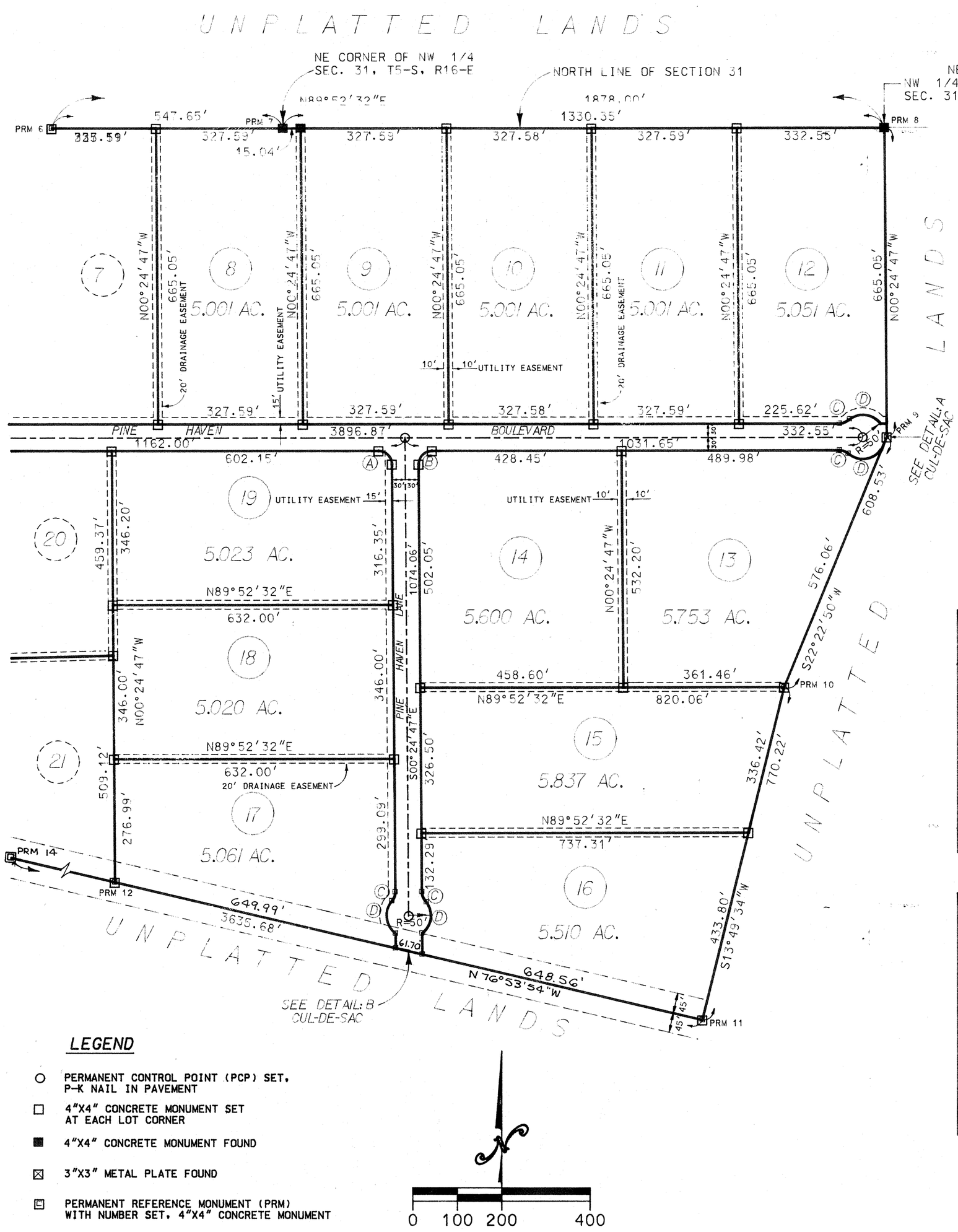
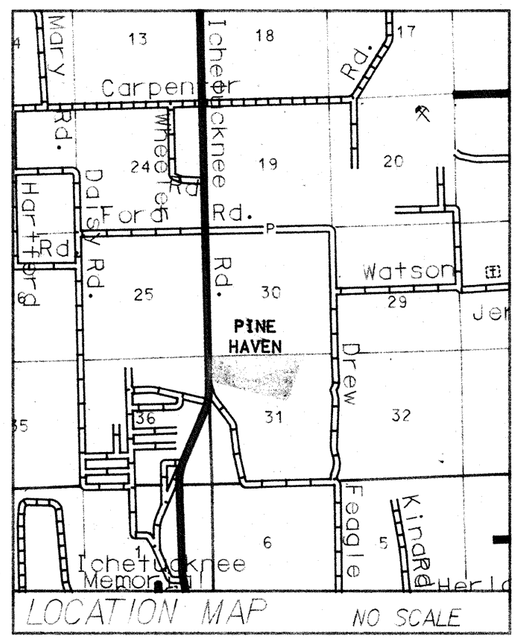
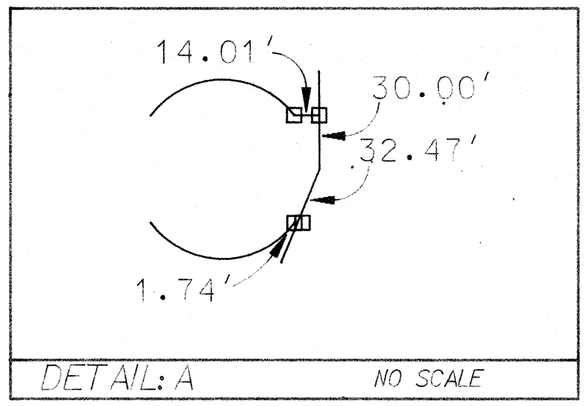
BAILEY BISHOP & LANE, INC.
2125 SOUTH FIRST STREET
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
FAX (904) 755-7771

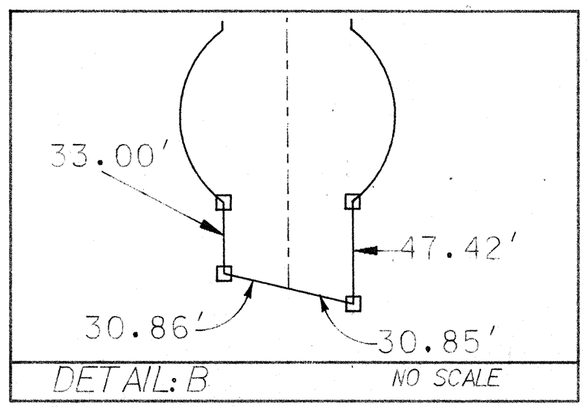
PINE HAVEN

A SUBDIVISION IN SECTION 31, T5-S, R16-E
COLUMBIA COUNTY, FLORIDA









LEGEND

- ○ PERMANENT CONTROL POINT (PCP) SET, P-K NAIL IN PAVEMENT
- □ 4"X4" CONCRETE MONUMENT SET AT EACH LOT CORNER
- ■ 4"X4" CONCRETE MONUMENT FOUND
- ⊠ 3"X3" METAL PLATE FOUND
- ⊡ PERMANENT REFERENCE MONUMENT (PRM) WITH NUMBER SET, 4"X4" CONCRETE MONUMENT

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 10 day of JANUARY 1996, by John H. Deas, a partner of Deas Bullard Properties. He is personally known to me or has produced N/A as identification and (did/did not) take an oath.

SIGNED: Rana L. Davich
Notary Public

My Commission Expires:

RANA L. DAVICH
MY COMMISSION # CC 283438
EXPIRES: May 4, 1997
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 10th day of January 1996, by Clarence Cannon, Sr. Vice President of CNB National Bank, He is personally known to me or has produced as identification and (did/did not) take an oath.

SIGNED: Mary B Hamilton
Notary Public

My Commission Expires:

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: Jerry Brooks DATE: 1-29-96
Director of Public Works

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the forgoing Plat and that it compiles with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Marlin Feagle DATE: 1/13/96
County Attorney, Columbia Co.

COMMISSION APPROVAL

SIGNED:
Chairman

DATE: 1/25/96

ATTEST:
Clerk

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 30 day of Jan 1996, in Plat Book 6, Pages 138 and 139.

SIGNED:
Clerk of Circuit Court

OFFICIAL RECORDS
BOOK 816 PAGE 111

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2125 SOUTH FIRST STREET
P. O. BOX 3717
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PH. (904) 752-5640
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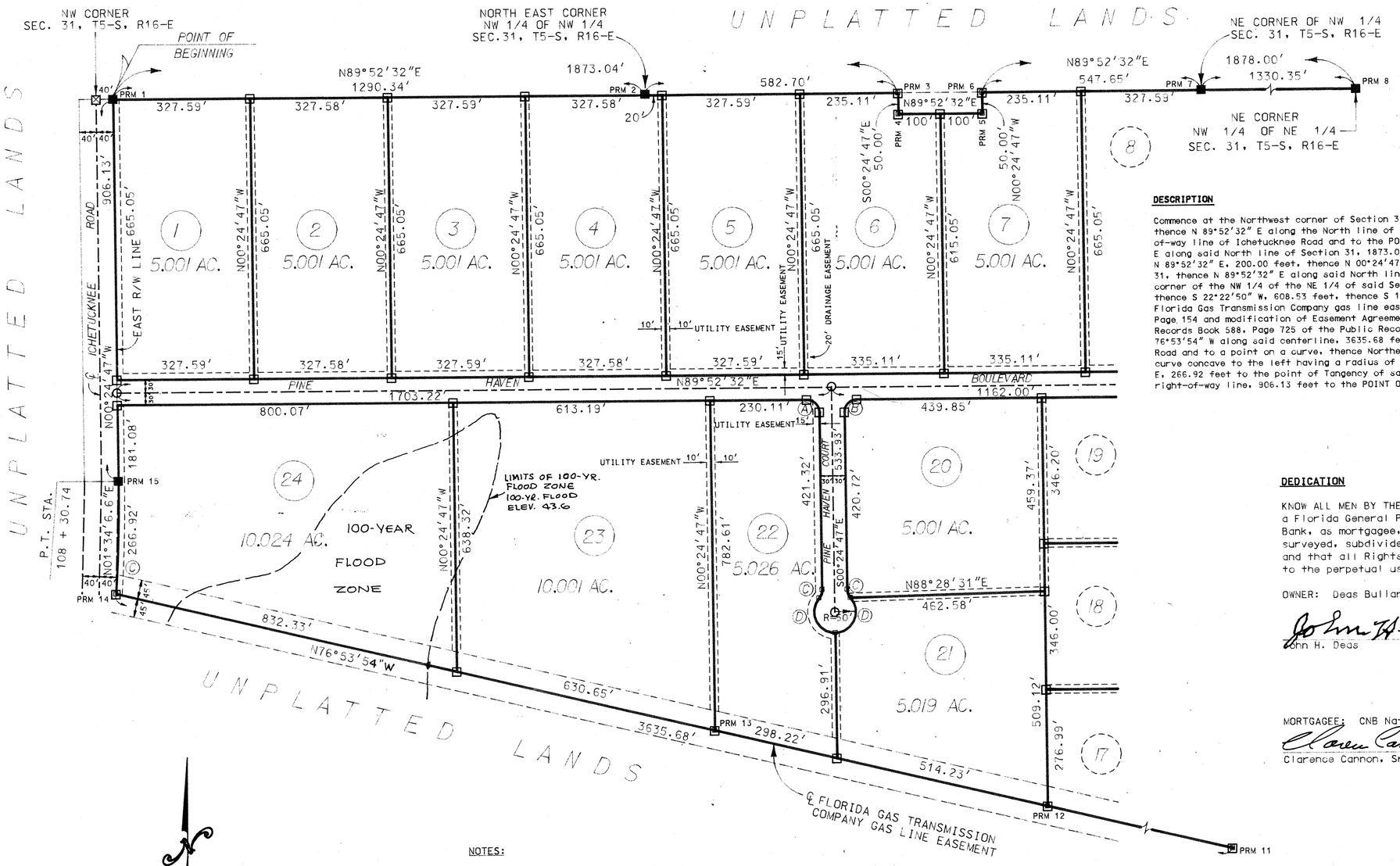
PINE HAVEN

A SUBDIVISION IN SECTION 31, T5-S, R16-E
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 138
SHEET 1 OF 2

FILE NUMBER 96-01301
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
130 19 96 AT 4:18 O'CLOCK PM
RECORD VERIFIED
Edward W. Gunn
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Myrna Kerr D.C.

OFFICIAL RECORDS
BOOK 826 PAGE 230



DESCRIPTION

Commence at the Northwest corner of Section 31, Township 5 South, Range 16 East and run thence N 89°52'32" E along the North line of said Section 31, 40.00 feet to the East right-of-way line of Ichetucknee Road and to the POINT OF BEGINNING, thence continue N 89°52'32" E along said North line of Section 31, 1873.04 feet, thence S 00°24'47" E, 50.00 feet, thence N 89°52'32" E, 200.00 feet, thence N 00°24'47" W, 50.00 feet to said North line of Section 31, thence N 89°52'32" E along said North line of Section 31, 1878.00 feet to the Northeast corner of the NW 1/4 of the NE 1/4 of said Section 31, thence S 0°24'47" E, 695.05 feet, thence S 22°22'50" W, 608.53 feet, thence S 13°49'34" W, 770.22 feet to the centerline of the Florida Gas Transmission Company gas line easement as described in Official Records Book 78, Page 154 and modification of Easement Agreement and Quit-Claim Deed, recorded in Official Records Book 588, Page 725 of the Public Records of Columbia County, Florida, thence N 76°53'54" W along said centerline, 3635.68 feet to the East right-of-way line of Ichetucknee Road and to a point on a curve, thence Northerly along said right-of-way line along said curve concave to the left having a radius of 3859.72 feet, along a chord bearing N 1°34'07" E, 266.92 feet to the point of Tangency of said curve, thence N 0°24'47" W along said East right-of-way line, 906.13 feet to the POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Deas Bullard Properties, a Florida General Partnership, as owner, and CNB National Bank, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as PINE HAVEN, and that all Rights-of-way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER: Deas Bullard Properties

John H. Deas

Witness: John M. Lane

Witness: Robert L. Rejan

MORTGAGEE: CNB National Bank

Clarence Cannon, Sr. Vice Pres.

Witness: John M. Lane

Witness: Margaret Davies

LEGEND

- ○ PERMANENT CONTROL POINT (PCP) SET, P-K NAIL IN PAVEMENT
- □ 4"X4" CONCRETE MONUMENT SET AT EACH LOT CORNER
- ■ 4"X4" CONCRETE MONUMENT FOUND
- ⊠ 3"X3" METAL PLATE FOUND
- ⊡ PERMANENT REFERENCE MONUMENT (PRM) WITH NUMBER SET. 4"X4" CONCRETE MONUMENT

NOTES:

1. Preliminary plan approved by Board of County Commissioners on July 6, 1995.
2. Bearings projected from centerline of Ichetucknee Road as per previous survey by W.C. Hale & Associates, Inc.
3. Total acres in subdivision is 141.10 acres.
4. The property is zoned A-3 according to the Comprehensive Land Use Plan of Columbia County.
5. Portions of Lots 23 and 24 lie within the 100-year flood plain as determined by the calculations of a registered engineer. The 100-year flood elevation is 43.6 and the approximate limits of the 100-year flood plains are as shown.
6. The minimum finished floor elevation of any residence shall be 44.6.
7. Utility easements are as follows:
   along roads - 15 feet as shown
   along lot lines - 10 feet each side as shown
8. Drainage easements are 20 feet wide as shown.

SPECIAL NOTES:

ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUNDIN THE PUBLIC RECORDS OF THIS COUNTY.

CURVE DATA

(A)	R = 30.00'	
	Δ = 89°42'41"	
	L = 46.97'	
	T = 29.85'	
	C = 42.32	
(B)	R = 30.00'	
	Δ = 90°17'19"	
	L = 47.28'	
	T = 30.15'	
	C = 42.53	
(C)	R = 3859.72'	
	Δ = 03°57'47"	
	L = 266.97'	
(D)	R = 30.00'	
	Δ = 41°24'35"	
	L = 21.68'	
	C = 21.21'	
(E)	R = 50.00'	
	Δ = 94°32'24"	
	L = 82.50'	
	C = 73.46'	

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA SHOWN HEREON COMPILES WITH ALL OF THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE Jan. 10, 1996 SIGNED John M. Lane
JOHN M. LANE, LAND SURVEYOR 4303

SURVEYOR'S SEAL