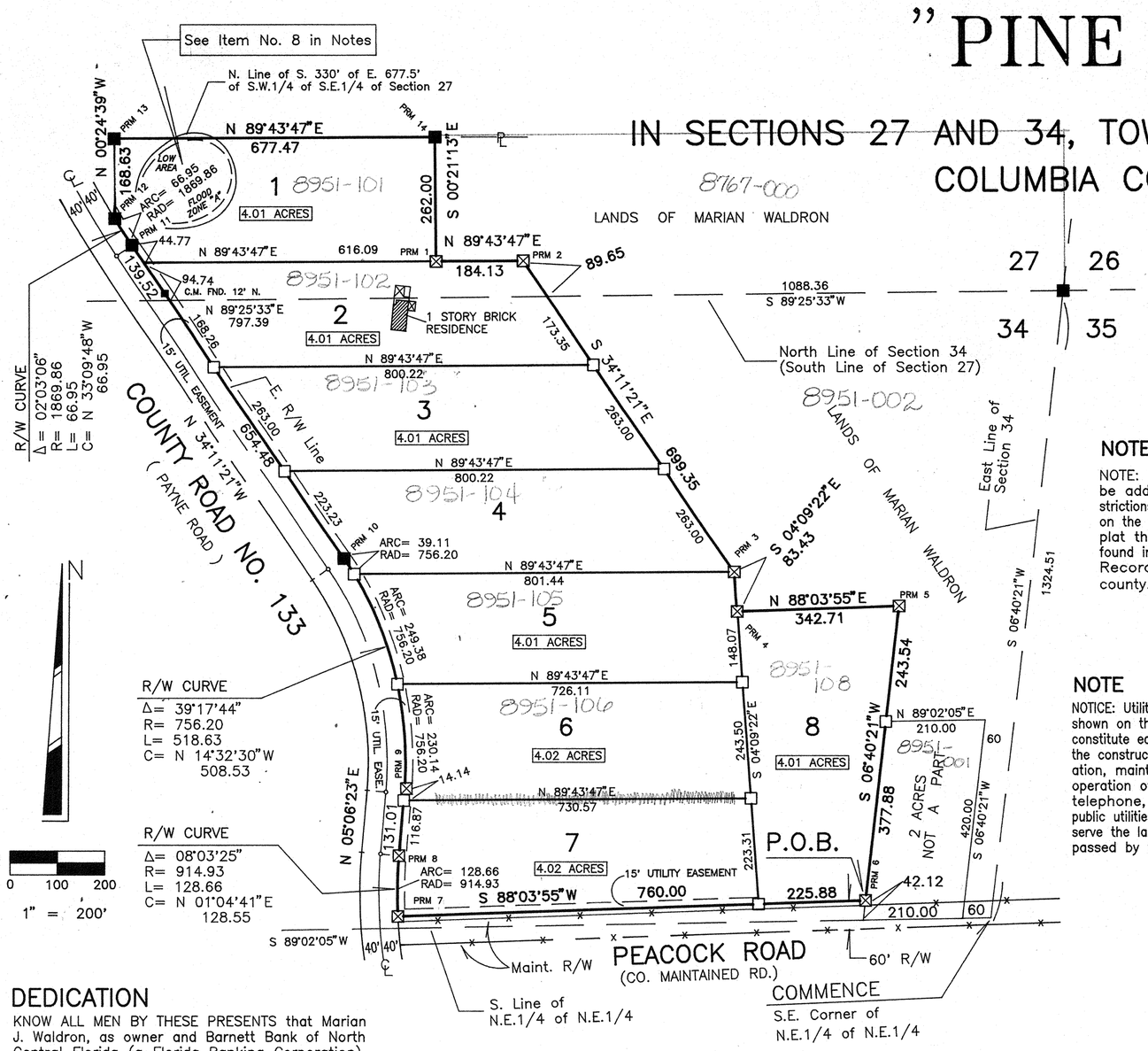
"PINE ACRES"

PLAT BOOK 6 , PAGE 62

IN SECTIONS 27 AND 34, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



DESCRIPTION

COMMENCE at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 4 South, Range 17 East, Columbia County, Florida and run S.89°02'05"W. along the South line of said Northeast 1/4 of the Northeast 1/4 a distance of 270.00 feet; thence N.06°40'21"E. parallel to the East line of said Section 34 a distance of 42.12 feet to a point on the Northerly Right-of-Way line of Peacock Road and the POINT OF BEGINNING; thence S.88°03'55"W. along said Northerly Right-of-Way line 985.88 feet to its intersection with the Easterly Right-of-Way line of County Road No. 133, said point being on the arc of a curve concave to the East having a radius of 914.93 feet and a central angle of 08°03'25"; thence Northerly along the arc of said curve, being also said Easterly Right-of-Way line 128.66 feet to the Point of Tangency of said curve; thence N.05°06'23"E. still along said Easterly Right-of-Way line 131.01 feet to the Point of Curve of a curve concave to the West having a radius of 756.20 feet and a central angle of 39°17'44"; thence Northerly along the arc of said curve, being also said Easterly Right-of-Way line 518.63 feet to the Point of Tangency of said curve; thence N.34°11'21"W. still along said Easterly Right-of-Way line 654.48 feet to a point on the South line of Section 27, Township 4 South, Range 17 East; thence continue N.34°11'21"W. still along said Easterly Right-of-Way line 139.52 feet to the Point of Curve of a curve concave to the Northeast having a radius of 1869.86 feet and a central angle of 02°03'06"; thence Northerly along the arc of said curve, being also said Easterly Right-of-Way line 66.95 feet; thence N.00°24'39"W. 168.63 feet to a point on the North line of the South 330 feet of the East 677.5 feet of the Southwest 1/4 of the Southeast 1/4 (as surveyed by B.G. Moore, PLS 439); thence N.89°43'47"E. along said North line 667.47 feet; thence S.00°21'13"E. 262.00 feet; thence N.89°43'47"E. 184.13 feet; thence S.34°11'21"E. 89.65 feet to a point on the North line of Section 34, Township 4 South, Range 17 East; thence continue S.34°11'21"E. 699.35 feet; thence S.04°09'22"E. 83.43 feet; thence N.88°03'55"E. 342.71 feet; thence S.06°40'21"W. 243.54 feet to the Northwest corner of a 2 acre parcel of land; thence continue S.06°40'21"W. along the West line of said parcel of land 377.88 feet to the POINT OF BEGINNING.

NOTE

NOTE: There may be additional restrictions not shown on the face of this plat that may be found in the Public Records of this county.

NOTE

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

LEGEND / NOTES

1.) ⊠ = P.R.M. set, brass cap stamped with PLS 3628, and date.

2.) □ = 4"x 4" Concrete Monument set, cap stamped PLS 3628.

3.) ■ = Concrete Monument found in place with this Survey.

4.) Boundary based on mouments found and instruction from client.

5.) Bearings projected from prior Surveys in this area by this Company.

6.) Underground encroachments, if present, were not located with this Survey.

7.) Boundary closure precision exceeds the requirements of the Minimum Technical Standards for land surveying in Florida.

8.) A small area of Lot No. 1 is within Flood Zone "A" as shown on the Flood Insurance Rate Maps (F.I.R.M.) of Columbia County, Florida (ref: Community Panel No. 120070 0200 B). The balance of the development is within Zone "X", which has been determined to be outside of the 500 year Flood Plane.

100 year Flood Plane elevation= 118.86 (local observation)
Minimum Habitable Floor Elevation= 119.86

9.) Water supply and sewerage collection to be provided by individual wells and septic tanks, pending County approval.

10.) Date of Preliminary approval by Board of County Commissioners: 11-15-1990.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the land 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 the 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 Reg. Certificate No. 3628

950 S. Ridgewood Drive, Lake City, FL 32055
Phone: (904) 755-6166

SURVEYOR'S SEAL

DATE: 5 / 31 / 1991

NOTICE: NOT VALID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Marian J. Waldron, as owner and Barnett Bank of North Central Florida (a Florida Banking Corporation), as mortgagee have caused the land shown herein described to be surveyed, subdivided and platted to be known as "PINE ACRES" and that all roads, streets, alleys and other right-of-way and that all easements for utilities, drainage and other purposes and all purposes incident thereto as shown and depicted hereon are hereby dedicated to the perpetual use of the Public.

OWNER:

Marian J. Waldron — Witness: Timothy A. Bellware

Witness: Audrey A. Bullard

MORTGAGEE: Barnett Bank of N. Central Florida

George C. Hinckley, Senior Vice-President — Witness: Diane R. McMillan

Tyson Johnson, Asst. Vice-President — Witness: Karen J. Perez

SEAL BARNETT BANK

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

The Dedeication hereon was acknowledged before me this 31st day of May, 1991 by Marian J. Waldron, owner.

SIGNED: Janet M. DeBoer
NOTARY PUBLIC
COMMISSION EXPIRES 6-2-92

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

The Dedication hereon was acknowledged before me this 31st day of May, 1991 by George C. Hinckley, Sr. V-Pres. and Tyson Johnson, Asst. V-Pres. of Barnett Bank of N. Central Florida, mortgagee.

SIGNED: Diane R. McMillan
NOTARY PUBLIC
COMMISSION EXPIRES: AUG. 20, 1992. BONDED THRU NOTARY PUBLIC UNDERWRITERS

NOTARY SEAL — NOTARY SEAL

UTILITY EASEMENTS

Easements for utility purposes are 15.00 feet in width and lie adjacent to all Road Rights-of-Way common to the development.

COUNTY ATTORNEY

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 Feagle County Attorney DATE 6 / 5 /1991

COMMISSION APPROVAL

SIGNED: _____ Chairman DATE 6 / 5 /1991

ATTEST: _____ Clerk

COUNTY CLERK

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files this 6th day of June, 1991 in Plat Book 6, Page 62.

SIGNED: P. DeWitt Cason DATE 6 / 6 /1991
Clerk of Circuit Court, Columbia Co.

FILE NUMBER 91-08670
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
June 6, 1991 AT 3:14 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

OR Book 746 Page 2091