OFFICIAL RECORDS
BOOK 1140 PAGE 1142

FILE NUMBER 2004004444
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
5/21, 2004 AT 10:42 O'CLOCK A M
P. DeWITT CASON
RECORD VERIFIED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcel Mann D.C.

"PINEMOUNT MEADOWS"

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

PLAT BOOK 7
PAGES 168
SHEET 1 OF 2

DESCRIPTION:
A PART OF THE NE 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 14, AND RUN THENCE N.89°05'55"E., ALONG THE NORTH LINE OF S 1/2 OF SAID NE 1/4 OF SECTION 14, 2659.95 FEET TO THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 14; THENCE S.00°03'46"E., ALONG THE EAST LINE OF SAID SECTION 14, 1325.98 FEET TO THE SE CORNER OF THE NE 1/4 OF SAID SECTION 14; THENCE S.89°10'36"W., ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 14, 1926.66 FEET; THENCE N.0°05'06"W., 687.19 FEET; THENCE S.89°15'44"W., 60.00 FEET; THENCE S.00°05'06"E., 660.00 FEET; THENCE S.89°10'32"W., 330.04 FEET; THENCE N.86°05'34"W., 337.65 FEET; THENCE N.00°05'13"W., 633.15 FEET; THENCE S.89°15'44"W., 6.45 FEET TO A POINT ON THE WEST LINE OF THE NE 1/4 OF SAID SECTION 14; THENCE N.00°01'36"W., ALONG SAID WEST LINE, 634.07 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 79.28 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT SUBRANDY LIMITED PARTNERSHIP, AS OWNERS, WITH BRADLEY N. DICKS AS GENERAL PARTNER, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "PINEMOUNT MEADOWS", AND THAT ALL ROADS, STREETS 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

WITNESS AS TO OWNER

BRADLEY N. DICKS
GENERAL PARTNER

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 24TH DAY OF MAY, 2004 A.D., BEFORE ME PERSONALLY APPEARED BRADLEY N. DICKS, AS PRESIDENT OF SUBRANDY LIMITED PARTNERSHIP, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING 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:

NANCI NETTLES
MY COMMISSION # DD 237895
EXPIRES: December 26, 2005
Bonded Thru Notary Public Underwriters

SURVEYOR'S NOTES:

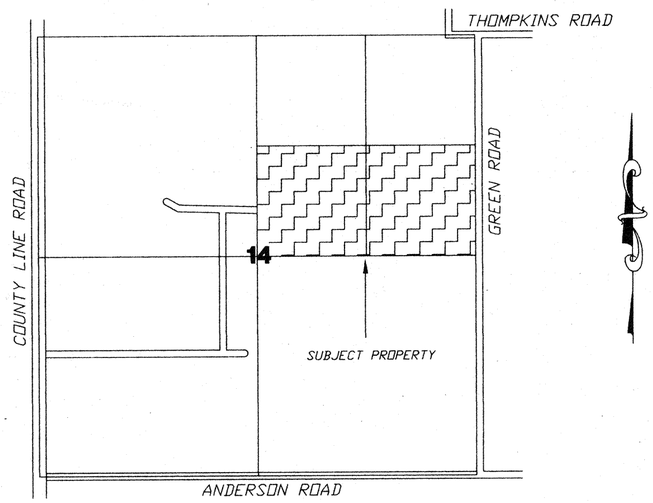
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.00°03'46"E. FOR THE EAST LINE OF SAID SECTION 14.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NUMBER 120070 0275 B. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
6. EASEMENTS OF (20') TWENTY FEET IN WIDTH ALONG THE ROAD FRONT OF EACH LOT AND (7.5') SEVEN AND ONE-HALF FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
8. PRELIMINARY APPROVAL DATE: NOVEMBER 15 2001.
9. SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.

NOTICE:

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CLERK CIRCUIT COURT COLUMBIA COUNTY, FLORIDA

SECTION 14, TOWNSHIP 4 SOUTH, RANGE 15 EAST.



LOCATION SKETCH
NOT TO SCALE

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEVELOPER:

SUBRANDY LIMITED PARTNERSHIP
1-386-752-8585
1286 U.S. HWY 90 W
LAKE CITY, FL 32025

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: May 21, 2004
COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF MAY 6, 2004, A.D.

CHAIRMAN

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 21st DAY OF May, 2004, A.D., IN PLAT BOOK 7, PAGE 168-169

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.

DIRECTOR — DATE: 5/21/04

CERTIFICATE OF COUNTY SURVEYOR:
KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON _____, REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: Timothy A. Delbene DATE: 5/20/04 REGISTRATION #: 5554
PRINT: TIMOTHY A. DELBENE

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 SURVEY DATA COMPLIES WITH THE COLUMBIA COUNTY, SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

L. SCOTT BRITT, PSM #5757 — DATE: 5/19/04

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
830 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-11680

OFFICIAL RECORDS
BOOK 1111 PAGE 1120

FILE NUMBER 1200222
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
2-24-, 1998 AT 11:44 O'CLOCK A M
RECORD VERIFIED
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcel Thom D.C.

"PINEMOUNT MEADOWS"

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

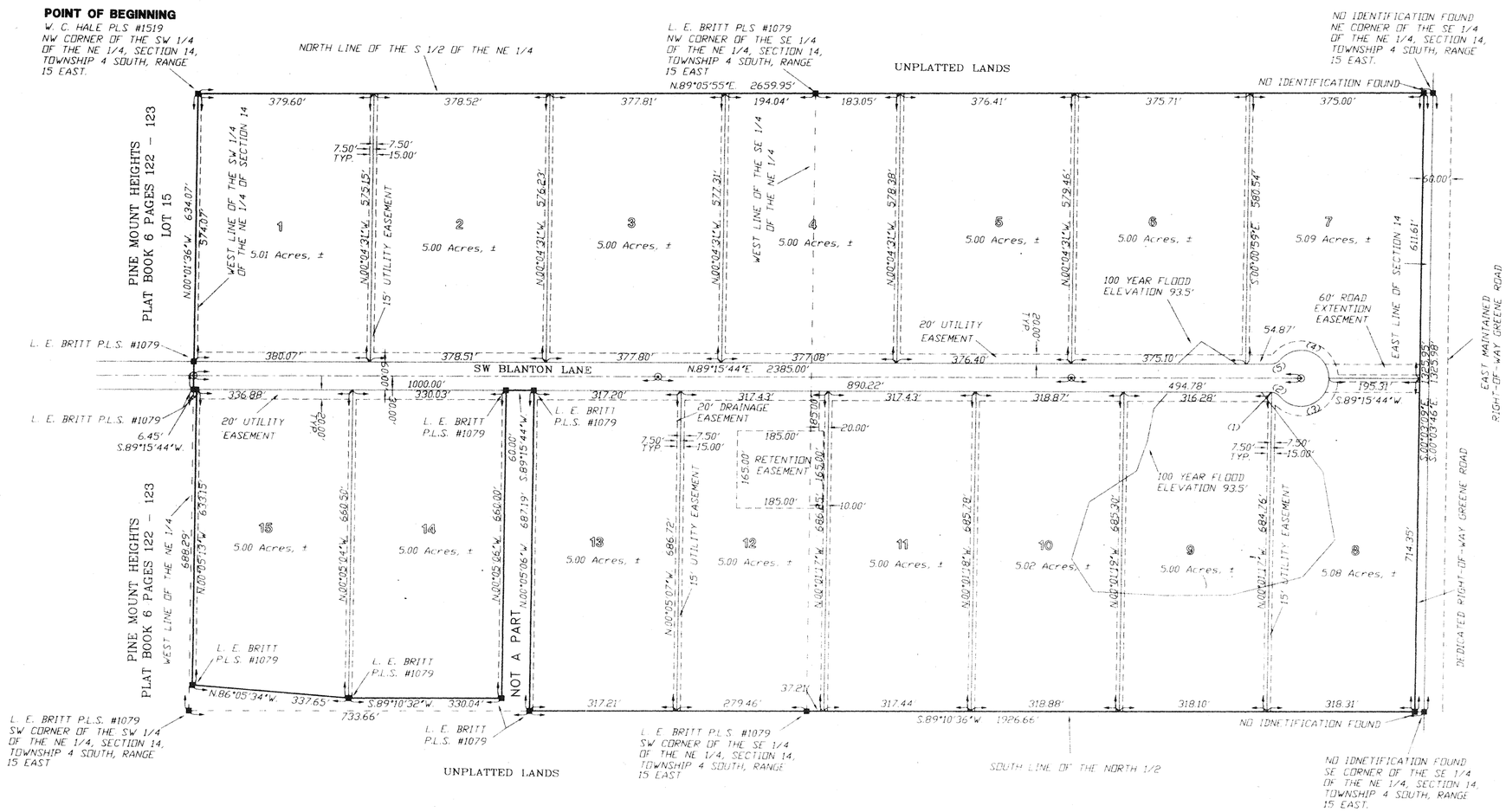
PLAT BOOK 7
PAGES 169
SHEET 2 OF 2

SYMBOL LEGEND

- ■ PERMENENT REFERENCE MONUMENT
- ⊙ PERMENENT CONTROL POINT
- TYP. TYPICAL UTILITY EASEMENT
- AC ACRES ±

SCALE: 1" = 200'

GRAPHIC SCALE 0 50 100 200 400



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	04°11'06"	1.83'	0.91'	1.83'	S.88°38'43"E.
2	25.00'	45°29'41"	19.85'	10.48'	19.33'	S.63°48'19"E.
3	60.00'	139°40'47"	146.27'	163.43'	112.65'	N.69°06'08"E.
4	60.00'	139°40'47"	146.27'	163.43'	112.65'	N.70°34'40"W.
5	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.64°25'20"W.

100 YEAR FLOOD NOTICE:
LOTS 6, 8, 9, AND 10
ARE SUBJECT TO THE 100 YEAR FLOOD. THE 100 YEAR FLOOD IS ESTABLISHED TO BE 93.50 FEET AND A MINIMUM FLOOR ELEVATION HAS BEEN ESTABLISHED TO BE 94.50 FEET BY ARTHUR N. BEDENBAUGH, PE #9162.

NOTICE:

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CLERK CIRCUIT COURT COLUMBIA COUNTY FLORIDA

DEVELOPER:

SUBRANDY LIMITED PARTNERSHIP
1-386-752-8585
1286 U.S. HWY 90 W
LAKE CITY, FL 32025

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 WORK ORDER # L-11680

“PINEMOUNT MEADOWS”

FOR 2005

PARENT PARCEL – 14-4S-15-00363-000 – 80.00 AC. (DELETED ALL USED UP)

HEADER PARCEL – 14-4S-15-00363-200 – A S/D LYING IN THE S1/2 OF THE NE1/4 OF SEC 14-4S-15 CONTAINING 80.00 AC. M.O.L. RECORDED IN PLAT BOOK 7 PAGES 168 & 169.

LOT 1	**14-4S-15-00363-201**	**5.01 AC.**
LOT 2	**14-4S-15-00363-202**	**5.00 AC.**
LOT 3	**14-4S-15-00363-203**	**5.00 AC.**
LOT 4	**14-4S-15-00363-204**	**5.00 AC.**
LOT 5	**14-4S-15-00363-205**	**5.00 AC.**
LOT 6	**14-4S-15-00363-206**	**5.00 AC.**
LOT 7	**14-4S-15-00363-207**	**5.07 AC.**
LOT 8	**14-4S-15-00363-208**	**5.08 AC.**
LOT 9	**14-4S-15-00363-209**	**5.00 AC.**
LOT 10	**14-4S-15-00363-210**	**5.02 AC.**
LOT 11	**14-4S-15-00363-211**	**5.00 AC.**
LOT 12	**14-4S-15-00363-212**	**5.00 AC.**
LOT 13	**14-4S-15-00363-213**	**5.00 AC.**
LOT 14	**14-4S-15-00363-214**	**5.00 AC.**
LOT 15	**14-4S-15-00363-215**	**5.00 AC.**