PLAT BOOK 6 PAGE 124

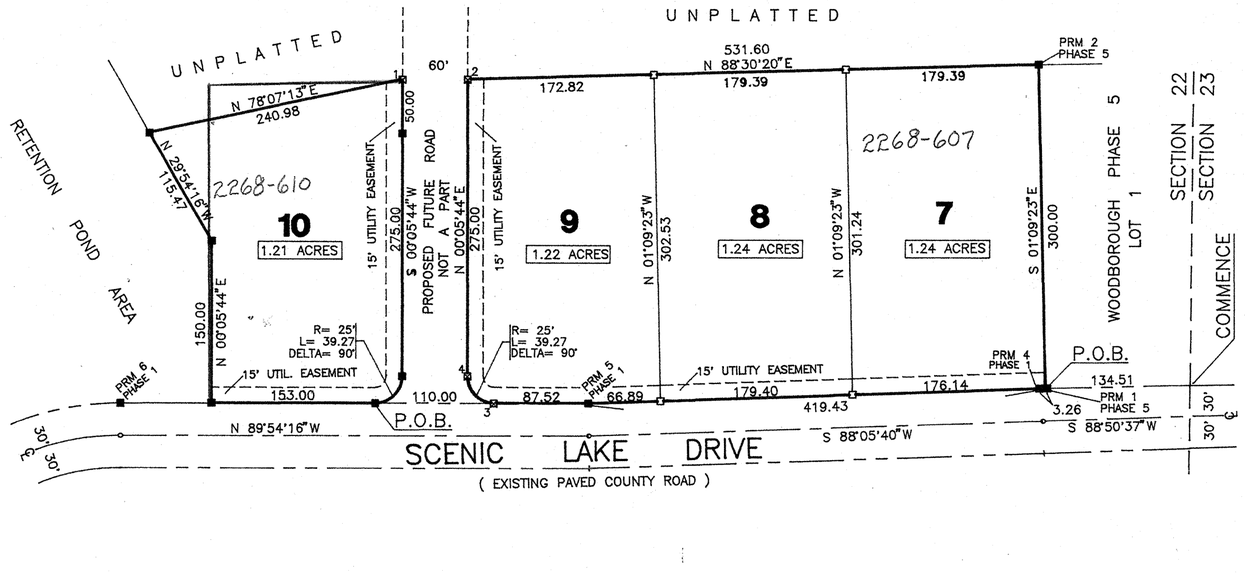
FILE NUMBER 950582
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
5-9 1995 AT 2:29 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Sharon Rowe D.C.

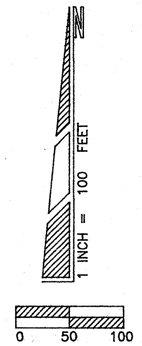
OFFICIAL RECORDS BOOK 805 PAGE 527

Parent Parcel 2268-100

Woodborough Phase 6

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





LEGEND & NOTES

1.) ⊠ = 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, or other found monuments.

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 19, 1995.

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

D E S C R I P T I O N

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 Northerly Right-of-Way line 134.51 feet to the POINT OF BEGINNING; thence continue S.88°50'37"W. still along said Northerly Right-of-Way line 3.26 feet; thence S.88°05'40"W. still along said Northerly Right-of-Way line 419.43 feet; thence N.89°54'16"W. still along said Northerly Right-of-Way line 87.52 feet to the Point of Curve of a curve concave to the Northeast having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly along the arc of said curve, being also the East line of a proposed road 39.27 feet; thence N.00°05'44"E. along said East line of a proposed road 275.00 feet; thence N.88°30'20"E. 531.60 feet; thence S.01°09'23"E. 300.00 feet to the POINT OF BEGINNING.

AND ALSO:

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 Northerly Right-of-Way line 137.77 feet; thence S.88°05'40"W. still along said Northerly Right-of-Way line 419.43 feet; thence N.89°54'16"W. still along said Northerly Right-of-Way line 197.52 feet to the POINT OF BEGINNING; thence continue N.89°54'16"W. 153.00 feet; thence N.00-05'44"E. 150.00 feet; thence N.29°54'16"W. 115.47 feet; thence N.78°07'13"E. 240.98 feet to a point on the West line of a proposed road; thence S.00°05'44"W. along said West line 275.00 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 90°00'00"; thence Southwesterly along the arc of said curve, being also the East line of a proposed road 39.27 feet to the POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Woodborough Corporation, as owner, and Alma P. Johns, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as WOODBOROUGH PHASE 6, and that all Rights-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

CORP. SEAL

MORTGAGEE:

Alma P. Johns
mortgagee

Witness

Witness

CINDY R. DUFFANY
My Comm. Exp. 6/20/98
Bonded Thru Notary Public Underwriters
No. CC 442937

STATE OF FLORIDA
COUNTY OF COLUMBIA

ACKNOWLEDGEMENT

The foregoing dedication was acknowledged before me this 5th day of May, 1995, 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.

NOTARY SEAL

My Commission Expires: 6/20/98

SIGNED: Cindy R. Duffany
Notary Public

CINDY R. DUFFANY
My Comm. Exp. 6/20/98
Bonded Thru Notary Public Underwriters
No. CC 442937

STATE OF FLORIDA
COUNTY OF COLUMBIA

ACKNOWLEDGEMENT

The foregoing dedication was acknowledged before me this 5th day of May, 1995, by Alma P. Johns, Mortgagee. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.

NOTARY SEAL

My Commission Expires: 6/20/98

SIGNED: Cindy R. Duffany
Notary Public

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: April 20, 1995
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 $_____ has been posted to assure completion of all required improve-ments and maintenance in case of default.

SIGNED: Jerry Brooks DATE: May 3, 1995
Director of Public Works

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.

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

SEAL

DATE: 4/5/1995.

COMMISSION APPROVAL

SIGNED: Ludie Shipp
Chairman

DATE : 5/4/1995.

ATTEST: P. DeWitt Cason
Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 9 day of May, 1995, in Plat Book 6 Page 124.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

SHEET 1 OF 1

PREPARED BY :

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