PLAT BOOK 1, PAGE 166

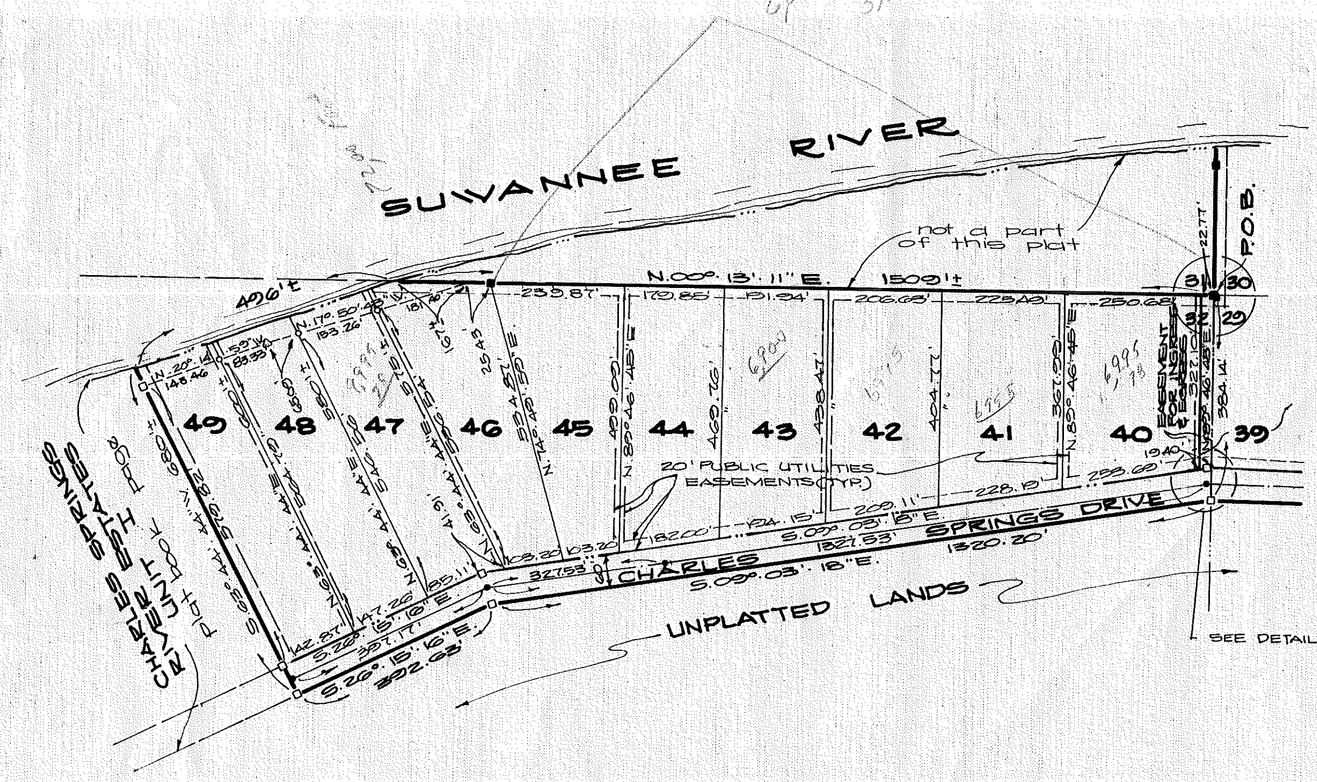
CHARLES SPRINGS RIVER ESTATES · UNIT II

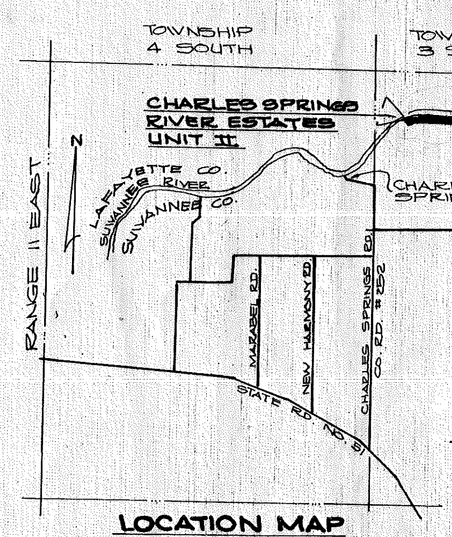
A SUBDIVISION OF A PORTION OF SECTIONS 29, 30, AND 32, TOWNSHIP 3 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA.

LEGAL DESCRIPTION

A portion of Sections 29, 30 and 32, Township 3 South, Range 11 East, Suwannee County Florida being more particularly described as follows:
Begin at the S.W. corner of said Section 29 and run thence N.89°46'45"E. along the South boundary of said section 384.14 feet thence N.01°54'54"E. 1336.72 feet thence N.00°36'54"E. 1310.44 feet thence N.03°37'09"W. 1338.70 feet thence N.12°35'07"E. 1345.20 feet to the North boundary of said Section 29 thence S.89°39'58"W. along said North boundary 700 feet more or less to the Water's edge of the Suwannee River thence Southerly along said waters edge 5950 feet more or less to its intersection with the South boundary of said Section 30 thence N.89°56'46"E. along said South boundary 270 feet more or less to the P.O.B.
Also,
Begin at the N.W. Corner of said Section 32 and run thence N.89°46'45"E. along the North boundary of said section 384.14 feet thence S.03°09'18"E 1320.20 feet thence S.26°15'16"E. 392.63 feet, thence S.63°44'44"W. 680 feet more or less to the waters edge of the Suwannee River thence Northwesterly along said waters edge 4016 feet more or less to its intersection with the West boundary of said section thence N.00°13'11"E. along said West boundary 1509 feet more or less to the P.O.B.

No water front 4900 Ft of 3 feet R-TC





LOCATION MAP
NO SCALE

11870-00010
River Frt Lots @ 5.00 FF
OFF River @ $6,000 Per Lot
R-TC 3/28/84

- ○ = P.R.M.
- ■ = conc. mon. fd.
- • = P.C.P.
- ○ = iron pipe
- △ = station

Notes:
1. All lots shown hereon contain a min. of 2.0 acres.
2. The exterior boundary of the property subdivided hereon was established by J.D. Scruggs Reg. Fla. Land Surveyor No. 2988.
3. Bearings refer to bearings on the boundary of Sec. 29-3-11 of the Scruggs Survey

OWNER

Johnson and Johnson Lands Inc., A Florida Corporation does hereby certify that it is the owner of the hereon described property and does hereby dedicate to the public forever the streets and easements shown on this Plat of Charles Springs River Estates Unit II.

W. Glenn Johnson Jr.
W. Glenn Johnson, Jr. Pres.

Dorothy N. Johnson
Dorothy N. Johnson, Sec.

Corporate Seal

Witness: Chrisanne Taylor
Witness:
Witness: Chrisanne Taylor
Witness:

ACKNOWLEDGEMENT

Before me personally appeared W. Glenn Johnson Jr. President, and Dorothy N. Johnson, Secretary, of Johnson and Johnson Lands Inc. A Florida corporation, whom are to me well known and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged to and before me that they executed said instrument for the uses and purposes therein expressed. Witness my hand and Official seal this 25 day of May A.D. 1978.

Notary Public

July 28 1979
My Comm. Expires

SURVEYOR'S CERTIFICATE

I do hereby certify that this plat of Charles Springs River Estates Unit II is a true and correct representation of herein described lands according to a survey made under my responsible direction and supervision and that permanent reference monuments and permanent control points (p.r.m.'s and p.c.p.'s) have been set as called for under Chapter 177, Section 091 (7&8) Laws of Florida, and the survey data complies with all the requirements of Chapter 177 F.S. 1975.

Wayne Chance
Reg. Fla. Land Surveyor No. 1824

6/2/78
Date

SUWANNEE COUNTY COMMISSIONER'S APPROVAL

Approved by the Board of County Commissioners of Suwannee County Florida,

Margie Long
Chairman

Jerry M. Seabolt
Clerk Attest

SUWANNEE COUNTY CLERK'S CERTIFICATE OF APPROVAL

This plat has been filed for record and recorded in the public records of Suwannee County, Florida this 20 day of June A.D. 1978.

Clerk

Deputy Clerk

MORTGAGEES

Know all men by these presents that W.G. Johnson Jr. and W.G. Johnson the holders of those certain mortgages filed for record in Official Records Book 168, pgs 534-535 and official Records Book 168 pgs 539-542 of the public records of Suwannee County Florida do hereby consent to this plat and join in the dedication shown hereon. In Witness Whereof W.G. Johnson Jr. has caused these presents to be signed as an individual and attorney in fact for W.G. Johnson this 24 day of May A.D. 1978.

W.G. Johnson Jr.
W.G. Johnson Jr. - an individual and attorney in fact for W.G. Johnson

Witness: Chrisanne Taylor
Witness:

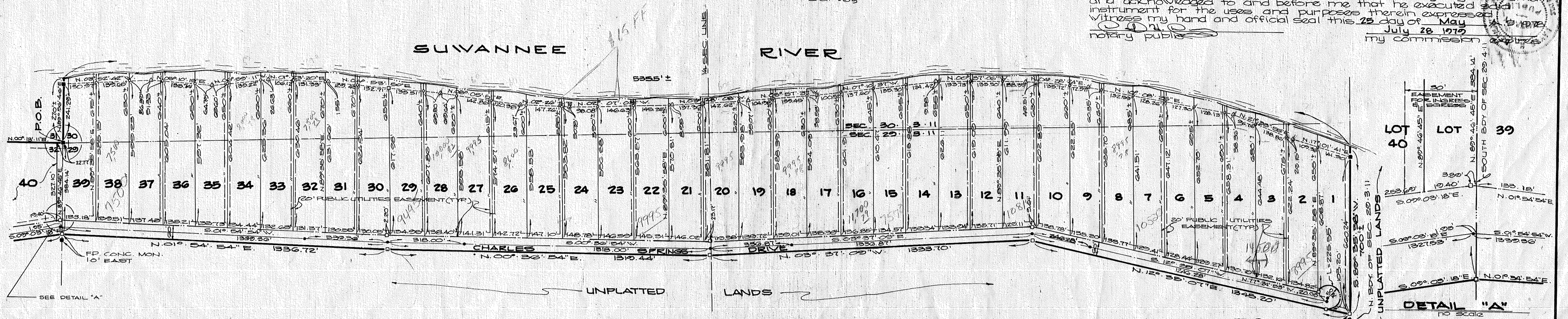
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ALACHUA

Before me personally appeared W.G. Johnson Jr. who is to me well known and known to me to be the individual and attorney in fact described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the uses and purposes therein expressed. Witness my hand and official seal this 25 day of May A.D. 1978.

July 28 1979
My commission expires

Notary Public



PAGE 81B 4-2