

IN

COLUMBIA COUNTY, FLORIDA

- 1. ☒ = Permanent Reference Monument
- 2. ☐ = Lot Corner Monument
- 3. ☐ = Permanent Control Points
- 4. ☐ = Concrete Monument Found

1. Preliminary Plan approved June 5, 1984.
2. Closure is 1: 2,736,444
3. Bearings based on Sectional Breakdown by this office
4. Zone A as indicated on Location map as per Flood Hazard Boundary Map, dated 1-20-78, Community Panel No. 120070-0005 A. We believe the Zone A map to be in error due to the field conditions of said position being on a hill.

"PINEHILLS"

IN

SECTION 28, TOWNSHIP 2 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

BEGIN at the Northeast Corner of the SW 1/4 of Section 28, Township 2 South, Range 16 East, Columbia County, Florida and run S. 0° 16' 29" W. along the east line of said SW 1/4 a distance of 548.59 feet to the North right-of-way of Baughn Road; thence N. 88° 28' 58" E. along the North right-of-way line of said Baughn Road 161.04 feet to a point of a curve to the left having a radius of 200.00 feet and an included angle of 43° 35' 32"; thence Northeasterly along the North right-of-way line of Baughn Road an arc distance of 152.17 feet; thence N. 44° 53' 26" E. along the North right-of-way line of said Baughn Road 243.10 feet to the point of a curve to the right having a radius of 200.00 feet and an included angle of 31° 49' 03"; thence Northeasterly along the North right-of-way line of Baughn Road an arc distance of 144.39 feet to the point of reverse curve to the left having a radius of 200.00 feet and an included angle of 48° 48' 05"; thence Northeasterly along the North right-of-way line of said Baughn Road an arc distance of 177.37 feet; thence N. 27° 54' 28" E. 78.58 feet to the point of a curve to the right having a radius of 200.00 feet and an included angle of 33° 29' 06"; thence Northeasterly along the North right-of-way line of said Baughn Road an arc distance of 151.95 feet to the North line of the SE 1/4 of said Section 28; thence N. 89° 59' 23" E. along said North line 121.48 feet; thence S. 0° 58' 23" E. 29.88 feet to the South right-of-way line of said Baughn Road said point being on a curve to the left having a radius of 200.00 feet and an included angle of 61° 13' 13"; thence Southwesterly along the South right-of-way line of said Baughn Road an arc distance of 213.70 feet; thence S. 27° 54' 24" W. along the South right-of-way line 78.58 feet to the point of a curve to the right having a radius of 200.00 feet and an included angle of 48° 48' 05"; thence Southwesterly along the South right-of-way line of said Baughn Road an arc distance of 221.48 feet to the point of reverse curve to the left having a radius of 200.00 feet and an included angle of 31° 49' 03"; thence Southwesterly along the South right-of-way line of said Baughn Road an arc distance of 111.08 feet; thence S. 44° 53' 26" W. along the South right-of-way line of said Baughn Road 243.10 feet to the point of a curve to the right having a radius of 200.00 feet and an included angle of 43° 35' 32"; thence Southwesterly along the South right-of-way line of said Baughn Road an arc distance of 197.82 feet; thence S. 88° 28' 58" W. along the South right-of-way line of said Baughn Road 162.96 feet to the West line of the SE 1/4 of said Section 28 and the East line of the SW 1/4 of said Section 28; thence S. 0° 16' 29" W. along the East line of said SW 1/4 178.28 feet; thence S. 88° 42' 31" W. 50.00 feet to the Easterly end of Rebel Drive (being on a cul-de-sac) said point being on a curve to the right having a radius of 50.00 feet and an included angle of 143° 08' 11"; thence Southwesterly and westerly an arc distance of 124.91 feet; thence S. 88° 42' 31" W. along the South right-of-way line of said Rebel Drive 250.34 feet to the West line of said Section 28; thence N. 0° 01' 04" E. along the West line of said Section 28 a distance of 60.01 feet; thence N. 88° 42' 31" E. 905.00 feet to the West right-of-way line of Friendship Road; thence N. 0° 01' 04" E. along the West right-of-way line of said Friendship Road 807.18 feet to the point of a curve to the left having a radius of 200.00 feet and an included angle of 64° 55' 05"; thence Northwesterly along the West right-of-way line of said Friendship Road an arc distance of 224.61 feet to the point of reverse curve with a radius of 200.00 feet and an included angle of 64° 55' 05"; thence Northwesterly along the West right-of-way line of said Friendship Road an arc distance of 294.09 feet; thence N. 0° 01' 04" E. along the West right-of-way line of said Friendship Road 418.07 feet to the South right-of-way line of Baughn Road; thence S. 88° 28' 58" W. along the South right-of-way line of Baughn Road 639.96 feet to the West line of said SW 1/4; thence N. 0° 01' 04" E. along the West line of said SW 1/4 a distance of 60.02 feet; thence N. 88° 28' 58" E. along the North right-of-way line of said Baughn Road 420.90 feet; thence N. 0° 01' 04" E. parallel to the West line of said SW 1/4 a distance of 627.44 feet to the North line of said SW 1/4; thence N. 89° 59' 23" E. along the North line of said SW 1/4 a distance of 222.00 feet to the POINT OF BEGINNING, Columbia County, Florida

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 control points have been set and that survey data and monuments comply with Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

Dated: 5/17 1985 A.D.

Lauren E. Britt, P.E.S.

LAUREN E. BRITT, P.E.S.
F.L.A. CERT. NO. 1079

DEDICATION

Know all men by these presents that Lennu H. Dicks, as owner, and HAROLD C. SAWYERS and JOAN J. SAWYERS, as mortgagees, have caused the land shown herein described to be surveyed and platted to be known as "PINEHILLS" and that all roads, streets, alleys and other right-of-way and all easements for utilities, drainage and other purposes and all purposes incident thereto as shown and depicted hereon are hereby dedicated to the perpetual use of the public.

Harold C. Sawyers Ronda Massey Sennel H. Dicks John J. Sawyer
MORTGAGEE WITNESS OWNER WITNESS
Joan J. Sawyer Charles R. Sawyer John J. Sawyer
MORTGAGEE WITNESS WITNESS

ACKNOWLEDGEMENT

STATE OF Georgia COUNTY OF Pickens

I hereby certify that on this 9th day of MAY 1985 A.D. before me personally appeared HAROLD C. SAWYERS and JOAN J. SAWYERS, individuals, to me known to be the persons who executed the foregoing dedication and acknowledged the execution thereof to be her 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.

Inacey W. Chastain Notary Public, State of Georgia, at large. My Commission expires 5-14-85

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA

I hereby certify that on this 17th day of May 1985 A.D. before me personally appeared Lennu H. Dicks, an individual, to me known to be the person 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 hereunto set my hand and seal on the above date.

Bonnie J. Reagan Notary Public, State of Florida, at large. My Commission expires 7-16-85

COUNTY ACCEPTANCE FOR MAINTENANCE

I hereby certify that the improvements have been constructed in an acceptable manner and in accordance with County specifications with a performance bond or instrument in the amount of \$_____ has been posted to assure completion of all required improvements and maintenance in case of default.

Date: 6/10 1985 A.D. Yvonne Roberts County Engineer

APPROVAL

STATE OF FLORIDA, COUNTY OF COLUMBIA

This plat is hereby approved by the Columbia County Commission this 11th day of June 1985 A.D.

Donald D. Chairman

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: June 11 1985 A.D. Samuel S. Rogers County Attorney

CERTIFICATE OF CLERK

This plat having been approved by the Columbia County Board of County Commissioners is accepted for filing and recorded this 12th day of June 1985 A.D. in Plat Book 52 Page 58 & 58A

Mary A. Childers Clerk of Court, Columbia County, Florida

BRITT SURVEYING
205 EAST BAY AVENUE
LAKE CITY, FLA. 32055
904-752-7163