Replat Spring Landing Phase II

PLAT BOOK 1 PAGE 557

REPLAT OF LOTS 40 & 41, SPRING LANDING

IN
SECTION 35
TOWNSHIP 04 SOUTH, RANGE 12 EAST
SUWANNEE COUNTY, FLORIDA

DESCRIPTION:
LOTS 40 AND 41, SPRING LANDING, AS RECORDED IN PLAT BOOK 1, PAGES 210 AND 211 OF THE PUBLIC RECORDS
OF SUWANNEE COUNTY, FLORIDA.

BUILDING SET BACKS:

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

FLOOD ZONE INFORMATION
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X", ZONE "X" 100-500 YEARS AND ZONE "AE" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NOS. 120300 0352B & 0354B

ZONING:
ESA-1 ENVIRONMENTALLY SENSITIVE AREA 1

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 MINIMUM 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.

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

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.

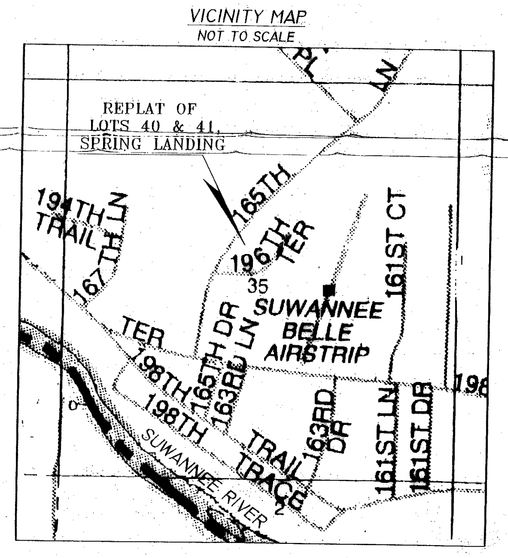
NOTICE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall 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.

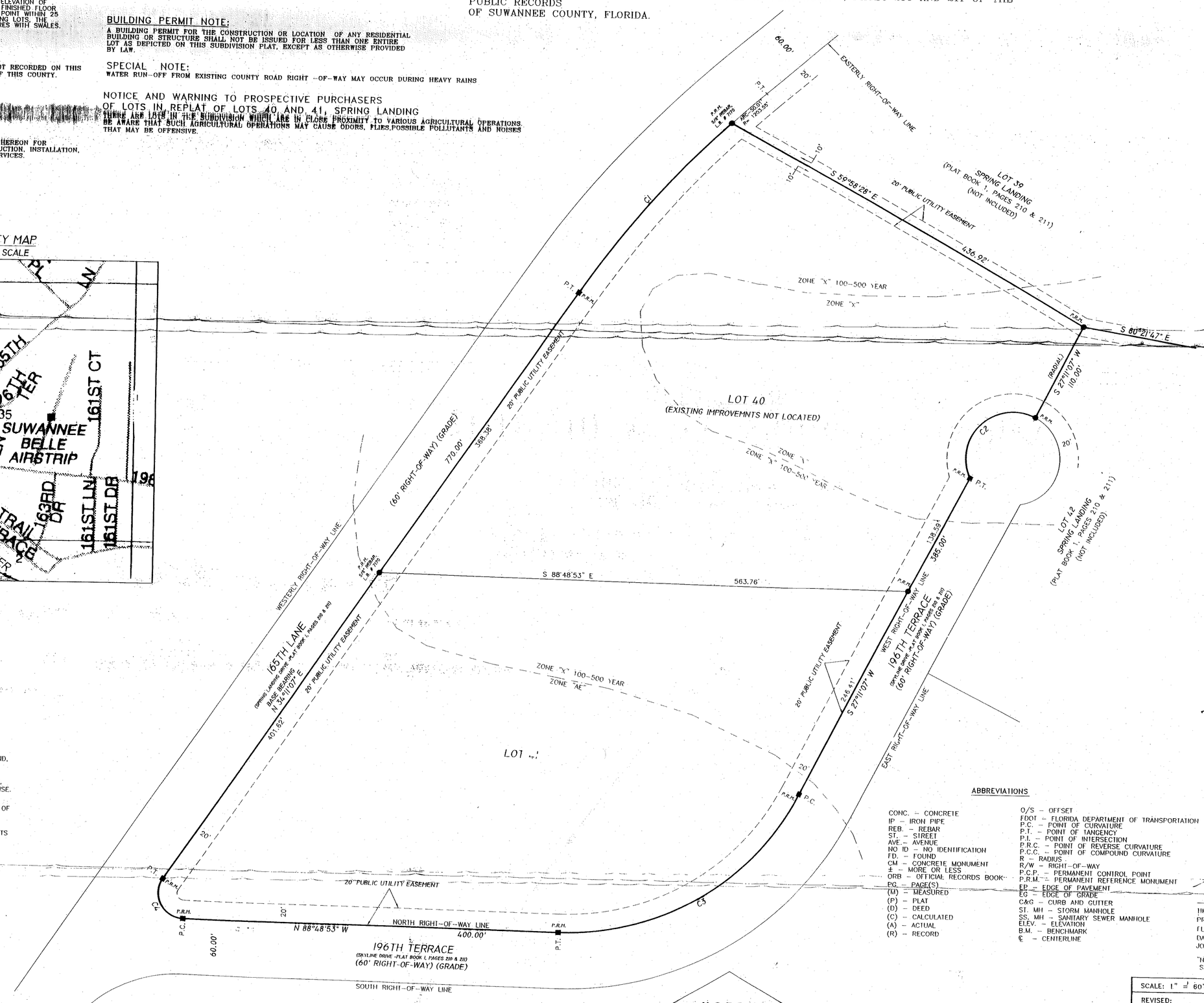
NOTICE:
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county .

BUILDING 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.

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 REPLAT OF LOTS 40 AND 41, SPRING LANDING
THERE ARE FARMS 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.





LEGEND AND NOTES:

■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4"x4" CONCRETE MONUMENT,STAMPED R.L.S. # 1824

● DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 3/4" IRON PIPE, NO IDENTIFICATION, UNLESS NOTED OTHERWISE.

1) BEARINGS BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF 165TH LANE (N 34°11'07" E-PLAT)

2) THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY.

3) DISTANCES MEASURED IN U.S. FEET

4) EXISTING IMPROVEMENTS ON LOT 40 NOT LOCATED.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	11°49'40"	1203.55'	248.45'	124.67'	N 40°05'57" E	248.02'
C2	143°07'48"	50.00'	124.90'	150.00'	S 45°37'13" W	94.87'
C3	66°00'00"	280.05'	312.82'	175.00'	S 59°11'07" W	296.82'
C4	123°03'00"	27.14'	58.29'	50.04'	N 27°18'53" W	47.72'

NORTH

0' 60' 120' 180'
GRAPHIC SCALE
1" = 60'

ADOPTION AND DEDICATION:
KNOWN ALL MEN BY THESE PRESENT THAT D & W INVESTMENTS, L.L.C. AS OWNER OF LOT 40, SPRING LANDING HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "REPLAT OF LOTS 40 AND 41, SPRING LANDING " 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.

William B. Buerosse
WILLIAM B. BUEROSSE,
MANAGING MEMBER OF D & W. INVESTMENTS, L.L.C.
3450 NE 6TH TERRACE
POMPANO BEACH, FLORIDA 33064
(954) 448-2954

WITNESS: Joyce M. Tolle
WITNESS: Ashley C. Orgeman

ADOPTION AND DEDICATION:
KNOWN ALL MEN BY THESE PRESENT THAT WILLIAM B. BUEROSSE AND DIANE S. BUEROSSE, AS OWNERS OF LOT 41, SPRING LANDING HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "REPLAT OF LOTS 40 AND 41, SPRING LANDING " 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.

William B. Buerosse
WILLIAM B. BUEROSSE, OWNER
3450 NE 6TH TERRACE
POMPANO BEACH, FLORIDA 33064
(954) 448-2954

Duane S. Buerosse
DIANE S. BUEROSSE, OWNER
3450 NE 6TH TERRACE
POMPANO BEACH, FLORIDA 33064
(954) 448-2954

WITNESS: Joyce M. Tolle
WITNESS: Ashley C. Orgeman

STATE OF WISCONSIN, COUNTY OF LANGLADE:

I HEREBY CERTIFY ON THIS 2nd DAY OF August A.D. 2012, BEFORE ME PERSONALLY APPEARED WILLIAM B. BUEROSSE AND DIANE S. BUEROSSE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SHE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LANGLADE COUNTY, STATE OF WISCONSIN, THIS 2nd DAY OF August A.D. 2012

Joyce M. Tolle
NOTARY PUBLIC, STATE OF ~~FLORIDA~~ Wisconsin MY COMMISSION EXPIRES: 1-31-16

APPROVED BY BOARD OF COUNTY COMMISSIONERS, SUWANNEE COUNTY, FLORIDA

CHAIRMAN
DATE: 08-21-12
ATTEST

CERTIFICATE OF CLERK:

I HEREBY CERTIFY THAT THE FOREGOING PLAT, HAVING BEEN DULY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA AS SUCH, ACCEPTED AND FILED FOR RECORD THIS 29 DAY OF August A.D. 2012, IN PLAT BOOK 1 PAGE 557 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Barry A Baker / by Hlaw D.C
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

ABBREVIATIONS

CONC. – CONCRETE
IP – 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)
(M) – MEASURED
(P) – PLAT
(D) – DEED
(C) – CALCULATED
(A) – ACTUAL
(R) – RECORD
O/S – 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 – RADIUS
R/W – RIGHT-OF-WAY
P.C.P. – PERMANENT CONTROL POINT
P.R.M. – PERMANENT REFERENCE MONUMENT
EP – EDGE OF PAVEMENT
EG – EDGE OF GRADE
C&G – CURB AND GUTTER
ST. MH – STORM MANHOLE
SS. MH – SANITARY SEWER MANHOLE
ELEV. – ELEVATION
B.M. – BENCHMARK
℄ – CENTERLINE

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:
BRIAN SCOTT DANIEL,
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

TIMOTHY B. ALCORN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6332
DATE: JULY 19, 2012
JOB NO.: 89-10-2012

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

SCALE: 1" = 60'	DATE SURVEYED: 07-17-12	DATE DRAWN: 07-19-12
REVISED:	APPROVED BY:	DRAWN BY: SH

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