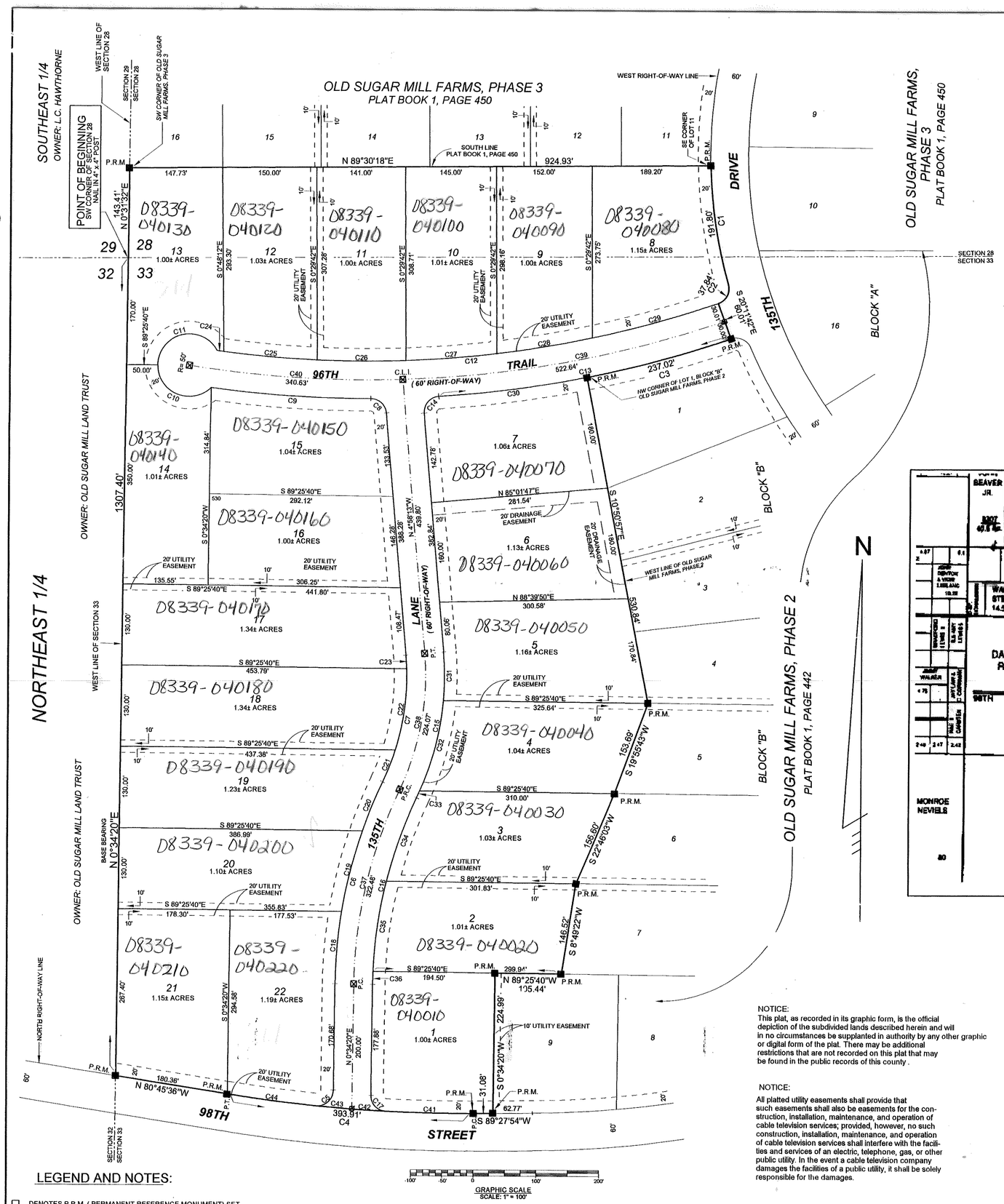
Old Sugar Mill Farms Phase 4

Header
33-2-13-08339-040000

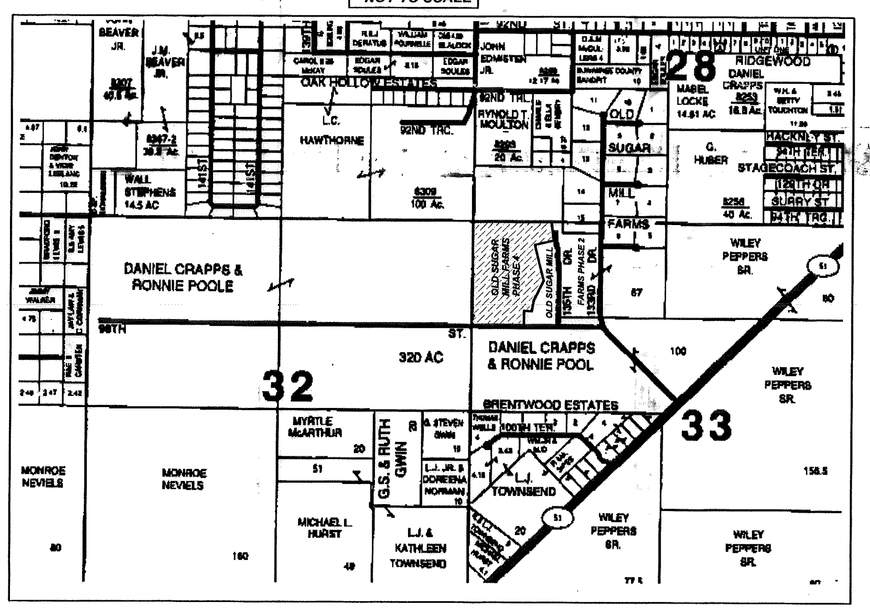
PLAT BOOK 1 PAGE 471

OLD SUGAR MILL FARMS, PHASE 4

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 AND PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE RUN NORTH 00°31'32" EAST ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 143.41 FEET TO THE SOUTHWEST CORNER OF OLD SUGAR MILL FARMS, PHASE 3 AS RECORDED IN PLAT BOOK 1, PAGE 450 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 89°30'18" EAST ALONG THE SOUTH LINES OF LOT 11-16 OF SAID OLD SUGAR MILL FARMS, PHASE 3, A DISTANCE OF 924.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11, OLD SUGAR MILL FARMS PHASE 3 AND BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF 135TH DRIVE, SAID POINT BEING IN A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 780.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF SOUTH 08°43'10" EAST, 191.31 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE A CHORD BEARING AND DISTANCE OF SOUTH 27°35'41" WEST, 34.33 FEET ; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 20°11'42" EAST, A DISTANCE OF 60.01 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK "B", OLD SUGAR MILL FARMS, PHASE 2 AS RECORDED IN PLAT BOOK 1, PAGE 442 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING THE POINT OF CURVE OF A CURVE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 1790.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE A CHORD BEARING AND DISTANCE OF SOUTH 74°42'31" WEST, 236.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, OLD SUGAR MILL FARMS,PHASE 2; THENCE RUN ALONG THE WEST LINE OF SAID OLD SUGAR MILL FARMS, PHASE 2 THE FOLLOWING COURSES: SOUTH 10°50'57" EAST, 530.84 FEET; SOUTH 19°55'43" WEST, 153.69 FEET; SOUTH 22°46'03" WEST, 156.60 FEET; SOUTH 08°49'22" WEST, 146.52 FEET; NORTH 89°25'40" WEST, 105.44 FEET; SOUTH 00°34'20" WEST, 224.99 FEET TO THE SOUTHWEST CORNER OF LOT 9 OF SAID OLD SUGAR MILL FARMS PHASE 2, THE SAME BEING A POINT ON THE THE NORTH RIGHT-OF-WAY LINE OF 98TH STREET AND THE TERMINUS OF SAID COURSES; THENCE RUN SOUTH 89°27'54" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 31.08 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 2308.85 FEET; THENCE RUN ALONG AND AROUND SAID CURVE A CHORD BEARING AND DISTANCE OF NORTH 85°38'51" WEST, 393.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 80°45'36" WEST, A DISTANCE OF 180.36 FEET TO THE WEST LINE OF SAID SECTION 33; THENCE RUN NORTH 00°34'20" EAST ALONG SAID WEST LINE, A DISTANCE OF 1307.40 FEET TO THE POINT OF BEGINNING.
CONTAINING 26.94 ACRES MORE OR LESS.



VICINITY MAP
NOT TO SCALE



ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT RONNIE POOLE AND DANIEL CRAPPS AS TRUSTEES OF OLD SUGAR MILL FARMS LAND TRUST HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS OLD SUGAR MILL FARMS PHASE 4 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.

RONNIE POOLE, TRUSTEE
123 EAST HOWARD STREET
LIVE OAK, FLORIDA 32060
386-362-4539

DANIEL CRAPPS
4400 WEST U.S. 90
LAKE CITY, FLORIDA 32055
386-755-5110

WITNESS:
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 5th DAY OF September A.D. 2003, BEFORE ME PERSONALLY APPEARED RONNIE POOLE AND DANIEL CRAPPS AS TRUSTEES OF OLD SUGAR MILL FARMS LAND TRUST 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 5 DAY OF September A.D. 2003

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 3-6-2006

S. BUZBEE
MY COMMISSION # DD 097602
EXPIRES March 6, 2006
Bonded Thru Notary Public Underwriters

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT WAYNE FRIER, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DOES HEREBY JOIN IN AND MAKE HIMSELF A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS OLD SUGAR MILL FARMS PHASE 4, 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 HAS CAUSED THESE PRESENT TO BE SIGNED THIS 5th DAY OF September A.D. 2003.

WAYNE FRIER
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 5th DAY OF September A.D. 2003, BEFORE ME PERSONALLY APPEARED WAYNE FRIER TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE SAME FREELY AND VOLUNTARILY. THEREOF

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA,
THIS 5th DAY OF September A.D. 2003

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

TIMOTHY BRUCE ALCORN
MY COMMISSION # DD 214605
EXPIRES: June 20, 2007
Bonded Thru Budget Notary Services

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

CHAIRMAN

ATTEST

DATE: 09-18-03

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 19 DAY OF Sept. A.D. 2003, IN PLAT BOOK 1 PAGE 471 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	14°05'19"	780.00	191.80	96.39	191.31	S 8°43'10"E
2	86°43'03"	25.00	37.84	23.61	34.33	S 27°35'41"W
3	7°35'13"	1790.00	237.02	118.69	236.85	S 74°42'31"W
4	9°46'31"	2308.85	393.91	197.43	393.43	N 85°38'51"W
5	90°07'40"	25.00	41.51	27.34	36.90	N 48°08'10"E
6	24°38'06"	780.00	335.38	170.32	332.80	N 12°53'24"E
7	30°10'41"	395.42	208.27	106.61	205.87	N 10°07'07"E
8	85°25'46"	25.00	37.28	23.08	33.92	N 47°41'07"W
9	8°08'47"	1790.00	254.51	127.47	254.29	N 88°16'38"W
10	135°18'48"	50.00	118.08	121.65	92.49	N 67°05'04"W
11	150°56'29"	50.00	131.72	162.93	96.60	N 76°02'34"E
12	26°46'13"	1730.00	808.30	411.67	800.97	N 84°20'20"E
13	15°12'26"	1790.00	475.09	238.95	473.70	S 78°31'56"W
14	91°05'34"	25.00	39.75	25.48	35.69	S 40°34'34"W
15	30°10'41"	455.42	239.87	122.79	237.11	S 10°07'07"W
16	24°38'06"	720.00	309.58	157.22	307.20	S 12°53'24"W
17	87°38'17"	25.00	38.24	23.99	34.62	S 43°14'49"E
18	8°33'43"	780.00	116.56	58.39	116.45	N 4°51'12"E
19	9°49'54"	780.00	133.85	67.09	133.68	N 14°03'01"E
20	61°43'30"	780.00	84.97	42.53	84.93	N 22°05'13"E
21	7°54'12"	395.42	54.54	27.32	54.50	N 21°16'21"E
22	19°04'27"	395.42	131.64	66.43	131.03	N 7°48'03"E
23	3°12'03"	395.42	22.09	11.05	22.09	N 3°22'11"W
24	0°21'52"	1730.00	11.00	5.50	11.00	S 82°27'30"E
25	4°56'20"	1730.00	149.13	74.61	149.08	S 85°06'36"E
26	4°40'17"	1730.00	141.05	70.56	141.01	S 89°54'54"E
27	4°48'59"	1730.00	145.43	72.76	145.38	N 85°20'28"E
28	5°06'01"	1730.00	154.00	77.05	153.95	N 80°22'58"E
29	8°52'45"	1730.00	207.71	103.98	207.58	N 74°23'36"E
30	7°37'13"	1790.00	238.07	119.21	237.90	S 82°18'44"W
31	9°47'42"	455.42	77.86	39.02	77.76	S 0°04'21"E
32	18°51'36"	455.42	149.91	75.64	149.24	S 14°15'17"W
33	1°31'23"	455.42	12.11	6.05	12.11	S 24°26'43"W
34	11°17'22"	720.00	141.87	71.16	141.64	S 19°33'47"W
35	11°39'32"	720.00	146.51	73.51	146.26	S 8°05'19"W
36	1°41'14"	720.00	21.20	10.60	21.20	S 1°24'57"W
37	24°38'08"	750.00	322.48	163.77	320.00	N 12°53'24"E
38	30°10'41"	425.42	224.07	114.70	221.49	N 10°07'07"E
39	17°00'51"	1760.00	522.64	263.26	520.72	S 79°28'28"W
40	11°55'21"	1760.00	366.33	170.85	340.10	N 86°30'28"W
41	3°28'09"	2308.85	139.80	69.92	139.78	N 88°48'02"W
42	1°20'28"	2308.85	54.05	27.02	54.05	N 86°23'43"W
43	1°25'26"	2308.85	57.41	28.70	57.40	N 85°04'44"W
44	3°32'24"	2308.85	142.66	71.35	142.63	N 82°31'48"W

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 .

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 service 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.

LEGEND AND NOTES:

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

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

☒ DENOTES ALUMINUM PLATE (STAMPED L.B. # 7170) SET, PERMANENT CONTROL POINT.

1) WATER SUPPLIED BY INDIVIDUAL WELL.

2) SEWAGE DISPOSAL SUPPLIED BY INDIVIDUAL SEPTIC TANKS

3) SET 5/8" REBAR WITH CAP (STAMPED L.B. # 7170) ON ALL LOT CORNERS, UNLESS NOTED OTHERWISE.

4) BEARINGS BASED ON THE WEST LINE OF SECTION 33. (N 0°34'20"E)

FLOOD ZONE INFORMATION:

THIS IS HEREBY CERTIFIED 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 0125A.

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

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.

ENGINEERS CERTIFICATE:

THIS IS TO CERTIFY THAT ON THIS 16th DAY OF SEPTEMBER A.D. 2003, CURTIS KEEN, A REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 23836, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTIUON PLANS AND IS APPLICABLE, ANY SUBMITTED " AS BUILT " BLUE PRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONER OF SUWANNEE COUNTY, FLORIDA.

REGISTERED FLORIDA ENGINEER
CURTIS KEEN

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 OLD SUGAR MILL FARMS, PHASE 4

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.

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

REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. _____

UTILITY EASEMENT DETAIL:

10' / 10'

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.

ABBREVIATIONS
N. - NORTH
S. - SOUTH
E. - EAST
W. - WEST
CONC. - CONCRETE
STY. - STORY
MON. - MONUMENT
I.P. - IRON PIPE
REB. - REBAR
ST. - STREET
AVE. - AVENUE
I.S. - INTERSECTION LINE INTERSECTION
P.C. - POINT OF CURVE
P.T. - POINT OF TANGENCY
P.R.C. - POSIT OF REVERSE CURVE
R - RADIUS

ZONING

"RSF-1" - RESIDENTIAL SINGLE FAMILY -1

BUILDING SET BACKS:

"RSF -1"
FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET

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: SEPTEMBER 04, 2003

JOB NO. 31-97-2003RP4

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

SCALE: 1"=100'	DATE SURVEYED:	DATE DRAWN: 09-04-03
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