

Honey Farms

PLAT BOOK 1 PAGE 462

HANEY FARMS

IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 12 EAST
SUNMANEE COUNTY, FLORIDA

DESCRIPTION:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 12 EAST LESS AND EXCEPT THE WEST 466.70 FEET OF THE SOUTH 466.70 FEET THEREOF AND THE EAST 30.00 FEET OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 88° 32' 28" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 1319.90 FEET TO THE EAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00° 35' 54" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 1319.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00° 35' 54" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 1319.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00° 35' 54" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 1319.94 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89° 37' 54" WEST ALONG SAID SOUTH LINE A DISTANCE OF 832.80 FEET; THENCE SOUTH 00° 35' 54" WEST ALONG SAID SOUTH LINE A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00° 35' 54" WEST ALONG SAID WEST LINE A DISTANCE OF 855.30 FEET TO THE POINT OF BEGINNING. CONTAINING 36.2 ACRES MORE OR LESS, SUNMANEE COUNTY, FLORIDA.

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLETS THE SUBDIVISION OF THE SUNMANEE COUNTY SUBDIVISION ORDINANCE.

SIGNER: *[Signature]*
COUNTY ATTORNEY, SUNMANEE COUNTY

DATE: 2-1-02

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT, HAVING BEEN DULY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUNMANEE COUNTY, FLORIDA WAS ACCEPTED AND FILED FOR RECORD THIS 23rd DAY OF FEBRUARY, A.D. 2002 IN PLAT BOOK 1, PAGE 462 OF THE PUBLIC RECORDS OF SAID SUNMANEE COUNTY, FLORIDA.

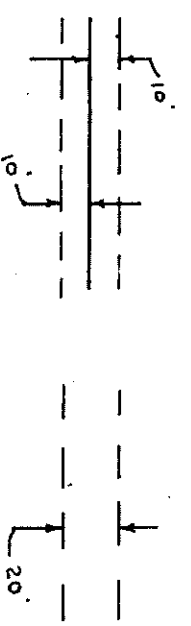
CLERK OF COUNTY, SUNMANEE COUNTY, FLORIDA

COUNTY SURVEYOR'S CERTIFICATE

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

[Signature]
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6332

UTILITY EASEMENT DETAIL



SPECIAL EASEMENT NOTE:

PROPOSED 30 FOOT EASEMENT WILL NOT BE MAINTAINED BY SUNMANEE COUNTY.

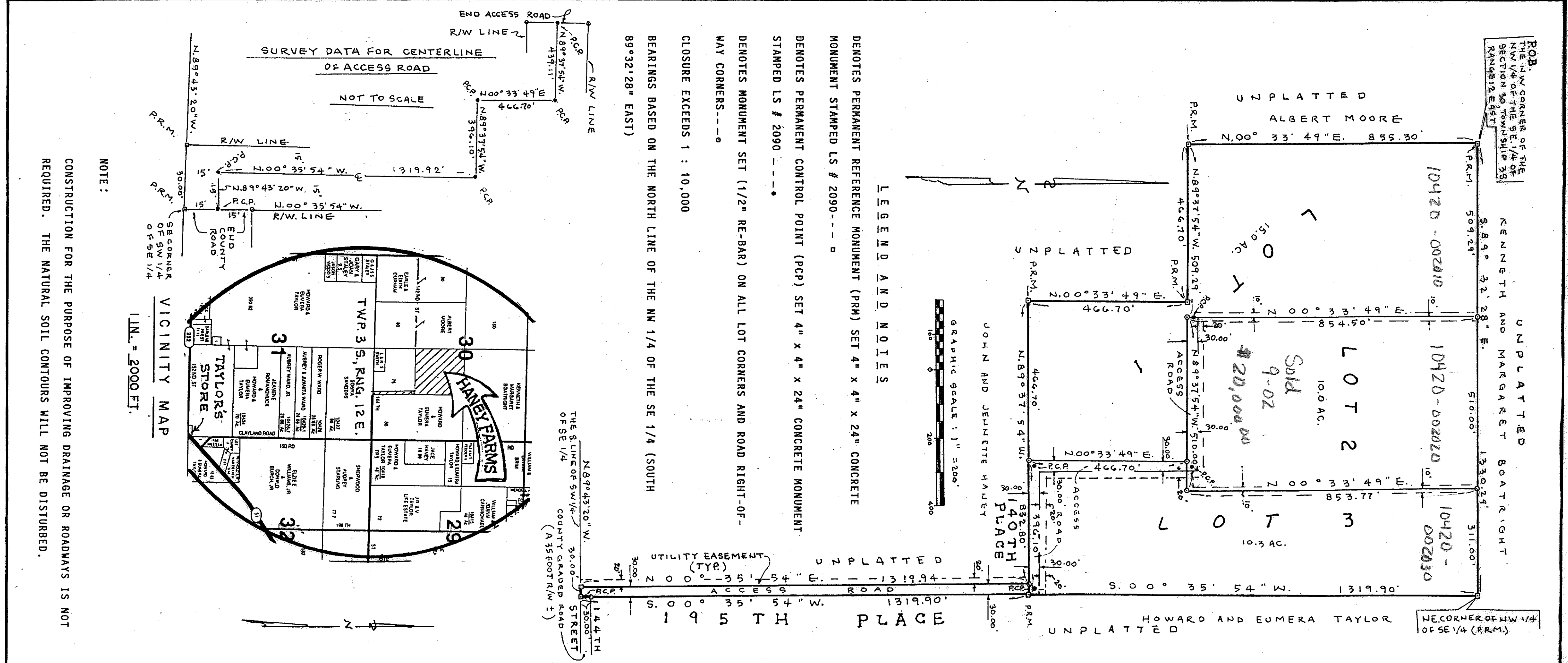
DENOTES 20 FOOT EASEMENT AS SHOWN, EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, CABLE TELEVISION SHALL NOT INTERFERE WITH PUBLIC UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES.

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 PLAN, EXCEPT AS OTHERWISE PROVIDED BY LAW.

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS OR DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUBJECT TO ANY AMENDMENTS OR MODIFICATIONS 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.

UTILITY EASEMENTS
ALONG ROAD R/W = 20 FEET
& 10 FEET EACH SIDE OF ALL LINES DIVIDING LOTS

NOTE - BUILDING
SETBACK REQUIREMENTS
FRONT (ALONG ROADS) = 30 FEET
SIDE LOT LINES = 15 FEET
REAR LOT LINES = 15 FEET



Came From
10420-002000
Header
10420-002001

ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT JOHN TYSON HANEY JR. AND JENNETTE DAVIS HANEY AS OWNERS HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND THE ROADS, STREETS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES HEREON SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

[Signature]
JOHN TYSON HANEY JR.
21711 144TH STREET
LIVE OAK, FLORIDA 32060
386-776-1560

[Signature]
JENNETTE DAVIS HANEY
21711 144TH STREET
LIVE OAK, FLORIDA 32060
386-776-1560

WITNESSES:
[Signature]
[Signature]

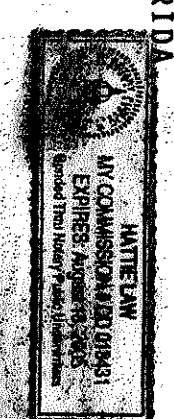
STATE OF FLORIDA, COUNTY OF SUNMANEE

I HEREBY CERTIFY ON THIS 23rd DAY OF FEBRUARY, 2002 A.D., BEFORE ME PERSONALLY APPEARED JOHN TYSON HANEY JR. AND JENNETTE DAVIS HANEY AS OWNERS OF HANEY FARMS 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 23rd DAY OF FEBRUARY, 2002 A.D.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:



APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, SUNMANEE COUNTY, FLORIDA

[Signature]
DATE: 02-25-02

[Signature]
Michael J. Wysocki
for Frank B. Baker
Clerk of Court

DEVELOPERS

JOHN TYSON HANEY JR. & JENNETTE DAVIS HANEY
21711 144TH STREET
LIVE OAK, FLORIDA 32060
PHONE: 386-776-1560

NOTE:

LOTS IN THIS SUBDIVISION 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.

NOTE:
ALL ROADS DEPICTED HEREON WILL BE THE PROPERTY OF AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON; THAT THE 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 COMPLETES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS SURVEYED FALLS WITHIN OTHER AREAS ZONE X OF THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0200 N.

[Signature]
STUART P. MOORE, REGISTERED LAND SURVEYOR
FLA. CERT. NO. 2090
DATE: MAY 22, 2002

STUART P. MOORE, LAND SURVEYOR
13890 137TH ROAD
LIVE OAK, FLORIDA 32060
PHONE: 386-364-7038 FAX: 386-362-5281

NOTE:
CONSTRUCTION FOR THE PURPOSE OF IMPROVING DRAINAGE OR ROADWAYS IS NOT REQUIRED. THE NATURAL SOIL CONTOURS WILL NOT BE DISTURBED.