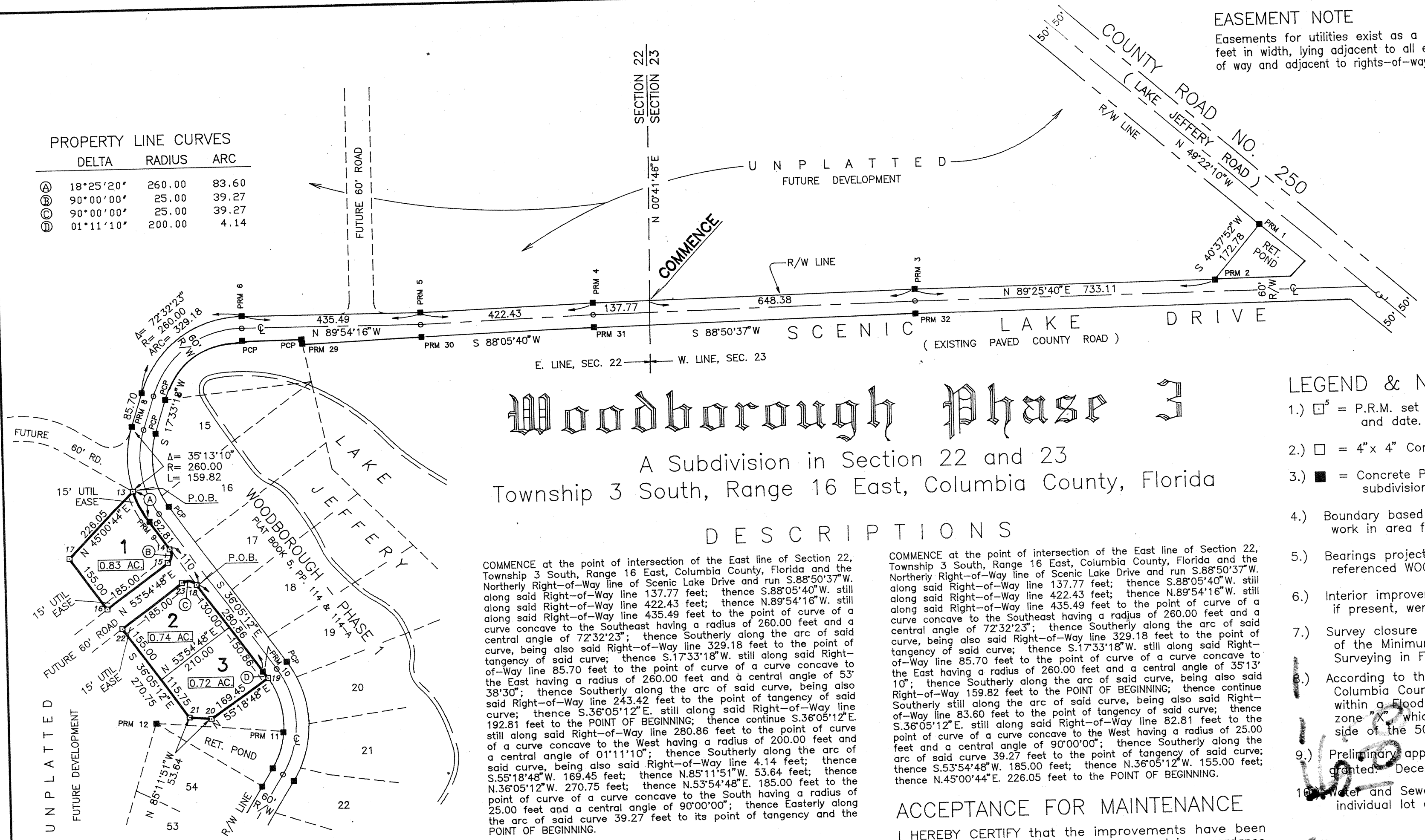


FILE NUMBER 94-01627  
 FILED AND RECORDED IN THE OFFICIAL RECORDS  
 OF COLUMBIA COUNTY, FLORIDA  
 2-8-1994 AT 11:00 O'CLOCK A.M.  
 RECORD VERIFIED  
 Clerk of Courts  
 COLUMBIA COUNTY, FLORIDA  
 BY: *Alma P. Johns* D.C.

PROPERTY LINE CURVES

	DELTA	RADIUS	ARC
⊕	18°25'20"	260.00	83.60
⊕	90°00'00"	25.00	39.27
⊕	90°00'00"	25.00	39.27
⊕	01°11'10"	200.00	4.14



EASEMENT NOTE  
 Easements for utilities exist as a strip of land 15.00 feet in width, lying adjacent to all existing road rights-of way and adjacent to rights-of-way of all future roads.

# Woodborough Phase 3

A Subdivision in Section 22 and 23  
 Township 3 South, Range 16 East, Columbia County, Florida

## DESCRIPTIONS

COMMENCE at the point of intersection of the East line of Section 22, Township 3 South, Range 16 East, Columbia County, Florida and the Northerly Right-of-Way line of Scenic Lake Drive and run S.88°05'37"W. still along said Right-of-Way line 137.77 feet; thence S.88°05'40"W. still along said Right-of-Way line 422.43 feet; thence N.89°54'16"W. still along said Right-of-Way line 435.49 feet to the point of curve of a curve concave to the Southeast having a radius of 260.00 feet and a central angle of 72°32'23"; thence Southerly along the arc of said curve, being also said Right-of-Way line 329.18 feet to the point of tangency of said curve; thence S.17°33'18"W. still along said Right-of-Way line 85.70 feet to the point of curve of a curve concave to the East having a radius of 260.00 feet and a central angle of 53°38'30"; thence Southerly along the arc of said curve, being also said Right-of-Way line 159.82 feet to the POINT OF BEGINNING; thence continue Southerly still along the arc of said curve, being also said Right-of-Way line 83.60 feet to the point of tangency of said curve; thence S.36°05'12"E. still along said Right-of-Way line 192.81 feet to the POINT OF BEGINNING; thence continue S.36°05'12"E. still along said Right-of-Way line 280.86 feet to the point of curve of a curve concave to the West having a radius of 200.00 feet and a central angle of 01°11'10"; thence Southerly along the arc of said curve, being also said Right-of-Way line 4.14 feet; thence S.55°18'48"W. 169.45 feet; thence N.85°11'51"W. 53.64 feet; thence N.36°05'12"W. 270.75 feet; thence N.53°54'48"E. 185.00 feet to the point of curve of a curve concave to the South having a radius of 25.00 feet and a central angle of 90°00'00"; thence Easterly along the arc of said curve 39.27 feet to its point of tangency and the POINT OF BEGINNING.

COMMENCE at the point of intersection of the East line of Section 22, Township 3 South, Range 16 East, Columbia County, Florida and the Northerly Right-of-Way line of Scenic Lake Drive and run S.88°05'37"W. still along said Right-of-Way line 137.77 feet; thence S.88°05'40"W. still along said Right-of-Way line 422.43 feet; thence N.89°54'16"W. still along said Right-of-Way line 435.49 feet to the point of curve of a curve concave to the Southeast having a radius of 260.00 feet and a central angle of 72°32'23"; thence Southerly along the arc of said curve, being also said Right-of-Way line 329.18 feet to the point of tangency of said curve; thence S.17°33'18"W. still along said Right-of-Way line 85.70 feet to the point of curve of a curve concave to the East having a radius of 260.00 feet and a central angle of 53°38'30"; thence Southerly along the arc of said curve, being also said Right-of-Way line 159.82 feet to the POINT OF BEGINNING; thence continue Southerly still along the arc of said curve, being also said Right-of-Way line 83.60 feet to the point of tangency of said curve; thence S.36°05'12"E. still along said Right-of-Way line 192.81 feet to the POINT OF BEGINNING; thence continue S.36°05'12"E. still along said Right-of-Way line 280.86 feet to the point of curve of a curve concave to the West having a radius of 200.00 feet and a central angle of 01°11'10"; thence Southerly along the arc of said curve, being also said Right-of-Way line 4.14 feet; thence S.55°18'48"W. 169.45 feet; thence N.85°11'51"W. 53.64 feet; thence N.36°05'12"W. 270.75 feet; thence N.53°54'48"E. 185.00 feet to the point of curve of a curve concave to the South having a radius of 25.00 feet and a central angle of 90°00'00"; thence Easterly along the arc of said curve 39.27 feet to its point of tangency and the POINT OF BEGINNING.

- ### LEGEND & NOTES
- 1.) ⊕ = P.R.M. set with brass cap stamped PLS 3628 and date.
  - 2.) □ = 4" x 4" Concrete Monument set, PLS 3628.
  - 3.) ■ = Concrete P.R.M. found in place from previous subdivision phase.
  - 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 outside of the 500 year flood plane.
  - 9.) Preliminary approval: January 16, 1992. Extension granted: December 17, 1992 (until 1-16-94).
  - 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 \$\_\_\_\_\_ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: *Jerry Troth* DATE: 1-31-94  
 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: *Marlin Jaggle* DATE: 1-20-94  
 County Attorney, Columbia County

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Woodborough Corporation, as owner, Alma P. Johns, as mortgagee and Thomas Earl Rowan, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as "WOODBOROUGH PHASE 3", and that all Right-of-Way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER:  
*William C. Rowan* witness  
 William C. Rowan  
 President  
 Woodborough Corp.

MORTGAGEE:  
*Alma P. Johns* witness  
 Alma P. Johns  
 mortgagee

MORTGAGEE:  
*Thomas Earl Rowan* witness  
 Thomas Earl Rowan  
 mortgagee

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF COLUMBIA  
 The foregoing dedication was acknowledged before me this 20 day of January, 1994, by William C. Rowan, President of Woodborough Corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and (did / did not) take an oath.  
 My Commission Expires: \_\_\_\_\_  
 Notary Public

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF COLUMBIA  
 The foregoing dedication was acknowledged before me this 12 day of January, 1994, by Alma P. Johns. She is personally known to me or has produced \_\_\_\_\_ as identification and (did / did not) take an oath.  
 My Commission Expires: \_\_\_\_\_  
 Notary Public

### COMMISSION APPROVAL

SIGNED: *Donald F. Lee*  
 Chairman  
 DATE: 1/20/1994  
 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 8 day of Feb, 1994, in Plat Book 6, Page 101.

### 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: *Donald F. Lee*  
 Donald F. Lee, P.L.S.  
 Florida Registered Cert. No. 3628  
 DATE: 1/17/1994

### ACKNOWLEDGEMENT

STATE OF Mississippi  
 COUNTY OF Hinds  
 The foregoing dedication was acknowledged before me this 12 day of January 1994, by Thomas Earl Rowan. He is personally known to me or has produced himself as identification and (did / did not) take an oath.  
 My Commission Expires: \_\_\_\_\_  
 Notary Public

**Donald F. Lee and Associates, Inc.**  
 SURVEYORS - ENGINEERS  
 950 South Ridgewood Drive, Lake City, Florida 32055  
 Phone: (904) 755-6166 FAX: (904) 755-6167

OFFICIAL RECORDS  
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