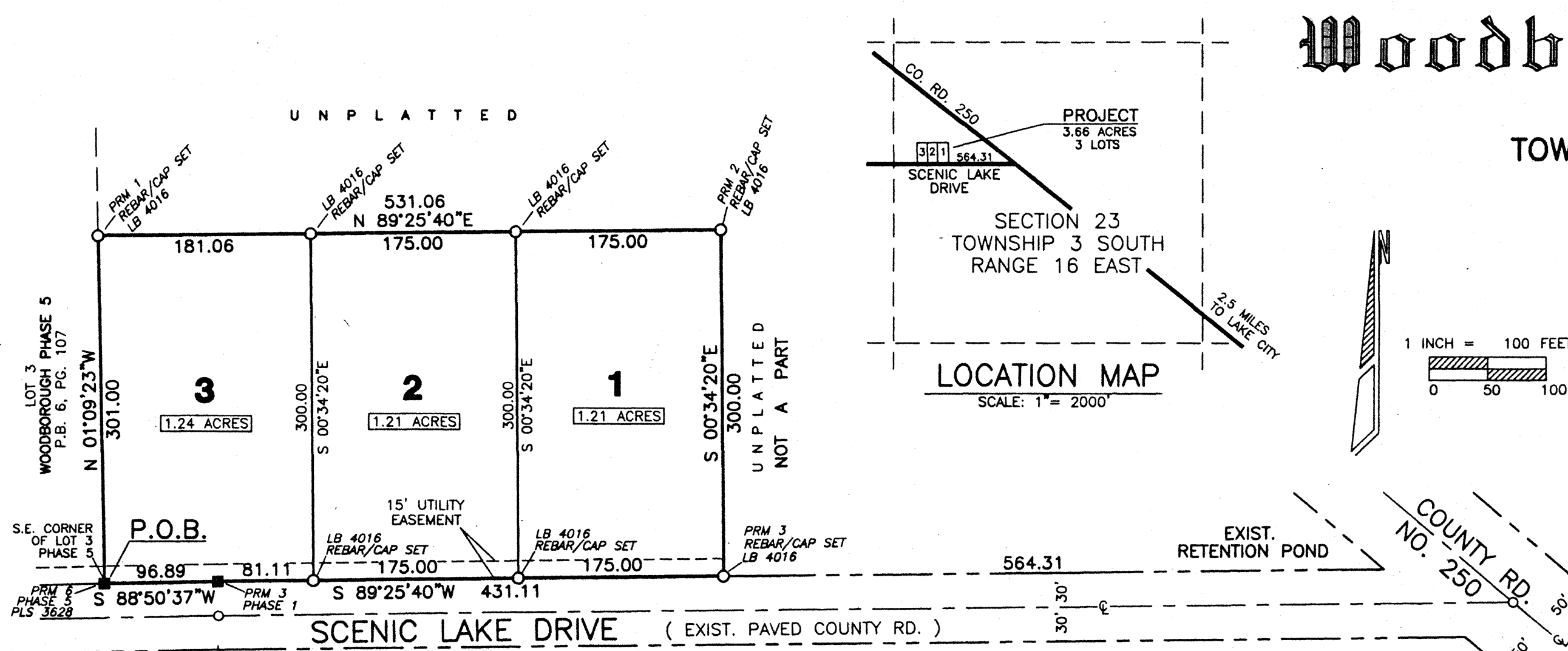


# Woodborough Phase 8

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



**DESCRIPTION**  
BEGIN at the Southeast corner of Lot 3 of WOODBOROUGH PHASE 5, a subdivision recorded in Plat Book 6, Page 107 of the Public Records of Columbia County, Florida and run N.01°09'23"W. along the East line of said Lot 3 a distance of 301.00 feet; thence N.89°25'40"E. 531.06 feet; thence S.00°34'20"E. 300.00 feet to the Northerly Right-of-Way line of Scenic Lake Drive (a County road); thence S.89°25'40"W. along said Northerly Right-of-Way line 431.11 feet; thence S.88°50'37"W. still along said Northerly Right-of-Way line 96.89 feet to the POINT OF BEGINNING. In Section 23, Township 3 South, Range 16 East, Columbia County, Florida. Containing 3.66 acres, more or less.

**DEVELOPER**  
WOODBOROUGH CORPORATION  
RT. 4, BOX 894, LAKE CITY, FL 32055  
(904) 752-0290

**LEGEND & NOTES**

- 1.) See face of plat for monument descriptions
- 2.) O = 5/8" Iron Rebar set - LB 4016.
- 3.) ■ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.
- 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: Not Applicable (minor subdivision).
- 10.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.

**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: 12/3/1998  
1998, in Plat Book 6, Page 215.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that Woodborough Corporation, Steven L. Hentzelman & Joanne D. Hentzelman, Marquis J. Knoper & Ruth E. Knoper, as owners, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as WOODBOROUGH PHASE 8, and that all Rights-of-Way and/or Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER - Woodborough Corporation

SIGNED: William C. Rowan (President) William C. Rowan (Witness)

OWNERS

SIGNED: Steven L. Hentzelman Steven L. Hentzelman (Witness)

OWNERS

SIGNED: Joanne D. Hentzelman Joanne D. Hentzelman (Witness)

OWNERS

Marquis J. Knoper (SEAL)  
By: Joanne D. Hentzelman Joanne D. Hentzelman (Witness)  
Joanne D. Hentzelman, his Attorney-in-Fact

OWNERS

Ruth E. Knoper (SEAL)  
By: Joanne D. Hentzelman Joanne D. Hentzelman (Witness)  
Joanne D. Hentzelman, her Attorney-in-Fact

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF COLUMBIA  
The foregoing dedication was acknowledged before me this 03 day of DEC, 1998, by:  
William C. Rowan, President of Woodborough Corp., owner.  
He is personally known to me or has produced as identification and (did/did not) take an oath.

SIGNED: William C. Rowan  
Notary Public

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF COLUMBIA  
The foregoing dedication was acknowledged before me this 03 day of DEC, 1998, by:  
Steven L. Hentzelman & Joanne D. Hentzelman, owners.  
He is personally known to me or has produced as identification and (did/did not) take an oath.

SIGNED: William C. Rowan  
Notary Public

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF COLUMBIA  
The foregoing dedication was acknowledged before me this 03 day of DEC, 1998, by:  
Joanne D. Hentzelman, Attorney-in-Fact for Marquis J. Knoper & Ruth E. Knoper, owners.  
He is personally known to me or has produced as identification and (did/did not) take an oath.

SIGNED: William C. Rowan  
Notary Public

NOTICE: 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 utility easements shown on this Plat shall constitute easements for the construction, installation, maintenance, and operation of electricity, telephone, CATV, and other public utilities which may serve the lands encompassed by this Plat.

**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 Seagle DATE: Dec. 3, 1998  
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: Hayden Crowder DATE: 11/20/98  
Director of Public Works

**COMMISSION APPROVAL**

SIGNED: Donald F. Lee  
Chairman  
DATE: 12/3/1998

**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 Dec, 1998, in Plat Book 6, Page 215.

ATTEST:  
P. Dewitt Carson SIGNED: P. Dewitt Carson  
Clerk Clerk of Circuit Court

FILE NUMBER 06-20265  
RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA  
12-18-98 2:47 PM  
RECORD VERIFIED  
Donald F. Lee  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA

Put on for 99 Tax Bill

ORIGINAL RECORDS BOOK #22 PAGE 269

**WOODBOROUGH, PHASE 8**

**PARENT PARCEL(s)** - 23-3s-16-02270-004 (1.24 Ac.) Entire prcl used  
23-3s-16-02270-005 (1.21 Ac.) Entire prcl used  
23-3s-16-02270-100 (8.80 - 1.21 = 7.59 Ac.)

**HEADER PARCEL** - 23-3S-16-02268-600

**A S/D of a part of**

<u>ACREAGE</u>	<u>LOT #</u>	<u>PARCEL #</u>
1.21	1	02268-601
1.21	2	02268-602
1.24	3	02268-603

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<b>Tax Dist.</b>	<b>Nbhd Cd</b>
<b>Zoning</b>	<b>Utilities</b>
<b>Road</b>	<b>ORB</b>
<b>Topo</b>	<b>Map #</b>
	<b>Value</b>

