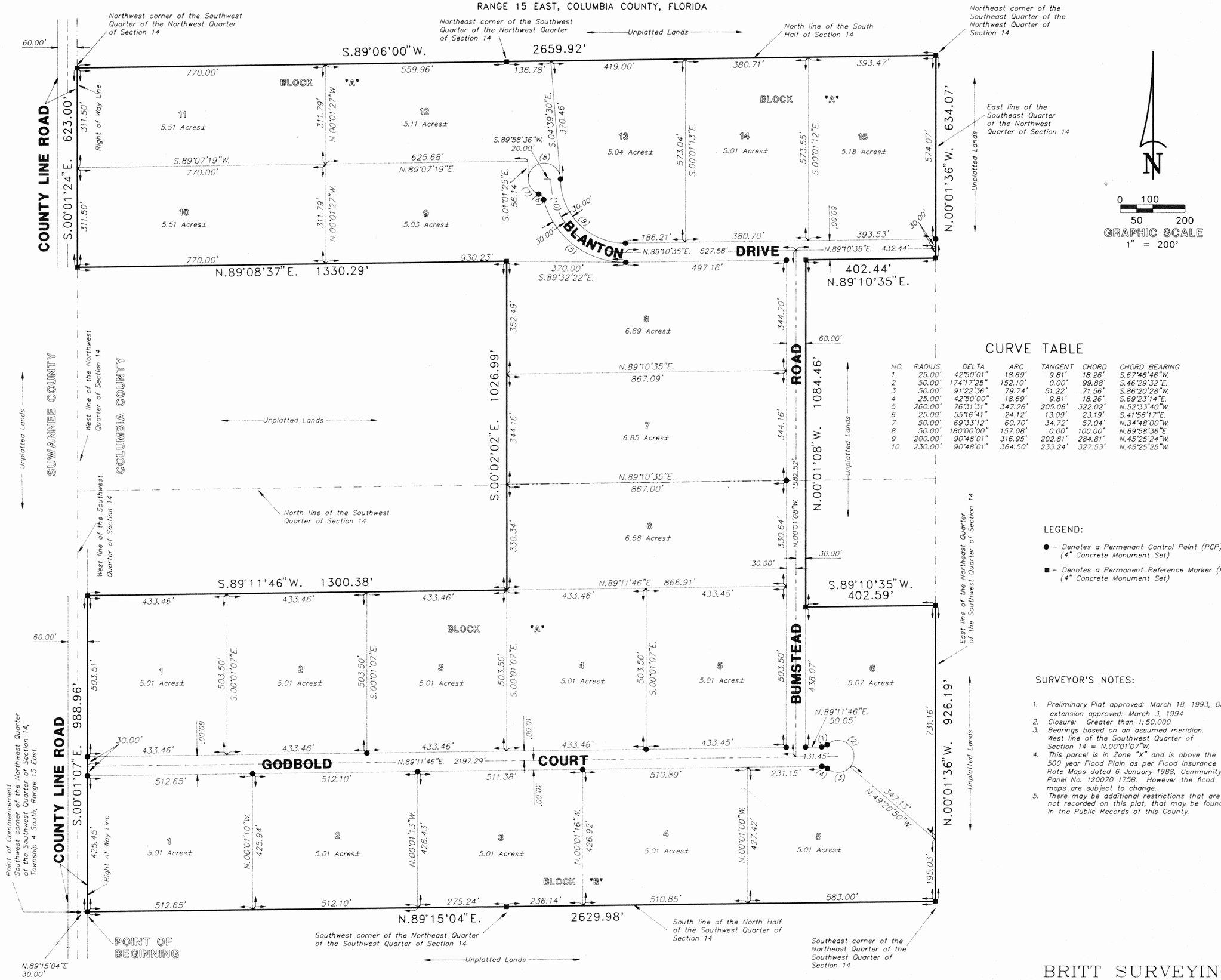
PINE MOUNT HEIGHTS

PLAT BOOK 6 PAGE 123
SHEET 2 OF 2

A SUBDIVISION IN SECTION 14, TOWNSHIP 4 SOUTH,
RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS
BOOK 80 PAGE 773



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	42°50'01"	18.69'	9.81'	18.26'	S.67°46'46"W.
2	50.00'	174°17'25"	152.10'	0.00'	99.88'	S.46°29'32"E.
3	50.00'	91°22'36"	79.74'	51.22'	71.56'	S.86°20'28"W.
4	25.00'	42°50'09"	18.69'	9.81'	18.26'	S.69°23'14"E.
5	260.00'	76°31'31"	347.26'	205.06'	322.02'	N.52°33'40"W.
6	25.00'	55°16'41"	24.12'	13.09'	23.19'	S.41°56'17"E.
7	50.00'	69°33'12"	60.70'	34.72'	57.04'	N.34°48'00"W.
8	50.00'	180°00'00"	157.08'	0.00'	100.00'	N.89°58'36"E.
9	200.00'	90°48'01"	316.95'	202.81'	284.81'	N.45°25'24"W.
10	230.00'	90°48'01"	364.50'	233.24'	327.53'	N.45°25'25"W.

LEGEND:

- ● – Denotes a Permenant Control Point (PCP) (4" Concrete Monument Set)
- ■ – Denotes a Permanent Reference Marker (PRM) (4" Concrete Monument Set)

SURVEYOR'S NOTES:

1. Preliminary Plat approved: March 18, 1993, One extension approved: March 3, 1994
2. Closure: Greater than 1:50,000
3. Bearings based on an assumed meridian. West line of the Southwest Quarter of Section 14 = N.00°01'07"W.
4. This parcel is in Zone "X" and is above the 500 year Flood Plain as per Flood Insurance Rate Maps dated 6 January 1988, Community Panel No. 120070 175B. However the flood maps are subject to change.
5. There may be additional restrictions that are not recorded on this plat, that may be found in the Public Records of this County.

BRITT SURVEYING
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
(904) 752-7163

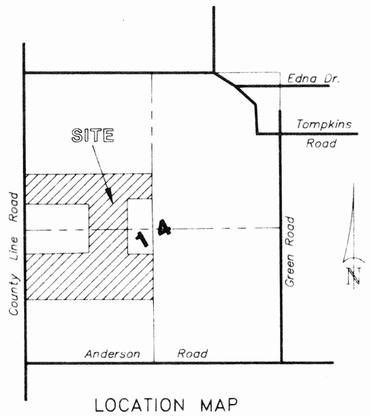
FILE NUMBER 95-02616
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
2-28-, 1995 AT 2:44 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Mark Linn D.C.

OFFICIAL RECORDS
BOOK 802 PAGE 223

PLAT BOOK 6 PAGE 122
SHEET 1 OF 2

PINE MOUNT HEIGHTS

A SUBDIVISION IN SECTION 14, TOWNSHIP 4 SOUTH,
RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA



LOCATION MAP
NO SCALE

DESCRIPTION:

A part of Section 14, Township 4 South, Range 15 East, more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 14, and run N.89°15'04"E. along the South line thereof, 30.00 feet to the East right-of-way of County Line Road for a POINT OF BEGINNING; thence continue N.89°15'04"E., 2629.98 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 14; thence N.00°01'36"W., along the East line of said Northeast Quarter of the Southwest Quarter, 926.19 feet; thence S.89°10'35"W., 402.59 feet to the East right-of-way of Bumstead Road; thence N.00°01'08"W., along said right-of-way, 1084.46 feet to its intersection with the South right-of-way of Blanton Drive; thence N.89°10'35"E., along said Blanton Drive, 402.44 feet to its intersection with the East line of the Southeast Quarter of the Northwest Quarter of said Section 14; thence N.00°01'36"W., 634.07 feet to the Northeast corner of the said Southeast Quarter of the Northwest Quarter; thence S.89°06'00"W., 2659.92 feet, along the North line of the South Half of the Northwest Quarter to the East right-of-way of said County Line Road and the Northwest corner of the said South Half of the Northwest Quarter; thence S.00°01'24"E., along the west line of said section 14, 623.00 feet; thence N.89°08'37"E., 1330.29 feet; thence S.00°02'02"E., 1026.99 feet; thence S.89°11'46"W., 1300.38 feet to the said East right-of-way of County Line Road; thence S.00°01'07"E., 988.96 feet to the POINT OF BEGINNING.

Columbia County, Florida.

Containing 119.23 Acres more or less.

DEDICATION:

Know all Men by these presents that Lenvil H. Dicks, as owner, has caused the lands hereon described, to be surveyed, subdivided and platted, to be known as "PINE MOUNT HEIGHTS", 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/or depicted hereon are hereby dedicated to the perpetual use of the Public.

Attest:

Witness as to Owner

Lenvil H. Dicks
Lenvil H. Dicks, as Owner

Witness as to Owner

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I hereby certify that on this 6TH day of February, 1995, A.D., before me personally appeared Lenvil H. Dicks, as owner, 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.

Notary Public, State of Florida at Large

My Commission expires: _____

NOTE:

*Easements of twenty (20') feet in **width** along the road front of each lot and ten (10') feet in width along each side lot line are hereby created and provided for the purpose of accommodating overhead, surface and underground utilities and drainage. Where an area greater that one lot is used as a building site, the outside boundary of said site shall be subject to the lot line easements.*

All utility easements indicated above and/or shown on this plat shall be for the construction, installation, maintenance, and the operation of electric, telephone, gas, cable television, and other public utilities.

COUNTY ATTORNEY CERTIFICATE:

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.

Date: FEBRUARY 9, 1995

Marlin Feagle
County Attorney

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

This plat is hereby approved by the Columbia County Commission this 21st *day of* February, *1995, A.D.*

Sudie Shipp
Chairman

PUBLIC WORKS DIRECTOR, COUNTY OF COLUMBIA, FLORIDA.

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 $ N/A *has been posted to assure completion of all required improvements and maintenance in case of default.*

Date: Feb. 13, 1995

Jerry Brooks
Public Works Directors

CERTIFICATE OF CLERK:

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 28th *day of* Feb., *1995, A.D., in Plat Book* 6, *Page* 122, 123.

P. DeWitt Cason
Clerk of Court, Columbia County, Florida

SURVEYORS CERTIFICATE:

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 Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

1-17-95
Date of Survey

Lauren E. Britt, Professional Land Surveyor
Florida Certificate No. 1079.

BRITT SURVEYING
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