

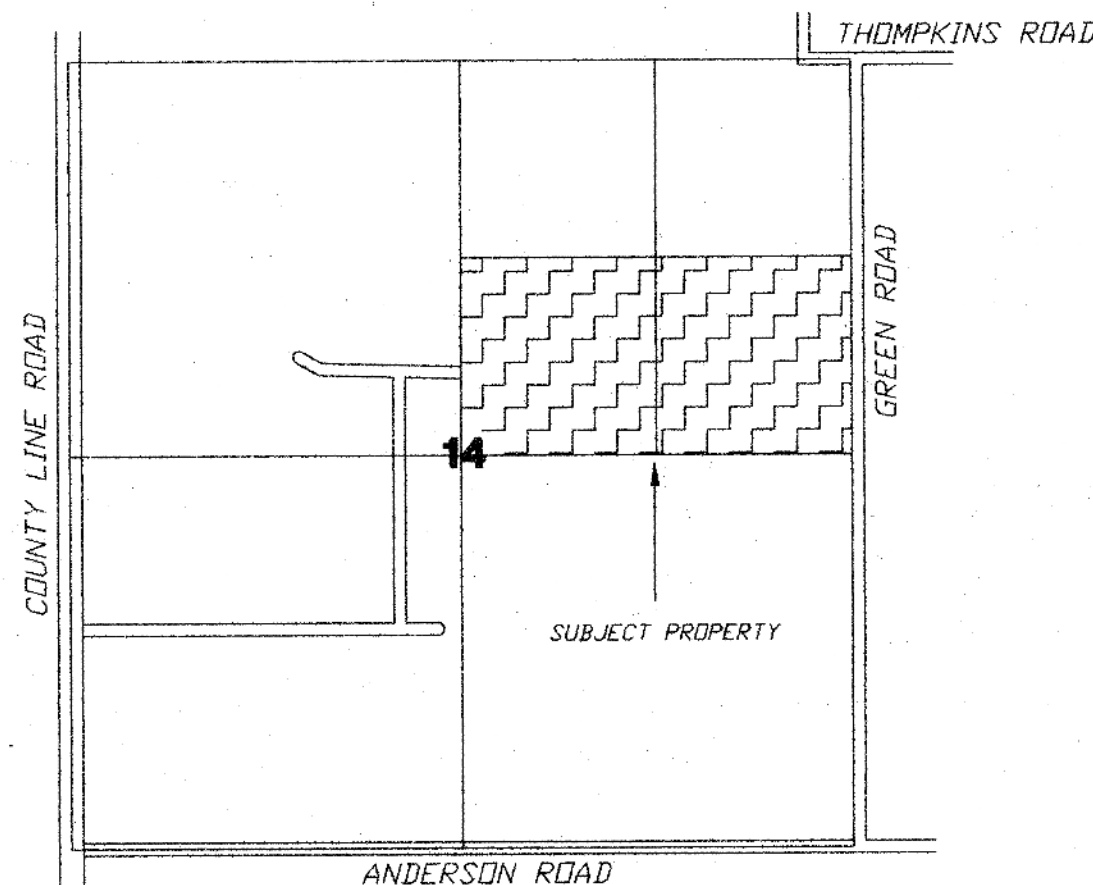
# 'PINEMOUNT MEADOWS'

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°05'36"W., ALONG SAID WEST LINE, 634.07 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 79.28 ACRES, MORE OR LESS.

SECTION 14, TOWNSHIP 4 SOUTH, RANGE 15 EAST.



**LOCATION SKETCH**  
NOT TO SCALE

**DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT SUBRANDY LIMITED PARTNERSHIP, AS OWNERS, WITH BRADLEY N. DICKS AS GENERAL PARTNER, HAS CAUSED THE LANDS HEREIN 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 HEREIN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

**ATTEST**

*Jeff Fort*  
WITNESS AS TO OWNER

*Nanci Nettles*  
WITNESS AS TO OWNER

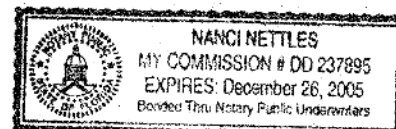
*Bradley N. Dicks*  
BRADLEY N. DICKS  
GENERAL PARTNER

**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.

*Nanci Nettles*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: \_\_\_\_\_



**SURVEYOR'S NOTES:**

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.00°03'46"E. FOR THE EAST LINE OF SAID SECTION 14.
- 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.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- PRELIMINARY APPROVAL DATE: NOVEMBER 15 2001.
- 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.

**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.

**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

*Malin Seagle*  
COUNTY ATTORNEY

**APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA**

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

*George A. Haiman*  
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 24TH DAY OF MAY, 2004, A.D., IN PLAT BOOK 7, PAGE 168-169

*P. R. Nettles*  
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

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

*Joseph Crowder*  
DIRECTOR

5/21/04  
DATE

**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.

*Scott Britt*  
L. SCOTT BRITT, PSM #5757

5/19/04  
DATE



**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

**DEVELOPER:**

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



# "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

- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- TYP TYPICAL UTILITY EASEMENT
- AC ACRES ±

SCALE: 1" = 200'



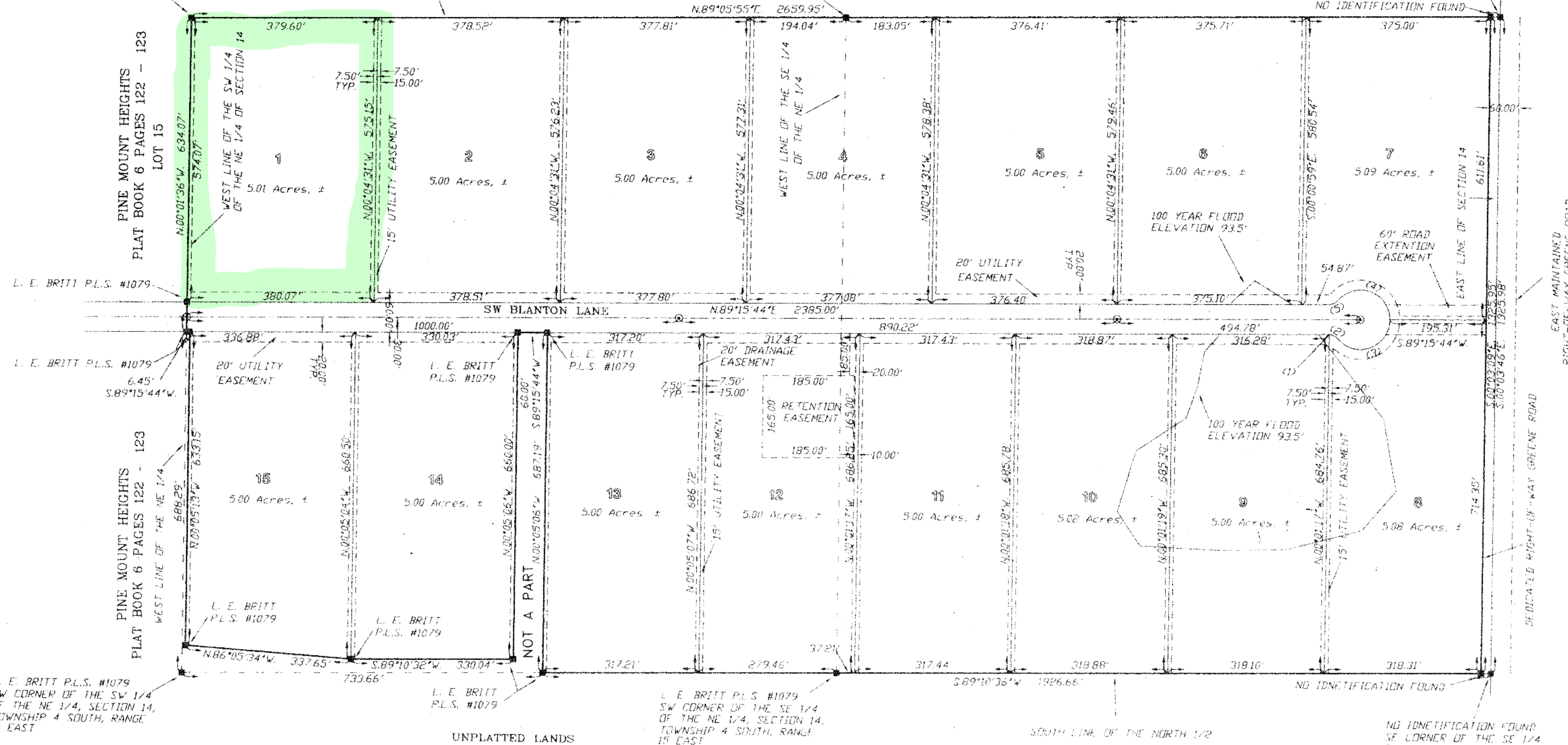
POINT OF BEGINNING  
W.C. HALE P.L.S. #1519  
NW CORNER OF THE SW 1/4  
OF THE NE 1/4, SECTION 14,  
TOWNSHIP 4 SOUTH, RANGE  
15 EAST.

NORTH LINE OF THE S 1/2 OF THE NE 1/4

L.E. BRITT P.L.S. #1079  
NW CORNER OF THE SE 1/4  
OF THE NE 1/4, SECTION 14,  
TOWNSHIP 4 SOUTH, RANGE  
15 EAST

UNPLATTED LANDS

NO IDENTIFICATION FOUND  
NE CORNER OF THE SE 1/4  
OF THE NE 1/4, SECTION 14,  
TOWNSHIP 4 SOUTH, RANGE  
15 EAST.



## CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	04°11'06"	1.83'	0.91'	1.83'	S.89°15'44"W
2	25.00'	45°29'41"	19.85'	10.46'	19.85'	S.69°15'44"W
3	60.00'	139°40'47"	146.27'	163.43'	112.63'	N.69°10'36"W
4	60.00'	139°40'47"	146.27'	163.43'	112.63'	N.70°34'40"W
5	25.00'	49°40'47"	21.68'	11.57'	21.68'	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.

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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  
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UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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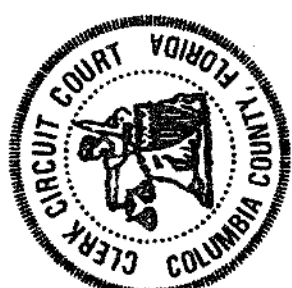


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LAKE CITY, FLORIDA 32055

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.**

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