PLAT BOOK_____ PAGE_____

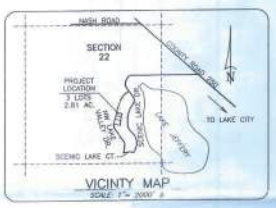
Lake Valley in Woodborough Phase 7 Parcel ID# 22-3S-16-02269-124

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

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 4x4 CONCRETE MONUMENT WITH BRASS CAP STAMPED LB 7042, PRM NO., AND DATE
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
IRC = IRON ROD AND CAP
NC = NAIL AND CAP FOUND
OR&C = 5/8" REBAR SET WITH PLASTIC CAP STAMPED LB 7042

DESCRIPTION
A parcel of land in Section 22, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the East 350 feet of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 3 South, Range 16 East, Columbia County, Florida and run North 00°17'34" East along the West line of the East 350 feet of West 1/2 of the Southeast 1/4 of Section 22 a distance of 113.16 feet to the POINT OF BEGINNING; thence South 86°42'09" West a distance of 35.52 feet to a point on the Easterly Right-of-Way line of NW Lake Valley Drive (an existing paved county road), said point being a point on a curve concave to the East having a radius of 230.00 feet and a central angle of 19°23'27"; thence Northeasterly along the arc of said curve, being said Easterly Right-of-Way line of NW Lake Valley Drive, a distance of 77.84 feet to the Point of Tangency of said curve; thence North 13°36'27" East still along said Easterly Right-of-Way line of NW Lake Valley Drive (an existing county road) a distance of 132.70 feet to a point on the West line of the East 350 feet of the West 1/2 of the Southeast 1/4 of Section 22; thence continue North 13°36'27" East still along said Easterly Right-of-Way line of NW Lake Valley Drive (an existing paved county road) a distance of 346.55 feet; thence South 76°23'33" East along the South line of Lot 27 of Lake Valley in Woodborough Phase 6, a subdivision as recorded in the Public Records of Columbia County, Florida a distance of 244.63 feet to a point on the West line of Lot 51 of Woodborough Phase 1, a subdivision recorded in Plat Book 5, Page 114-114A of the Public Records of Columbia County, Florida; thence South 17°45'13" West along said West line of Lot 51 of Woodborough Phase 1 a distance of 115.37 feet to the Northwest corner of Lot 50 of said Woodborough Phase 1; thence South 05°03'01" West along the West line of said Lot 50 of Woodborough Phase 1 a distance of 180.21 feet to the Northwest corner of Lot 49 of said Woodborough Phase 1; thence continue South 05°03'01" West along the West line of said Lot 49 of Woodborough Phase 1 a distance of 180.21 feet to the Southwest corner of said Lot 49 of Woodborough Phase 1; thence South 86°42'09" West a distance of 253.86 feet to the POINT OF BEGINNING. Containing 3.07 acres, more or less.



DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Woodborough Corporation, and Isaac Construction, Inc., as owners have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as LAKE VALLEY IN 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.

William C. Rowan — Witness
President — Witness
Woodborough Corp.

CORPORATE SEAL

Isaac Bratkovich — Witness
Isaac Construction, Inc. — Witness

NOTARY SEAL
ACKNOWLEDGMENT STATE OF _____
COUNTY OF _____
The foregoing dedication was acknowledged before me this ____day of _____20____ by William C. Rowan, for Woodborough Corp. as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.
My Commission Expires:
SIGNED: _____
Notary Public

NOTARY SEAL
ACKNOWLEDGMENT STATE OF _____
COUNTY OF _____
The foregoing dedication was acknowledged before me this ____day of _____20____ by Isaac Bratkovich, for Isaac Construction, Inc. as owner. He is personally known to me or has produced _____ as identification and (did / did not) take an oath.
My Commission Expires:
SIGNED: _____
Notary Public

NOTICE: This Plat as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic 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.

NOTICE: All Platted utility easements shall provide that such easements shall also be easements 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.

DEVELOPER
WOODBOROUGH CORPORATION
PO. B Box 804, Lake City, FL 32055
Ph. (386) 752-0290

GENERAL NOTES

1.) Bearings projected from centerline of NW LAKE VALLEY DR. – N 13°36' 27"E.

2.) Interior improvements or underground encroachments, if present, were not located with this survey.

3.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.

4.) According to the official Flood maps (FIRM) of Columbia County, this development does lie partly within a Flood Zone "A" area. Flood elevations per project engineer: 100 yr. flood = 125.0
min. floor elev. = 126.0
The major portion of the subdivision is within Flood Zone "X", which according to said FIRM maps is outside the 100 yr. Flood Plain. See map for Flood Plain Line location. (Community Panel No. 120070 175 B).

Preliminary approval: not applicable

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

Date of Plat: 6/23/2003.

CLERK'S CERTIFICATE
THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this ____day of _____ 20____ in Plat Book ____ Page _____
SIGNED: _____
Clerk of Circuit Court

COMMISSION APPROVAL
SIGNED: _____
Chairman
DATE: ___/___/20___
ATTEST: _____
Clerk

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 ___/___/20___ reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.
SIGNED: _____
NAME: _____
Florida Reg. Cert. No. _____
SEAL

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: _____ DATE: ___
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 improvements and maintenance in case of default.
SIGNED: _____ DATE: ___
Director of Public Works

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. DeBerry, P.S.M.
Florida Registered Cert. No. 5594
SEAL
DATE: ___/___/20___

SHEET 1 OF 1 PLAT DATE: 06./23./20.03

Donald F. Lee and Associates, Inc.
SURVEYORS — ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6188 FAX: (386) 755-6187
LB# 7042