DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Sharon Kerr D.C.

OFFICIAL RECORDS
BOOK 788 PAGE 418

Woodborough Phase 3

A Subdivision in Section 22 and 23
Township 3 South, Range 16 East, Columbia County, Florida



PROPERTY LINE CURVES

	DELTA	RADIUS	ARC
Ⓐ	18°25'20"	260.00	83.60
Ⓑ Ⓒ	90°00'00"	25.00	39.27
Ⓓ	90°00'00"	25.00	39.27
Ⓔ	01°11'10"	200.00	4.14

EASEMENT NOTE

Easements for utilities exist as a strip of land 15.00 feet in width, lying adjacent to all existing road rights-of way and adjacent to rights-of-way of all future roads.

N
1 INCH = 200 FEET
0 100 200

LEGEND & NOTES

1.) ⊡⁵ = P.R.M. set with brass cap stamped PLS 3628 and date.

2.) □ = 4"x 4" Concrete Monument set, PLS 3628.

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

4.) Boundary based on client instruction and prior work in area for WOODBOROUGH PHASE 1.

5.) Bearings projected from prior work on above referenced WOODBOROUGH PHASE 1.

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.) 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 out-side of the 500 year flood plane.

9.) Preliminary approval: January 16, 1992. Extension granted: December 17, 1992 (until 1-16-94).

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

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 onthis 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.

D E S C R I P T I O N S

COMMENCE at the point of intersection of the East line of Section 22, Township 3 South, Range 16 East, Columbia County, Florida and the Northerly Right-of-Way line of Scenic Lake Drive and run S.88°50'37"W. along said Right-of-Way line of Scenic Lake Drive and run S.88°50'37"W. along said Right-of-Way line 137.77 feet; thence S.88°05'40"W. still along said Right-of-Way line 422.43 feet; thence N.89°54'16"W. still along said Right-of-Way line 435.49 feet to the point of curve of a curve concave to the Southeast having a radius of 260.00 feet and a central angle of 72°32'23"; thence Southerly along the arc of said curve, being also said Right-of-Way line 329.18 feet to the point of tangency of said curve; thence S.17°33'18"W. still along said Right-of-Way line 85.70 feet to the point of curve of a curve concave to the East having a radius of 260.00 feet and a central angle of 53°38'30"; thence Southerly along the arc of said curve, being also said Right-of-Way line 243.42 feet to the point of tangency of said curve; thence S.36°05'12"E. still along said Right-of-Way line 192.81 feet to the POINT OF BEGINNING; thence continue S.36°05'12"E. still along said Right-of-Way line 280.86 feet to the point of curve of a curve concave to the West having a radius of 200.00 feet and a central angle of 01°11'10"; thence Southerly along the arc of said curve, being also said Right-of-Way line 4.14 feet; thence S.55°18'48"W. 169.45 feet; thence N.85°11'51"W. 53.64 feet; thence N.36°05'12"W. 270.75 feet; thence N.53°54'48"E. 185.00 feet to the point of curve of a curve concave to the South having a radius of 25.00 feet and a central angle of 90°00'00"; thence Easterly along the arc of said curve 39.27 feet to its point of tangency and the POINT OF BEGINNING.

COMMENCE at the point of intersection of the East line of Section 22, Township 3 South, Range 16 East, Columbia County, Florida and the Northerly Right-of-Way line of Scenic Lake Drive and run S.88°50'37"W. along said Right-of-Way line 137.77 feet; thence S.88°05'40"W. still along said Right-of-Way line 422.43 feet; thence N.89°54'16"W. still along said Right-of-Way line 435.49 feet to the point of curve of a curve concave to the Southeast having a radius of 260.00 feet and a central angle of 72°32'23"; thence Southerly along the arc of said curve, being also said Right-of-Way line 329.18 feet to the point of tangency of said curve; thence S.17°33'18"W. still along said Right-of-Way line 85.70 feet to the point of curve of a curve concave to the East having a radius of 260.00 feet and a central angle of 35°13' 10"; thence Southerly along the arc of said curve, being also said Right-of-Way 159.82 feet to the POINT OF BEGINNING; thence continue Southerly still along the arc of said curve, being also said Right-of-Way line 83.60 feet to the point of tangency of said curve; thence S.36°05'12"E. still along said Right-of-Way line 82.81 feet to the point of curve of a curve concave to the West having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southerly along the arc of said curve 39.27 feet to the point of tangency of said curve; thence S.53°54'48"W. 185.00 feet; thence N.36°05'12"W. 155.00 feet; thence N.45°00'44"E. 226.05 feet to the POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Woodborough Corporation, as owner, Alma P. Johns, as mortgagee and Thomas Earl Rowan, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as "WOODBOROUGH PHASE 3", and that all Right-of-Way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER:

William C. Rowan
President
Woodborough Corp.

witness

witness

MORTGAGEE:

Alma P. Johns
mortgagee

witness

witness

MORTGAGEE:

Thomas Earl Rowan
mortgagee

witness

witness

CORP. SEAL

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: 1-20-94
County Attorney, Columbia County

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

The foregoing dedication was acknowledged before me this ___ day of ____, 19__, by William C. Rowan, President of Woodborough Corporation, on behalf of the corporation. He is personally known to me or has produced ____ as identification and (did / did not) take an oath.

My Commission Expires: Notary Public State of Florida My Commission Expires April 20, 1998

SIGNED: Cindy R. Duffany
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

NOTARY SEAL

The foregoing dedication was acknowledged before me this 12 day of ____, 19__, by Alma P. Johns. She is personally known to me or has produced ____ as identification and (did / did not) take an oath.

My Commission Expires: Notary Public State of Florida My Commission Expires April 20, 1998

SIGNED: Cindy R. Duffany
Notary Public

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 improve-ments and maintenance in case of default.

SIGNED: Jerry Throm DATE: 1-31-94
Director of Public Works

COMMISSION APPROVAL

SIGNED:
Chairman

DATE : 1/20/1994.

ATTEST:

Clerk

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 Feb, 1994, in Plat Book C, Page 101.

SIGNED:
Clerk of Circuit Court

ACKNOWLEDGEMENT

STATE OF Mississippi
COUNTY OF Hinds

NOTARY SEAL

The foregoing dedication was acknowledged before me this 13th day of January 19 94. by Thomas Earl Rowan. He is personally known to me or has produced himself as identification and (did / did not) take an oath.

My Commission Expires: _____

SIGNED: Amanda Fairbank
Notary Public

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct re-presentation of the lands surveyed and shown hereon, that the Survey was made under my responsible super-vision, 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 : Donald F. Lee, P.L.S.
Floridd Registered Cert. No. 3628

SEAL

DATE: 1/17/19 94.

SHEET 1 OF 1

Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (904) 755-6166 FAX: (904) 755-6167