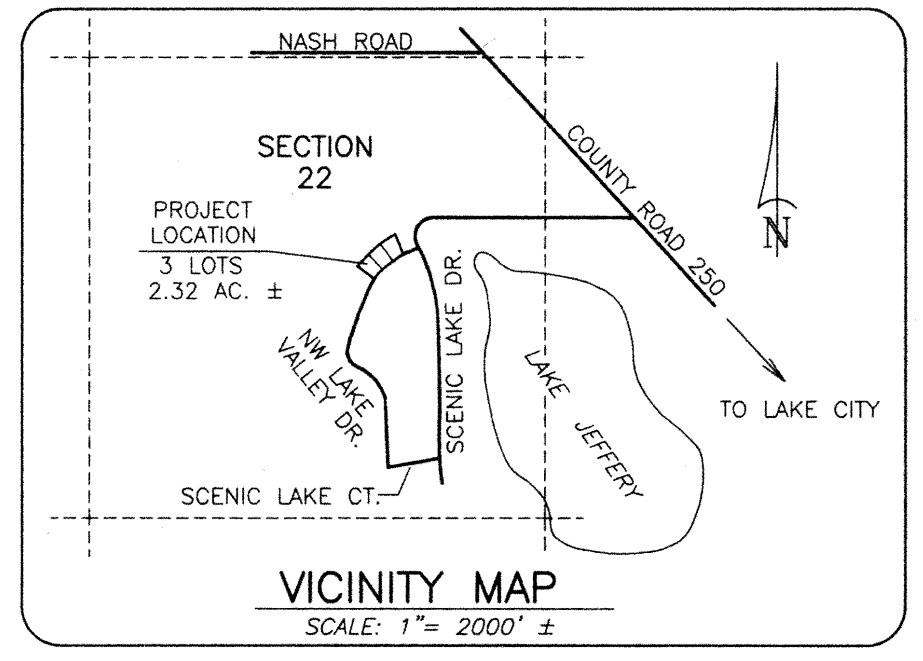


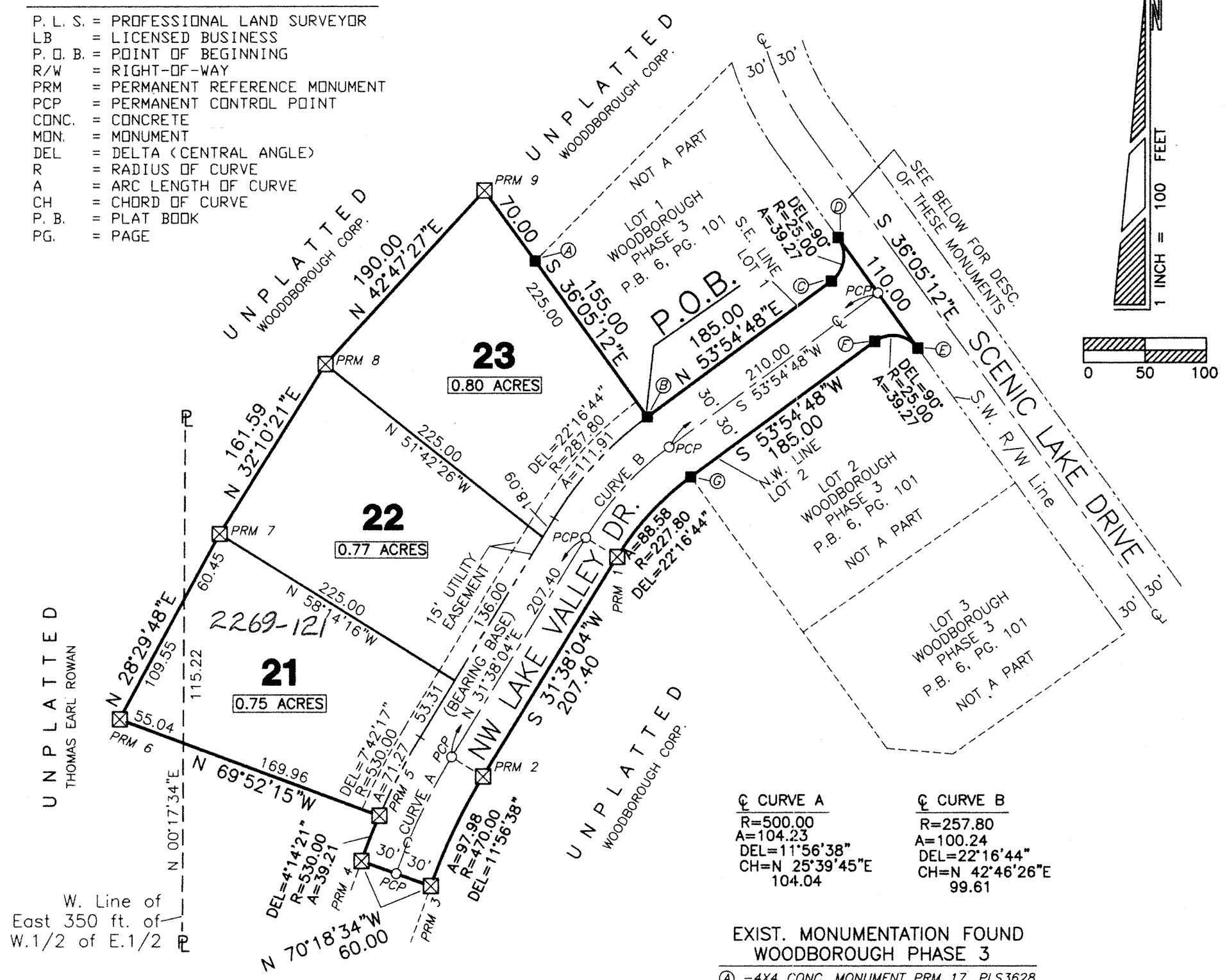
Lake Valley in Woodborough Phase 3

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



ABBREVIATION LEGEND

- P. L. S. = PROFESSIONAL LAND SURVEYOR
- L.B. = 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



DESCRIPTION

A tract of land in Section 22, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: BEGIN at the Southwesterly corner of Lot No. 1 of WOODBOROUGH PHASE 3, a subdivision recorded in Plat Book 6, Page 101 of the Public Records of Columbia County, Florida; run thence N.53°54'48"E. along the Southeastery line of said Lot No. 1 a distance of 185.00 feet to the Point of Curve of a curve concave to the West having a radius of 25.00 feet and a central angle of 90°00'00", thence Northerly along the arc of said curve, being also said Southeastery line of Lot No. 1 a distance of 39.27 feet to a point on the Southwesterly Right-of-Way line of Scenic Lake Drive; thence S.36°05'12"E. along said Southwesterly Right-of-Way line 110.00 feet to the Cusp 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 Westerly along the arc of said curve, being also the Northwesterly line of Lot No. 2 of said WOODBOROUGH PHASE 3 a distance of 39.27 feet to the Point of Tangency of said curve; thence S.53°54'48"W. still along said Northwesterly line of Lot No. 2 a distance of 185.00 feet to the Northwest corner of said Lot No. 2, said point also being the Point of Curve of a curve concave to the Southeast having a radius of 530.00 feet and a central angle of 04°14'21"; thence Northeasterly along the arc of said curve 39.21 feet; thence S.31°38'04"W. 207.40 feet to the Point of Curve of a curve concave to the Southeast having a radius of 470.00 feet and a central angle of 11°56'38"; thence Southwesterly along the arc of said curve 97.98 feet; thence N.70°18'34"W. 60.00 feet to a point on the arc of a curve concave to the Southeast having a radius of 530.00 feet and a central angle of 04°14'21"; thence Northeasterly along the arc of said curve 39.21 feet; thence N.69°52'15"W. 169.96 feet to a point on the West line of the East 350 feet of the West 1/2 of the East 1/2 of said Section 22, Township 3 South, Range 16 East; thence continue N.69°52'15"W. 55.04 feet; thence N.28°29'48"E. 109.55 feet to a point on said West line of the East 350 feet of the West 1/2 of the East 1/2 of said Section 22; thence continue N.28°29'48"E. 60.45 feet; thence N.32°10'21"E. 161.59 feet; thence N.42°47'27"E. 190.00 feet; thence S.36°05'12"E. 70.00 feet to the Northwest corner of Lot No. 1 of said WOODBOROUGH PHASE 3; thence continue S.36°05'12"E. along the Southwesterly line of said Lot No. 1 a distance of 155.00 feet to the POINT OF BEGINNING. Containing 2.32 acres, more or less.

FILE NUMBER 00-00064
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
L-3 2000 AT 12:53 CLOCK P.M.
RECORD VERIFIED
P. Delbene
CLERK OF CIRCUITS
COLUMBIA COUNTY, FLORIDA
BY: [Signature] D.C.

CURVE A	CURVE B
R=500.00	R=257.80
A=104.23	A=100.24
DEL=11°56'38"	DEL=22°16'44"
CH=N.25°39'45"E	CH=N.42°46'26"E
104.04	99.61

- #### EXIST. MONUMENTATION FOUND WOODBOROUGH PHASE 3
- ④ -4X4 CONC. MONUMENT PRM 17, PLS.3628
 - ⑤ -4X4 CONC. MONUMENT PRM 16, PLS.3628
 - ⑥ -4X4 CONC. MONUMENT PRM 15, PLS.3628
 - ⑦ -4X4 CONC. MONUMENT PRM 14, PLS.3628
 - ⑧ -4X4 CONC. MONUMENT PRM 18, PLS.3628
 - ⑨ -4X4 CONC. MONUMENT PRM 23, PLS.3628
 - ⑩ -4X4 CONC. MONUMENT PRM 22, PLS.3628

DEVELOPER
WOODBOROUGH CORPORATION
Rt. 8, Box 804, Lake City, FL 32055
Ph: (904) 752-0290

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Woodborough Corporation and Thomas Earl Rowan, as owners, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as LAKE VALLEY IN WOODBOROUGH PHASE 3, 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, President of Woodborough Corp. and Thomas Earl Rowan, owner, are accompanied by witnesses. The document is signed and attested.

COMMISSION APPROVAL

SIGNED: [Signature]
Chairman
DATE: 12/17/99

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 3 day of Jan 1999 in Plat Book 7, Page 25.

SIGNED: [Signature]
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: [Signature]
County Attorney, Columbia County

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: [Signature]
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: [Signature]
E. S. Colson, P.E.
Florida Reg.# 15268
DATE: ___/___/1999

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 ___/___/1999 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: [Signature]
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. Delbene
Florida Registered Cert. No. 5594
DATE: 10/18/99

SHEET 1 OF 1

PLAT DATE: 10 / 7 / 1999

Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (904) 755-6166 FAX: (904) 755-6167
Certificate of Authorization # LB 4016

OFFICIAL RECORDS
BOOK 24 PAGE 1644

LAKE VALLEY IN WOODBOROUGH, PHASE 3

PARENT PARCEL # - 22-3S-16-02268-100
22-3S-16-02252-000

HEADER PARCEL # - 22-3S-16-02269-100
A S/D of the NE1/4 of Sec. 22, Twp. 3 South, Rge. 16 East, consisting of 2.32
Ac. & recorded in Plat Bk. 7, Pg. 25.

<u>ACREAGE</u>	<u>LOT #</u>	<u>PARCEL #</u>
0.75 Ac.	21	22-3S-16-02269-121
0.77 Ac.	22	22-3S-16-02269-122
0.80 Ac.	23	22-3S-16-02269-123

*

Tax Dist.	NBHD Code
Zoning	Road
Topo	Utilities
ORB	Map #
Land Class.	Value