

COUNTRY LAKE IN WOODBOROUGH PHASE 6

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

PLAT BOOK _____

PAGES _____

SHEET 1 OF 1

DEVELOPER:

RUTHIE R. ROWAN
2681 NANTUCKET LANE
TALLAHASSEE, FL 32309
386-288-0925

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:
COMMENCE AT THE SE CORNER OF LOT 40 OF COUNTRY LAKE IN WOODBOROUGH PHASE 2, IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N00°26'47"E, ALONG THE EAST LINE OF SAID LOT 40 A DISTANCE OF 235.06 FEET TO THE NE CORNER OF LOT 40 AND ALSO THE POINT OF BEGINNING; THENCE CONTINUE N00°26'47"E, A DISTANCE OF 273.00 FEET TO THE SW CORNER OF LOT 9 IN LAKE VALLEY IN WOODBOROUGH, PHASE 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 5 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FL; THENCE N24°57'51"W, ALONG THE WEST LINE OF SAID LAKE VALLEY IN WOODBOROUGH, PHASE 2, A DISTANCE OF 21.65 FEET; THENCE N37°52'38"W, STILL ALONG SAID WEST LINE, A DISTANCE OF 162.42 FEET TO THE SE CORNER OF LOT 32 OF COUNTRY LAKE IN WOODBOROUGH, PHASE 2; THENCE S72°38'58"W, ALONG THE SOUTH LINE OF SAID LOT 32 A DISTANCE OF 306.12 FEET TO THE EAST RIGHT-OF-WAY OF NW COUNTRY LAKE DRIVE; THENCE S17°21'02"E, ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 415.14 FEET TO A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND AN INCLUDED ANGLE OF 04°49'37"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 16.85 FEET TO THE NW CORNER OF SAID LOT 40; THENCE N72°57'37"E, ALONG THE NORTH LINE OF SAID LOT 40, A DISTANCE OF 281.79 FEET TO THE POINT OF BEGINNING, CONTAINING 3.28 ACRES MORE OR LESS.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF _____, 2021, A.D.

CHAIRMAN

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

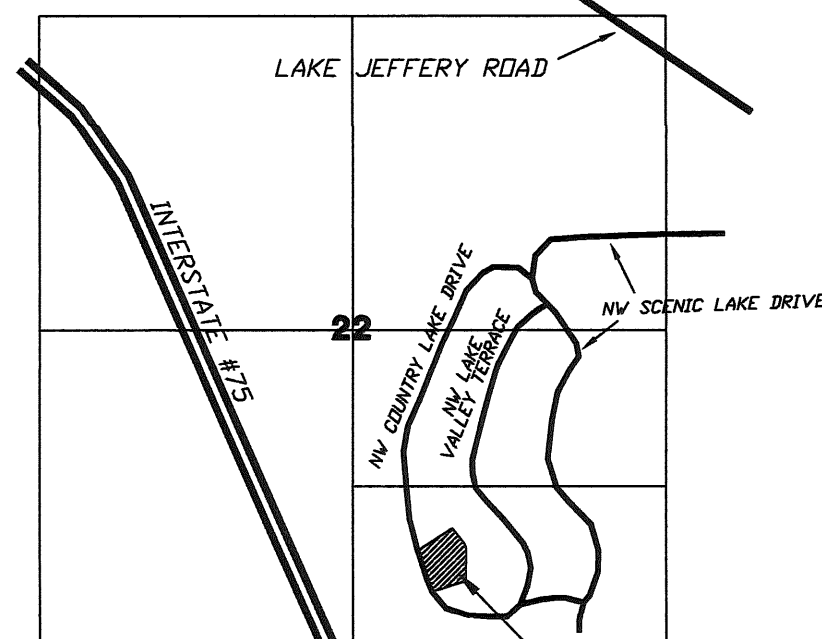
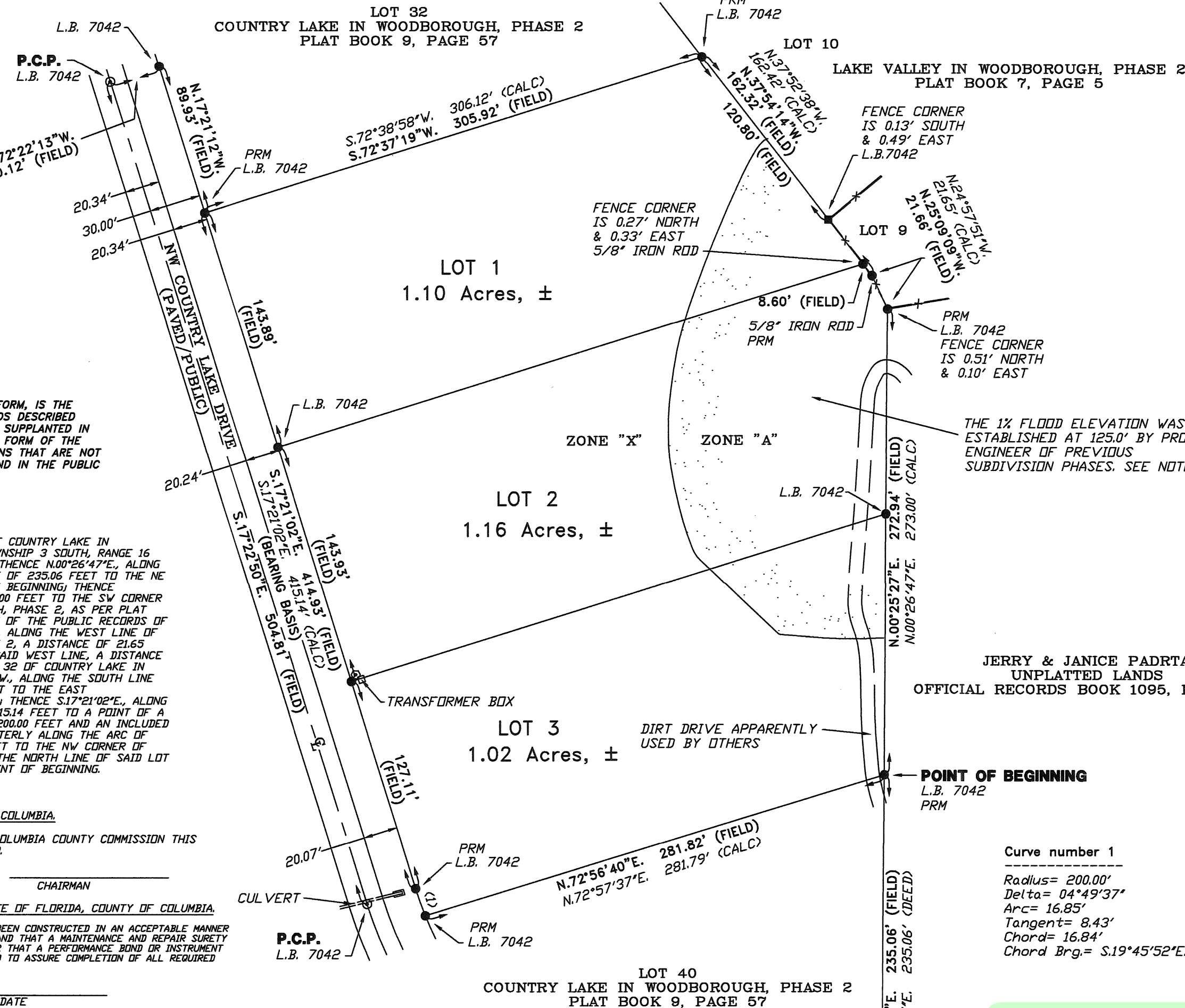
DIRECTOR OF PUBLIC WORKS

DATE

SURVEYOR'S NOTES:

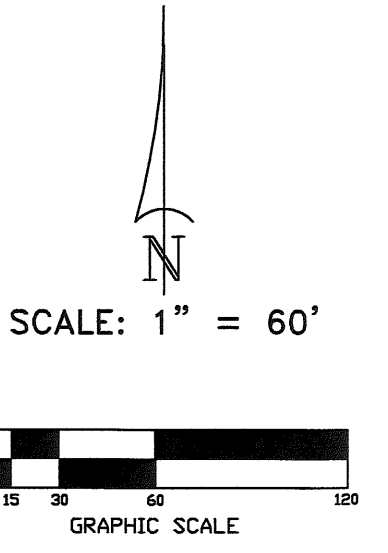
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH A RETRACEMENT OF A VACATED PORTION OF COUNTRY LAKE IN WOODBOROUGH PHASE 2.
- BEARINGS ARE BASED ON BEARINGS SHOWN ON THE EAST RIGHT-OF-WAY LINE OF NW COUNTRY LAKE DRIVE BEING S17°21'02"E.
- IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING; HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NO. 12023C02800 HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- EASEMENTS ARE AS SHOWN HEREON.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA.
- NO PRELIMINARY PLAN WAS REQUIRED.
- THE PROJECT ENGINEER FOR PREVIOUS PHASES OF THE DEVELOPMENT ESTABLISHED A 100-YEAR (1% ANNUAL CHANCE) FLOOD ELEVATION FOR THE PORTION OF ZONE "A" SHOWN HEREON.

NOTICE:
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.



SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
×	IRON PIN AND CAP SET
+	1/2" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊙	NAIL & DISK
⊕	POWER POLE
+	SIGN POST
▲	WATER METER
⊙	UTILITY BOX
⊙	WELL
⊙	SANITARY MANHOLE
—	CENTERLINE
—	SECTION LINE
—	ELECTRIC LINES
—	WIRE FENCE
—	CHAIN LINK FENCE
—	WOODEN FENCE
—	PLAT AS PER A PLAT OF RECORD
—	DEED AS PER A DEED OF RECORD
—	CALC. AS PER CALCULATIONS
—	FIELD AS PER FIELD MEASUREMENTS
—	P.R.M. PERMANENT REFERENCE MARKER
—	P.C.P. PERMANENT CONTROL POINT



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT RUTHIE R. ROWAN, OWNER, HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS "COUNTRY LAKE IN WOODBOROUGH PHASE 6", AND THAT ALL ROADS, STREETS, RETENTION AREAS, STORM WATER BASINS, AND ALL EASEMENTS FOR UTILITIES, DRAINAGE, AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTEST:

WITNESS AS TO OWNER: _____ WITNESS AS TO OWNER: _____ RUTHIE R. ROWAN
AS OWNER

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2021 A.D., BEFORE ME, PERSONALLY APPEARED RUTHIE R. ROWAN, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2021 A.D., BEFORE ME, PERSONALLY APPEARED GILBERT MILLER, AS SENIOR VICE-PRESIDENT FOR DRUMMOND COMMUNITY BANK, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: _____ COUNTY ATTORNEY

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS _____ DAY OF _____, 2021, A.D., IN PLAT BOOK _____, PAGE _____

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF COUNTY SURVEYOR:
KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: _____ DATE: _____ REGISTRATION #: _____

PRINT:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND 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.

L. SCOTT BRITT, PSM #5757

DATE: _____



BRITT SURVEYING & MAPPING, LLC

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LAKE CITY, FLORIDA 32025

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WORK ORDER # L-27980