

# CHARLES SPRINGS PARK

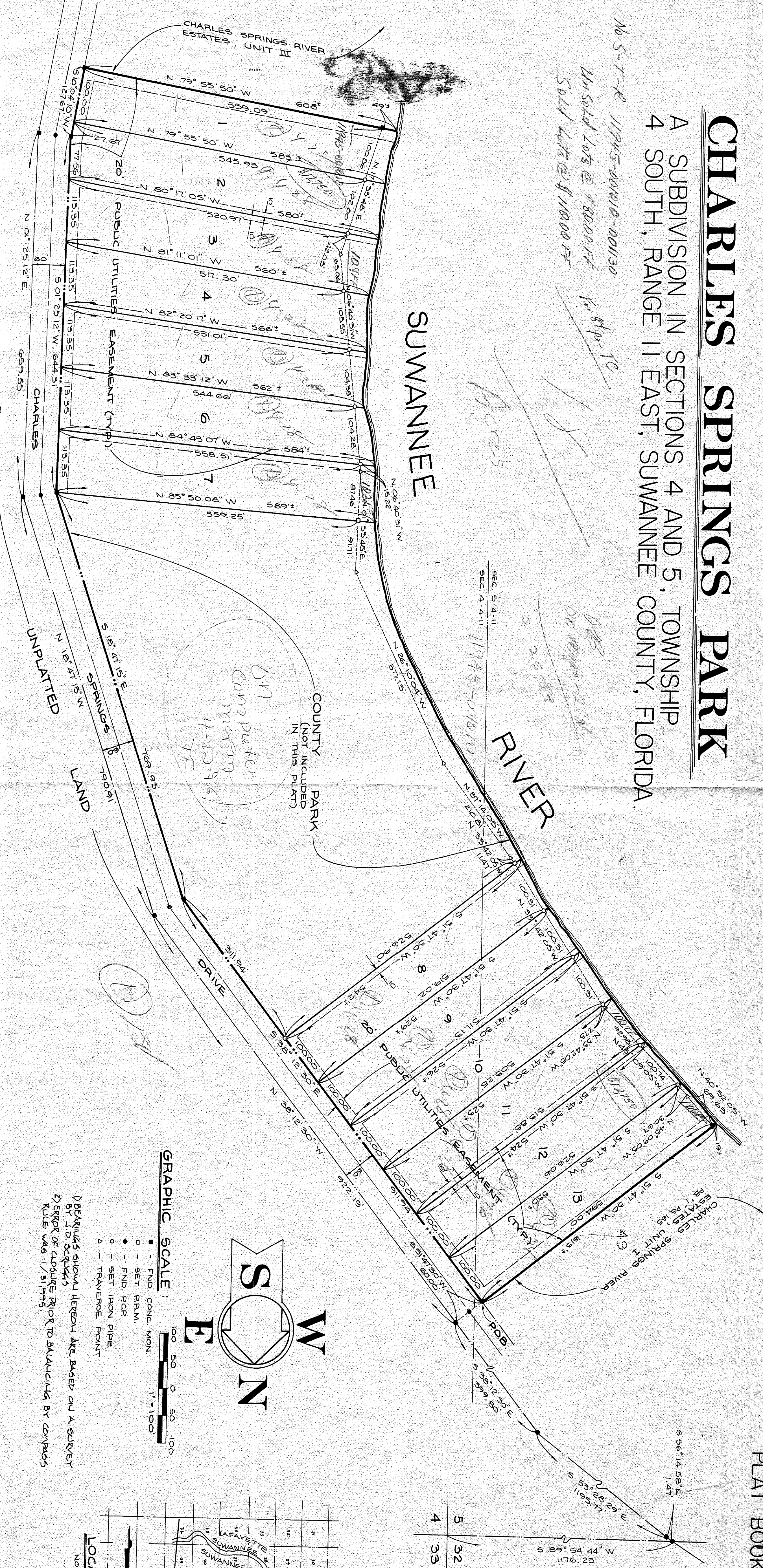
A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 4 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA.

No S-T-R 11945-00100-00130

Unsold lots @ \$800.00 FT

Sold lots @ \$1100.00 FT

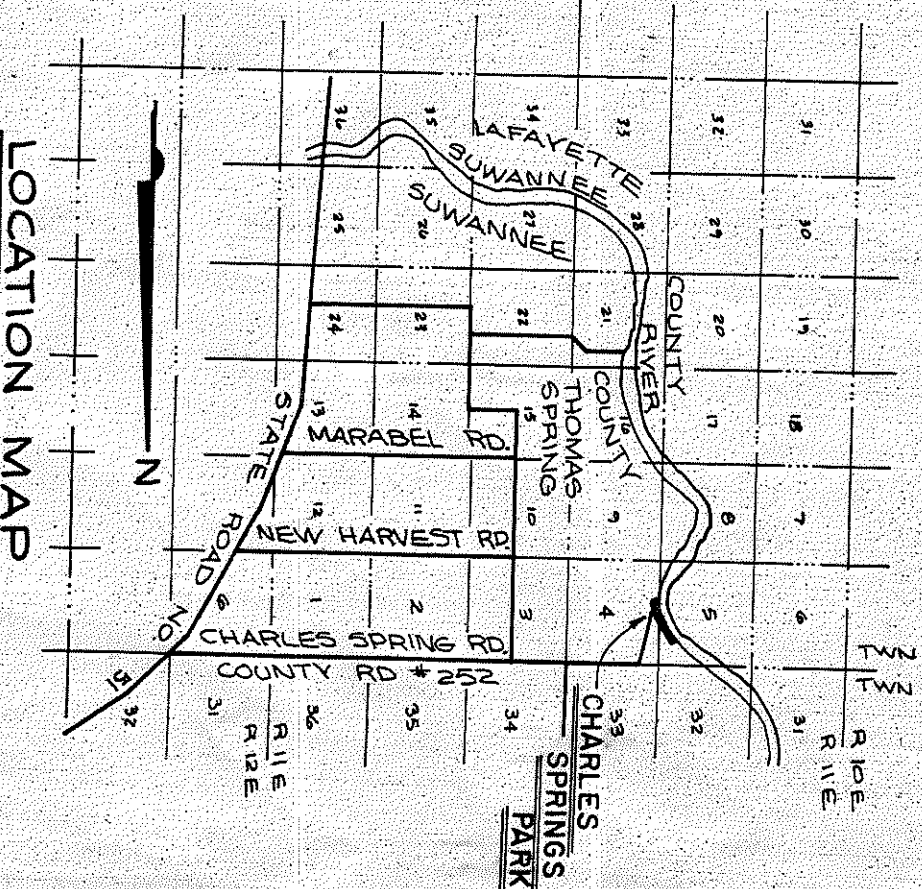
*Handwritten notes:*  
18  
2-20-83  
Dr map - old  
11945-00100



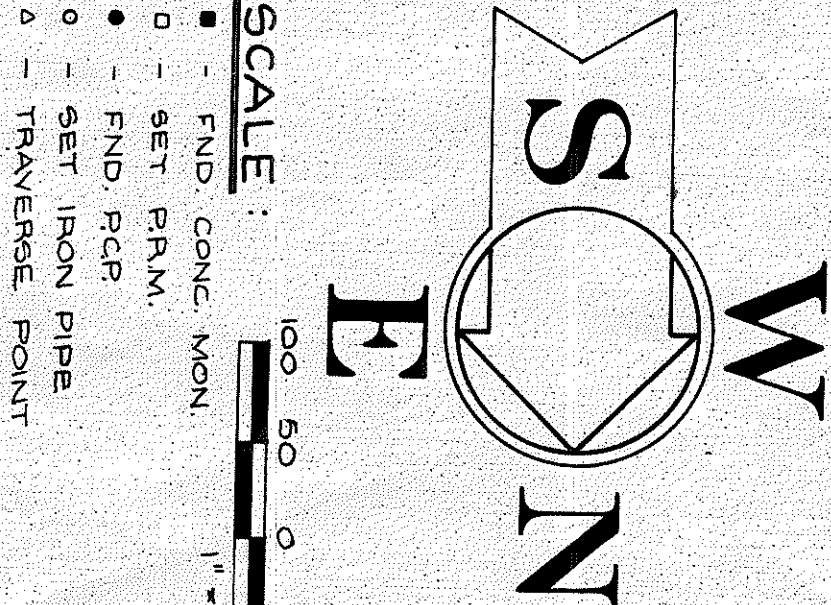
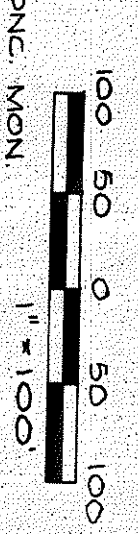
SUWANNEE

RIVER

UNPLATTED LAND



GRAPHIC SCALE:



BEARINGS SHOWN HEREON ARE BASED ON A SURVEY BY J. D. SQUIGGS  
2) ERROR OF CLOSURE PRIOR TO BALANCING BY COMBES  
RULE WAS 1/51,795.

### LEGAL DESCRIPTION

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 4 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEING COMMENCED AT THE NE CORNER OF SAID SECTION 5 AND RUN THENCE S 89° 54' 44" W ALONG THE NORTH BOUNDARY OF SAID SECTION 5, 1176.25 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CHARLES SPRINGS DRIVE, THENCE S 56° 14' 58" E ALONG SAID ALONG WAY LINE 141 FEET, THENCE S 53° 28' 29" E ALONG SAID RIGHT OF WAY LINE 1195.77 FEET, THENCE S 28° 12' 30" E ALONG SAID RIGHT OF WAY LINE 599.80 FEET, THENCE S 14° 54' 43" E ALONG SAID RIGHT OF WAY LINE 602 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF BEGAN CHARLES SPRINGS DRIVE, AND THE POINT OF BEGINNING, THENCE S 28° 12' 30" E ALONG SAID RIGHT OF WAY LINE 599.80 FEET, THENCE S 18° 41' 15" E ALONG SAID RIGHT OF WAY LINE 1099.95 FEET, THENCE S 10° 04' 10" W ALONG SAID RIGHT OF WAY LINE 121.67 FEET, THENCE S 25° 50' 30" W 599.09 FEET TO A CONCRETE MONUMENT, LESS TO TAKE INTO ACCOUNT 55.50' W, 49 FEET MORE OR EARLY ALONG SAID WATER COURSE AND NORTHWEST OR LESS TO A POINT THAT BEARS 28° 51' 47" W FROM LESS TO A CONCRETE MONUMENT, THENCE CONTINUING N 51° 41' 30" E 594.00 FEET TO THE POB, CONTAINING 18 ACRES MORE OR LESS.

### ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHNSON AND JOHNSON LANDS, INC., A FLORIDA CORPORATION, HEREBY CERTIFY THAT IT IS THE OWNER OF THE HEREON DESCRIBED PROPERTY AND AS OWNER DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE EASEMENTS AS SHOWN ON THIS PLAT OF CHARLES SPRINGS PARK

W. A. Johnson, Jr.  
PRESIDENT

Monahy N. Johnson  
SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF SUWANNEE

BEFORE ME, the undersigned authority, on this 11th day of April, 1986, appeared the following persons, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

W. A. Johnson, Jr.  
Monahy N. Johnson

### SUWANNEE COUNTY

COUNTY COMMISSIONER'S APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA THIS 21 DAY OF

W. A. Johnson, Jr.  
Monahy N. Johnson

### SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF CHARLES SPRINGS PARK IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND AND ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS (R.P.M.'S) AND THAT AS CALLED FOR UNDER CHAPTER 171 SECTION 171.03 OF THE CONSTITUTION AND THE SURVEY DATA COMPLETES WITHIN THE REQUIREMENTS OF CHAPTER 171 F.S. AND CHAPTER 2144.6 REG. FLA. LAND SURVEYOR NO. 1824

DATE 4/13/86

