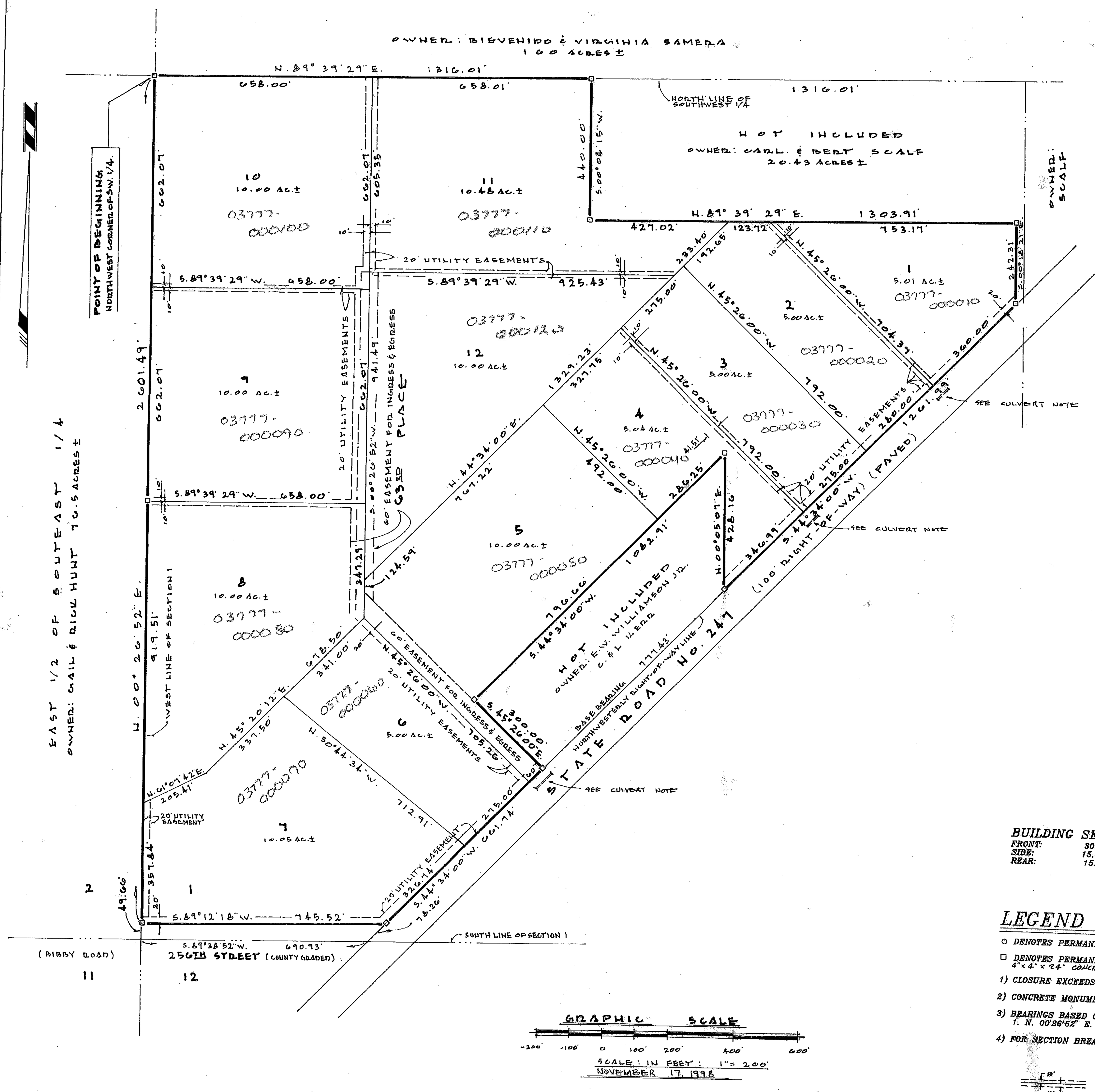
PLAT BOOK 1 PAGE 441

COTTAGE GROVE

SITUATED IN: PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA.

DESCRIPTION: PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4, THENCE RUN NORTH 89°39'29" EAST, A DISTANCE OF 1316.01 FEET; THENCE RUN SOUTH 00°04'15" WEST, A DISTANCE OF 440.00 FEET; THENCE RUN NORTH 89°39'29" EAST, A DISTANCE OF 1303.91 FEET; THENCE RUN SOUTH 00°18'21" EAST, A DISTANCE OF 242.31 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 247; THENCE RUN SOUTH 44°34'00" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1261.99 FEET; THENCE RUN NORTH 00°05'07" EAST, A DISTANCE OF 428.16 FEET; THENCE RUN SOUTH 44°34'00" WEST, A DISTANCE OF 1082.91 FEET; THENCE RUN SOUTH 45°26'00" EAST, A DISTANCE OF 300.00 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTH 44°34'00" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 661.74 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 256th. STREET; THENCE RUN SOUTH 89°12'18" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 745.52 FEET TO THE WEST LINE OF SAID SECTION 1; THENCE RUN NORTH 00°26'52" EAST ALONG SAID WEST LINE A DISTANCE OF 2601.49 FEET TO THE POINT OF BEGINNING.
CONTAINING 95.58 ACRES MORE OR LESS.



ON MAP 12.13.99

BUILDING SET BACKS
FRONT: 30.00 FEET
SIDE: 15.00 FEET
REAR: 15.00 FEET

LEGEND AND NOTES

○ DENOTES PERMANENT CONTROL POINT (PCP)

□ DENOTES PERMANENT REFERENCE MONUMENT (PRM) 4"×4"×24" CONCRETE MONUMENT.

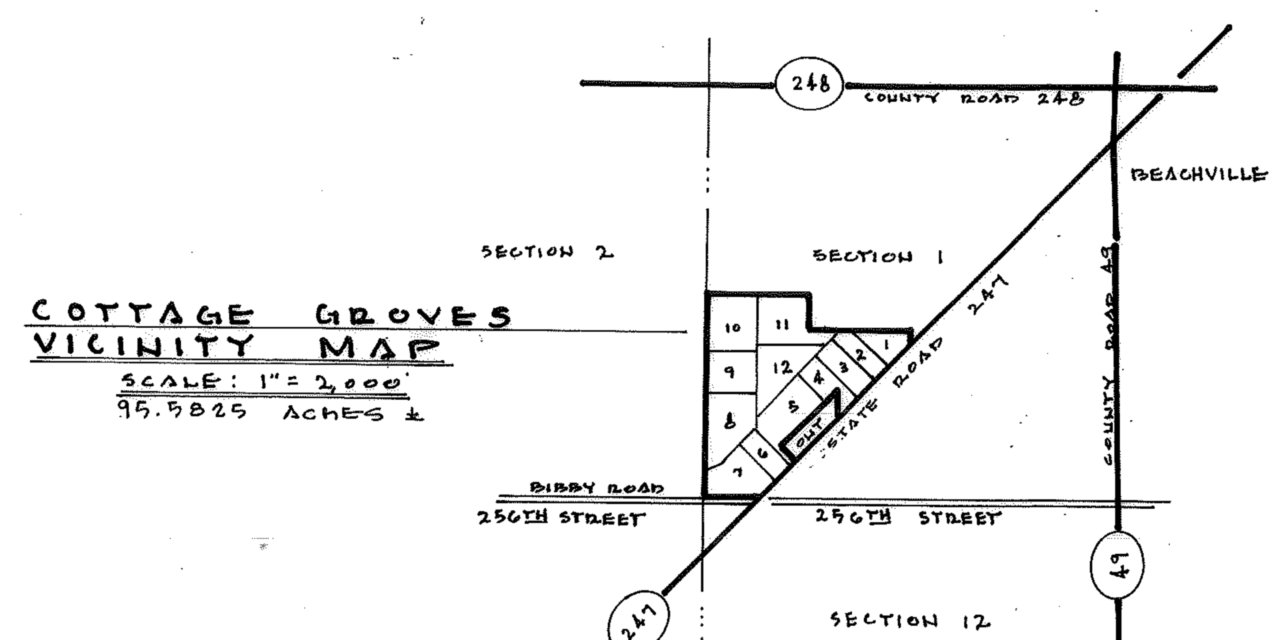
1) CLOSURE EXCEEDS 1:10,000.

2) CONCRETE MONUMENTS SET ON ALL LOT CORNERS.

3) BEARINGS BASED ON THE WEST LINE OF SAID SECTION 1. N. 00°26'52" E.

4) FOR SECTION BREAKDOWN SEE JOB FILE, THIS OFFICE.

DENOTES 20' UTILITY EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES.



BUILDING PERMIT NOTE:

CULVERT NOTE:

CULVERTS AS SHOWN WILL BE CONSTRUCTED BY LAND PURCHASER AS PER FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT P.R.M.'S, PERMANENT REFERENCE MONUMENTS AND P.C.P.'S PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS SURVEYED FALLS WITHIN ZONE X AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0385A AND 120300 0405A

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT O.P. DAUGHTRY III, HAS CAUSES THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS COTTAGE GROVE AND THAT THE ROADS, STREETS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

O.P. DAUGHTRY III
5012 WEST U.S. HIGHWAY 90
LAKE CITY, FLORIDA, 32055
904-755-7370

WITNESS

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY, ON THIS 18 DAY OF NOVEMBER A.D. 1998 , BEFORE ME PERSONALLY APPEARED O.P. DAUGHTRY III AS OWNER TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 18TH DAY OF NOVEMBER. A.D. 1998

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-13-99

Timothy Bruce Alston Notary Public, State of Florida Commission No. CC 501603 My Commission Expires 06/13/99 1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT C.N.B. NATIONAL BANK, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS COTTAGE GROVE, FOR THE USES AND PURPOSES HEREON EXPRESSED AND THE EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS THEROF C.N.B. NATIONAL BANK, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS VICE PRESIDENT CHRIS DAMPIER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 18th DAY OF NOVEMBER A.D. 1998.

CHRIS DAMPIER
VICE PRESIDENT

WITNESS:

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT THIS 18th DAY OF NOVEMBER A.D. 1998, BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEMENTS, CHRIS DAMPIER, VICE PRESIDENT OF C.N.B. NATIONAL BANK TO ME KNOWN TO BE PERSON WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID CORPORATION AFFIXED HERETO.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA. THIS 18th DAY OF NOVEMBER A.D. 1998.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 1/8/2000

ALISON K. EUBANK MY COMMISSION # CC 782827 EXPIRES: January 8, 2000 Bonded Thru Notary Public Underwriters

APPROVED BY BOARD OF COUNTY COMMISSIONERS, SUWANNEE COUNTY, FLORIDA.

THIS IS TO CERTIFY THAT ON December 1 A.D. 1998, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA.

CHAIRMAN

ATTEST

CERTIFICATE OF CLERK:

THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA WAS ACCEPTED AND FILED FOR RECORD THIS 3RD DAY OF DECEMBER A.D. 1998, IN PLAT BOOK 1, PAGE 441 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY FLORIDA.

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:

REGISTERED SURVEYOR AND MAPPER