

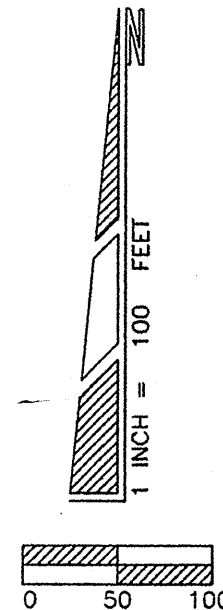
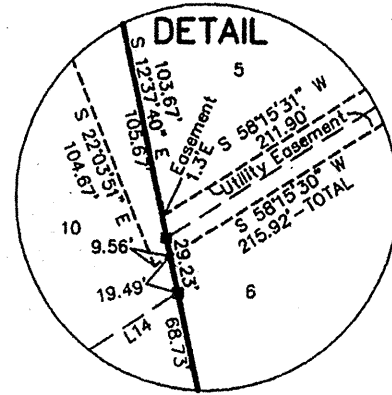
# LAUREL LAKE PHASE 3

IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

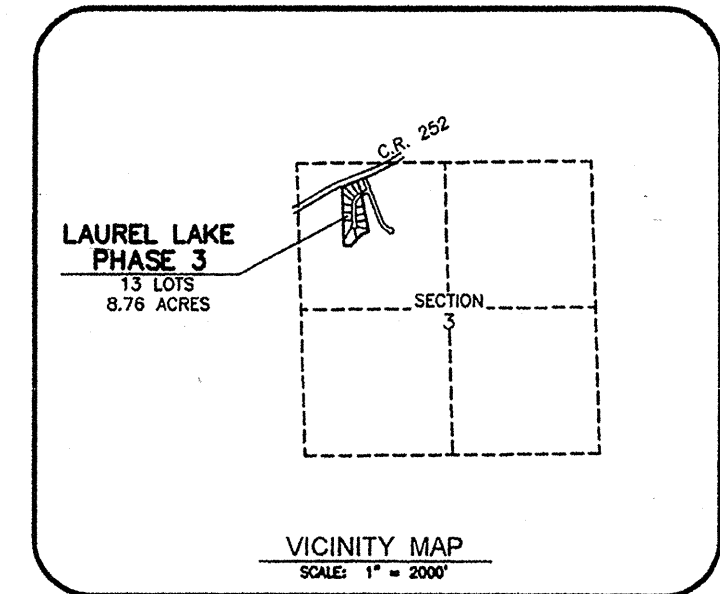
## DEVELOPER

Phoenix Land Development, **PROPERTY & MANAGEMENT**  
3000 E. Duval Street, Lake City, Florida 32055  
Contact: Jodie Dupree (386) 754-5678

COUNTY ROAD NO. 252



TOTAL ACREAGE = 8.76 ACRES



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C8	80.00'	260.12'	17°37'17"	79.69'	S 60°45'45" W
C9	80.00'	260.12'	17°37'17"	79.69'	S 43°08'28" W
C10	80.00'	260.12'	17°37'17"	79.69'	S 25°31'12" W
C11	80.06'	260.12'	17°38'02"	79.74'	S 07°53'32" W
C12	40.87'	70.00'	33°27'13"	40.29'	N 13°49'12" E
C13	48.03'	50.00'	55°02'18"	46.20'	S 03°01'39" W
C14	60.00'	50.00'	68°45'18"	56.46'	S 58°52'08" E
C15	60.00'	50.00'	68°45'18"	56.46'	N 52°22'34" E
C16	47.44'	50.00'	54°21'32"	45.68'	N 09°10'51" W
C17	40.87'	70.00'	33°27'13"	40.29'	S 19°38'01" E
C18	235.77'	199.88'	67°35'02"	222.34'	S 30°53'07" W
C19	282.47'	230.00'	70°21'56"	265.05'	S 32°16'34" W

LINE	LENGTH	BEARING
L1	70.26'	S 37°47'32" W
L2	28.66'	N 88°24'46" W
L3	14.41'	S 47°05'11" W
L4	42.79'	S 38°40'33" W
L5	23.08'	S 46°03'19" W
L6	22.92'	S 46°03'19" W
L7	43.84'	S 35°38'07" W
L8	38.74'	S 15°26'19" E
L9	43.09'	S 63°10'27" W
L10	22.04'	N 83°39'09" W
L11	47.18'	S 34°00'19" W
L12	57.73'	S 65°54'01" W
L13	56.66'	S 65°54'01" W
L14	60.66'	S 57°22'43" W

## ABBREVIATION LEGEND

P.L.S. = PROFESSIONAL LAND SURVEYOR  
LB = LICENSED BUSINESS  
P.O.B. = POINT OF BEGINNING  
R/W = RIGHT-OF-WAY  
PRM = PERMANENT REFERENCE MONUMENT  
PCP = PERMANENT CONTROL POINT  
CONC. = CONCRETE  
MON. = MONUMENT  
Δ = DELTA (CENTRAL ANGLE)  
R = RADIUS OF CURVE  
L = ARC LENGTH OF CURVE  
CH = CHORD OF CURVE  
P.B. = PLAT BOOK  
PG. = PAGE  
BB&L = BAILEY, BISHOP & LANE  
L1 = LINE DATA  
C1 = CURVE DATA

## 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:

Timothy A. Deibene, P.L.S.  
Florida Registered Cert. No. 5594

DATE: 6/16/2006

SHEET 1 OF 2

PLAT DATE: 03/14/2006



**Donald F. Lee and Associates, Inc.**  
SURVEYORS - ENGINEERS  
140 Northwest Ridgewood Avenue, Lake City, Florida 32055  
Phone: (386) 755-6166 FAX: (386) 755-6167

## DESCRIPTION

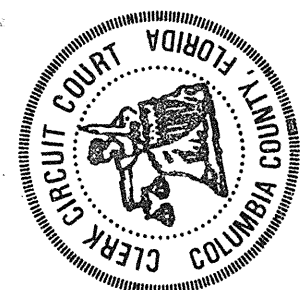
A parcel of land in Section 3, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follow:

BEGIN at the Northwest corner of Lot No. 1 of LAUREL LAKE, a subdivision as recorded in Plat Book 7, Pages 9 & 10 of the Public Records of Columbia County, Florida and run S.22°35'09"E. along the West line of said Lot No. 1 a distance of 219.77 feet to the Southwest corner of said Lot No. 1 and a point on the Northerly Right-of-Way line of SW Camphor Court; thence S.04°46'09"E. along the Westerly end of the Right-of-Way of said SW Camphor Court a distance of 63.27 feet to the Northwest corner of Lot No. 2 of said LAUREL LAKE; thence S.11°46'32"E. along the Westerly line of Lots 2, 3, 4, 5 and 6 of said LAUREL LAKE a distance of 644.77 feet to the Southwest corner of said Lot No. 6; thence S.66°06'15"W. along the Westerly extension of the South line of said Lot No. 6 a distance of 135.00 feet; thence S.40°51'12"W. 279.88 feet; thence S.87°28'53"W. 124.69 feet to a point on the Easterly property line of lands of the Heartland Community Church of Lake City, Inc.; thence N.02°24'34"W. along said property line 1064.37 feet to a point on the Southerly Right-of-Way line of County Road No. 252; thence N.67°28'12"E. along said Southerly Right-of-Way line 275.60 feet to the POINT OF BEGINNING. Containing 8.76 acres, more or less.

OFFICIAL RECORDS  
BOOK PAGE

1092/190

FILE NUMBER 200601878  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
P.L.S. 1906 AT 2:14 O'CLOCK P.M.  
P. DeWITT CASON  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA



E. Property Line  
of lands of Heartland  
Community Church of  
Lake City, Inc.

UNPLATTED

RETENTION  
POND  
EASEMENT

SHADED AREA INDICATES  
AREAS OF 100 YEAR FLOOD  
PLAIN BASED ON PROJECT  
ENGINEER'S DETERMINATION  
OF BASE FLOOD ELEVATION  
OF 113.0 FEET MSL

# LAUREL LAKE PHASE 3

IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

## LEGEND & NOTES

- 1.) ☒ <sup>PRM</sup> = P.R.M. set with brass cap stamped LB 7042 and date - 4" x 4" Concrete Monument.
- ☐ <sup>PCP</sup> = P.C.P. set - Nail with cap stamped LB 7042.
- 2.) ☐ = 4"x4" Concrete Monument set, LB 7042.
- 3.) ☐ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.
- 4.) Boundary based on instruction from client, monumentation found in place, description furnished by client, prior survey by L.L. Lee, PLS; prior adjacent survey and subdivision by Bailey, Bishop & Lane.
- 5.) Bearings projected from the North line of Section 3 and based on above referenced prior survey by L.L. Lee, PLS.
- 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.) Examination of the flood hazard maps (F.I.R.M.) of the Federal Emergency Management Agency, shows the proposed development lies partly within Flood Zone "X" which, per said maps is defined as an area outside of the 500 year flood plain, and partly in Flood Zone "A", defined per said maps as an area within 100 year flood plain (ref: Community Panel No. 120070 0175 B). A Base Flood Elevation for the 100 year flood plain has been established by the project engineer (Bailey, Bishop & Lane, Inc.) at 113.0 MSL.

**MINIMUM FLOOR ELEVATIONS:** The minimum finish floor elevation for all lots in the development shall be 114.0 MSL, and in all cases shall be a minimum of one (1) foot above the highest adjacent grade at the structure.

- 9.) Preliminary approval: December 4, 2003
- 10.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.

## 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 \$ 4185.45 has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: Horle Crander DATE: 8/1/06  
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: Mark Leagle DATE: August 1, 2006  
County Attorney, Columbia County

## ENGINEER'S CERTIFICATE

I HEREBY CERTIFY that the proposed drainage system is sufficient with respect to the Columbia County Subdivision Regulations.

SIGNED: Gregory Bailey, P.E.  
Florida Reg. # 43858

DATE: 8/8/06

SEAL

Shannon M Regar  
My Commission DD364938  
Expires October 21, 2008

NOTARY SEAL

My Commission Expires

ACKNOWLEDGMENT STATE OF Florida  
COUNTY OF Columbia

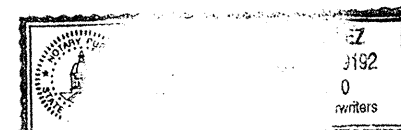
The foregoing dedication was acknowledged before me this 14 day of July, 2006 by Sylvester Nash, President of Phoenix Land Development, LLC, as owner. He is personally known to me or has produced as identification and

(did / did not ) take an oath.  
SIGNED: Shannon Regar  
Notary Public

ACKNOWLEDGMENT STATE OF Florida  
COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 17 day of July, 2006 by Jim Greenwalt, Vice-President of Columbia County Bank, as mortgagee. He is personally known to me or has produced as identification and

(did / did not ) take an oath.  
SIGNED: Janice Elaine Gonzalez  
Notary Public



## CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 8 day of August, 2006, in Plat Book B, Page 112-113.

SIGNED: Donna Wilson

Clerk of Circuit Court

## COMMISSION APPROVAL

SIGNED :

Chairman

DATE: 07/06/2006

ATTEST:

Clerk

DEVELOPER  
Phoenix Land Development, ~~MANAGEMENT~~ <sup>& PROPERTY</sup>  
3000 E. Duval Street; Lake City, Florida 32055  
Contact: Jodie Dupree (386) 754-5678

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Phoenix Land Development, ~~MANAGEMENT~~ <sup>& PROPERTY</sup>, as owner, and Columbia County Bank, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as LAUREL LAKE PHASE 3, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon, except for drainage easements. Drainage easements and retention pond areas are not dedicated to the public, but shall be privately maintained by the Laurel Lake homeowner's association.

Sylvester Nash  
Sylvester Nash  
President  
Phoenix Land Development, ~~MANAGEMENT~~ <sup>& PROPERTY</sup>

Jim Greenwalt  
Jim Greenwalt  
Vice-President  
Columbia County Bank

Sandra Dupree  
Witness

Marissa Morales  
Witness

Elaine Gonzalez  
Witness

## COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licensed and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on 07/24/2006 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: L. Scott Brett

NAME: L. SCOTT BRETT

Florida Reg. Cert. No. PLS# 5757

SHEET 2 OF 2

PLAT DATE: 03/14/2006

**Donald F. Lee and Associates, Inc.**  
SURVEYORS - ENGINEERS  
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