PLAT BOOK 6, PAGE 106

"Woodborough Phase 4"

A SUBDIVISION IN
SECTION 22, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Woodborough Corporation, as owner, Wally L. Taylor and his wife, Mary Jo Taylor, as owners, and William C. Rowan, as mortgagee, and Barnett Bank of North Central Florida, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as WOODBOROUGH PHASE 4, and that all rights-of-way and Easements are hereby dedicated to the Public for uses as shown hereon.

OWNERS:

William C. Rowan, President
Woodborough Corp.

Witness: Ole Ette F. Brown
Witness: Myrtle Ann McElroy

Wally L. Taylor

Witness:
Witness:

Mary Jo. Taylor

MORTGAGEES:

William C. Rowan

Witness: Cindy R. Duffaney
Witness: Jill Tucker

Tyson Johnson, Sr. Vice-Pres.
Barnett Bank of N. Central Florida

Witness: Pamela J. Land

Edward Woodbery, Vice-Pres.
Barnett Bank of N. Central Florida

Witness: Pamela J. Land

CORP. SEAL

CORP. SEAL

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 20th day of April, 1994, in Plat Book 6, Page 105-106

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

COMMISSION APPROVAL

SIGNED:
Chairman
DATE: 3/17/1994

ATTEST: Gail R. Harden D.C.
Clerk

OFFICIAL RECORDS
BOOK 289, PAGE 703

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: Jerry Brooks DATE: 3-24-94
Director of Public Works

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: 3-2-94
County Attorney, Columbia County

ACKNOWLEDGEMENT

State of Florida, County of Columbia

The foregoing document was acknowledged before me this 23rd day of Feb., 1994 by William C. Rowan, President, Woodborough Corp., on behalf of the corporation
He is personally known to me or has produced Personally Known as identification and (did/did not) take and oath.

NOTARY SEAL

My Commission Expires:_____

SIGNED: Ole Ette F. Brown
Notary Public

DEETTE F. BROWN
MY COMMISSION # CC 057991 EXPIRES
October 22, 1994

ACKNOWLEDGEMENT

State of Florida, County of Columbia

The foregoing document was acknowledged before me this 23rd day of Feb., 1994 by Wally L. Taylor
He is personally known to me or has produced Personally Known as identification and (did/did not) take and oath.

NOTARY SEAL

My Commission Expires:_____

SIGNED: Molly C. Harriss
Notary Public

OFFICIAL NOTARY SEAL
MOLLY C HARRISS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC179175
MY COMMISSION EXP. FEB. 13, 1996

ACKNOWLEDGEMENT

State of Florida, County of Columbia

The foregoing document was acknowledged before me this 23rd day of Feb., 1994 by Mary Jo. Taylor
She is personally known to me or has produced Personally Known as identification and (did/did not) take and oath.

NOTARY SEAL

My Commission Expires:_____

SIGNED: Molly C. Harriss
Notary Public

OFFICIAL NOTARY SEAL
MOLLY C HARRISS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC179175
MY COMMISSION EXP. FEB. 13, 1996

ACKNOWLEDGEMENT

State of Florida, County of Columbia

The foregoing document was acknowledged before me this 23rd day of Feb., 1994 by William C. Rowan
He is personally known to me or has produced Personally Known as identification and (did/did not) take and oath.

NOTARY SEAL

My Commission Expires:_____

SIGNED: Molly C. Harriss
Notary Public

OFFICIAL NOTARY SEAL
MOLLY C HARRISS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC179175
MY COMMISSION EXP. FEB. 13, 1996

ACKNOWLEDGEMENT

State of Florida, County of Columbia

The foregoing document was acknowledged before me this 18th day of Feb., 1994 by Tison Johnson, Vice-Pres., Barnett Bank of North Central Florida
He is personally known to me or has produced _____ as identification and (did/did not) take and oath.

NOTARY SEAL

My Commission Expires:_____

SIGNED: Pamela Harrell
Notary Public

ACKNOWLEDGEMENT

State of Florida, County of Columbia

The foregoing document was acknowledged before me this 18th day of Feb., 1994 by Edward Woodbery, Vice-Pres., Barnett Bank of North Central Florida
He is personally known to me or has produced _____ as identification and (did/did not) take and oath.

NOTARY SEAL

My Commission Expires:_____

SIGNED: Pamela Harrell
Notary Public

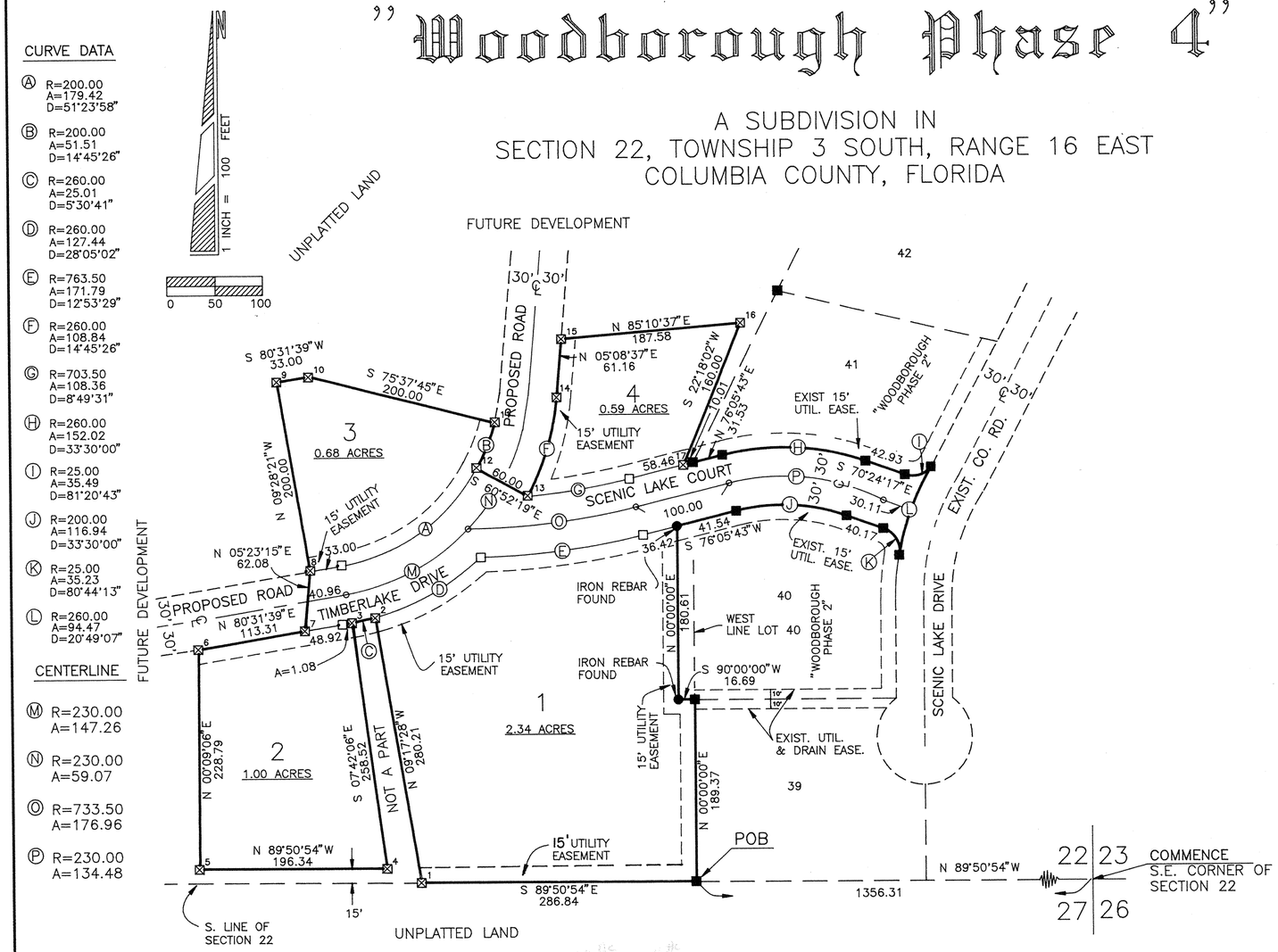
SHEET 2 OF 2

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

PLAT BOOK 6, PAGE 105

"Woodborough Phase 4"

A SUBDIVISION IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA



CURVE DATA

- Ⓐ R=200.00 A=179.42 D=51°23'58"
- Ⓑ R=200.00 A=51.51 D=14°45'26"
- Ⓒ R=260.00 A=25.01 D=5°30'41"
- Ⓓ R=260.00 A=127.44 D=28°05'02"
- Ⓔ R=763.50 A=171.79 D=12°53'29"
- Ⓕ R=260.00 A=108.84 D=14°45'26"
- Ⓖ R=703.50 A=108.36 D=8°49'31"
- Ⓗ R=260.00 A=152.02 D=33°30'00"
- Ⓘ R=25.00 A=35.49 D=81°20'43"
- Ⓙ R=200.00 A=116.94 D=33°30'00"
- Ⓚ R=25.00 A=35.23 D=80°44'13"
- Ⓛ R=260.00 A=94.47 D=20°49'07"

CENTERLINE

- Ⓜ R=230.00 A=147.26
- Ⓝ R=230.00 A=59.07
- Ⓞ R=733.50 A=176.96
- Ⓟ R=230.00 A=134.48

DESCRIPTIONS

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 1356.31 feet to the POINT OF BEGINNING; thence continue N.89°50'54"W. still along the South line of Section 22 a distance of 286.84 feet; thence N.09°17'28"W. 280.21 feet to a point on the arc of a curve concave to the North having a radius of 260.00 feet and a central angle of 05°30'41"; thence Westerly along the arc of said curve 25.01 feet; thence S.07°42'06"E. 258.52 feet; thence N.89°50'54"W. along a line 15.00 feet North of and parallel to the South line of said Section 22 a distance of 196.34 feet; thence N.00°09'06"E. 228.79 feet; thence N.80°31'39"E. 113.31 feet; thence N.05°23'15"E. 62.08 feet; thence N.09°28'21"W. 200.00 feet; thence N.80°31'39"E. 33.00 feet; thence S.75°37'45"E. 200.00 feet to a point on the arc of a curve concave to the West having a radius of 200.00 feet and a central angle of 14°45'26"; thence Southerly along the arc of said curve 51.51 feet; thence S.60°52'19"E. 60.00 feet to a point on the arc of a curve concave to the West having a radius of 260.00 feet and a central angle of 14°45'26"; thence Northerly along the arc of said curve 108.84 feet to the Point of Tangency of said curve; thence N.05°08'37"E. 61.16 feet; thence N.85°10'37"E. 187.58 feet; thence S.22°18'02"W. 160.00 feet; thence N.76°05'43"E. 10.01 feet to the Southwest corner of Lot 41 of WOODBOROUGH PHASE 2, a subdivision according to the Public Records of Columbia County, Florida; thence continue N.76°05'43"E. along the South line of said Lot 41 a distance of 31.53 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 Easterly along the arc of said curve, being also the South line of said Lot 41 a distance of 152.02 feet to the Point of Tangency of said curve; thence S.70°24'17"E. still along said South line 42.93 feet to the Point of Curve of a curve concave to the North having a radius of 25.00 feet and a central angle of 81°20'43"; thence Easterly along the arc of said curve, being also the South line of said Lot 41 a distance of 35.49 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 East having a radius of 260.00 feet and a central angle of 20°49'07"; thence Southerly along the arc of said curve, being also the Westerly Right-of-Way line of Scenic Lake Drive 94.47 feet to a point on the arc of a curve concave to the Southwest having a radius of 25.00 feet and a central angle of 80°44'13"; thence Northwesterly along the arc of said curve, being also the North line of Lot 40 of said WOODBOROUGH PHASE 2, a distance of 35.23 feet to the Point of Tangency of said curve; thence N.70°24'17"W. still along the North line of said Lot 40 a distance of 40.17 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°30'00"; thence Westerly along the arc of said curve, being also the North line of said Lot 40 a distance of 116.94 feet to the Point of Tangency of said curve; thence S.76°05'43"W. along the North line of said Lot 40 and its Westerly extension 41.54 feet; thence South parallel to the West line of said Lot 40 a distance of 180.61 feet; thence East 16.69 feet to the Northwest corner of Lot 39 of said WOODBOROUGH PHASE 2; thence South along the West line said Lot 39 a distance of 189.37 feet to the POINT OF BEGINNING.

LEGEND & NOTES

1.) ⊠[1] = P.R.M. set 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 2.

5.) Bearings projected from prior work on above referenced WOODBOROUGH PHASE 2.

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 outside the 500 year flood plane.

9.) Preliminary approval: September 2, 1993.

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

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: Donald F. Lee

Donald F. Lee, P.L.S.
Florida Registered Cert. No. 3628

Date: 2/11/1994.

SEAL

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 20th day of April, 1994, in Plat Book 6, Page 105-106

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

SHEET 1 OF 2

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

OFFICIAL RECORDS BOOK 289 PAGE 703

FILE NUMBER 94-05148
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
April 20, 1994 AT 9:58 O'CLOCK A M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Shirl R. Harden D.C.