PLAT BOOK 6 , PAGE 215

FILE NUMBER 98-20265
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
12-18 19 98 AT 11:41 O'CLOCK AM
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: D.C.

OFFICIAL RECORDS BOOK 822 PAGE 269

Put on for 99 Tax Roll

Woodborough Phase 8

A SUBDIVISION IN SECTION 23 TOWNSHIP 3 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

LOCATION MAP
SCALE: 1"= 2000'

DESCRIPTION

BEGIN at the Southeast corner of Lot 3 of WOODBOROUGH PHASE 5, a subdivision recorded in Plat Book 6, Page 107 of the Public Records of Columbia County, Florida and run N.01°09'23"W. along the East line of said Lot 3 a distance of 301.00 feet; thence N.89°25'40"E. 531.06 feet; thence S.00°34'20"E. 300.00 feet to the Northerly Right-of-Way line of Scenic Lake Drive (a County road); thence S.89°25'40"W. along said Northerly Right-of-Way line 431.11 feet; thence S.88°50'37"W. still along said Northerly Right-of-Way line 96.89 feet to the POINT OF BEGINNING. In Section 23, Township 3 South, Range 16 East, Columbia County, Florida. Containing 3.66 acres, more or less.

DEVELOPER

WOODBOROUGH CORPORATION
RT. 4, BOX 894, LAKE CITY, FL 32055
(904) 752-0290

LEGEND & NOTES

1.) See face of plat for monument descriptions

2.) O = 5/8" Iron Rebar set - LB 4016.

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: Not Applicable (minor subdivision).

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Woodborough Corporation, Steven L. Hentzelman & Joanne D. Hentzelman, Marquis J. Knoper & Ruth E. Knoper, as owners, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as WOODBOROUGH PHASE 8, and that all Rights-of-Way and/or Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER - Woodborough Corporation

SIGNED: _____ Witness
William C. Rowan, President

OWNERS

SIGNED: _____ Witness
Steven L. Hentzelman

SIGNED: _____ Witness
Joanne D. Hentzelman

OWNERS

_____ (SEAL)
Marquis J. Knoper

By: _____ Witness
Joanne D. Hentzelman, his Attorney-in-Fact

_____ (SEAL)
Ruth E. Knoper

By: _____ Witness
Joanne D. Hentzelman, her Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA
NOTARY SEAL

The foregoing dedication was acknowledged before me this 17th day of OCT., 1998, by:
William C. Rowan, President of Woodborough Corp., owner.
He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: _____
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA
NOTARY SEAL

The foregoing dedication was acknowledged before me this 17th day of OCT., 1998, by:
Steven L. Hentzelman & Joanne D. Hentzelman, owners.
He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: _____
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA
NOTARY SEAL

The foregoing dedication was acknowledged before me this 17th day of OCT., 1998, by:
Joanne D. Hentzelman, Attorney-in-Fact for Marquis J. Knoper & Ruth E. Knoper, owners.
He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: _____
Notary Public

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.

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: Dec. 3, 1998
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: Hoyle Crowder DATE: 11/20/98
Director of Public Works

COMMISSION APPROVAL

SIGNED:
Chairman
DATE : 12/3/1998.

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 17 day of Dec., 1998, in Plat Book 6, Page 215.

SIGNED:
Clerk of Circuit Court

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.
Florida Registered Cert. No. 3628
DATE: 12/9/1998.

SEAL

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

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

WOODBOROUGH, PHASE 8

PARENT PARCEL(s) - 23-3s-16-02270-004 (1.24 Ac.) Entire prcl used
23-3s-16-02270-005 (1.21 Ac.) Entire prcl used
23-3s-16-02270-100 (8.80 - 1.21 = 7.59 Ac.)

HEADER PARCEL - 23-3S-16-02268-600

A S/D of a part of

ACREAGE	LOT #	PARCEL #
1.21	1	02268-601
1.21	2	02268-602
1.24	3	02268-603

Tax Dist.	**Nbhd Cd**
Zoning	**Utilities**
Road	**ORB**
Topo	**Map #**
	Value