River Woods Unit 2

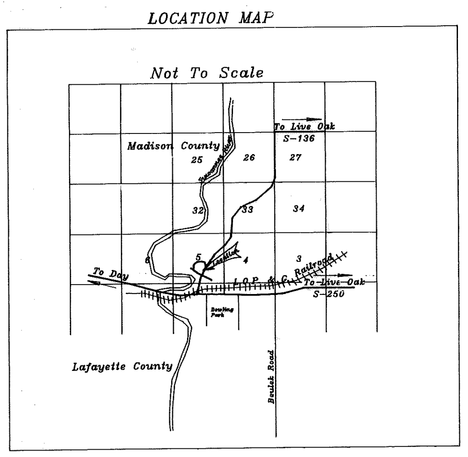
Nolan BLue & Associates, Inc. ©

RIVER WOODS SUBDIVISION UNIT NO. 2

PLAT BOOK 1 PAGE 431

LOCATION MAP

Not To Scale



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

1" =100'

LEGEND & NOTES

- ◎ –Denotes Permanent Control Point
- ⊕ –Denotes Permanent Reference Monument (PRM)
- ◉ –Manhole Benchmark

P.C.–Point of Curvature
P.T.– Point of Tangency

1) Closure exceeds 1 : 10,000
2) Set 1\2" Iron Pipe #1428 at all lot corners
3) Bearing Base on Eastline of Section 5, Township 3 South, Range 11 East
4) Utility Easements Adjacent to Roadways are 20' Wide
5) Sideline Easements Between Lots are 5' Wide on each Lot
6) Rear line Easements are 10' Wide
7) 10' Typical Utility Easement on all Rear Lots
8) R.C. – Roadway Curve Data
9) Adjacent Property owned by Advent Christian Village And Dowling Pak Development , Inc

Benchmark Elevations

BM–1	East Rim Manhole #1	(Elevation =63.84')
BM–2	East Rim Manhole #2	(Elevation =63.72')
BM–3	East Rim Manhole #3	(Elevation =62.33')

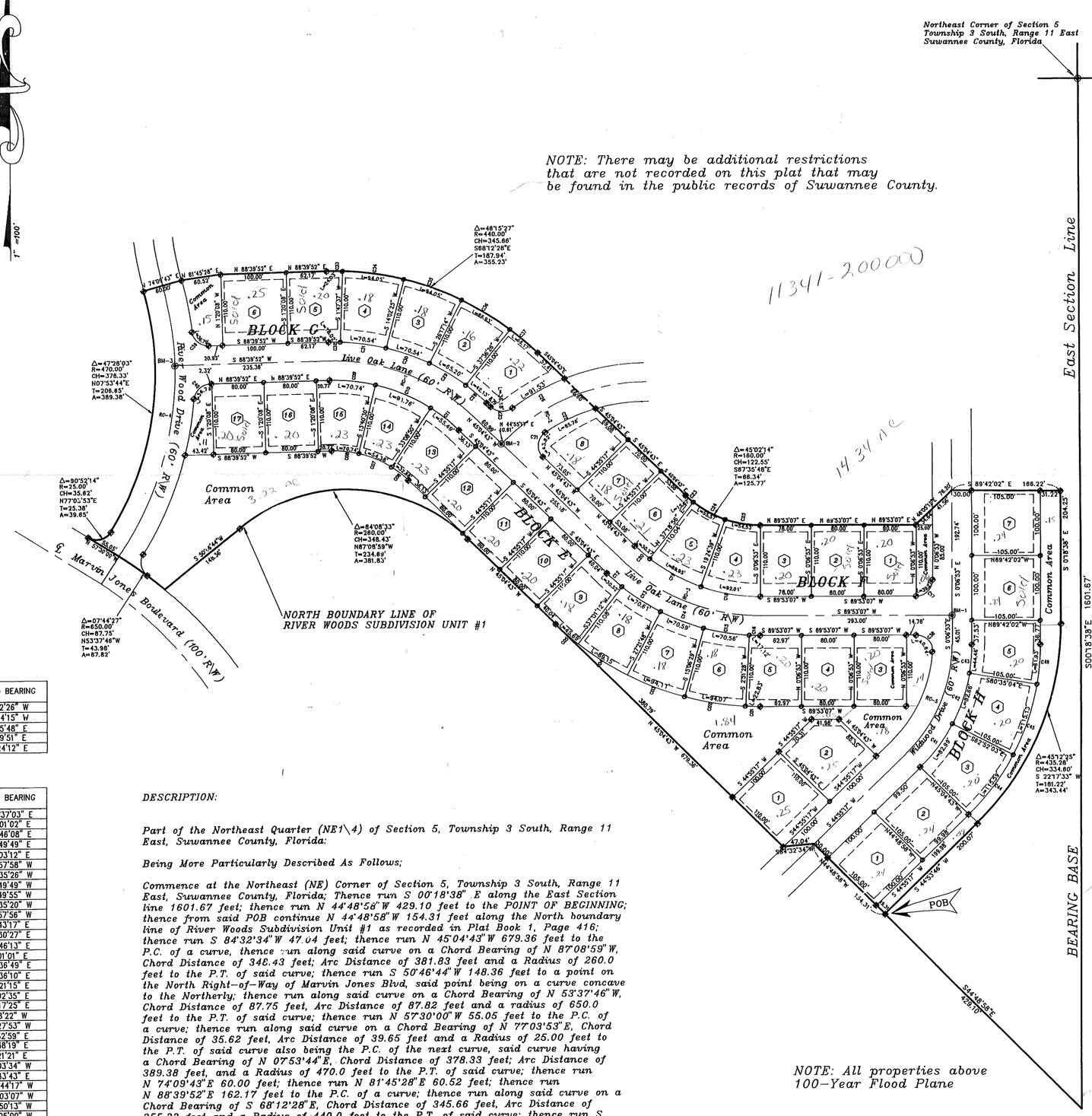
Roadway Curves

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
RC–1	46°15'27"	300.00'	242.20'	128.14'	235.68"	N 68°12'26" W
RC–2	44°57'56"	300.00'	235.44'	124.16'	229.45'	S 67°24'15" W
RC–3	45°02'14"	300.00'	235.81'	124.38'	229.79'	S 67°35'48" E
RC–4	48°20'17"	500.00'	421.83'	224.38'	409.43'	N 08°19'51" E
RC–5	45°02'10"	237.31'	186.54'	98.39'	181.77'	N 22°24'12" E

Lot Curves

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C01	2°58'22"	440.00'	22.83'	11.42'	22.83'	S 88°37'03" E
C02	12°15'01"	440.00'	94.07'	47.22'	93.90'	S 81°01'02" E
C03	12°15'19"	440.00'	94.11'	47.24'	93.93'	S 68°46'08" E
C04	11°36'32"	440.00'	89.15'	44.73'	89.00	S 56°49'49" E
C05	05°56'59"	440.00'	45.69'	22.87	45.67'	S 48°03'12" E
C06	11°46'29"	160.00'	32.88'	16.50'	32.82'	N 50°57'58" W
C07	19°28'20"	160.00'	54.38'	27.45'	54.12'	N 66°35'26" W
C08	15°00'38"	160.00'	41.92'	21.08'	41.80'	N 83°49'49" W
C09	15°00'38"	270.00'	70.74'	35.57'	70.53'	N 83°49'55" W
C10	19°28'20"	270.00'	91.76'	46.33'	91.32'	N 66°35'00" W
C11	11°46'29"	270.00'	55.49'	27.84'	55.39'	N 50°57'56" W
C12	5°17'55"	330.00'	30.52'	15.27'	30.51'	S 47°43'17" E
C13	12°15'36"	330.00'	70.61'	35.44'	70.48'	S 56°30'27" E
C14	12°15'19"	330.00'	70.59'	35.43'	70.45'	S 68°46'13" E
C15	12°15'01"	330.00'	70.56'	35.41'	70.42'	S 81°01'01" E
C16	2°58'23"	330.00'	17.12'	8.56'	17.12'	S 88°36'49" E
C17	90°00'00"	25.00'	38.19'	23.93'	34.59'	N 43°36'10" E
C18	19°31'34"	270.00'	92.01'	46.46'	91.57'	S 80°21'15" E
C19	19°05'15"	270.00'	89.95'	45.39'	89.53'	S 61°02'35" E
C20	06°25'25"	270.00'	30.27'	15.15'	30.25'	S 48°17'25" E
C21	100°26'10"	25.00'	43.82'	30.03'	38.42'	S 5°08'22" W
C22	18°11'50"	270.00'	85.76'	43.22'	85.39'	S 64°27'53" W
C23	05°36'36"	160.00'	15.67'	7.84'	15.66'	S 47°52'59" E
C24	19°54'04"	160.00'	55.57'	28.07'	55.30'	S 60°38'19" E
C25	19°31'34"	160.00'	54.53'	27.53'	54.26'	S 80°21'21" E
C26	15°53'28"	330.00'	91.53'	46.06'	91.23'	S 60°03'34" W
C27	82°56'49"	25.00'	36.18'	22.09'	33.10'	S 86°33'43" E
C28	7°18'53"	330.00'	42.13'	21.09'	42.10'	N 48°44'17" W
C29	11°19'12"	330.00'	65.20'	32.71'	65.09'	N 58°03'07" W
C30	12°14'49"	330.00'	70.54'	35.40'	70.40'	N 69°50'13" W
C31	12°14'49"	330.00'	70.54'	35.40'	70.40'	N 82°05'00" W
C32	3°07'45"	330.00'	18.02'	9.01'	18.02'	N 89°46'16" W
C33	3°07'45"	440.00'	24.03'	12.02'	24.03'	N 89°46'16" W
C34	12°14'49"	440.00'	94.05'	47.20'	93.87'	N 82°05'00" W
C35	12°14'49"	440.00'	94.05'	47.20'	93.87'	N 69°50'12" W
C36	11°19'12"	440.00'	86.93'	43.61'	86.79'	N 58°03'12" W
C37	7°18'53"	440.00'	56.17'	28.13'	56.14'	N 48°44'08" W
C38	93°08'24"	25.00'	40.64'	26.41'	36.31'	N 43°32'41" W
C39	84°18'45"	25.00'	36.79'	22.63'	33.56'	S 49°10'45" E
C40	84°18'46"	25.00'	36.79'	22.63'	33.56'	S 46°30'29" W
C41	17°47'20"	267.31'	82.99'	38.12'	82.68'	N 36°01'37" E
C42	17°43'01"	267.31'	82.66'	41.68'	82.33'	N 18°16'27" E
C43	09°41'39"	267.31'	44.46'	22.28'	44.41'	N 04°39'02" E
C44	17°47'20"	372.31'	115.59'	58.27'	115.13'	N 36°01'37" E
C45	17°43'01"	372.31'	115.13'	58.03'	114.67'	N 18°16'27" E
C46	09°31'49"	372.31'	61.93'	31.04'	61.86'	N 04°39'02" E

NOTE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of Suwannee County.



NOTE: All properties above 100–Year Flood Plane

FIRM FLOOD ZONE DATA:

ZONE X
According to FEMA Flood Map Panel No. 120300 0090A, this developments does not lie within a 100–year flood zone. It lies within Zone X, which is areas of 500–year flood or areas of 100–year flood with average depths of less than one foot.

S.R.W.M.D. FLOOD DATA
RIVER MILE 115

100 YEAR FLOOD ELEVATION 61.0 FEET

DESCRIPTION:

Part of the Northeast Quarter (NE1\4) of Section 5, Township 3 South, Range 11 East, Suwannee County, Florida:

Being More Particularly Described As Follows;

Commence at the Northeast (NE) Corner of Section 5, Township 3 South, Range 11 East, Suwannee County, Florida; Thence run S 00°18'38" E along the East Section line 1601.67 feet; thence run N 44°48'58" W 429.10 feet to the POINT OF BEGINNING; thence from said POB continue N 44°48'58" W 154.31 feet along the North boundary line of River Woods Subdivision Unit #1 as recorded in Plat Book 1, Page 416; thence run S 84°32'34" W 47.04 feet; thence run N 45°04'43" W 679.36 feet to the P.C. of a curve, thence run along said curve on a Chord Bearing of N 87°08'59" W, Chord Distance of 348.43 feet; Arc Distance of 381.83 feet and a Radius of 260.0 feet to the P.T. of said curve; thence run S 50°46'44" W 148.36 feet to a point on the North Right–of–Way of Marvin Jones Blvd, said point being on a curve concave to the Northerly; thence run along said curve on a Chord Bearing of N 53°37'46" W, Chord Distance of 87.75 feet, Arc Distance of 87.82 feet and a radius of 650.0 feet to the P.T. of said curve; thence run N 57°30'00" W 55.05 feet to the P.C. of a curve; thence run along said curve on a Chord Bearing of N 77°03'53" E, Chord Distance of 35.62 feet, Arc Distance of 39.65 feet and a Radius of 25.00 feet to the P.T. of said curve also being the P.C. of the next curve, said curve having a Chord Bearing of N 07°53'44" E, Chord Distance of 378.33 feet; Arc Distance of 389.38 feet, and a Radius of 470.0 feet to the P.T. of said curve; thence run N 74°09'43" E 60.00 feet; thence run N 81°45'28" E 60.52 feet; thence run N 88°39'52" E 162.17 feet to the P.C. of a curve; thence run along said curve on a Chord Bearing of S 68°12'28" E, Chord Distance of 345.66 feet, Arc Distance of 355.23 feet and a Radius of 440.0 feet to the P.T. of said curve; thence run S 45°4'43" E 316.17 feet to the P.C. of a curve; thence run along said curve on a Chord Bearing of S 67°35'48" E, Chord Distance of 122.55 feet, Arc Distance of 125.77 feet and a Radius of 160.00 feet; thence run N 89°53'07" E 238.00 feet; thence run N 46°05'12" E 76.20 feet; thence run S 89°42'02" E 166.22 feet; thence run S 00°18'38" E 204.25 feet to the P.C. of a curve; thence run along said curve on a Chord Bearing of S 22°17'33" W, Chord Distance of 334.60 feet, Arc Distance of 343.44 feet and a Radius of 435.28 feet to the P.T. of said curve; thence run S 44°53'46" W 200.07 feet back to the POB.

SITUATED IN: The NE1\4 of Section 5, Township 3 South, Range 11 East, Suwannee County, Florida.

ADOPTION AND DEDICATION
Known all men by these present that the DOWLING PARK VILLAGE SQUARE, INC. A coporation under the laws of the STATE OF FLORIDA, has caused the lands herein described to be surveyed subdivided and platted to be known as the RIVER WOODS SUBDIVISION UNIT NO. 2.
I hereby certify that on this 21st day of FEB. A.D., 1997 before me personally appeared James L. Humbles, President, Secretary of the Dowling Park Village Square, Inc. the individuals who executed the Foregoing dedication and they acknowledge execution thereof.

ROADS:
Roads and rights of ways depicted within the RIVER WOODS SUBDIVISION will not be dedicated to the county but shall be held as private roads, under the ownership of DOWLING PARK VILLAGE SQUARE, INC. a perpetual easement is here by granted in favor of all Property owners within the SUBDIVISION, their SUCCESSORS, LICENSES and assigns, FOR THE PURPOSE OF ACCESS TO THEIR PROPERTY.
UTILITY EASEMENTS:
Easements within the road right of ways designated herein are dedicated for the use of Suwanne Valley Electric, Alltell Telephone Company, and the ADVENT CHRISTIAN VILLAGE, for the extension of electrical, telephone and water and sewer utilities respectively.
COMMON AREAS:
Common areas designated as GREEN SPACES within the Subdivision are hereby reserved for the common use and enjoyment of the property owners of the Subdivision and such others as may be designated by the DOWLING PARK VILLAGE SQUARE INC. these areas shall be maintained as GREEN SPACES in perpetuity.

James L. Humbles — WITNESS
JAMES L. HUMBLES
PRESIDENT

WITNESS

STATE OF FLORIDA COUNTY OF SUWANNEE:
I hereby certify that on this 21 day of February A.D. 1997 before me personally appeared JAMES L. HUMBLES President, Secretary of the DOWLING PARK VILLAGE SQUARE, INC. the individuals who executed the foregoing dedication and they acknowledge execution thereof.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA THIS 21 DAY OF February A.D. 1997

Linda B. Crawford
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:
Linda B. Crawford
MY COMMISSION # CC662640 EXPIRES February 17, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

DEDICATION OF MORTGAGEE:
This is to certify that Barnett Bank of North Central Florida of being a mortgagee of these lands described in the foregoing caption of this plat. All roads and common areas to remain private and under the ownership of the DOWLING PARK VILLAGE SQUARE, INC.

Mary Anderson — WITNESS
PRESIDENT

Olga B. Deus — WITNESS

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

CHAIRMAN — ATTEST
DATE: March 4, 1997

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 4 day of March A.D. 1997 in PLAT BOOK 1 PAGE 431 of the Public Records of said Suwanne County, Florida.

CLERK OF CIRCUIT COURT, SUWANNEE COUNTY, FLORIDA

CERTIFICATE OF SURVEYOR
Know all men by these presents, that the undersigned, being a Licensed and Registered Land Surveyor, as provided under CHAPTER 61G17–6, F.A.C., pursuant to section 472.027, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on FEB. 20, 1997 He completed the survey of the lands as shown in the foregoing plat of plan; That said plat is a correct representation of the lands therein described and platted or subdivided; That permanent reference monuments have been placed as shown thereon as required by 61G17–6, Florida Statutes, as amended;
and that the said is located in SECTION 5, TOWNSHIP 3 SOUTH, AND RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA

NOLAN J. BLUE — REG. NO. 1428
DATE: FEB 20, 1997

This Plat not valid without the signature and original raised seal of the above signed Florida licensed surveyor and mapper.

CERTIFICATE OF SUBDIVIDERS ENGINEER
This is to certify, that on FEBRUARY 1997 PETER M. HAHN, Registered Florida Engineer, as Specified within Chapter 471, Florida Statutes, License No. 31126. Does hereby certify that all required improvements have been installed in compliance with the approved construction plans and is applicable, any submitted "AS BUILT" blue prints in accordance with the requirements of the BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA.

REGISTERED FLORIDA ENGINEER (SEAL)

On Computer MAPPING KG

CERTIFICATION
I hereby certify the survey represented hereon complies with the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17–6, F.A.C., pursuant to section 472.027, Florida Statutes.

SEAL

Nolan J. Blue — Surveyor & Mapper #1428

NB&A Nolan Blue & Associates, Inc.
Surveying & Construction
Rt. 3 Box 544 / Perry, FL / 32347 904–584–5507

RIVER WOODS SUBDIVISION
UNIT #2
SUWANNEE COUNTY, FLORIDA

DATE 01/23/97	FIELD BOOK
REVISED	
REVISED	
SCALE 1"–100'	SHEET No. 1