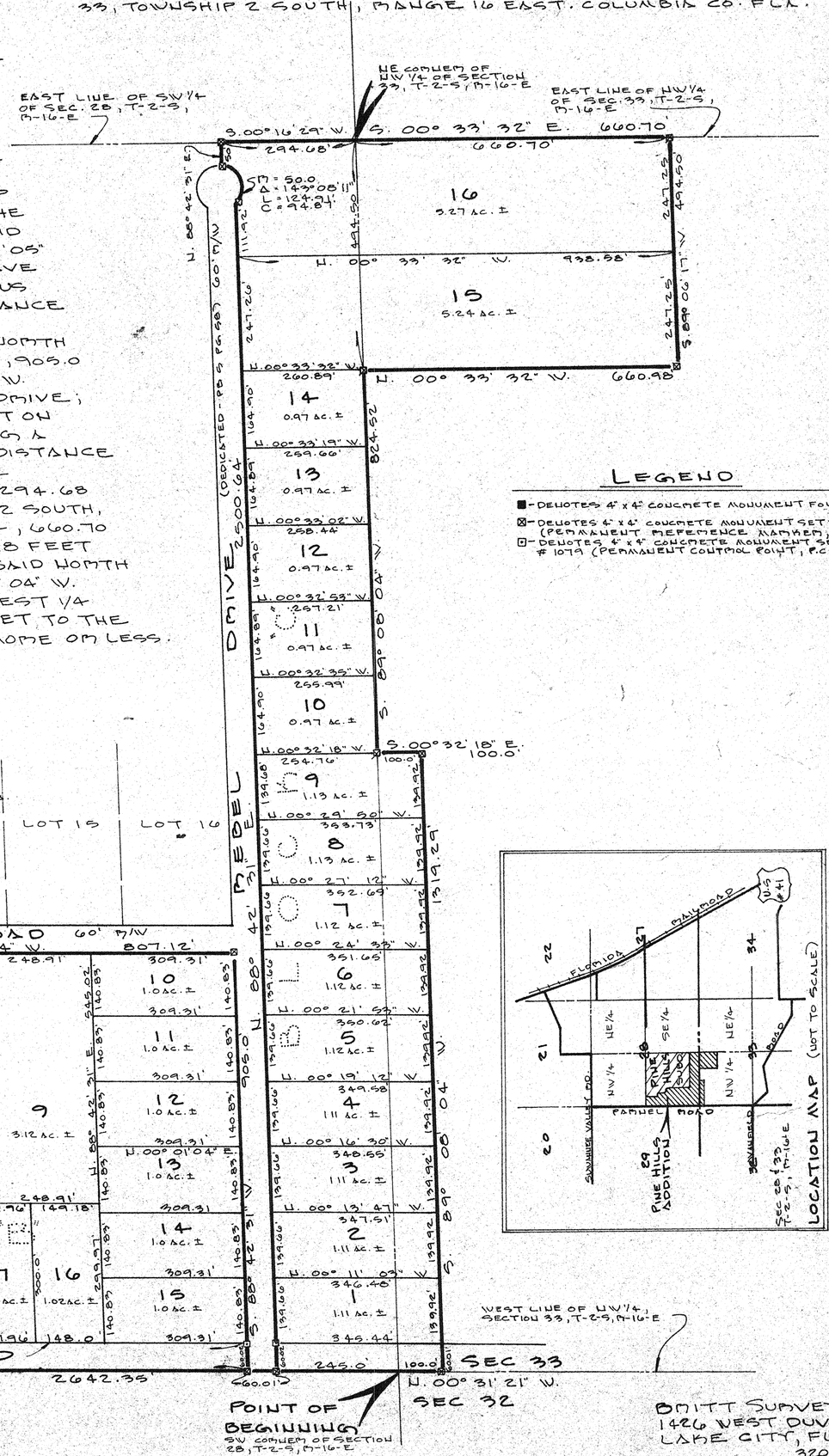
PINE HILLS ADDITION

SITUATED IN THE SW 1/4 OF SECTION 28 AND THE NW 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 16 EAST. COLUMBIA CO. FLA.

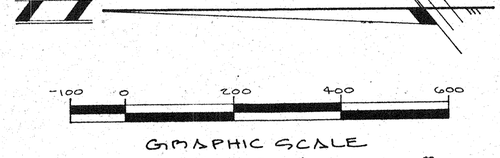
DESCRIPTION:

PART OF THE SW 1/4 OF SECTION 28 AND PART OF THE NW 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 16 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 28 AND RUN N. 00° 01' 04" E. ALONG THE WEST LINE THEREOF, 2642.35 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 28; THENCE N. 89° 09' 23" E. ALONG THE NORTH LINE OF SAID SW 1/4, 420.80 FEET; THENCE S. 00° 01' 04" W., 627.04 FEET TO THE NORTH RIGHT-OF-WAY (R/W) LINE OF BAUGHN ROAD; THENCE S. 88° 28' 58" W. ALONG SAID R/W LINE, 420.90 FEET TO THE WEST LINE OF SAID SECTION; THENCE S. 00° 01' 04" W. ALONG SAID WEST LINE, 60.02 FEET TO THE SOUTH R/W LINE OF SAID BAUGHN ROAD; THENCE N. 88° 28' 58" E. ALONG SAID SOUTH R/W LINE, 639.99 FEET TO THE WEST R/W LINE OF FRIENDSHIP ROAD; THENCE S. 00° 01' 04" W., ALONG SAID WEST R/W LINE, 418.05 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 260.0 FEET THROUGH A CENTRAL ANGLE OF 64° 55' 05" FOR AN ARC DISTANCE OF 294.09 FEET TO THE POINT OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.0 FEET THROUGH A CENTRAL ANGLE OF 64° 55' 05" FOR AN ARC DISTANCE OF 226.61 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUE S. 00° 01' 04" W. ALONG THE WEST R/W LINE OF SAID FRIENDSHIP ROAD, 807.12 FEET TO THE NORTH R/W LINE OF MEBEL DRIVE; THENCE S. 88° 42' 31" W. ALONG SAID NORTH LINE, 905.0 FEET TO THE WEST LINE OF THE SW 1/4 OF SECTION 28; THENCE S. 00° 01' 04" W. ALONG SAID WEST LINE 60.01 FEET TO THE SOUTH R/W LINE OF SAID MEBEL DRIVE; THENCE N. 88° 42' 31" E. ALONG SAID SOUTH R/W LINE 2500.64 FEET TO A POINT ON A CUL-DE-SAC CURVE; THENCE RUN ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.0 FEET THROUGH A CENTRAL ANGLE OF 143° 08' 11" FOR AN ARC DISTANCE OF 124.91 FEET; THENCE N. 88° 42' 31" E., 50.0 FEET TO THE EAST LINE OF THE SW. 1/4 OF SAID SECTION 28; THENCE S. 00° 16' 29" W. ALONG SAID EAST LINE, 294.68 FEET TO THE NORTHEAST CORNER OF THE NW. 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 16 EAST, THENCE S. 00° 33' 32" E. ALONG THE EAST LINE OF SAID NW 1/4, 660.70 FEET; THENCE S. 89° 06' 17" W., 494.50 FEET; THENCE N. 00° 33' 32" W., 660.98 FEET TO THE NORTH LINE OF SAID SECTION 33; THENCE S. 89° 08' 04" W. ALONG SAID NORTH LINE, 824.52 FEET; THENCE S. 00° 32' 18" E., 100.0 FEET; THENCE S. 89° 08' 04" W. PARALLEL WITH SAID NORTH LINE, 1319.29 FEET TO THE WEST LINE OF NORTHWEST 1/4 OF SECTION 33; THENCE N. 00° 31' 21" W. ALONG SAID WEST LINE, 100.0 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 62.37 ACRES MORE OR LESS. LESS AND EXCEPT EXISTING ROAD RIGHT-OF-WAY ALONG PARNELL ROAD.

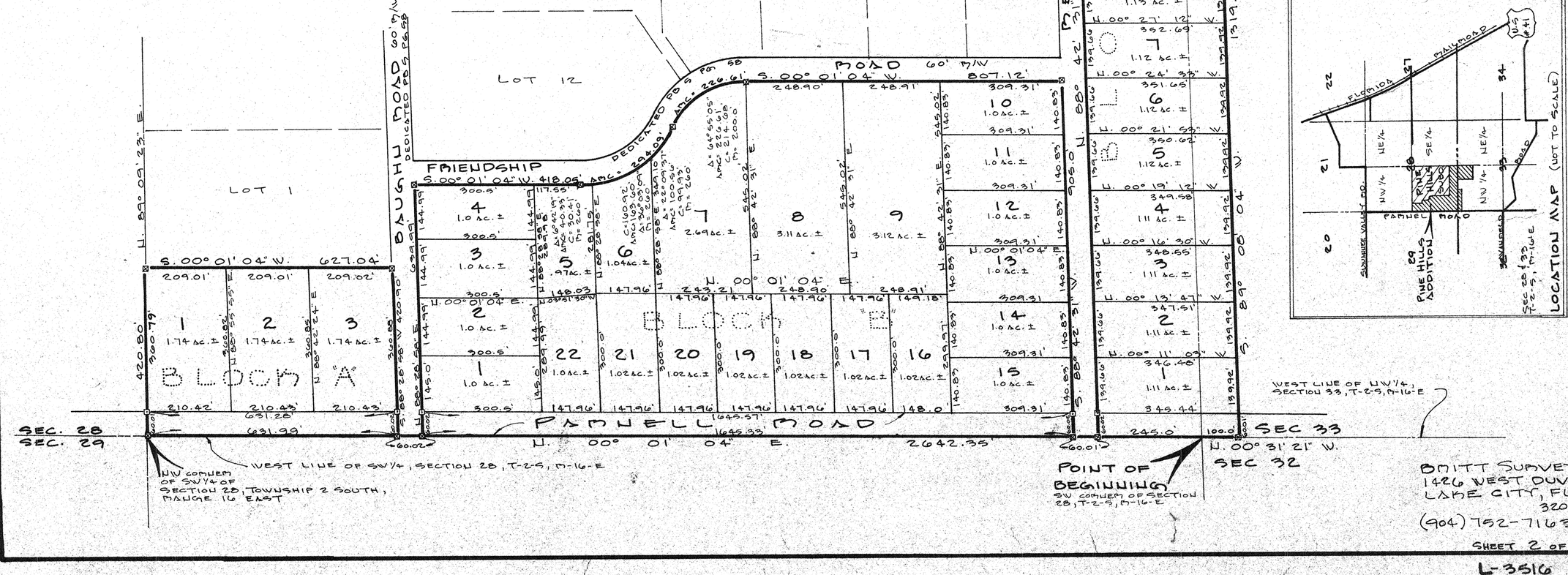


LEGEND

- ■ - DENOTES 4" x 4" CONCRETE MONUMENT FOUND
- ⊠ - DENOTES 4" x 4" CONCRETE MONUMENT SET #1079 (PERMANENT REFERENCE MARKER, P.R.M.)
- ⊡ - DENOTES 4" x 4" CONCRETE MONUMENT SET #1079 (PERMANENT CONTROL POINT, P.C.P.)



GRAPHIC SCALE
1" = 200'



BRITT SURVEYING
1426 WEST DUVAL ST.
LAKE CITY, FLA.
32055
(904) 752-7163

SHEET 2 OF 2

L-3516

FILE NUMBER 90 1019 RECORDED IN THE OFFICIAL RECORDS BOOK 639 PAGE 2 OF COLUMBIA COUNTY, FLORIDA
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA AT 8:20 O'CLOCK A.M. ON 10 DAY OF 90
CLERK OF COURTS COLUMBIA COUNTY, FLORIDA BY P. DeWitt Cason D.C.
FILE NUMBER 90 1019 RECORDED IN THE OFFICIAL RECORDS BOOK 639 PAGE 2 OF COLUMBIA COUNTY, FLORIDA
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA AT 8:20 O'CLOCK A.M. ON 10 DAY OF 90
CLERK OF COURTS COLUMBIA COUNTY, FLORIDA BY P. DeWitt Cason D.C.

PINE HILLS ADDITION

A SUBDIVISION IN THE SW 1/4 OF SECTION 28 AND IN THE NW 1/4 OF SECTION 33, OF TOWNSHIP 2 SOUTH, RANGE 16 EAST. COLUMBIA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1.) PRELIMINARY PLAN APPROVED JUNE 21, 1990
2.) CLOSURE IS 1: 1,634,300
3.) BEARINGS BASED ON SECTIONAL BREAKDOWN BY THIS OFFICE.
4.) THIS PARCEL IS LOCATED IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JANUARY 6, 1988, COMMUNITY PANEL NO. 120070 0110 B AND COMMUNITY PANEL NO. 120070 0125 B.
5.) ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICE AND ANY OTHER PUBLIC UTILITIES.
6.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

COUNTY ATTORNEY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.
DATED: August 15 1990 A.D.
Martin Langley
COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 16 DAY OF AUGUST 1990 A.D.
CHAIRMAN: Ludie Shipp

CERTIFICATE OF CLERK:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 20th DAY OF August 1990 A.D., IN PLAT BOOK 6 PAGE 36 & 36A.
CLERK OF COURT P. DeWitt Cason
COLUMBIA COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LEUVIL H. DICKS AS OWNER AND HAROLD C. SAWYERS AND JOAN J. SAWYERS AS MORTGAGEE HAVE CAUSED THE LAND SHOWN HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "PINE HILLS ADDITION" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

Leuvil H. Dicks
OWNER: LEUVIL H. DICKS
WITNESS: Sandy O. Watts
WITNESS: Johnny M. Hamm

Harold C. Sawyers
MORTGAGEE: HAROLD C. SAWYERS
Joan J. Sawyers
MORTGAGEE: JOAN J. SAWYERS
WITNESS: Dottie Hewett
WITNESS: Donna Hilson

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 2ND DAY OF JULY 1990 A.D. BEFORE ME PERSONALLY APPEARED LEUVIL H. DICKS, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.
MY COMMISSION EXPIRES: AUGUST 2, 1993 A.D.
Eula E. Timmons
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
SEAL

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF

I HEREBY CERTIFY THAT ON THIS 13 DAY OF July 1990 A.D. BEFORE ME PERSONALLY APPEARED HAROLD C. AND JOAN J. SAWYERS, MORTGAGEES, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.
MY COMMISSION EXPIRES: Feb. 12, 1991
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
SEAL

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE POINTS HAVE BEEN SET, AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.
DATED: July 27, 1990
LAUREN E. BRITT, R.L.S. # 1079
PROFESSIONAL LAND SURVEYOR

BRITT SURVEYING
1426 WEST DUVAL ST.
LAKE CITY, FLORIDA
32055

(904) 752-7163

FILE NUMBER 90 1019
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
8-30, 1990 AT 10:40 O'CLOCK A.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Phyllis Stowers D.C.

FILE NUMBER 90 1019
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
8-20, 1990 AT 3:01 O'CLOCK P.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Phyllis Stowers D.C.

L-3516