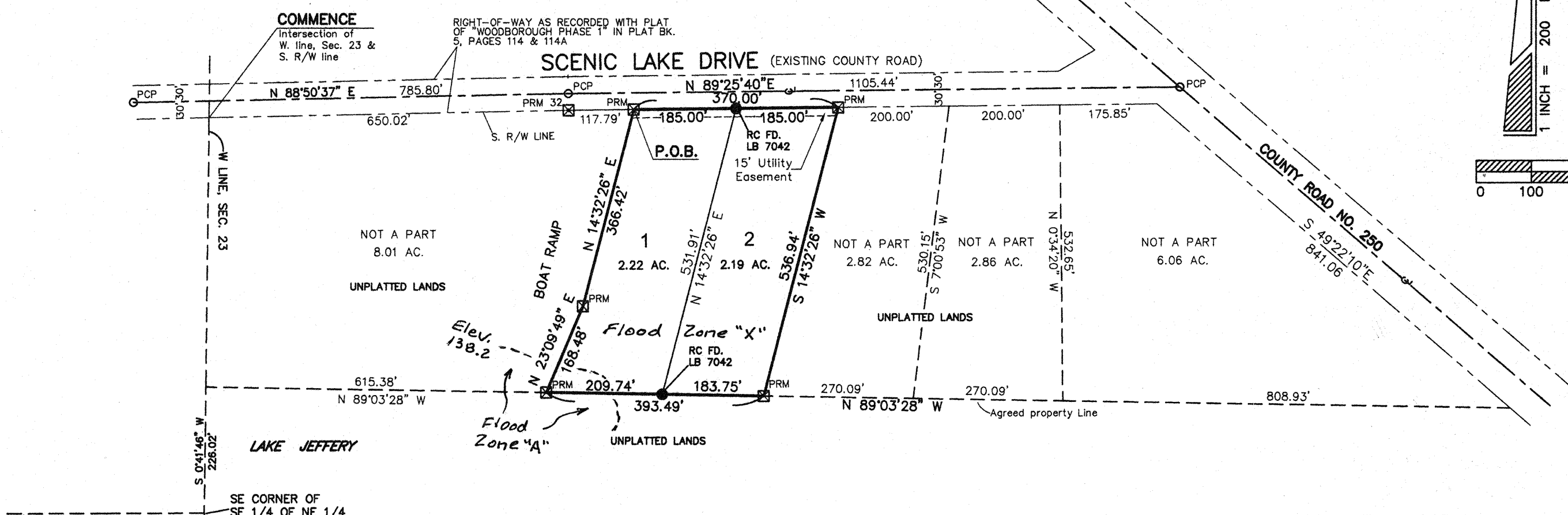


# Johns Place at Woodborough

IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

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



DEDICATION  
KNOW ALL MEN BY THESE PRESENTS that William C. Rowan, Thomas Earl Rowan, and Velva Sharpes Rowan, as owners, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as JOHNS PLACE AT WOODBOROUGH, 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*  
William C. Rowan  
owner

*Thomas Earl Rowan*  
Thomas Earl Rowan  
His Attorney-in-Fact

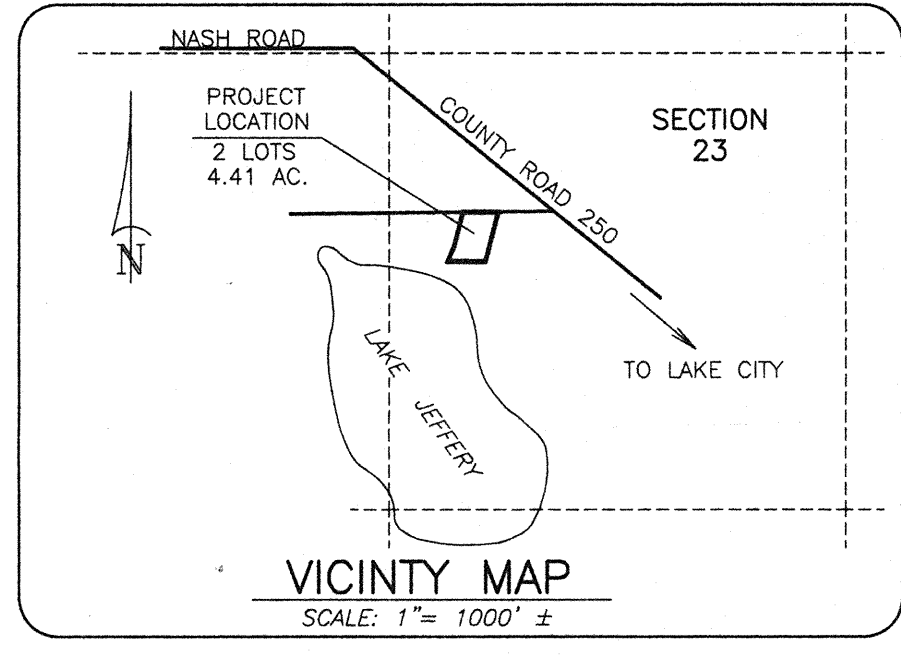
*Velva Sharpes Rowan*  
Velva Sharpes Rowan  
Her Attorney-in-Fact

*Timothy A. DeBene*  
Timothy A. DeBene  
Witness

*Brenda E. Nelson*  
Brenda E. Nelson  
Witness

FILE NUMBER 2003005193  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
3-13-03 AT 1:34 O'CLOCK P.M.  
RECORDED VERIFIED  
*Rob Witt Carson*  
CLERK OF PUBLIC WORKS  
COLUMBIA COUNTY, FLORIDA  
BY *ARK* D.C.

DESCRIPTION:  
A parcel of land in Section 23, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:  
COMMENCE at the point of intersection of the West line of said Section 23 and the Southerly Right-of-Way line of Scenic Lake Drive as shown on a plat of Woodborough Phase 1, a subdivision recorded in the Public Records of Columbia County, Florida and run N 89°50'37" E along said Southerly Right-of-Way line a distance of 650.02 feet to a point designated as PRM 32; thence North 89°25'40" East still along said Southerly Right-of-Way line of Scenic Lake Drive a distance of 117.79 feet to the POINT OF BEGINNING; thence continue North 89°25'40" East along said Southerly Right-of-Way line of Scenic Lake Drive a distance of 370.00 feet; thence South 14°32'28" West a distance of 536.94 feet to a point on an agreed property line; thence North 89°03'28" West along said agreed property line a distance of 393.49 feet; thence North 23°09'49" East a distance of 168.48 feet; thence North 14°32'28" East a distance of 366.42 feet to the POINT OF BEGINNING. Containing 4.41 acres, more or less.



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  
OCP = PERMANENT CONTROL POINT  
OCP = 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  
RC = 5/8" REBAR SET WITH PLASTIC CAP STAMPED LB 7042

- GENERAL NOTES
- Bearings projected from centerline of SCENIC LAKE DR. - N 89°25' 40"E. Boundary based on instruction from the developer and a prior survey 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 (FIRM) of Columbia County, this development lies within Flood Zone "X", which has been determined to be outside of the 500 year flood plain of Flood Zone "A" (Community Panel No. 120070 125 B). Flood elevation is 138.2 feet. Flood Elevation was set by project engineer for Woodborough Phase 1 and Scenic Lake Drive. See Plat for Flood Zone "A" location.
  - Preliminary approval: not applicable.
  - Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.
  - All lots for residential purposes.
  - Date of Plat: 1/15/2003.

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.

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: *Hugh Condon* DATE: 3/11/03  
Director of Public Works

COMMISSION APPROVAL  
SIGNED: \_\_\_\_\_  
Chairman  
DATE: 03/07/2003  
ATTEST: \_\_\_\_\_  
Clerk

CLERK'S CERTIFICATE  
THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for filing and recorded this 13 day of March 2003 in Plat Book 7 Page 48.

SIGNED: \_\_\_\_\_  
Clerk of Circuit Court

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: *Michael M. Long* DATE: March 10, 2003  
County Attorney, Columbia County

ACKNOWLEDGMENT STATE OF FLORIDA  
COUNTY OF Columbia  
The foregoing dedication was acknowledged before me this 12 day of Feb 2003, by William C. Rowan, as owner. He is personally known to me or has produced \_\_\_\_\_ as identification and (did / did not) take an oath.

SIGNED: *Timothy A. DeBene*  
NOTARY PUBLIC  
MY COMMISSION # 001074 EXPIRES  
November 16, 2005  
1-800-3NOTARY FL. Notary Service & Recording, Inc.

ACKNOWLEDGMENT STATE OF FLORIDA  
COUNTY OF Columbia  
The foregoing dedication was acknowledged before me this 12 day of Feb 2003, by Stuart E. Rowan, Attorney-in-Fact for Thomas Earl Rowan and Velva Sharpes Rowan, as owners. He is personally known to me or has produced \_\_\_\_\_ as identification and (did / did not) take an oath.

SIGNED: *Lauren E. Britt*  
NOTARY PUBLIC  
MY COMMISSION # 001074 EXPIRES  
November 21, 2004  
800-929-1207 FARM RECORDS, INC.

COUNTY SURVEYOR-CHAPTER 177 APPROVAL  
KNOW ALL MEN BY THESE PRESENTS, 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 2/26/2003 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: LAUREN E. BRITT  
Florida Reg. Cert. No. 1079

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. DeBene*  
Timothy A. DeBene, P.S.M.  
Florida Registered Cert. No. 5594  
DATE: 2/16/2003

SHEET 1 OF 1 PLAT DATE: 02/03/2003  
Donald F. Lee and Associates, Inc.  
SURVEYORS - ENGINEERS  
140 Northwest Ridgewood Avenue, Lake City, Florida 32055  
Phone: (386) 755-6166 FAX: (386) 755-6167  
LB# 7042

