

Lake Valley in Woodborough Phase 4

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



ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia
The foregoing dedication was acknowledged before me this 1st day of Dec, 2001, by William C. Rowan, as owner. He is personally known to me or has produced Business License as identification and (did / did not) take an oath.
SIGNED: Elizabeth Carremer
Notary Public

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Woodborough Corporation, Milton S. Parker, Jr., Virginia G. Parker, Bennett G. Martin, Thomas Earl Rowan, and Velva Sharpes Rowan, as owners, and Woodborough Corporation, Thomas Earl Rowan, and Velva Sharpes Rowan, as mortgagees, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as LAKE VALLEY IN WOODBOROUGH PHASE 4, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

CLERK'S CERTIFICATE
THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded, this 14th day of Feb, 2002, in Plat Book 7, Page 94.

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: Shirley Conner DATE: 2/12/02
Director of Public Works



ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia
The foregoing dedication was acknowledged before me this 1st day of Dec, 2001, by Milton S. Parker, Jr., as owner. He is personally known to me or has produced Business License as identification and (did / did not) take an oath.
SIGNED: Cindy R. Duffany
Notary Public

OWNERS
William C. Rowan Witness
President
Woodborough Corp.
Milton S. Parker, Jr. Witness
Virginia G. Parker Witness
Bennett G. Martin Witness
Thomas Earl Rowan Witness
Velva Sharpes Rowan Witness

COMMISSION APPROVAL
SIGNED: Brenneth Witt
Chairman
DATE: 02/14/2002
ATTEST: Shirley Conner
Clerk

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 Seale DATE: 02/12/02
County Attorney, Columbia County



ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia
The foregoing dedication was acknowledged before me this 1st day of Dec, 2001, by Virginia G. Parker, as owner. She is personally known to me or has produced Business License as identification and (did / did not) take an oath.
SIGNED: Cindy R. Duffany
Notary Public



ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia
The foregoing dedication was acknowledged before me this 1st day of Dec, 2001, by Bennett G. Martin, as owner. He is personally known to me or has produced Business License as identification and (did / did not) take an oath.
SIGNED: Elizabeth Carremer
Notary Public

Bennett G. Martin Witness
Thomas Earl Rowan Witness
Velva Sharpes Rowan Witness
Thomas Earl Rowan Witness
Velva Sharpes Rowan Witness
Thomas Earl Rowan Witness
Velva Sharpes Rowan Witness

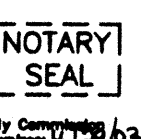
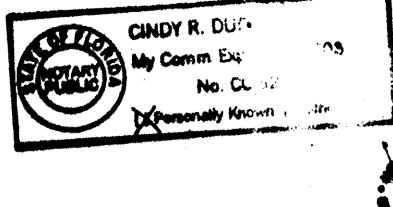


ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia
The foregoing dedication was acknowledged before me this 22nd day of Nov, 2001, by Thomas Earl Rowan, as owner. He is personally known to me or has produced Business License as identification and (did / did not) take an oath.
SIGNED: Cathy J. Clark
Notary Public



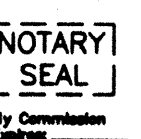
ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia
The foregoing dedication was acknowledged before me this 22nd day of Nov, 2001, by Velva Sharpes Rowan, as owner. She is personally known to me or has produced Business License as identification and (did / did not) take an oath.
SIGNED: Cathy J. Clark
Notary Public

- LEGEND & NOTES
- Bearings projected from centerline of the above referenced NW LAKE VALLEY DR. - N 31°38'04"E. Boundary based on instruction from client and prior surveys by this Company.
 - Interior improvements or underground encroachments, if present, were not located with this survey.
 - Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
 - According to the official Flood maps (FRM) 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 plain (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.



ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia
The foregoing dedication was acknowledged before me this 6th day of Dec, 2001, by William C. Rowan, as mortgagee. He is personally known to me or has produced Business License as identification and (did / did not) take an oath.
SIGNED: Cindy R. Duffany
Notary Public

MORTGAGEES
William C. Rowan Witness
President
Woodborough Corp.
Thomas Earl Rowan Witness
Velva Sharpes Rowan Witness
Thomas Earl Rowan Witness
Velva Sharpes Rowan Witness



ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia
The foregoing dedication was acknowledged before me this 22nd day of Nov, 2001, by Thomas Earl Rowan, as mortgagee. He is personally known to me or has produced Business License as identification and (did / did not) take an oath.
SIGNED: Cathy J. Clark
Notary Public

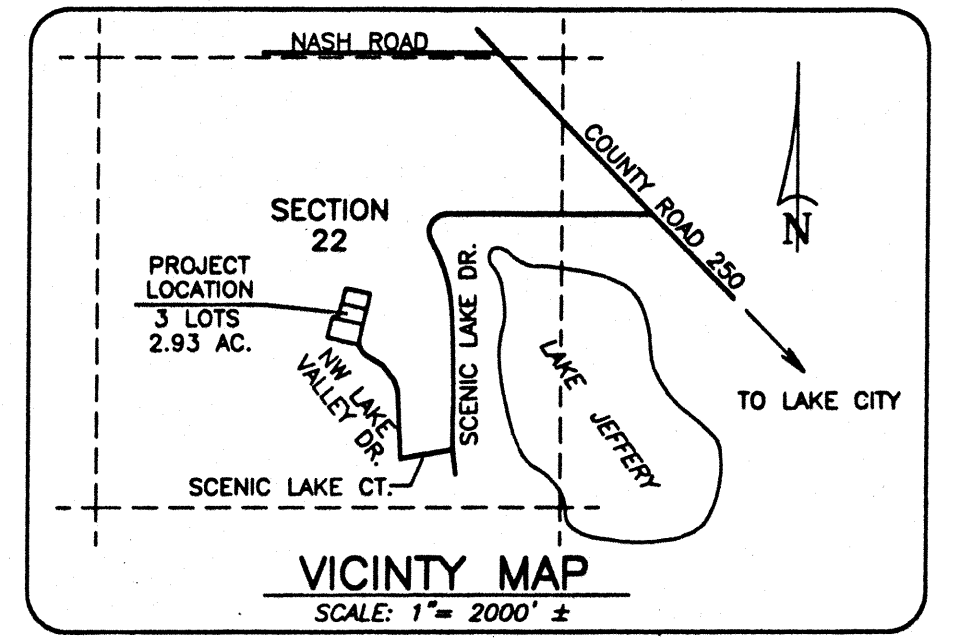


ACKNOWLEDGMENT STATE OF Florida
COUNTY OF Columbia
The foregoing dedication was acknowledged before me this 22nd day of Nov, 2001, by Velva Sharpes Rowan, as mortgagee. She is personally known to me or has produced Business License as identification and (did / did not) take an oath.
SIGNED: Cathy J. Clark
Notary Public

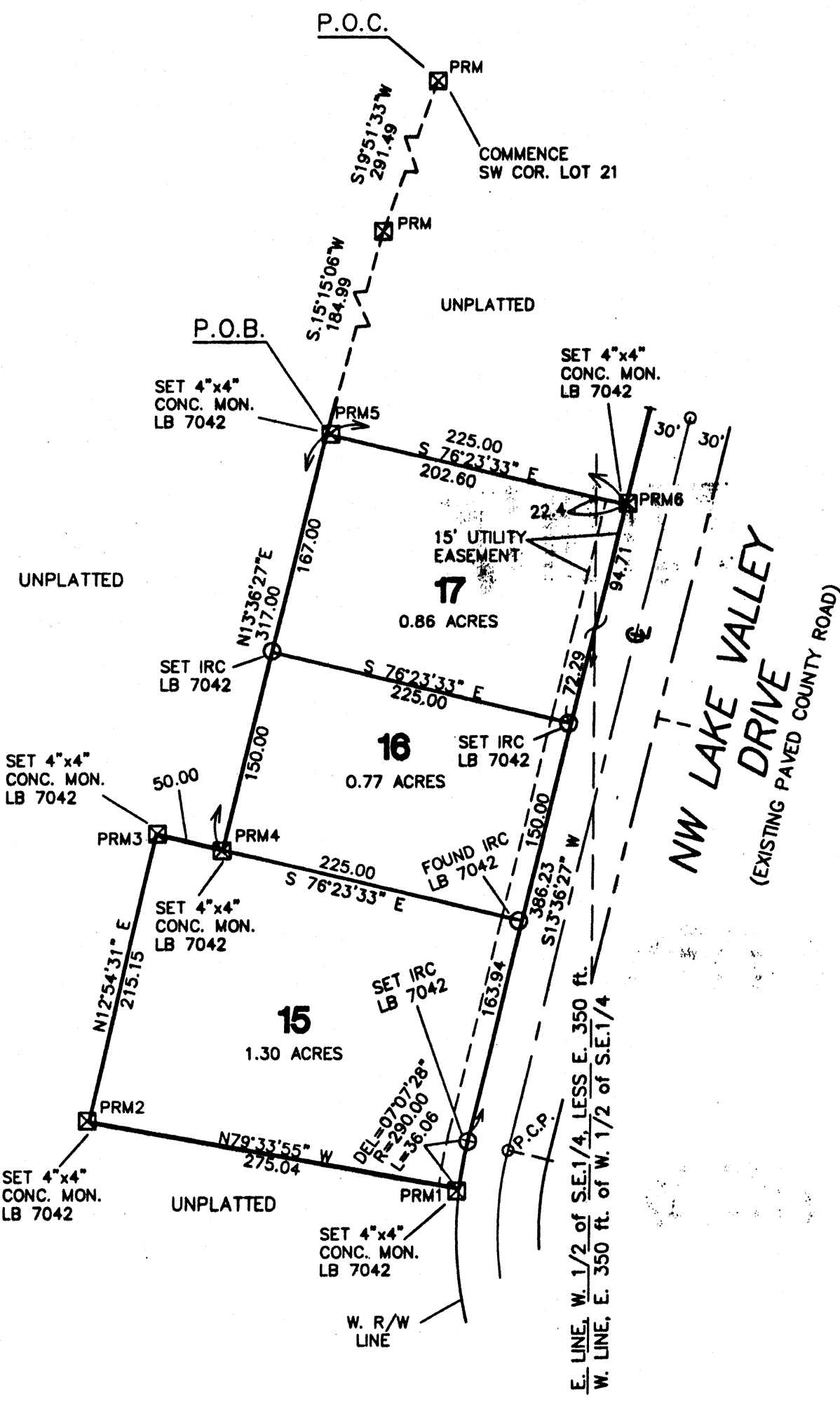
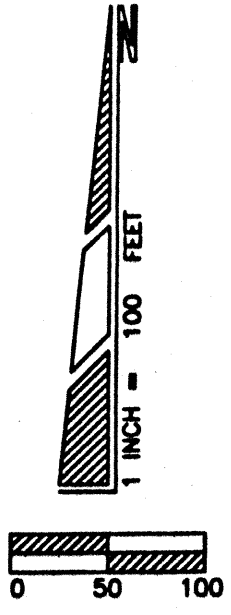
SHEET 2 OF 2 PLAT DATE: 11/13/2001
Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
LB# 7042

OFFICIAL RECORDING BOOK PAGE 532

Lake Valley in Woodborough Phase 4
 IN SECTION 22 TOWNSHIP 3 SOUTH, RANGE 16 EAST
 COLUMBIA COUNTY, FLORIDA



DEVELOPER
 WOODBOROUGH CORPORATION
 Rt. 8 Box 804, Lake City, FL 32055
 Ph. (386) 752-0290



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 Southwesterly corner of lot 21 of LAKE VALLEY IN WOODBOROUGH PHASE 3, a subdivision recorded in Plat Book 6, Page 101 of the Public Records of Columbia County, Florida; thence S.19°51'33" W. 291.49 feet; thence S.15°15'06" W. 184.99 feet to the POINT OF BEGINNING; thence S.76°23'33" E. 225.00 feet to a point on the westerly Right-of-Way line of NW Lake Valley Drive; thence S.13°36'27" W. along said westerly Right-of-Way line of NW Lake Valley Drive, 480.94 feet to the point of curve of a curve concave to the east having a radius of 290.00 feet and a central angle of 07°07'28"; thence southerly along the arc of said curve, being also said westerly Right-of-Way line of NW Lake Valley Drive 36.06 feet; thence N.79°33'55" W. 275.04 feet; thence N.12°54'31" E. 215.15 feet; thence S.76°23'33" E. 50.00 feet; thence N.13°36'27" E. 317.00 feet to the POINT OF BEGINNING. Containing 2.93 acres, more or less.

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.

FILE NUMBER 2022003255
 FILED AND RECORDED IN THE PUBLIC RECORDS
 OF COLUMBIA COUNTY, FLORIDA
 2-14-2022 AT 9:15 O'CLOCK A.M.
 RECORDED VERIFIED
 [Signature]
 COUNTY CLERK OF RECORDS
 COLUMBIA COUNTY, FLORIDA
 D.C. MKK

OFFICIAL RECORDS
 BOOK/PAGE 582

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
- DEL = DELTA (CENTRAL ANGLE)
- R = RADIUS OF CURVE
- A = ARC LENGTH OF CURVE
- CH = CHORD OF CURVE
- P.B. = PLAT BOOK
- PG. = PAGE
- IRC = IRON ROD AND CAP

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 1/13/2021 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: [Signature]
 NAME: L. SCOTT BRITT
 Florida Reg. Cert. No. 5757



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: [Signature]
 Timothy A. DeBene, P.L.S.
 Florida Registered Cert. No. 5594
 DATE: 12/1/2021



SHEET 1 OF 2 PLAT DATE: 11/13/2021

Donald F. Lee and Associates, Inc.
 SURVEYORS - ENGINEERS
 950 South Ridgewood Drive, Lake City, Florida 32055
 Phone: (386) 755-8166 FAX: (386) 755-8167
 LB# 7042