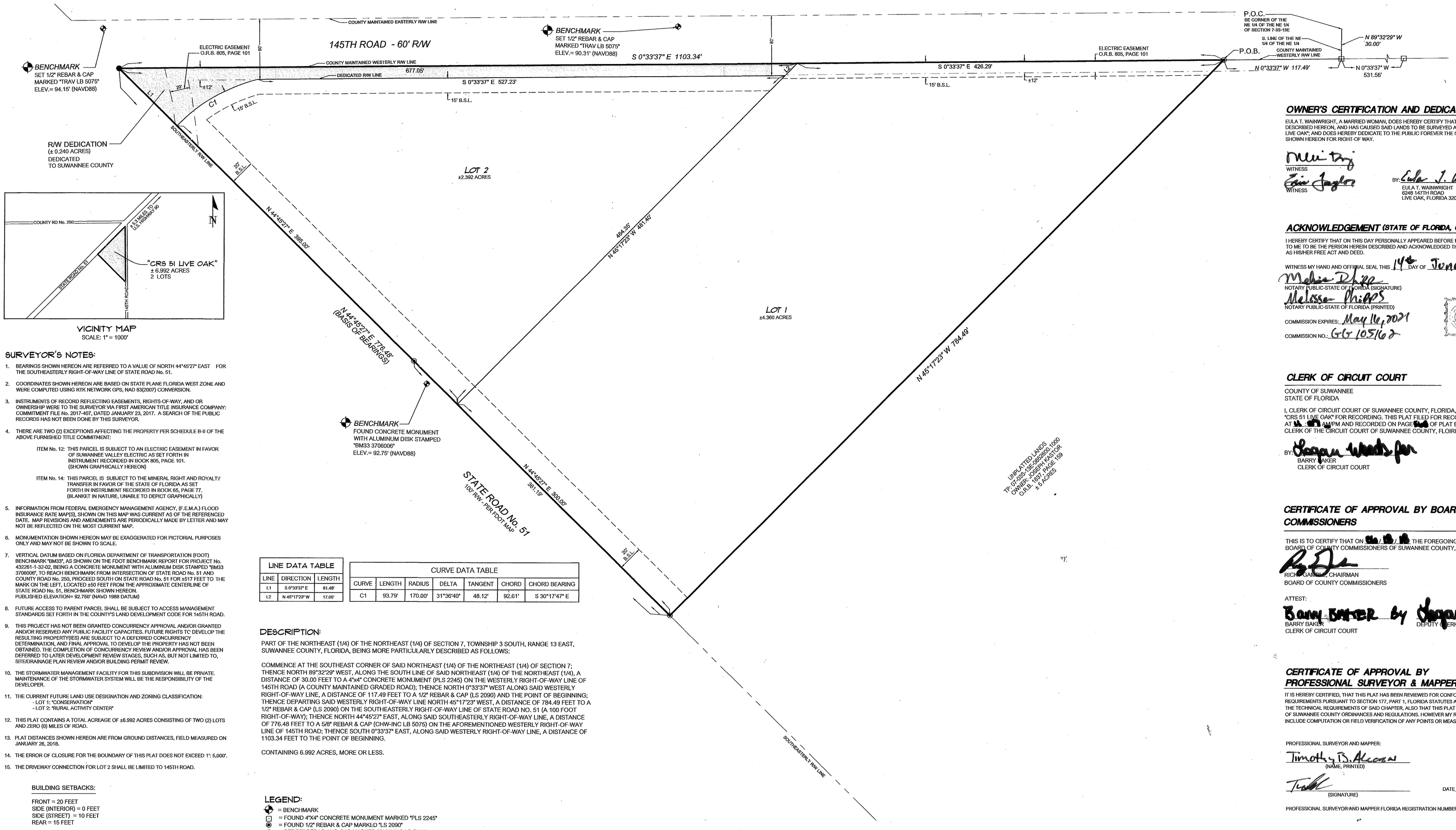
08526-000000

CRS 51 LIVE OAK

LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 13 EAST,
CITY OF LIVE OAK, SUWANNEE COUNTY, FLORIDA

PLAT BOOK 1, PAGE 518
SHEET ONE OF ONE

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 44°45'27" EAST FOR THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 51.
2. COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE FLORIDA WEST ZONE AND WERE COMPUTED USING RTK NETWORK GPS, NAD 83(2007) CONVERSION.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY: COMMITMENT FILE No. 2017-407, DATED JANUARY 23, 2017. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THIS SURVEYOR.
4. THERE ARE TWO (2) EXCEPTIONS AFFECTING THE PROPERTY PER SCHEDULE B-II OF THE ABOVE FURNISHED TITLE COMMITMENT:

   ITEM No. 12: THIS PARCEL IS SUBJECT TO AN ELECTRIC EASEMENT IN FAVOR OF SUWANNEE VALLEY ELECTRIC AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 805, PAGE 101. (SHOWN GRAPHICALLY HEREON)

   ITEM No. 14: THIS PARCEL IS SUBJECT TO THE MINERAL RIGHT AND ROYALTY TRANSFER IN FAVOR OF THE STATE OF FLORIDA AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 65, PAGE 77. (BLANKET IN NATURE, UNABLE TO DEPICT GRAPHICALLY)
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. VERTICAL DATUM BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) BENCHMARK "BM33", AS SHOWN ON THE FDOT BENCHMARK REPORT FOR PROJECT No. 432261-1-32-02, BEING A CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BM33 3706006", TO REACH BENCHMARK FROM INTERSECTION OF STATE ROAD No. 51 AND COUNTY ROAD No. 250, PROCEED SOUTH ON STATE ROAD No. 51 FOR ±517 FEET TO THE MARK ON THE LEFT, LOCATED ±50 FEET FROM THE APPROXIMATE CENTERLINE OF STATE ROAD No. 51, BENCHMARK SHOWN HEREON.
   PUBLISHED ELEVATION= 92.750' (NAVD 1988 DATUM)
8. FUTURE ACCESS TO PARENT PARCEL SHALL BE SUBJECT TO ACCESS MANAGEMENT STANDARDS SET FORTH IN THE COUNTY'S LAND DEVELOPMENT CODE FOR 145TH ROAD.
9. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, SITE/DRAINAGE PLAN REVIEW AND/OR BUILDING PERMIT REVIEW.
10. THE STORMWATER MANAGEMENT FACILITY FOR THIS SUBDIVISION WILL BE PRIVATE. MAINTENANCE OF THE STORMWATER SYSTEM WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
11. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION:
    - LOT 1: "CONSERVATION"
    - LOT 2: "RURAL ACTIVITY CENTER"
12. THIS PLAT CONTAINS A TOTAL ACREAGE OF ±6.992 ACRES CONSISTING OF TWO (2) LOTS AND ZERO (0) MILES OF ROAD.
13. PLAT DISTANCES SHOWN HEREON ARE FROM GROUND DISTANCES, FIELD MEASURED ON JANUARY 26, 2018.
14. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1: 5,000'.
15. THE DRIVEWAY CONNECTION FOR LOT 2 SHALL BE LIMITED TO 145TH ROAD.

BUILDING SETBACKS:

FRONT = 20 FEET
SIDE (INTERIOR) = 0 FEET
SIDE (STREET) = 10 FEET
REAR = 15 FEET

AGRICULTURE NOTE:

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.

FLOOD ZONE NOTE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12121C0260B, EFFECTIVE DATE: SEPTEMBER 28, 2007.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°33'37" E	81.49'
L2	N 45°17'23" W	17.05'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	93.79'	170.00'	31°36'40"	48.12'	92.61'	S 30°17'47" E

DESCRIPTION:

PART OF THE NORTHEAST (1/4) OF THE NORTHEAST (1/4) OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST (1/4) OF THE NORTHEAST (1/4) OF SECTION 7; THENCE NORTH 89°32'29" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST (1/4) OF THE NORTHEAST (1/4), A DISTANCE OF 30.00 FEET TO A 4"x4" CONCRETE MONUMENT (PLS 2245) ON THE WESTERLY RIGHT-OF-WAY LINE OF 145TH ROAD (A COUNTY MAINTAINED GRADED ROAD); THENCE NORTH 0°33'37" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 117.49 FEET TO A 1/2" REBAR & CAP (LS 2090) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 45°17'23" WEST, A DISTANCE OF 784.49 FEET TO A 1/2" REBAR & CAP (LS 2090) ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 51 (A 100 FOOT RIGHT-OF-WAY); THENCE NORTH 44°45'27" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 776.48 FEET TO A 5/8" REBAR & CAP (CHW-INC LB 5075) ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF 145TH ROAD; THENCE SOUTH 0°33'37" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1103.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.992 ACRES, MORE OR LESS.

LEGEND:

= BENCHMARK
= FOUND 4"X4" CONCRETE MONUMENT MARKED "PLS 2245"
= FOUND 1/2" REBAR & CAP MARKED "LS 2090"
= SET 5/8" REBAR AND CAP MARKED "CHW INC LB 5075"
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
T.P. = TAX PARCEL
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
ELEV. = ELEVATION
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
S.F. = SQUARE FEET
B.S.L. = BUILDING SETBACK LINE

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:
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, EXCEPTION AS OTHERWISE PROVIDED BY LAW.

OWNER'S CERTIFICATION AND DEDICATION

EULA T. WAINWRIGHT, A MARRIED WOMAN, DOES HEREBY CERTIFY THAT SHE IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "CRS 51 LIVE OAK"; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE 0.240 ACRE R/W DEDICATION PARCEL SHOWN HEREON FOR RIGHT-OF WAY.

WITNESS

WITNESS

BY: Eula T. Wainwright
EULA T. WAINWRIGHT
6249 147TH ROAD
LIVE OAK, FLORIDA 32060

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF SUWANNEE)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT THEY EXECUTED THIS INSTRUMENT AS HIS/HER FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF June A.D. 2018

NOTARY PUBLIC-STATE OF FLORIDA (SIGNATURE)

Melissa Phipps
NOTARY PUBLIC-STATE OF FLORIDA (PRINTED)

COMMISSION EXPIRES: May 16, 2021

COMMISSION NO.: GG 105162

MELISSA PHIPPS
Notary Public - State of Florida
Commission # GG 105162
My Comm. Expires May 16, 2021

CLERK OF CIRCUIT COURT

COUNTY OF SUWANNEE
STATE OF FLORIDA

I, CLERK OF CIRCUIT COURT OF SUWANNEE COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "CRS 51 LIVE OAK" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS [redacted] DAY OF [redacted], 2018 AT [redacted] AM/PM AND RECORDED ON PAGE [redacted] OF PLAT BOOK ___ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SUWANNEE COUNTY, FLOIRIDA.

BY: Shannon Woods for
BARRY BAKER
CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFIY THAT ON [redacted] / [redacted] / [redacted] THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA.

RICHARD GAMMAGE, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

ATTEST:

BARRY BAKER by Shannon Woods
BARRY BAKER — DEPUTY CLERK
CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUWANNEE COUNTY ORDINANCES AND REGULATIONS. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

PROFESSIONAL SURVEYOR AND MAPPER:

Timothy B. Alcorn
(NAME, PRINTED)

(SIGNATURE)

DATE 6-18-18

PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER: PSM #6332

CERTIFICATE OF SUBDIVIDER'S ENGINEER : NOT APPLICABLE

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON JANUARY 26, 2018, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR 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 CHAPTER 177, FLORIDA STATUTES, AS AMENDED; AND THAT SAID LAND IS LOCATED IN SECTION 7, TOWNSHIP 3 SOUTH, AND RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA.

6.12.2018
DATE

RICHARD A. BERRY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7045
CAUSSEAUX, HEWETT, & WALPOLE, INC.
LICENSED BUSINESS NO. 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

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