

Pinewood Court Estates

Zoning R-3
Acres 1.04
Lots 12

SURVEYOR
Ernie M. Anderson, Inc.
2700 West Orange Blvd.
Orange Park, FL

A replat of part of Lot 'D', Block 105, Palmer and Ferris Tract
Section 38, Township 6 South, Range 26 East, City of Green Cove Springs, Clay County, Florida

Electric service provided by the City of Green Cove Springs
Water and Sewer service provided by the City of Green Cove Springs

CAPTION, Parcel No. 38-06-26-016838-000-00

Being a replat of part of Lot "D", Block 105, Palmer and Ferris Tract, Green Cove Springs, Clay County, Florida, according to plat thereof recorded in Plat Book 2, page 1 of the public records of said county, said part of Lot "D" being more particularly described as follows:

Commence at the northeast corner of Lot "K" of said Block 105; thence on the westerly line of Oakridge Avenue run South 17 degrees 30 minutes 00 seconds East, 221.00 feet to the southerly line of Pinewood Court; thence on said southerly line, South 65 degrees 30 minutes 00 seconds West, 134.00 feet to the point of beginning; thence South 17 degrees 30 minutes 00 seconds East, 192.44 feet; thence South 72 degrees 36 minutes 00 seconds West, 236.00 feet; thence North 17 degrees 30 minutes 00 seconds West, 192.44 feet to said southerly line of Pinewood Court; thence on said southerly line, North 72 degrees 36 minutes 00 seconds East, 236.00 feet to the point of beginning.

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

The City of Green Cove Springs City Council hereby approves this final plat of Pinewood Court Estates this _____ day of _____, 2021.

Clerk of the City of Green Cove Springs

Mayor of the City of Green Cove Springs

CERTIFICATE OF APPROVAL BY THE CITY ATTORNEY

The City of Green Cove Springs City Attorney hereby approves this final plat of Pinewood Court Estates this _____ day of _____, 2021.

City Attorney

SURVEYOR'S CERTIFICATE

This is to certify that this plat is a correct representation of the lands surveyed, platted and described herein, that Permanent Reference Monuments have been placed as shown on said plat in accordance with Chapter 177, Part 1, Florida Statutes, as amended, and that Permanent Control Points will be set, as shown in accordance with said laws, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all the requirements of said Chapter. Signed this _____ day of _____, 2021.

Harold T. Eiland

Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 32067-1000

ADOPTION AND DEDICATION

This is to certify that Wiggins Investments of North Florida, Inc., is the lawful owner of the property described in the caption hereon, known as Pinewood Court Estates and that it has caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said Pinewood Court Estates.

Tract "A" and "B" are hereby dedicated to the Pinehill Point Homeowners Association, it heirs and/or assigns.

In witness whereof Wiggins Investments of North Florida, Inc. has caused these presents to be signed by its president this _____ day of _____, 2021.

Wiggins Investments of North Florida, Inc.

Witness _____

Print _____

By: Bryant Wiggins, President

Witness _____

Print _____

STATE OF FLORIDA

The foregoing instrument was acknowledged before me by means of personal identification or online notarization this _____ day of _____, 2021, by Bryant Wiggins, president of Wiggins Investments of North Florida, Inc. He is personally known to me or has presented his _____ as identification.

Notary Public, State of Florida



CLERK'S CERTIFICATE

I certify that this plat was filed for recording on this _____ day of _____, 2021, in Plat Book _____, Pages _____ through _____ of the public records of Clay County, Florida.

Clerk of the Circuit Court

SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he has been retained by the City of Green Cove Springs, Florida, to review this plat on behalf of the City of Green Cove Springs, in accordance with the requirements of Section 177.081(1), Florida Statutes (1998), and has determined that said plat conforms with the requirements of Chapter 177, Part 1, Florida Statutes.

The undersigned did not prepare this plat.
This certificate is made as of the _____ day of _____, 2021.

Martin G. Dardis
Florida Registration No 5097
CHW, Inc.
11801 Research Drive
Alachua, Florida 32615
Licensed Business Number LB 5075