

# WINDSWEEP PLACE

SECTION 11  
TOWNSHIP 04 SOUTH, RANGE 14 EAST  
SUWANNEE COUNTY, FLORIDA

DESCRIPTION:  
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 14 EAST, TOWNSHIP 04 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA, BEING THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 49, THENCE RUN SOUTH 23°08'00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 131.28 FEET TO A POINT LYING 30.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 11, THENCE RUN SOUTH 87°57'01" WEST A DISTANCE OF 127.31 FEET TO A POINT LYING 30.00 FEET WEST OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 11, THENCE RUN SOUTH 87°57'01" WEST A DISTANCE OF 127.31 FEET TO A POINT LYING 30.00 FEET WEST OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 11, HAVING A RADIUS OF 7689.43 FEET, THENCE CURVE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 7689.43 FEET, THENCE RUN ALONG SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF TANGENCY OF SAID CURVE, THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 23°08'00" WEST, A DISTANCE OF 855.26 FEET TO THE POINT OF BEGINNING,  
CONTAINING 20.04 ACRES MORE OR LESS.

### UTILITY EASEMENT DETAIL:

NOTICE AND WARNING: TO PROSPECTIVE PURCHASERS OF LOTS IN WINDSWEEP PLACE  
THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS  
THAT MAY BE OFFENSIVE.

UTILITY EASEMENT DETAIL:  
10'  
10'

ORDINANCES OF SUWANNEE COUNTY, FLORIDA, REQUIRE THE INSTALLATION OF CABLE TELEVISION SERVICES  
MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

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

BUILDING PERMIT NOTE:  
A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATIONS OF ANY RESIDENTIAL LOT AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERWISE PROVIDED.

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

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 supplemented in authority by any other graphic restrictions that are not recorded on this plat that may be found in the public records of this county.

NOTICE:  
This utility easement shall provide for the construction, installation, maintenance, and operation of cable television services; provided, however, no other utility easements shall be installed on this plat. The installation of cable television services shall not interfere with the facilities and services of an electric, telephone, gas, or other utility. The easement shall be subject to any other utility that may be installed on this plat. It shall be solely responsible for the damages.

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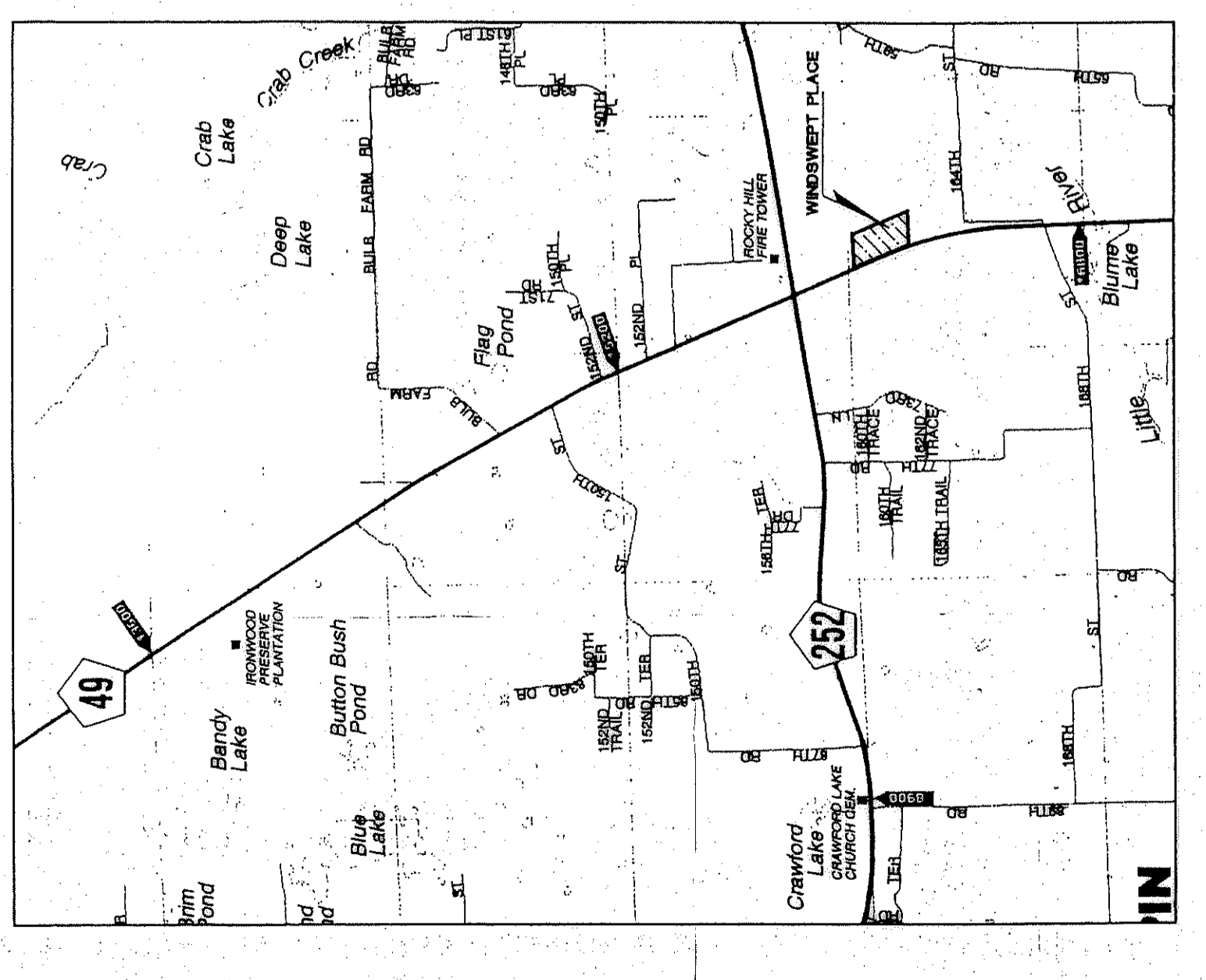
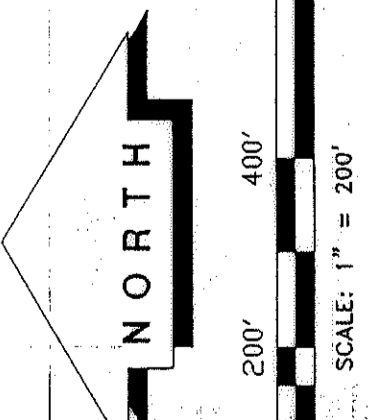
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CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	07°45'35"	7689.43	982.00	88.00	N 20°42'27" W	1071.80
C2	01°56'51"	7689.43	107.21	N 22°20'04" W	214.39	214.39
C3	01°56'51"	7689.43	107.21	N 22°20'04" W	214.39	214.39
C4	07°45'35"	7689.43	982.00	N 20°42'27" W	1071.80	1071.80
C5	07°45'35"	7689.43	982.00	N 20°42'27" W	1071.80	1071.80
C6	07°45'35"	7689.43	982.00	N 20°42'27" W	1071.80	1071.80
C7	07°45'35"	7689.43	982.00	N 20°42'27" W	1071.80	1071.80



- ABBREVIATIONS:  
CONC. - CONCRETE  
IP - IRON PIPE  
ST. - STREET  
ST. - STREET  
AVE - AVENUE  
R/W - RIGHT-OF-WAY  
ID - IDENTIFICATION  
CM - CONCRETE MONUMENT  
ORB - OFFICIAL RECORDS BOOK  
PAGE(S)  
(A) - AS SHOWN  
(B) - BEED  
(C) - CALCULATED  
(A) - ACTUAL  
(O/S) - OFFSET  
FOOT - FLORIDA DEPARTMENT OF TRANSPORTATION  
P.L. - POINT OF INTERSECTION  
P.I. - POINT OF INTERSECTION  
P.C.C. - POINT OF COMPOUND CURVATURE  
R/W - RIGHT-OF-WAY  
P.C.P. - PERMANENT CONTROL POINT  
P.R.M. - PERMANENT REFERENCE MONUMENT  
EG - EDGE OF GRADE  
C&G - CURB AND GUTTER  
ST. MH - STORM MANHOLE  
ELEV. - ELEVATION  
S.M. - SURVEY MARK  
GA - GUY ANCHOR  
WP - WATER PILE  
C&S - CONCRETE INTERFERED END SECTION

- ACCESS NOTE:  
ACCESS TO ALL LOTS WILL ONLY BE PERMITTED FROM THE SHARED DRIVEWAY EASEMENTS AS SHOWN ON THIS PLAT.
- ZONING:  
ESX-1 ENVIRONMENTALLY SENSITIVE AREA 1
- BUILDING SET BACKS:  
FRONT: 30 FEET  
SIDE: 15 FEET  
REAR: 15 FEET
- FLOOD ZONE INFORMATION  
AS PER THE FLOOD INSURANCE RATE MAP OF THE COUNTY ROAD NO. 49 (S. 23°08'00" E - ASSUMED), PANEL NO. 120300 0295B.
- FINISHED FLOOR CRITERIA:  
NO STRUCTURES SHALL BE LOCATED WITHIN SWAMPY AREA OR DEPRESSIONS WHEN ESTABLISHING A FINISHED FLOOR ELEVATION TO BE A MINIMUM OF 5' ABOVE THE HIGHEST POINT WITHIN 25 FEET OF THE STRUCTURE. ALL STRUCTURES SHALL BE DIRECTED AROUND STRUCTURES WITH SWALES.

- LEGEND AND NOTES:  
□ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET BY SHERMAN FRIER & ASSOCIATES, INC. # 7170 LOT  
■ DENOTES CONCRETE MONUMENT STAMPED PLUS # 7170 LOT  
1) BEARINGS ARE BASED ON THE EXTERIOR RIGHT-OF-WAY OF COUNTY ROAD NO. 49 (S. 23°08'00" E - ASSUMED).  
2) 4"x4"x24" CONCRETE MONUMENT, STAMPED L.B. # 7170, SET ON ALL LOT CORNERS.  
3) THERE ARE NO LAKES, SWAMPY, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY, EXCEPT AS SHOWN.  
4) BOUNDARY SURVEY OF SUBJECT PROPERTY WAS PREVIOUSLY PERFORMED BY J. SHERMAN FRIER & ASSOCIATES, INC.

ADOPTION AND DEDICATION:  
KNOW ALL MEN BY THESE PRESENTS THAT MRS. MARIANNE, INC. A FLORIDA CORPORATION, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "WINDSWEEP PLACE" AND THAT THE ROADS, SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

WITNESSES:  
MARIANNE, INC.  
672 E. DUAL STREET  
LAKE CITY, FLORIDA 32065  
(888) 754-6699

WITNESS: *Paul D. Rogers*  
WITNESS: *Robert M. O'Neil*

STATE OF FLORIDA, COUNTY OF COLUMBIA:  
I HEREBY CERTIFY ON THIS 23 DAY OF October, A.D. 2009, BEFORE ME PERSONALLY APPEARED MARTHA J. KHACHOIAN, VICE PRESIDENT OF BRL-DENUNE, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUAL, WHO CAUSED THE FOREGOING DEDICATION AND SHE ACKNOWLEDGES EXECUTION THEREOF.

WITNESSES: I HAVE HAND AND SEAL OF OFFICE CITY, STATE OF FLORIDA, 2009  
THIS 23 DAY OF October, A.D. 2009

SIGNED: *Paul D. Rogers*  
NOTARY PUBLIC

DEDICATION OF MORTGAGEE:  
THIS IS TO CERTIFY THAT MORTGAGEE BANK, A DIVISION OF CAROLINA FIRST BANK, A FLORIDA CORPORATION, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "WINDSWEEP PLACE" FOR THE USES AND PURPOSES DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF MORTGAGEE BANK, A DIVISION OF CAROLINA FIRST BANK, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, MARTHA J. KHACHOIAN, AND WITH ITS CORPORATE SEAL APPROVED THIS 23 DAY OF October, A.D. 2009.

WITNESSES: I HAVE HAND AND SEAL OF OFFICE CITY, STATE OF FLORIDA, 2009  
THIS 23 DAY OF October, A.D. 2009

SIGNED: *Paul D. Rogers*  
NOTARY PUBLIC

STATE OF FLORIDA, COUNTY OF COLUMBIA:  
I HEREBY CERTIFY ON THIS 23 DAY OF October, A.D. 2009, BEFORE ME PERSONALLY APPEARED CLARENCE B. CANNON, SENIOR VICE PRESIDENT OF BRL-DENUNE, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUAL, WHO CAUSED THE FOREGOING DEDICATION AND SHE ACKNOWLEDGES EXECUTION THEREOF.

WITNESSES: I HAVE HAND AND SEAL OF OFFICE CITY, STATE OF FLORIDA, 2009  
THIS 23 DAY OF October, A.D. 2009

SIGNED: *Paul D. Rogers*  
NOTARY PUBLIC

APPROVED BY BOARD OF COUNTY COMMISSIONERS, SUWANNEE COUNTY, FLORIDA:  
*Sam Cantor*  
CHAIRMAN  
DATE: 11-10-09

CERTIFICATE OF CLERK:  
I HEREBY CERTIFY THAT THE FOREGOING PLAT, HAVING BEEN DULY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA, HAS BEEN ACCEPTED AND FILED FOR RECORD THIS 10 DAY OF November, A.D. 2009, IN PLAT BOOK PAGE 552 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

*Barbara Baker*  
CLERK OF COUNTY, SUWANNEE COUNTY, FLORIDA

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED IN HERETOFOR RECORDED PLATS AND P.C.P.'S (PERMANENT CONTROL POINTS) MONUMENTS AND P.C.P.'S (PERMANENT CONTROL POINTS) MONUMENTS AS SHOWN ON THIS PLAT AND THAT THE SAME ARE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

*Timothy B. Alcorn*  
REGISTERED LAND SURVEYOR  
P.L. # 540  
DATE: OCTOBER 19, 2009  
JOB NO.: 31-2006 RP2

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

DATE SURVEYED: 09-25-09  
APPROVED BY:  
DATE DRAWN: 10-19-09  
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