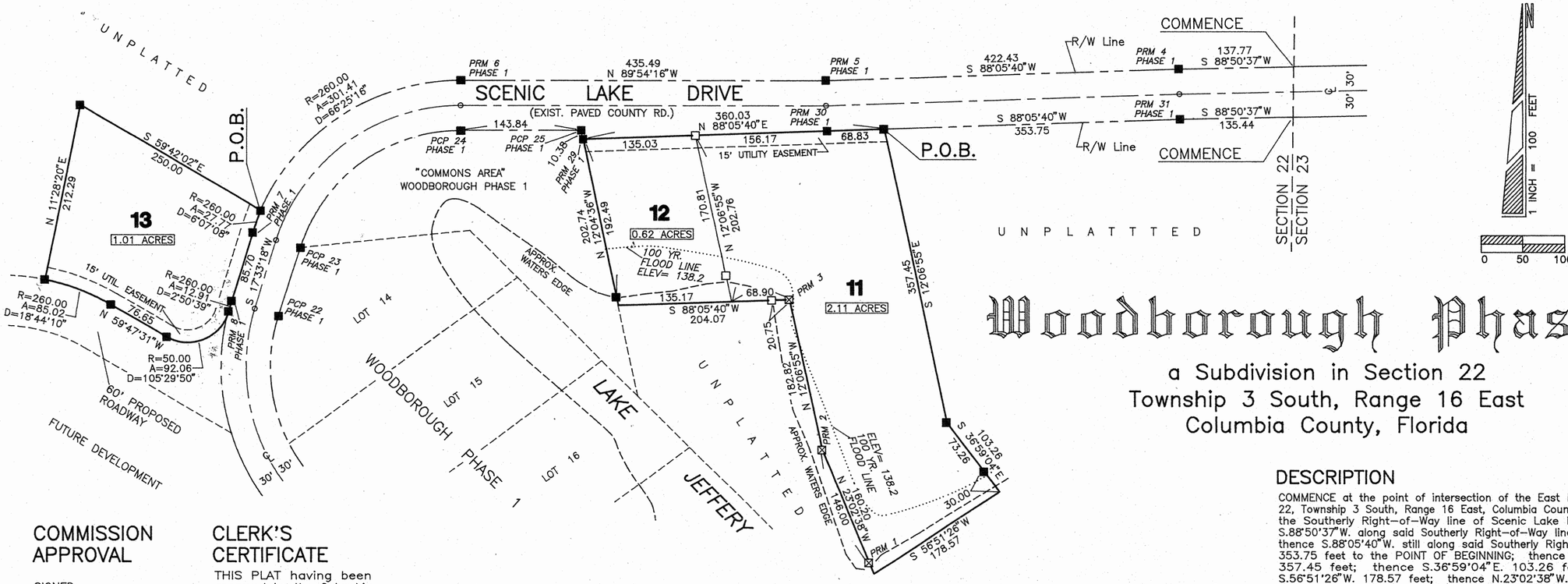
PLAT BOOK 6 PAGE 131

FILE NUMBER 95-12799
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
Oct 4, 1995 AT 11:02 O'CLOCK A.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Hall Harder D.C.

OFFICIAL RECORDS BOOK 811 PAGE 152



Woodborough Phase 7

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

COMMISSION APPROVAL

SIGNED: Lydia Shipp
Chairman
DATE : 9/21/1995

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 4th day of October, 1995, in Plat Book 6, Page 131.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

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 Brooh DATE: 10-5-95
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: 9/21/95
County Attorney, Columbia County

DESCRIPTION

COMMENCE at the point of intersection of the East line of Section 22, Township 3 South, Range 16 East, Columbia County, Florida and the Southerly Right-of-Way line of Scenic Lake Drive and run S.88°50'37"W. along said Southerly Right-of-Way line 135.44 feet; thence S.88°05'40"W. still along said Southerly Right-of-Way line 353.75 feet to the POINT OF BEGINNING; thence S.12°06'55"E. 357.45 feet; thence S.36°59'04"E. 103.26 feet; thence S.56°51'26"W. 178.57 feet; thence N.23°02'38"W. 160.20 feet; thence N.12°06'55"W. 182.82 feet; thence S.88°05'40"W. 204.07 feet; thence N.12°04'36"W. along the Easterly line of the Commons Area as shown on a plat of WOODBOROUGH PHASE 1 a distance of 202.74 feet to a point on the Southerly Right-of-Way line of said Scenic Lake Drive; thence N.88°05'40"E. along said Southerly Right-of-Way line 360.06 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 422.43 feet; thence N.89°54'16"W. still along said Northerly 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; thence run Southwesterly along the arc of said curve, being also said Northerly Right-of-Way line, through a central angle of 66°25'16", a distance of 301.41 feet to the POINT OF BEGINNING; thence continue Southwesterly along the arc of said curve, being also said Right-of-Way line of Scenic Lake Drive, through a central angle of 06°07'08", a distance of 27.77 feet to the Point of Tangency of said curve; thence S.17°33'18"W. still along the Right-of-Way line of Scenic Lake Drive 85.70 feet to the Point of Curve of a curve concave to the East having a radius of 260.00 feet; thence Southerly along the arc of said curve, being also said Right-of-Way line of Scenic Lake Drive, through a central angle of 02°50'39", a distance of 12.91 feet to the Point of Reverse Curve of a curve concave to the North having a radius of 50.00 feet; thence Westerly along the arc of said curve, through an angle of 105°29'50", a distance of 92.06 feet to the Point of Tangency of said curve; thence N.59°47'31"W. 76.65 feet to the Point of Curve of a curve concave to the Southwest having a radius of 260.00 feet; thence Westerly along the arc of said curve, through a central angle of 18°44'10", a distance of 85.02 feet; thence N.11°28'20"E. 212.29 feet; thence S.59°42'02"E. 250.00 feet to the POINT OF BEGINNING.

ALTOGETHER containing 3.74 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Woodborough Corporation and Alma P. Johns, as owners, and Alma P. Johns, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as WOODBOROUGH PHASE 7, and that all Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER: Woodborough Corporation

SIGN: William C Rowan
William C. Rowan, President

Myrtle Ann McElroy — Witness
DeEtte F. Brown — Witness

OWNER:

SIGN: Alma P Johns
Alma P. Johns

Myrtle Ann McElroy — Witness
DeEtte F. Brown — Witness

MORTGAGEE:

SIGN Alma P Johns
Alma P. Johns

Myrtle Ann McElroy — Witness
DeEtte F. Brown — Witness

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 11th day of Sept., 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.

My Commission Expires: _____

SIGNED: DeEtte F. Brown
Notary Public

DE ETTE F. BROWN
MY COMMISSION # CC 412561
EXPIRES: October 22, 1998
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 11th day of Sept., 1995, by Alma P. Johns, Owner. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: _____

SIGNED: DeEtte F. Brown
Notary Public

DE ETTE F. BROWN
MY COMMISSION # CC 412561
EXPIRES: October 22, 1998
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 11th day of Sept., 1995, by Alma P. Johns, Mortgagee. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: _____

SIGNED: DeEtte F. Brown
Notary Public

DE ETTE F. BROWN
MY COMMISSION # CC 412561
EXPIRES: October 22, 1998
Bonded Thru Notary Public Underwriters

CORP. SEAL — NOTARY SEAL — NOTARY SEAL — NOTARY SEAL

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.) Lots 11 and 12 lie partly within Flood Zone "A", as shown on the face of the plat, with the 100 year flood elevation established at 138.2. Lot No. 13 lies within Flood Zone "X", which has been determined to be outside of the 500 year flood plain.

9.) Preliminary approval: September 7, 1995.

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

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: 9/8/19 95.

SEAL

NOTES

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.

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