Eagle's Nest

EAGLE'S NEST

PLAT BOOK 1 PAGE 502

SPECIAL DRIVEWAY NOTE "A"

LOTS 3,4,7,8,11,12,19,20,23 AND 24 SHALL HAVE ACCESS OVER THE EAST 50.00 FEET OF LOTS WITH 30.00 STEMS AS FOLLOWS:

LOTS 3 AND 4 SHALL HAVE ACCESS THROUGH THE EAST 50.00 FEET OF LOTS 2 AND 5.

LOT 7 SHALL HAVE ACCESS THROUGH THE EAST 50.00 FEET OF LOT 6.

LOT 8 SHALL HAVE ACCESS THROUGH THE EAST 50.00 FEET OF LOT 9.

LOTS 11 AND 12 SHALL HAVE ACCESS THROUGH THE EAST 50.00 FEET OF LOTS 10 AND 13.

LOTS 19 AND 20 SHALL HAVE ACCESS THROUGH THE EAST 50.00 FEET OF LOTS 18 AND 21.

LOTS 23 AND 24 SHALL HAVE ACCESS THROUGH THE EAST 50.00 FEET OF LOTS 22 AND 25.

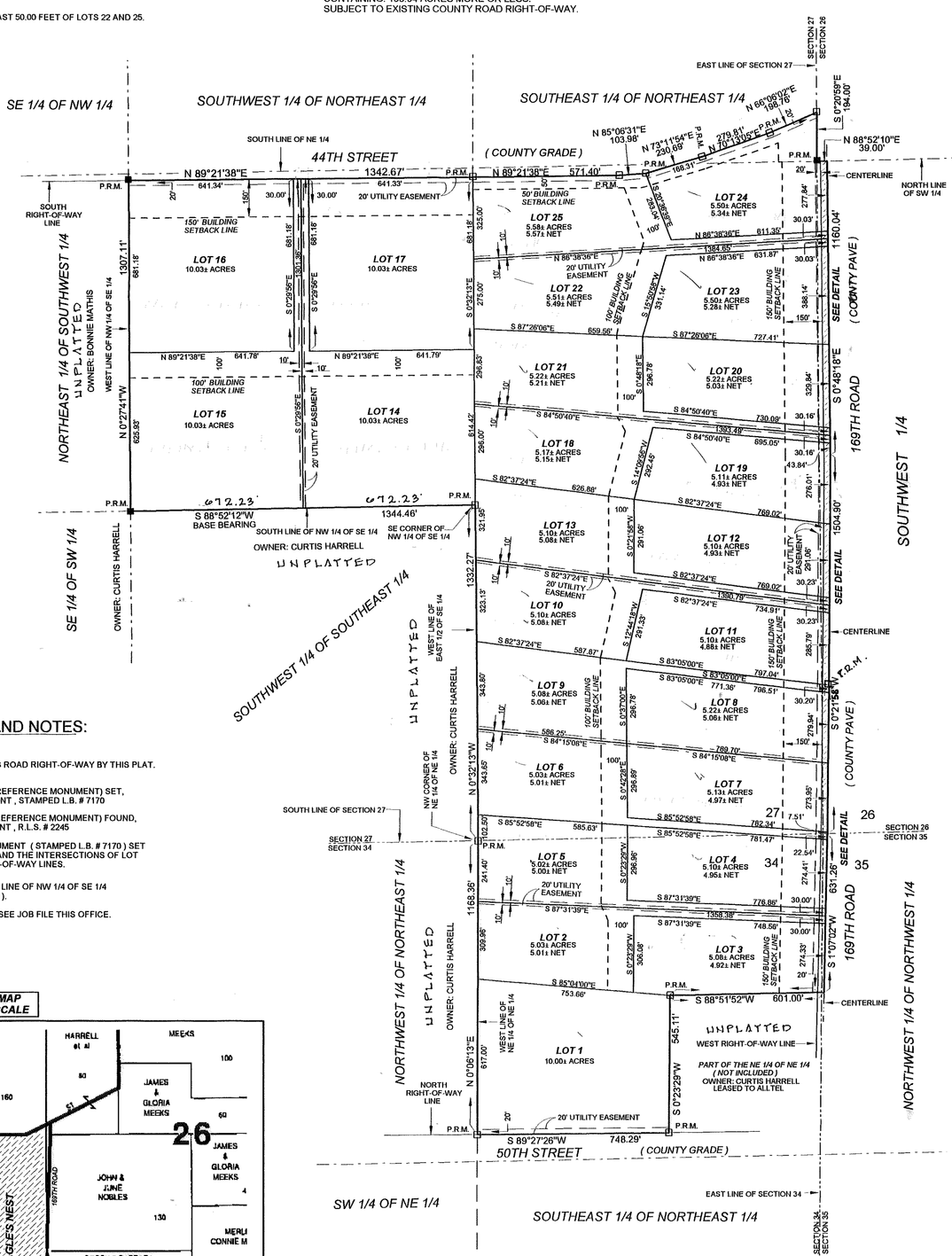
SPECIAL DRIVEWAY NOTE "B"

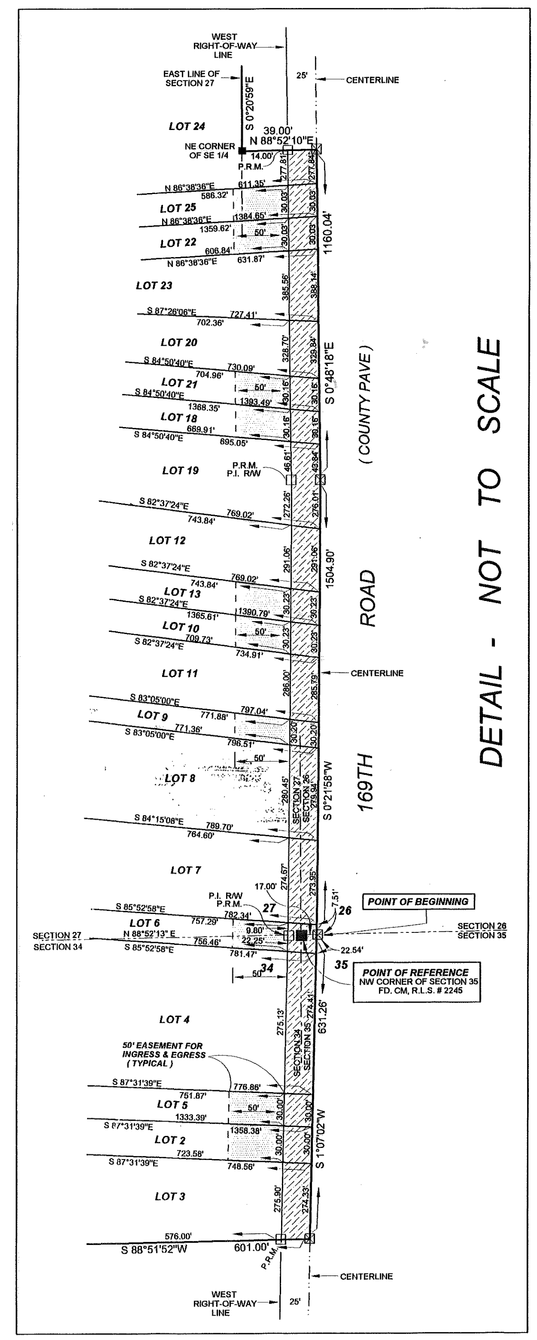
NO OTHER DRIVEWAY / CULVERT PERMITS ALLOWED.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 26, LYING WEST OF THE CENTERLINE OF 169TH ROAD;PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27; PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34; THAT PART OF THE NORTH 631.26 FEET OF THE NORTHWEST1/4 OF THE NORTHWEST 1/4 OF SECTION 35, LYING WEST OF THE CENTERLINE OF 169TH ROAD, ALL BEING IN TOWNSHIP 1 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35, THENCE RUN NORTH 88°52'13" EAST ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 17.00 FEET TO THE CENTERLINE OF SAID 169TH ROAD AND THE POINT OF BEGINNING, THENCE RUN SOUTH 01°07'02" WEST ALONG SAID CENTERLINE, A DISTANCE OF 631.26 FEET; THENCE RUN SOUTH 88°51'52" WEST, A DISTANCE OF 601.00 FEET; THENCE RUN SOUTH 0°23'29" WEST, A DISTANCE OF 545.11 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 50TH STREET, THENCE RUN SOUTH 89°27'26" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 748.29 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 ; THENCE RUN NORTH 0°06'13" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1168.36 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH 0°32'13" WEST ALONG THE W ;ST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 1332.27 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 88°52'12" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1344.46 FEET; THENCE RUN NORTH 0°27'41" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1307.11 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 44TH STREET; THENCE RUN ALONG SAID SOUTH RIGHT-OF- /-WAY LINE THE FOLLOWING COURSES: NORTH 89°21'38" EAST, 1914.07 FEET; NORTH 73°11'54" EAST, 230.60 FEET; NORTH 70°13'05" EAST, 279.81 FEET, NORTH 66°06'02" EAST, 198.76 FEET TO THE EAST LINE OF SAID SECTION 27 AND THE TERMINUS OF SAID COURSES; THENCE RUN SOUTH 0°20'59" EAST ALONG SAID EAST LINE, A DISTANCE OF 194.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE RUN NORTH 88°52'10" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 39.00 FEET TO THE CENTERLINE OF SAID 169TH ROAD; THENCE RUN SOUTH 00°48'18" EAST ALONG SAID CENTERLINE, A DISTANCE OF 1160.04 FEET; THENCE CONTINUE ALONG SAID CENTERLINE SOUTH 00°21'58" WEST, A DISTANCE OF 1504.90 FEET TO THE POINT OF BEGINNING.
CONTAINING: 153.94 ACRES MORE OR LESS.
SUBJECT TO EXISTING COUNTY ROAD RIGHT-OF-WAY.

GRAPHIC SCALE
SCALE IN FEET 1" = 300 FEET

N





ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT TRYLAND, LLC., AS OWNER , HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS " EAGLE'S NEST " AND THAT THE ROADS, STREETS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES HEREON SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

RANDY K. NOBLES, MANAGING MEMBER
TRYLAND, LLC
14952 U.S. HIGHWAY 90
LIVE OAK, FLORIDA 32060
(386) 362-7814

WITNESS: Keith Reppert

RONNY W. NOBLES, MANAGING MEMBER
TRYLAND, LLC
14952 U.S. HIGHWAY 90
LIVE OAK, FLORIDA 32060
(386) 362-7814

WITNESS: Scott Hunter

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 27 DAY OF SEPTEMBER A.D. 2004, BEFORE ME PERSONALLY APPEARED RANDY K. NOBLES AND RONNY W. NOBLES, AS MANAGING MEMBERS OF TRYLAND, LLC., TO ME KNOWN TO BE THE INDIVIDUALS 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 27 DAY OF SEPTEMBER A.D. 2004

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: June 20, 2007

TIMOTHY BRUCE ALCORN
MY COMMISSION # DD 216686
EXPIRES: June 20, 2007
Bonded Thru Budget Notary Services

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT CNB 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 " EAGLE'S NEST", FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF CNB NATIONAL BANK, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS' SENIOR VICE-PRESIDENT, ROBERT W. TURBEVILLE, BY AND WITH THE AUTHORITY OF ITS' BOARD OF DIRECTORS IN ITS NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 20th DAY OF September, 2004.

ROBERT W. TURBEVILLE, SENIOR VICE-PRESIDENT

WITNESS: Melissa Morris

SEAL

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS 20th DAY OF September A.D. 2004, BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ROBERT W. TURBEVILLE, AS SENIOR VICE-PRESIDENT OF CNB NATIONAL BANK, TO ME KNOW TO BE THE PERSON WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID CORPORATION AFFIXED THERETO.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 20th DAY OF September A.D. 2004

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

CASANDRA HOLLAND
MY COMMISSION # DD 216686
EXPIRES: June 20, 2007
Bonded Thru Budget Notary Services

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

CHAIRMAN

DATE: 10-22-04

ATTEST: Michael Tyson, DC
10-22-04

CERTIFICATE OF CLERK:

I HEREBY CERTIFY THAT THE FOREGOING PLAT, HAVING BEEN DULY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA WAS ACCEPTED AND FILED FOR RECORD THIS 22 DAY OF OCTOBER A.D. 2004, IN PLAT BOOK 1 PAGE 502 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:

STUART P. MOORE
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 2090

THIS SURVEY MEETS THE MINIMUM TECHNICALSTANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: AUGUST 19, 2004

JOB NO. 518-2003RP

" NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER "

LEGEND AND NOTES:

DENOTES LANDS DEDICATED AS ROAD RIGHT-OF-WAY BY THIS PLAT.

P.R.M. DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" X 24" CONCRETE MONUMENT , STAMPED L.B. # 7170

DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4" x 4" X 24" CONCRETE MONUMENT , R.L.S. # 2245

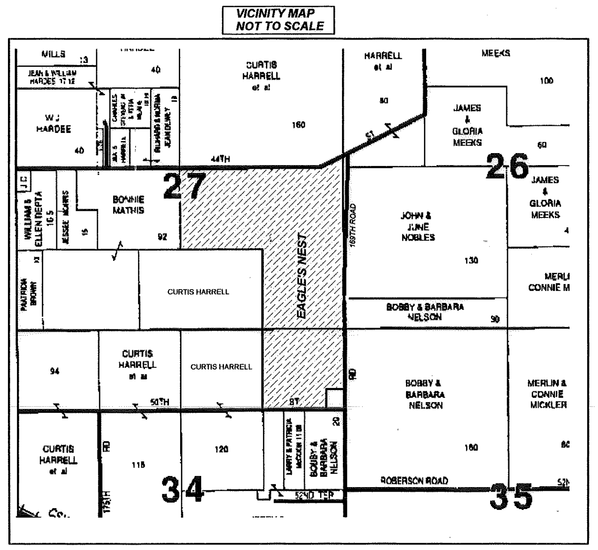
1) 4" x 4" X 24" CONCRETE MONUMENT (STAMPED L.B. # 7170) SET ON ALL REAR LOT CORNERS AND THE INTERSECTIONS OF LOT LINES AND DEDICATED RIGHT-OF-WAY LINES.

2) BEARINGS BASED ON SOUTH LINE OF NW 1/4 OF SE 1/4 OF SECTION 27 (S 88°52'12"W).

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

ABBREVIATIONS
N - NORTH
S - SOUTH
E - EAST
W - WEST
CONC. - CONCRETE
STY - STORY
I.P. - IRON PIPE
REB. - REBAR
ST. - STREET
AVE. - AVENUE
NO ID - NO IDENTIFICATION
FD. - FOUND
CM - CONCRETE MONUMENT
± - MORE OR LESS
ORB - OFFICIAL RECORDS BOOK
PG - PAGE (S)
(P) - PLAT
(D) - DEED
(C) - CALCULATED
(A) - ACTUAL
(R) - RECORD
OS - OFFSET
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
R/W - RIGHT-OF-WAY
RW/ - RIGHT-OF-WAY
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT
EP - EDGE OF PAVE
EG - EDGE OF GRADE
C/G - CURB AND GUTTER
ST. MH - STORM MANHOLE
SS. MH - SANITARY SEWER MANHOLE
ELEV. - ELEVATION
B.M. - BENCHMARK
℄ - CENTERLINE

VICINITY MAP
NOT TO SCALE



NOTICE:
All platted utility easements shall provide that such easements shall also be easements 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 an electric, telephone, gas, or other public utility. In the event 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 graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic 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 .

BUILDING SET BACKS:

FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET

FLOOD ZONE INFORMATION:

THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0125A

UTILITY EASEMENT DETAIL:

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

ZONING:
A-1 (AGRICULTURAL 1) - ONE DWELLING UNIT PER FIVE ACRES.

BUILDING PERMIT NOTE:
A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATION OF ANY RESIDENTIAL BUILDING OR STRUCTURE SHALL NOT BE ISSUED FOR LESS THAN ONE ENTIRE LOT AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERWISE PROVIDED BY LAW.

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SPECIAL NOTE:
WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT -OF-WAY MAY OCCUR DURING HEAVY RAINS

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN EAGLE'S NEST

THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS. BE AWARE THAT SUCH AGRICULTURAL OPERATIONS MAY CAUSE ODORS, FLIES,POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

FINISHED FLOOR CRITERIA:
NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SWALES, DRAINAGE FEATURES OF DEPRESSIONS. WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION TO BE A MINUMUM OF 6" ABOVE THE HIGHEST POINT WITHIN 25 FEET OF THE BUILDING FOOTPRINT. IN ADDITION, ON SLOPING LOTS, THE NATURAL DRAINAGE SHALL BE DIRECTED AROUND STRUCTURES WITH SWALES.

SCALE: 1" = 300'	DATE SURVEYED: 01-15-04	DATE DRAWN:08-19-04
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION, LB# 7170
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064
PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270