

LAUREL LAKE PHASE 2

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

DEVELOPER
Phoenix Land Development, Inc.
3000 E. Duval Street; Lake City, Florida 32055
Contact: Jodie Dupree (386) 754-5678

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	17.64'	260.00'	3°53'13"	17.64'	N 15°07'59" E
C2	13.45'	260.00'	2°57'54"	13.45'	S 57°22'33" W
C3	27.21'	200.00'	07°47'42"	27.19'	S 54°57'37" W
C4	25.23'	30.00'	48°11'23"	24.49'	S 82°57'11" W
C5	25.23'	30.00'	48°11'23"	24.49'	N 34°45'49" E
C6	50.49'	230.00'	12°34'41"	50.39'	N 19°28'43" E
C7	183.33'	230.00'	45°40'08"	178.51'	S 36°01'26" W

33 34
TOWNSHIP 3 SOUTH
TOWNSHIP 4 SOUTH
4 3 CONC. MON. FOUND
NO IDENT.

COUNTY ROAD NO. 252
N 67°28'12" E
P.O.B.
CONC. MON. FOUND
BB&L PRM 2

RETENTION POND
(PARCEL 9)
N72°32'45" W
201.50'

DESCRIPTION

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

BEGIN at the Northeast corner of Lot No. 20 of LAUREL LAKE, a subdivision as recorded in Plat Book 7, Pages 9 & 10 of the Public Records of Columbia County, Florida and run N.67°28'12"E. along the Southerly Right-of-Way line of County Road No. 252 a distance of 46.10 feet to the Point of Curve of a curve concave to the Northwest having a radius of 1959.86 feet and a central angle of 11°31'27"; thence Northeasterly along the arc of said curve, being also the Southerly Right-of-Way line of said County Road No. 252 a distance of 394.20 feet to its intersection with the North line of Section 3, Township 4 South, Range 16 East; thence N.88°40'13"E. along said North line of Section 3 a distance of 446.41 feet; thence S.01°19'47"E. perpendicular to said North line of Section 3 a distance of 222.75 feet; thence S.88°40'13"W. parallel to said North line of Section 3 a distance of 198.33 feet; thence S.47°34'12"W. 135.68 feet; thence S.25°36'46"W. 497.89 feet to the Northeasterly corner of Lot No. 16 of said LAUREL LAKE subdivision; thence N.73°17'54"W. along the North line of said Lot No. 16 a distance of 175.75 feet to the Northwesterly corner of said Lot No. 16 and a point on the Southeasterly Right-of-Way line of SW Birch Glen, said point being on the arc of a curve concave to the Northwest having a radius of 260.00 feet and a central angle of 09°26'29"; thence Northeasterly along the arc of said curve, being also the Southeasterly Right-of-Way line of said SW Birch Glen 42.84 feet; thence N.64°13'57"W. along the Northeasterly end of the Right-of-Way of said SW Birch Glen a distance of 60.00 feet to a point on the Southeasterly line of Lot No. 17 of said LAUREL LAKE; thence N.25°46'03"E. along said Southeasterly line of Lot No. 17 a distance of 69.61 feet to the Southeasterly corner of said Lot No. 17; thence N.22°32'29"W. along the Easterly line of Lots 17, 18, 19 and 20 of said LAUREL LAKE a distance of 408.29 feet to the POINT OF BEGINNING. Containing 7.55 acres, more or less.

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

DATE: 6/16/2006

SHEET 1 OF 2

PLAT DATE: 03/14/2006

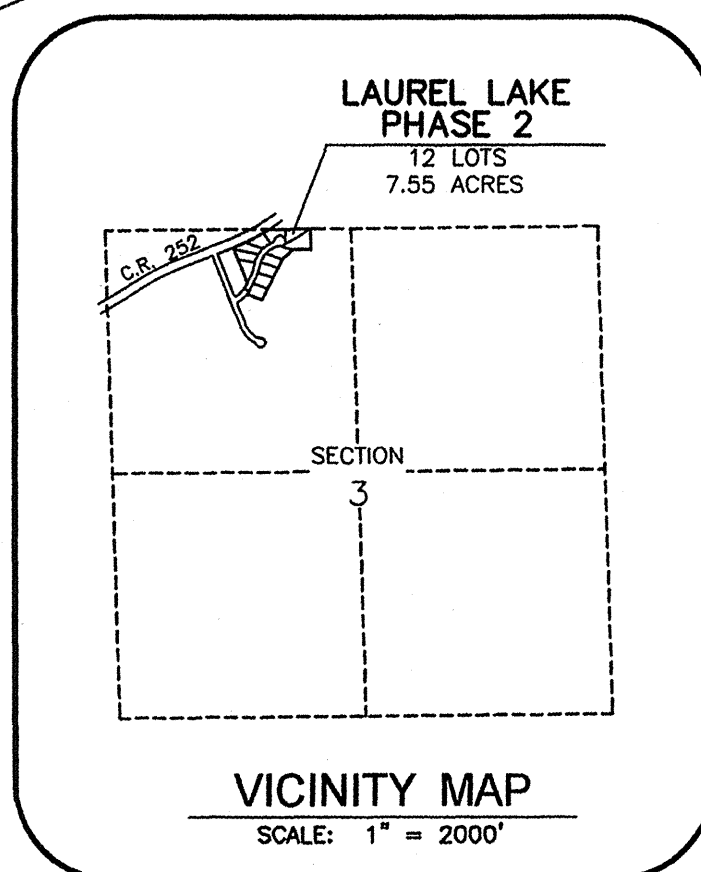


Donald F. Lee and Associates, Inc.
SURVEYORS — ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

TOTAL ACREAGE = 7.55 ACRES

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



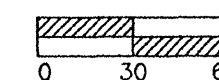
FILE NUMBER 2006-01875-7
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
8/8 2006 AT 9:44 O'CLOCK A.M.
P. DEWITT GASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: *Heaven Doyle* D.C.



UNPLATTED

UNPLATTED

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 2

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

LEGEND & NOTES

- 1.) ☒ ^{PRM} = P.R.M. set with brass cap stamped LB 7042 and date - 4" x 4" Concrete Monument.
- ☐ ^{PCP} = 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.
- 9.) Preliminary approval: December 4, 2003
- 10.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.

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.

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: Wayle Cravens DATE: 8/1/06
Director of Public Works

ENGINEER'S CERTIFICATE

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

SIGNED: Gregory O. Bailey, P.E.
Florida Reg. # 48858
DATE: 8/8/06



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 8, Page 111

SIGNED: Paula Foye
Clerk of Circuit Court

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 utility easements shown on this 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.

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: Sylvester Nash
Notary Public

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia

The foregoing dedication was acknowledged before me this 12 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



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: Paula Foye DATE: August 1, 2006
County Attorney, Columbia County

COMMISSION APPROVAL

SIGNED: L. Scott Brett
Chairman
DATE: 07/06/2006
ATTEST: _____
Clerk

DEVELOPER & PROPERTY MANAGEMENT, INC.
Phoenix Land Development, INC.
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, INC., 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 2, 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, INC.
& PROPERTY MANAGEMENT, INC.

Sandra Dupree
Witness
Marissa Morales
Witness

Jim Greenwalt
Jim Greenwalt
Vice-President
Columbia County Bank

Janice Elaine Gonzalez
Witness
Elaine Gonzalez
Witness

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licenced 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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Phone: (386) 755-6166 FAX: (386) 755-6167

OFFICIAL RECORDS
BOOK PAGE
1092/189