

# OAKS AT WOODBOROUGH

IN  
SECTION 23  
TOWNSHIP 03 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

**CERTIFICATE OF DEDICATION & OWNERSHIP:**  
KNOWN ALL MEN BY THESE PRESENT THAT GATEWAY DEVELOPERS OF LAKE CITY, LLC, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "OAKS AT WOODBOROUGH", AND THAT ALL ROADS, STREETS, AND EASEMENTS FOR UTILITIES AS SHOWN AND OR DEPICTED HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. THAT RETENTION AREAS, STORMWATER BASINS AND DRAINAGE EASEMENTS AS SHOWN AND OR DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC BUT WILL BE PRIVATELY OWNED AND MAINTAINED BY A PRIVATE OWNER'S ASSOCIATION.

*Daniel Crapps*  
DANIEL CRAPPS  
MANAGING MEMBER  
GATEWAY DEVELOPERS OF LAKE CITY, LLC  
2808 U.S. 90 WEST, STE. 101  
LAKE CITY, FLORIDA 32065  
PHONE: (386) 766-6110

*Thomas H. Eagle*  
THOMAS H. EAGLE  
MANAGING MEMBER  
GATEWAY DEVELOPERS OF LAKE CITY, LLC  
2808 U.S. 90 WEST, STE. 101  
LAKE CITY, FLORIDA 32065  
PHONE: (386) 766-6110

WITNESS *Lisa Hicks*  
WITNESS *Mary Lyons*

**DESCRIPTION:**  
PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23 AND RUN NORTH 00°41'46" EAST ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 226.10 FEET TO A POINT ON AN AGREED PROPERTY LINE; THENCE SOUTH 89°03'28" EAST ALONG SAID AGREED PROPERTY LINE, A DISTANCE OF 1057.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 13°05'13" WEST, A DISTANCE OF 11.71 FEET; THENCE NORTH 69°47'27" EAST, A DISTANCE OF 18.16 FEET; THENCE NORTH 27°04'29" EAST, A DISTANCE OF 51.27 FEET; THENCE NORTH 63°16'55" EAST, A DISTANCE OF 92.54 FEET; THENCE NORTH 32°50'19" EAST, A DISTANCE OF 35.61 FEET; THENCE NORTH 64°04'37" EAST, A DISTANCE OF 34.34 FEET; THENCE NORTH 68°42'04" EAST, A DISTANCE OF 62.84 FEET; THENCE SOUTH 71°53'34" EAST, A DISTANCE OF 35.40 FEET; THENCE NORTH 55°39'01" EAST, A DISTANCE OF 53.47 FEET; THENCE NORTH 47°04'09" EAST, A DISTANCE OF 138.70 FEET; THENCE NORTH 41°27'27" EAST, A DISTANCE OF 213.69 FEET; THENCE NORTH 51°29'00" EAST, A DISTANCE OF 126.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SCENIC LAKE DRIVE; THENCE NORTH 89°25'40" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SCENIC LAKE DRIVE, A DISTANCE OF 11.57 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 250 (LAKE JEFFERY ROAD); THENCE SOUTH 49°22'10" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 250 (LAKE JEFFERY ROAD), A DISTANCE OF 841.06 FEET TO A POINT ON AN AGREED PROPERTY; THENCE NORTH 89°03'28" WEST ALONG SAID AGREED PROPERTY LINE, A DISTANCE OF 1300.12 FEET TO THE POINT OF BEGINNING.  
CONTAINING 7.88 ACRES MORE OR LESS.  
BEING THE SAME AS THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1041, PAGE 2264 OF THE PUBLIC RECORDS OF SAID COUNTY.

**STATE OF FLORIDA, COUNTY OF COLUMBIA:**  
I HEREBY CERTIFY ON THIS 7 DAY OF Sept A.D. 2007, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS AND THOMAS H. EAGLE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA,  
THIS 7 DAY OF Sept A.D. 2007

*Vera Lisa Hicks*  
VERA LISA HICKS  
Notary Public, State of Florida  
My Comm. Expires Aug. 23, 2010  
Comm. No. DD 568890

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: 8-23-10

**DEDICATION OF MORTGAGEE:**  
THIS IS TO CERTIFY THAT HARVEY D. DEVANE AND MARY FRANCES DEVANE, BEING MORTGAGEES OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS "OAKS AT WOODBOROUGH" FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT "S" ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF HAS CAUSED THESE PRESENT TO BE SIGNED THIS 7 DAY OF SEPT A.D. 2007

*Harvey D. Devane*  
HARVEY D. DEVANE  
TRUSTEE OF HARVEY D. DEVANE LIVING TRUST  
1371 SE INGLEWOOD AVE.  
LAKE CITY, FLORIDA 32025  
(386) 752-0751

*Mary Frances Devane*  
MARY FRANCES DEVANE  
TRUSTEE OF HARVEY D. DEVANE LIVING TRUST  
1371 SE INGLEWOOD AVE.  
LAKE CITY, FLORIDA 32025  
(386) 752-0751

WITNESS *Lisa Hicks* WITNESS *Lisa Hicks*

**STATE OF FLORIDA, COUNTY OF COLUMBIA:**  
I HEREBY CERTIFY ON THIS 7 DAY OF Sept A.D. 2007, BEFORE ME PERSONALLY APPEARED HARVEY D. DEVANE AND MARY FRANCES DEVANE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA,  
THIS 7 DAY OF Sept A.D. 2007

*Vera Lisa Hicks*  
VERA LISA HICKS  
Notary Public, State of Florida  
My Comm. Expires Aug. 23, 2010  
Comm. No. DD 568890

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: 8-23-10

**CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA:**  
THIS IS TO CERTIFY THAT ON THE 16 DAY OF August 2007, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

*Elizabeth W. Porter*  
CHAIRMAN

ATTEST: *P. DeWitt Cason*

**CLERK'S CERTIFICATE:**  
THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 17 DAY OF October 2007, IN PLAT BOOK 9 PAGES 43-44-45

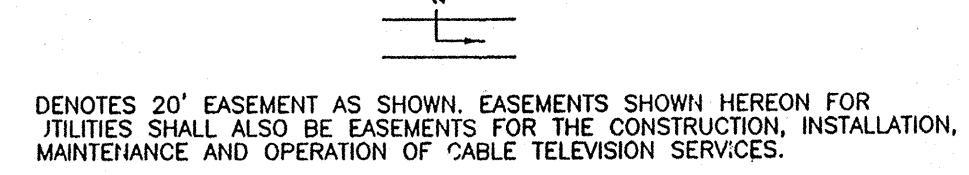
SIGNED: *P. DeWitt Cason*  
CLERK OF CIRCUIT COURT

**CERTIFICATE OF SUBDIVIDER'S ENGINEER:**  
THIS IS TO CERTIFY THAT ON THIS 10<sup>th</sup> OF SEPTEMBER 2007, CHADWICK WILLIAMS REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 62144, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IF APPLICABLE, ANY SUBMITTED "AS-BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

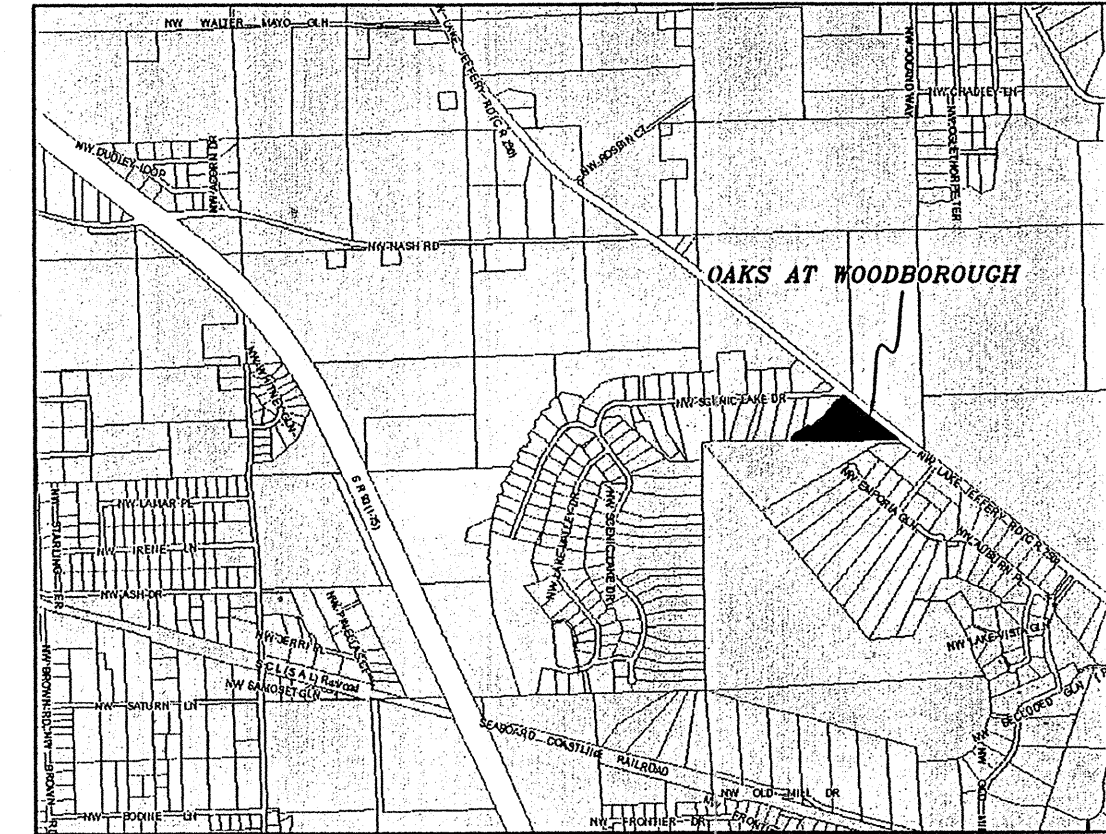
*Chadwick Williams*  
REGISTERED FLORIDA ENGINEER

SCALE: 1" = 60'	DATE SURVEYED: 07-13-07	DATE DRAWN: 07-14-07
REVISED:	APPROVED BY:	DRAWN BY: SH
<b>J. SHERMAN FRIER &amp; ASSOCIATES, INC.</b> LAND SURVEYORS CERTIFICATE OF AUTHORIZATION - LB# 7170 130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064 PHONE: 386-362-4629 - FAX: 386-362-5270		

**UTILITY EASEMENT DETAIL:**



**VICINITY MAP NOT TO SCALE**



**FINISHED FLOOR CRITERIA:**  
NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SWALES, DRAINAGE FEATURES OF DEPRESSIONS, WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION TO BE A MINIMUM OF 6 ABOVE THE HIGHEST POINT WITHIN 25 FEET OF THE BUILDING FOOTPRINT. IN ADDITION ON SLOPING LOTS, THE NATURAL DRAINAGE SHALL BE DIRECTED AROUND STRUCTURES WITH SWALES.

**NOTICE**  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**BUILDING PERMIT NOTE:**  
A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATION OF ANY RESIDENTIAL BUILDING OR STRUCTURE SHALL NOT BE ISSUED FOR LESS THAN ONE ENTIRE LOT AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERWISE PROVIDED BY LAW.

**SPECIAL NOTE:**  
WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT-OF-WAY MAY OCCUR DURING HEAVY RAINS

**NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN OAKS AT WOODBOROUGH**  
THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS. BE AWARE THAT SUCH AGRICULTURAL OPERATIONS MAY CAUSE ODORS, FLIES, POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

**CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA:**

EXAMINED ON THIS 21<sup>st</sup> DAY OF September, 2007 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY  
*Mark A. Sogge*  
ATTORNEY

**ACCEPTANCE FOR MAINTENANCE:**

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IS IN ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$ 11,250.00 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED: *Hayden Crowder* DATE: 10/1/07  
DIRECTOR OF PUBLIC WORKS

**CERTIFICATE OF COUNTY SURVEYOR:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THIS 13<sup>th</sup> DAY OF September, 2007 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 472, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 472, AS AMENDED.

NAME: *Timothy B. Alcorn*  
TIMOTHY B. ALCORN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 8332  
DATE: JULY 16, 2007  
JOB NO.: 570-05-2006RP  
REGISTRATION NO. 5534

**FLOOD ZONE INFORMATION**  
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120070 0125B

**BUILDING SET BACKS:**  
FRONT: 30 FEET  
SIDE: 15 FEET  
REAR: 15 FEET

**ZONING:**  
RSF-2 RESIDENTIAL SINGLE FAMILY 2

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AND P.C.P.'S (PERMANENT CONTROL POINTS) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

*Timothy B. Alcorn*  
TIMOTHY B. ALCORN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 8332  
DATE: JULY 16, 2007  
JOB NO.: 570-05-2006RP  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

OFFICIAL RECORDS  
BOOK 1133 PAGE 2075

FILE NUMBER 200712023365  
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA  
10/1/07 AT 2:57 O'CLOCK P.M.  
RECORD VERIFIED  
P. DEWITT CASON  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA



# OAKS AT WOODBOROUGH

IN  
SECTION 23  
TOWNSHIP 03 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA

### LEGEND AND NOTES:

- DENOTES P.R.M. ( PERMANENT REFERENCE MONUMENT) FOUND, 5/8" REBAR WITH CAP STAMPED L.B. # 7170
  - DENOTES P.R.M. ( PERMANENT REFERENCE MONUMENT) FOUND, 4"x4" CONCRETE MONUMENT, L.B. # 7042
  - ⊠ DENOTES P.C.P. ( PERMANENT CONTROL POINT) SET, 2"x2" ALUMINUM PLATE, STAMPED L.B. # 7170
- 1) BEARINGS BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 250. (S 49°22'10"E)
  - 2) FOR SECTION BREAKDOWN, SEE JOB FILE THIS OFFICE.
  - 3) 5/8"x 20" REBAR (WITH CAP STAMPED L.B. # 7170) SET ON ALL LOT CORNERS EXCEPT AS SHOWN.
  - 4) 5/8"x 20" REBAR (WITH CAP STAMPED L.B. # 7170) SET AT INTERSECTION OF ALL LOT LINES AND WETLAND BUFFER LINES.
  - 5) THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY EXCEPT AS SHOWN.

### ABBREVIATIONS

- CONC. - CONCRETE
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- (C) - CALCULATED
- (A) - ACTUAL
- (R) - RECORD
- O/S - OFFSET
- \*DOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.I. - POINT OF INTERSECTION
- P.R.C. - POINT OF REVERSE CURVATURE
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- ST. M.I. - STORM MANHOLE
- SS. MH - SANITARY SEWER MANHOLE
- ELEV. - ELEVATION
- B.M. - BENCHMARK
- ☉ - CENTERLINE

### LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 13°05'13" W	11.71'	L11	S 85°37'50" W	42.43'
L2	N 89°47'27" E	18.18'	L12	S 04°22'10" E	42.43'
L3	N 27°04'29" E	51.27'	L13	S 85°37'50" W	42.43'
L4	N 63°16'55" E	92.54'	L14	N 04°22'10" W	42.43'
L5	N 32°50'19" E	35.61'	L15	S 49°22'10" E	14.31'
L6	N 64°04'37" E	34.34'	L16	N 85°51'14" E	74.99'
L7	N 68°42'04" E	62.84'	L17	N 55°25'43" E	40.92'
L8	S 71°53'34" E	35.40'	L18	N 44°23'59" E	29.33'
L9	N 55°39'01" E	54.47'	L19	N 32°55'59" E	36.08'
L10	N 89°25'40" E	11.57'			

SCENIC LAKE DRIVE  
(ASPHALT)

SOUTHERLY  
RIGHT-OF-WAY  
LINE

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.

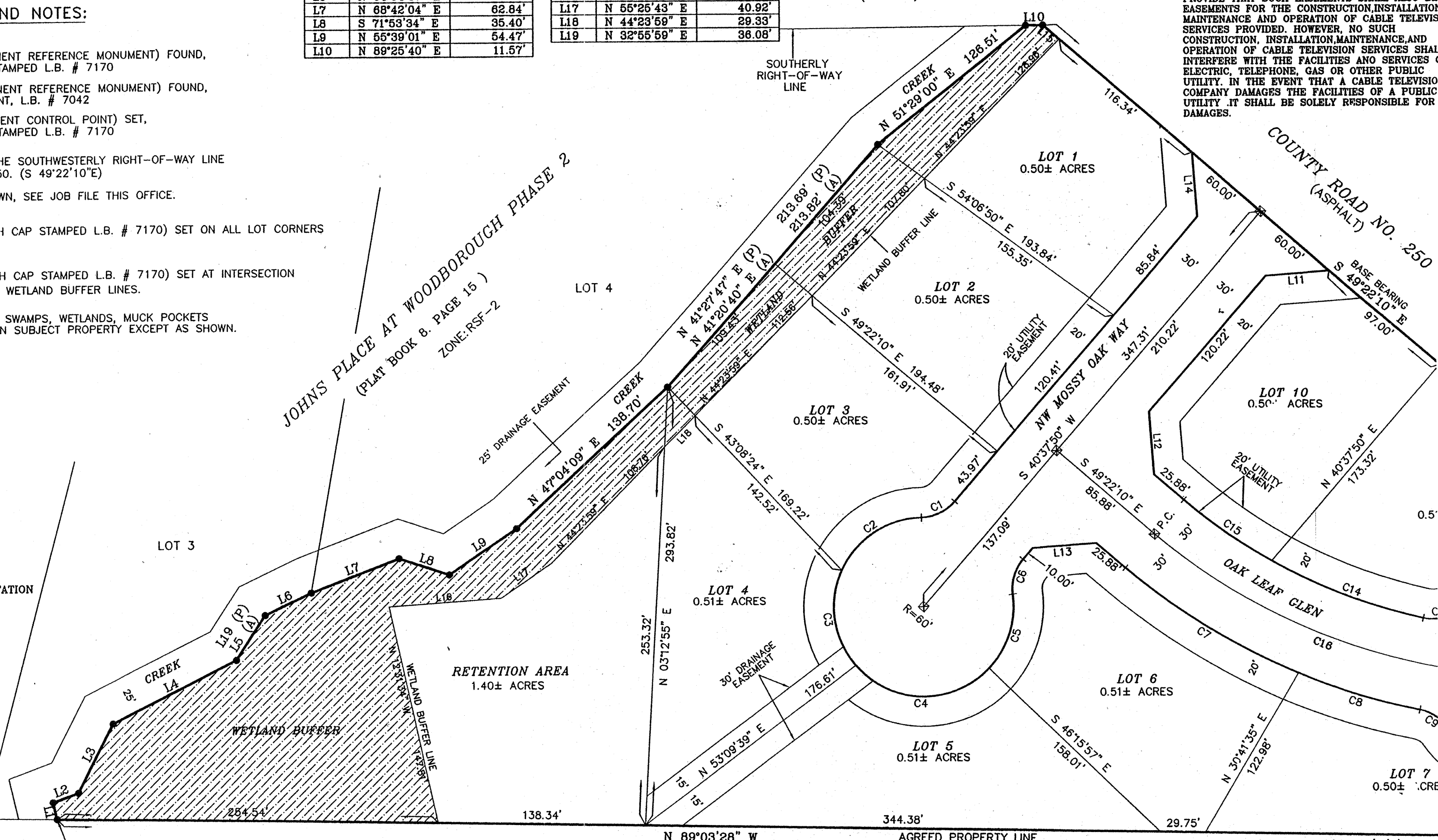
NOTICE:  
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL 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.

OFFICIAL RECORDS  
BOOK 1133 PAGE 2095

SECTION 22  
SECTION 23

WEST LINE OF SECTION 23

SECTION 22  
SECTION 23



S 89°03'28" E 1057.87'

POINT OF BEGINNING

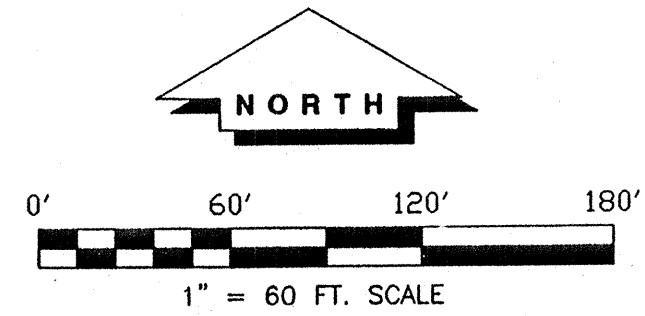
N 89°03'28" W

AGREED PROPERTY LINE

1299.58' (A)  
1300.12' (R)

OWNERS: GLENN & MARTHA JO KACHIGAN  
ZONE: RSF-2  
UNPLATTED

PART OF NORTHWEST 1/4 OF SECTION 23  
(NOT INCLUDED)



POINT OF COMMENCEMENT  
SW CORNER OF NW 1/4

SOUTH LINE OF NW 1/4

### CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	48°11'23"	30.00'	25.23'	13.42'	S 64°43'31" W	24.49'
C2	64°22'31"	60.00'	67.41'	37.77'	N 56°37'57" E	63.92'
C3	65°11'03"	60.00'	68.28'	38.36'	N 08°08'50" W	64.64'
C4	95°31'36"	60.00'	100.04'	66.09'	N 88°30'09" W	88.84'
C5	51°17'36"	60.00'	53.71'	28.81'	S 18°05'15" W	51.94'
C6	48°11'23"	30.00'	25.23'	13.42'	N 16°32'09" E	24.49'
C7	18°05'04"	430.00'	135.72'	66.43'	N 58°24'42" W	135.16'
C8	11°16'18"	430.00'	84.59'	42.43'	N 73°05'23" W	84.48'
C9	4° 51'42"	30.00'	22.97'	12.08'	S 56°47'41" E	22.41'
C10	110°53'59"	60.00'	116.13'	87.14'	S 89°41'11" W	98.64'
C11	87°30'02"	60.00'	91.63'	57.44'	S 09°30'50" E	82.98'
C12	77°36'52"	60.00'	81.28'	48.25'	N 87°55'44" E	75.20'
C13	53°37'12"	30.00'	28.08'	15.16'	S 75°55'54" W	27.08'
C14	18°48'24"	370.00'	108.53'	54.88'	N 88°51'18" W	108.14'
C15	11°04'56"	370.00'	71.57'	35.90'	N 54°54'38" W	71.48'
C16	38°19'32"	400.00'	287.56'	139.00'	S 68°31'56" E	282.60'

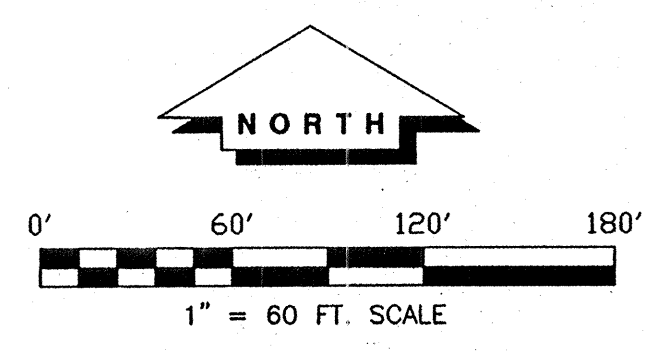
SURVEYOR:  
TIMOTHY B. ALCORN  
J. SHERMAN FRIER & ASSOCIATES, INC.  
130 WEST HOWARD STREET  
LIVE OAK, FLORIDA 32064  
(386) 362-4629  
REG. NO. 6332

SCALE: 1" = 60'	DATE SURVEYED: 07-13-07	DATE DRAWN: 07-14-07
REVISED:	APPROVED BY:	DRAWN BY: SH

**J. SHERMAN FRIER & ASSOCIATES, INC.**  
LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION - LB# 7170  
130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064  
PHONE: 386-362-4629 - FAX: 386-362-5270

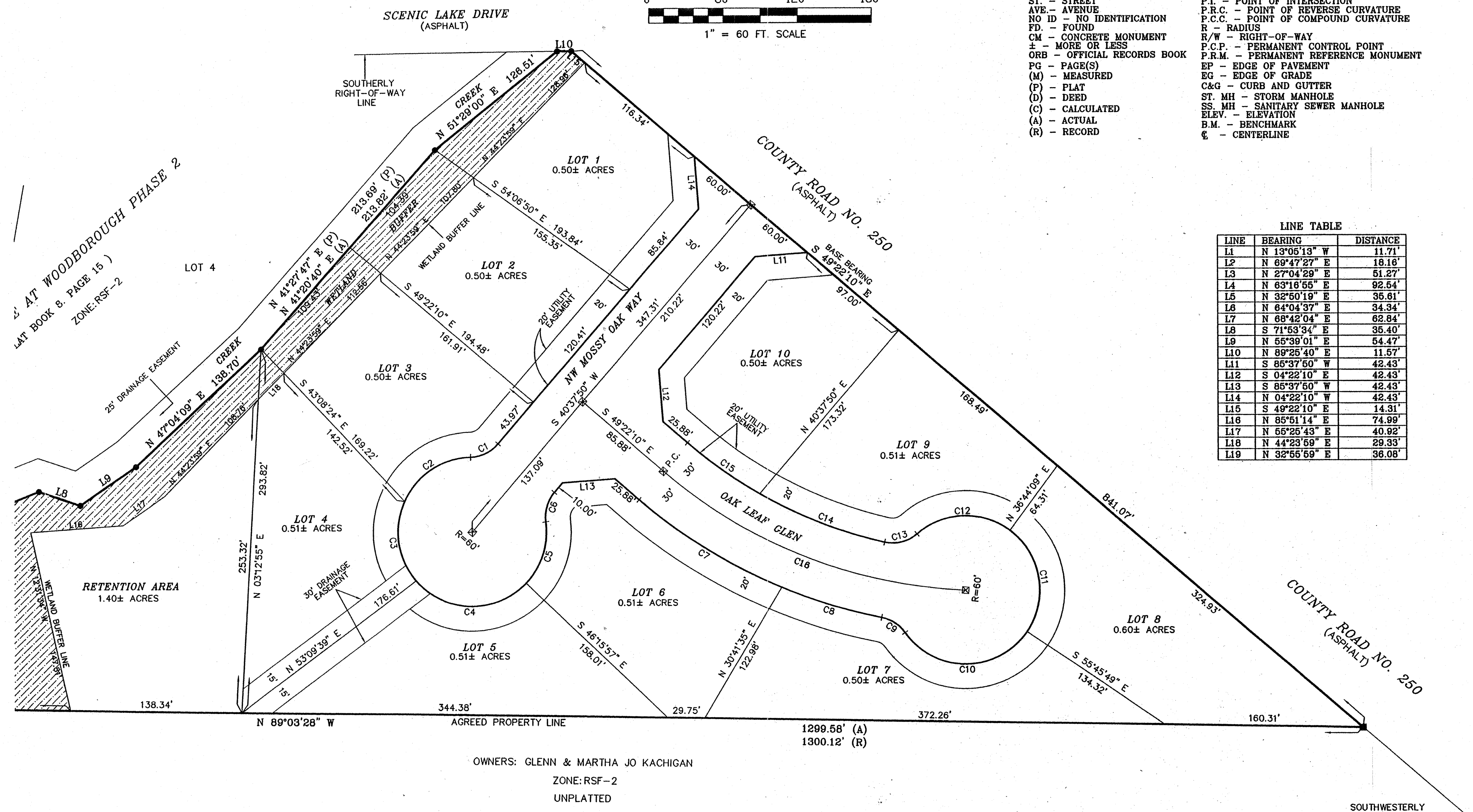
# OAKS AT WOODBOROUGH

IN SECTION 23  
TOWNSHIP 03 SOUTH, RANGE 16 EAST  
COLUMBIA COUNTY, FLORIDA



**ABBREVIATIONS**

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- REB. - REBAR
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**LINE TABLE**

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L17	N 55°25'43" E	40.92'
L18	N 44°23'59" E	29.33'
L19	N 32°55'59" E	36.08'

OFFICIAL RECORDS  
BOOK 1133 PAGE 2095

OWNERS: GLENN & MARTHA JO KACHIGAN  
ZONE: RSF-2  
UNPLATTED

PART OF NORTHWEST 1/4 OF SECTION 23  
(NOT INCLUDED)

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	48°11'23"	30.00'	25.23'	13.42'	S 84°43'31" W	24.49'
C2	84°22'31"	60.00'	87.41'	37.77'	N 56°37'57" E	63.92'
C3	65°11'03"	60.00'	68.26'	38.36'	N 08°08'50" W	64.64'
C4	95°31'36"	60.00'	100.04'	66.09'	N 88°30'09" W	88.84'
C5	51°17'36"	60.00'	53.71'	28.81'	S 18°05'15" W	51.94'
C6	48°11'23"	30.00'	25.23'	13.42'	N 16°32'09" E	24.49'
C7	18°05'04"	430.00'	135.72'	68.43'	N 58°24'42" W	135.18'
C8	11°16'18"	430.00'	84.59'	42.43'	N 73°05'23" W	84.46'
C9	43°51'42"	30.00'	22.97'	12.08'	S 66°47'41" E	22.41'
C10	110°53'59"	60.00'	118.13'	87.14'	S 89°41'11" W	98.84'
C11	87°30'02"	60.00'	91.63'	57.44'	S 09°30'50" E	82.98'
C12	77°38'52"	60.00'	81.28'	48.25'	N 87°55'44" E	75.20'
C13	53°37'12"	30.00'	28.08'	15.16'	S 75°55'54" W	27.08'
C14	16°48'24"	370.00'	108.53'	54.66'	N 68°51'18" W	108.14'
C15	11°04'56"	370.00'	71.57'	35.90'	N 54°54'38" W	71.46'
C16	38°19'32"	400.00'	267.56'	139.00'	S 68°31'56" E	262.60'

SURVEYOR:  
TIMOTHY B. ALCORN  
J. SHERMAN FRIER & ASSOCIATES, INC.  
130 WEST HOWARD STREET  
LIVE OAK, FLORIDA 32064  
(386) 362-4629  
REG. NO. 6332

SCALE: 1" = 60'	DATE SURVEYED: 07-13-07	DATE DRAWN: 07-14-07
REVISED:	APPROVED BY:	DRAWN BY: SH

**J. SHERMAN FRIER & ASSOCIATES, INC.**  
LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION - LB# 7170  
130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064  
PHONE: 386-362-4629 - FAX: 386-362-6270

# **OAKS AT WOODBOROUGH**

## **FOR 2008**

**PARENT PARCEL – 23-3S-16-02270-009 – 7.88 AC'S (DELETED ALL USED UP)**

**HEADER PARCEL – 23-3S-16-02270-050 – A S/D LYING IN THE SE1/4 OF THE NW1/4 AND ALSO LYING WEST OF CR-250 & SOUTH OF NW SCENIC LAKE DRIVE CONTAINING 7.88 AC'S, RECORDED ON 10/17/07 IN PLAT BOOK 9 PAGES 43 THRU 45.**

<b>LOT 1</b>	<b>23-3S-16-02270-051</b>	<b>.50 AC.</b>
<b>LOT 2</b>	<b>23-3S-16-02270-052</b>	<b>.50 AC.</b>
<b>LOT 3</b>	<b>23-3S-16-02270-053</b>	<b>.50 AC.</b>
<b>LOT 4</b>	<b>23-3S-16-02270-054</b>	<b>.51 AC.</b>
<b>LOT 5</b>	<b>23-3S-16-02270-055</b>	<b>.51 AC.</b>
<b>LOT 6</b>	<b>23-3S-16-02270-056</b>	<b>.51 AC.</b>
<b>LOT 7</b>	<b>23-3S-16-02270-057</b>	<b>.50 AC.</b>
<b>LOT 8</b>	<b>23-3S-16-02270-058</b>	<b>.60 AC.</b>
<b>LOT 9</b>	<b>23-3S-16-02270-059</b>	<b>.51 AC.</b>
<b>LOT 10</b>	<b>23-3S-16-02270-060</b>	<b>.50 AC.</b>

**RETENTION AREA – 23-3S-16-02270-049      1.40 AC.**