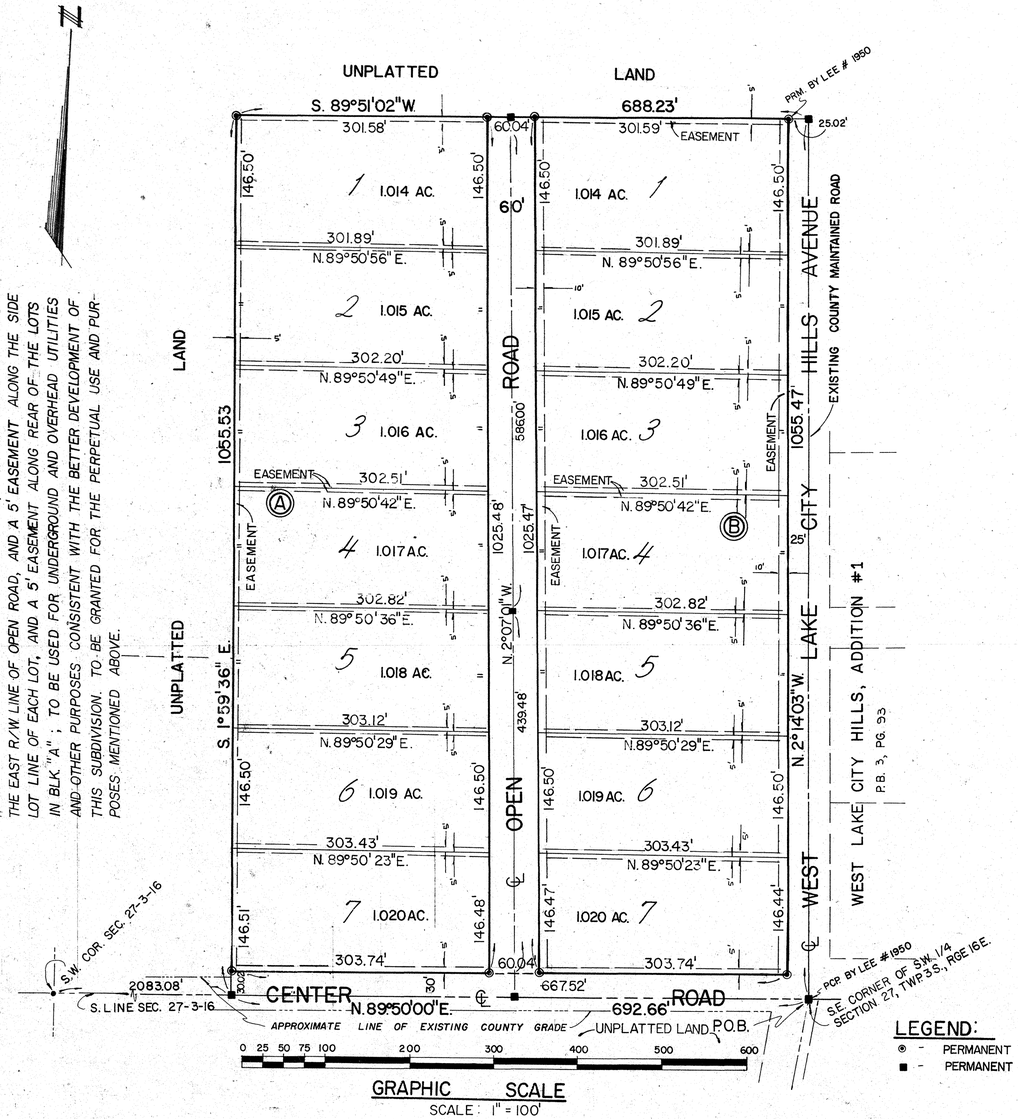
FILE NO. 77-4495
PLAT RECORDED
BOOK 4 PAGE 48
'77 JUN 29 PM 2:36
Doug B. Osteen
CLERK OF CIRCUIT COURT
COLUMBIA COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
4 48

TALL PINE ACRES

A SUBDIVISION IN THE SE 1/4 OF THE SW 1/4, OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.



EASEMENT RESERVATION BY OWNER

A 10' EASEMENT IS HEREBY EXPRESSLY RESERVED ALONG THE WESTERLY R/W LINE OF LAKE CITY HILLS AVE., AND A 10' EASEMENT ALONG THE EAST R/W LINE OF OPEN ROAD, AND A 5' EASEMENT ALONG REAR OF THE LOT LINE OF EACH LOT, AND A 5' EASEMENT ALONG REAR OF THE LOTS IN BLK. "A", TO BE USED FOR UNDERGROUND AND OVERHEAD UTILITIES AND OTHER PURPOSES CONSISTENT WITH THE BETTER DEVELOPMENT OF THIS SUBDIVISION. TO BE GRANTED FOR THE PERPETUAL USE AND PURPOSES MENTIONED ABOVE.

LEGEND:
- ◉ - PERMANENT REFERENCE MONUMENT
- ■ - PERMANENT CONTROL POINT

DESCRIPTION:

A SUBDIVISION IN THE SE 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 27, TOWNSHIP 3 S., RANGE 16 E., FOR A POINT OF BEGINNING; THENCE RUN N.2°14'03"W., ALONG THE CENTERLINE OF WEST LAKE CITY HILLS AVENUE, 1055.47'; THENCE S.89°51'02"W. 688.23', THENCE RUN S.1°59'36"E 1055.53' TO THE SOUTH LINE OF SAID SECTION 27; THAT POINT BEING N.89°50'00"E., 2083.08' FROM THE SW. CORNER OF SAID SECTION 27; THENCE RUN N.89°50'00"E., ALONG SOUTH LINE OF SAID SECTION 27, 692.66', TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 16.74 ACRES MORE OR LESS.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT WINTON WILLIAM WALKER AND HIS WIFE RITA LOGAN WALKER OWNERS HAVE CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ATTATCHED PLAT, TO BE KNOWN AS TALL PINE ACRES, AND THAT THE ROADS AS SHOWN HEREON ARE ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE GENERAL PUBLIC FOR PROPER USES AND PURPOSES.

IN WITNESS WHEREOF THE ABOVE NAMED INDIVIDUALS HAVE HEREUNTO SET THIER HANDS AND SEALS, AND HAVE CAUSED THESE PRESENTS TO BE EXECUTED WITH THIER SEALS AFFIXED HEREUNTO, THIS 2-1 DAY OF May 1977 AD.

WITNESS TO ALL PARTIES

OWNERS

WINTON WILLIAM WALKER

RITA LOGAN WALKER

STATE OF FLORIDA— COUNTY OF COLUMBIA:

THIS IS TO CERTIFY THAT ON THIS 21 DAY OF May, 1977 A.D. BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE AFORESAID STATE AND COUNTY, PERSONALLY APPEARED WINTON WILLIAM WALKER AND HIS WIFE RITA LOGAN WALKER, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THIER FREE ACT AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES February 13, 19 78

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THIS 16th DAY OF June, 1977 A.D. THAT THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

ATTEST: Doug B. Osteen
CLERK OF THE BOARD

Marion Mann
CHAIRMAN OF THE BOARD

APPROVED AS TO FORM THIS 16th DAY OF June, 1977 A.D.

COUNTY ATTORNEY

CERTIFICATE OF CLERK:

THIS PLAT HAS BEEN ACCEPTED AND WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, IN PLAT BOOK 4 AT PAGE 48. THIS 29 DAY OF June, 1977.
FILE # 77-4495

Doug B. Osteen
CLERK OF THE CIRCUIT COURT, IN AND FOR COLUMBIA COUNTY, FLA.

CERTIFICATE OF SURVEYOR:

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS MADE AND PLATTED UNDER MY DIRECTION AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION THEREOF TO THE BEST OF KNOWLEDGE AND BELIEF, AND THAT PRM'S AND PCP'S WERE PLACED AS SHOWN HEREON IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA AND CHAPTER # 177.

DATE: MAY 12, 1977 A.D.

LAUREN E. BRITT, P.L.S.
FLA. CERTIFICATE Nº 1079

plat prepared by:
BRITT SURVEYING, INC.
P.O. BOX 837
LAKE CITY, FLORIDA
32055