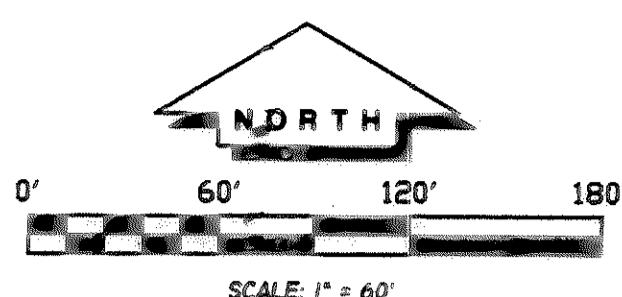


Dewey

Meadows

PLAT BOOK 1 PAGE 603



NOTICE:
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ABBREVIATIONS:

- CONC. - CONCRETE
- IP - IRON PIPE
- REB - REBAR
- ST. - STREET
- AVE. - AVENUE
- NON-PLAT IDENTIFICATION
- FD - FOUND
- CM - CONCRETE MONUMENT
- ± - MORE OR LESS
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE(S)
- (FM) - FIELD MEASURED
- (P) - PLAT
- (D) - DEED
- (C) - UNPLATED
- (R) - RECORD
- O/S - OFFSET
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.R.C. - POINT OF REVERSE CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- R - RADIAL
- R/W - RIGHT-OF-WAY
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- EP - EDGE OF PAVEMENT

DEWEY MEADOWS

IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 14 EAST,
SUWANNEE COUNTY, FLORIDA

DESCRIPTION:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE RUN SOUTH 01°09'57" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 1142.70 FEET TO THE POINT OF REFERENCE, COUNTY ROAD NO. 49 AND THE POINT OF BEGINNING; THENCE RUN NORTH 87°41'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF 450.00 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 450.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF SOUTH 60°28'15" EAST, 474.86 FEET; THENCE RUN SOUTH 87°46'51" WEST, A DISTANCE OF 1142.70 FEET TO THE WEST LINE OF SAID SECTION 19; THENCE RUN NORTH 01°09'57" WEST ALONG SAID WEST LINE, A DISTANCE OF 248.76 FEET TO THE POINT OF BEGINNING, CONTAINING 5.86 ACRES MORE OR LESS.

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT SENECA CONSTRUCTION, INCORPORATED AS OWNER, HAS CAUSED THE LOTS HEREIN DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "DEWEY MEADOWS" AND THAT THE ROADS, STREETS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES HEREIN SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

Amanda P. Senea
AMANDA P. SENECA, PRESIDENT
130 WEST HOWARD STREET
LIVE OAK, FLORIDA 32054
(386) 249-1640

Linda Jackson
WITNESS:
LINDA JACKSON
WITNESS:
Linda Jackson

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY ON THIS 10 DAY OF November A.D. 2025, BEFORE ME PERSONALLY APPEARED AMANDA P. SENECA, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SHE ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT SUWANNEE COUNTY, STATE OF FLORIDA, THIS 10 DAY OF November A.D. 2025.

T. B. Alcorn
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: Expiring 10/25/2026

APPROVED BY DIRECTOR OF DEVELOPMENT SERVICES,
SUWANNEE COUNTY, FLORIDA:

Ron Meeks
RONALD MEIKS
DIRECTOR OF DEVELOPMENT SERVICES

DATE: 12-2-25

M. J. Senea
M. J. Senea
ATTEST

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 10 DAY OF November A.D. 2025, IN PLAT BOOK 1 PAGE 603 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

M. J. Senea
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

CERTIFICATE OF TAX COLLECTOR:

THIS IS TO CERTIFY THAT ALL PAYABLE AD VALOREM TAXES HAVE BEEN PAID AND ALL TAX SALES AGAINST THE LAND INCLUDED WITHIN THIS PLAT HAVE BEEN REDEMPTED AS OF THIS DATE.

Sharon J. Jordan
TAX COLLECTOR, SHARON JORDAN
COUNTY OF SUWANNEE

LINE	BEARING	DISTANCE
L1	N 87°41'57" E	100.00'
L2	N 87°41'57" E	100.00'
L3	S 02°58'02" W	100.00'
L4	S 02°58'02" W	100.00'
L5	S 57°28'27" W	37.69'
L6	S 79°39'08" W	46.16'
L7	N 27°20'09" W	46.16'
L8	N 57°28'27" W	35.68'
L9	N 65°49'07" E	40.50'
L10	N 52°42'20" E	29.30'

LINE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	450.00'	499.99'	474.66'	N 65°49'07" E	6.57°39'37"	279.34'
C2	450.00'	499.99'	474.66'	N 65°49'07" E	6.57°39'37"	279.34'
C3	450.00'	499.99'	474.66'	N 65°49'07" E	6.57°39'37"	279.34'
C4	450.00'	499.99'	474.66'	N 65°49'07" E	6.57°39'37"	279.34'

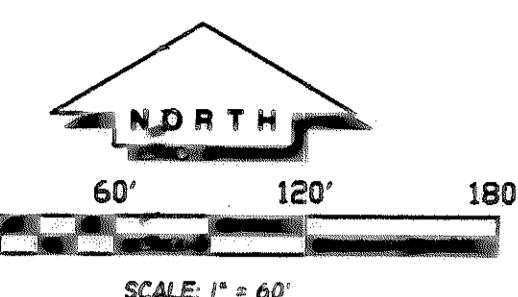
I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND COPIED ACCORDING TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES, THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 25 DAY OF AUGUST 2025, THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 17TH DAY OF OCTOBER 2025.

T. B. Alcorn
TIMOTHY B. ALCORN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6332

DATE: OCTOBER 27, 2025

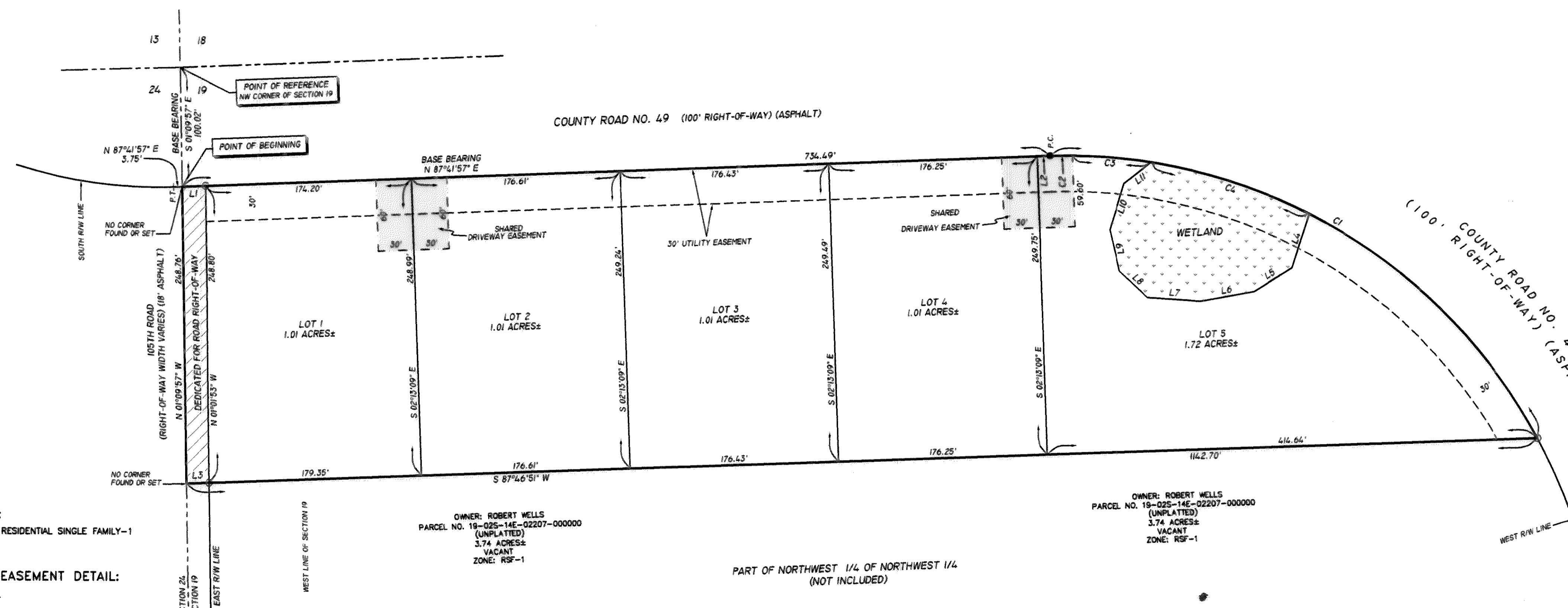
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

SCALE: 1" = 60'	DATE SURVEYED: 10-27-2025	DATE DRAWN: 10-24-2025
REVISED:	APPROVED BY:	DRAWN BY:
J. SHERMAN FRIER & ASSOCIATES, INC. LAND SURVEYORS	CERTIFICATE OF AUTHORIZATION - LB# 7170	



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FLOOD ZONE INFORMATION:
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X"
PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY
PARCEL NO. 12121001620.

BUILDING SET BACKS:

FRONT: 30.00 FEET
SIDE: 15.00 FEET
REAR: 15.00 FEET

ACCESS NOTES:

- 1) ACCESS TO LOTS 1, 2, 4 AND 5 SHALL ONLY BE PERMITTED FROM COUNTY ROAD NO. 49 BY THE SHARED DRIVEWAY EASEMENTS AT THE DENOTED LOCATIONS SHOWN ON THIS PLAT.
- 2) ACCESS TO LOT 1 SHALL NOT BE PERMITTED FROM 105TH ROAD.

FINISHED FLOOR CRITERIA:
NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA.
NO STRUCTURE SHALL BE LOCATED WITHIN SWALES. DRAINAGE FEATURES SHALL BE LOCATED OUTSIDE THE SWALE. NO DRAINS SHALL BE LOCATED ON A STRUCTURE. THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION 6" ABOVE THE MINIMUM FLOOR ELEVATION ON THE SWALE. THE FOOTPRINT OF THE BUILDING FOOTPRINT SHALL NOT OVERLAP THE SWALE. NATURAL DRAINAGE SHALL BE DIRECTED AROUND STRUCTURES WITH SWALES.

BUILDING PERMIT NOTE:
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, EXCEPT AS OTHERWISE PROVIDED BY LAW.

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

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN DEWEY MEADOWS:
THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS. THEREFORE, PURCHASERS OF LOTS IN THE SUBDIVISION MAY BE EXPOSED TO ODOURS, FLIES, POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

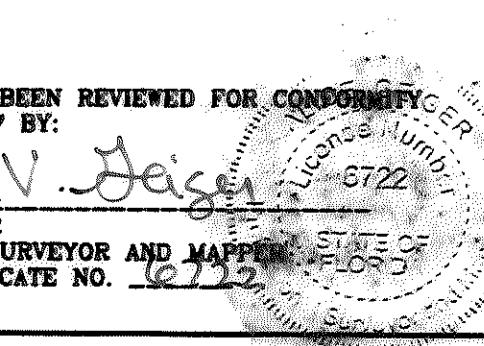
SPECIAL NOTE:
THERE ARE NO LAKES, MARSHES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY EXCEPT AS SHOWN ON LOT 5.

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY
TO CHAPTER 177 BY:
Alcorn, B. Alcorn
TIMOTHY B. ALCORN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6332

DEVELOPERS:
SENECA CONSTRUCTION, INCORPORATED
10282 69TH DRIVE
MCALPIN, FLORIDA 32062
(386) 249-1640

SUBDIVIDER'S AGENT:
TIMOTHY B. ALCORN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6332

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION - LB# 7170
130 W. HOWARD STREET, LIVE OAK, FL 32054
PHONE: 386-362-6229
FAX: 386-362-5270
EMAIL: info@windstream.net



DRAWING NO. 43-22-2025R

DATE SURVEYED: 10-27-2025

DATE DRAWN: 10-24-2025

REVISED:

APPROVED BY:

DRAWN BY: