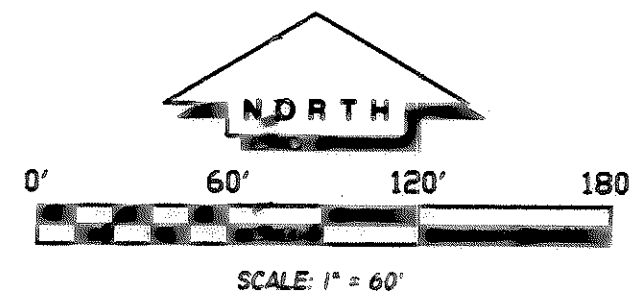


Dewey

Meadows

DEWEY MEADOWS

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



NOTICE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

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.

ABBREVIATIONS
CONC. - CONCRETE
IP - IRON PIPE
REB. - REBAR
ST. - STREET
AVE. - AVENUE
NO ID - NO IDENTIFICATION
FD. - FOUND
CM - CONCRETE MONUMENT
± - MORE OR LESS
ORB - OFFICIAL RECORDS BOOK
PC - PAGE(S)
(FM) - FIELD MEASURED
(P) - PLAT
(D) - DEED
(C) - CALCULATED
(R) - RECORD
O/S - OFFSET
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
R - RADIUS
R/W - RIGHT-OF-WAY
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT
EP - EDGE OF PAVEMENT

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 100.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 49 AND THE POINT OF BEGINNING; THENCE RUN NORTH 87°41'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 734.49 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, A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 450.00 FEET; THENCE RUN ALONG 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:

KNOW ALL MEN BY THESE PRESENTS THAT SENECA CONSTRUCTION, INCORPORATED AS OWNER, HAS CAUSED THE LANDS HEREON 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 HEREON SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

Amanda P. Senea
AMANDA P. SENECA, PRESIDENT
18262 69TH DRIVE
MCALPIN, FLORIDA 32062
(386) 249-1640

WITNESS: *Sinda Jordan*
SINDA JORDAN

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: SEP 2028

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

Ronald Meeks
RONALD MECKS
DIRECTOR OF DEVELOPMENT SERVICES

DATE: 12-2-25

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.

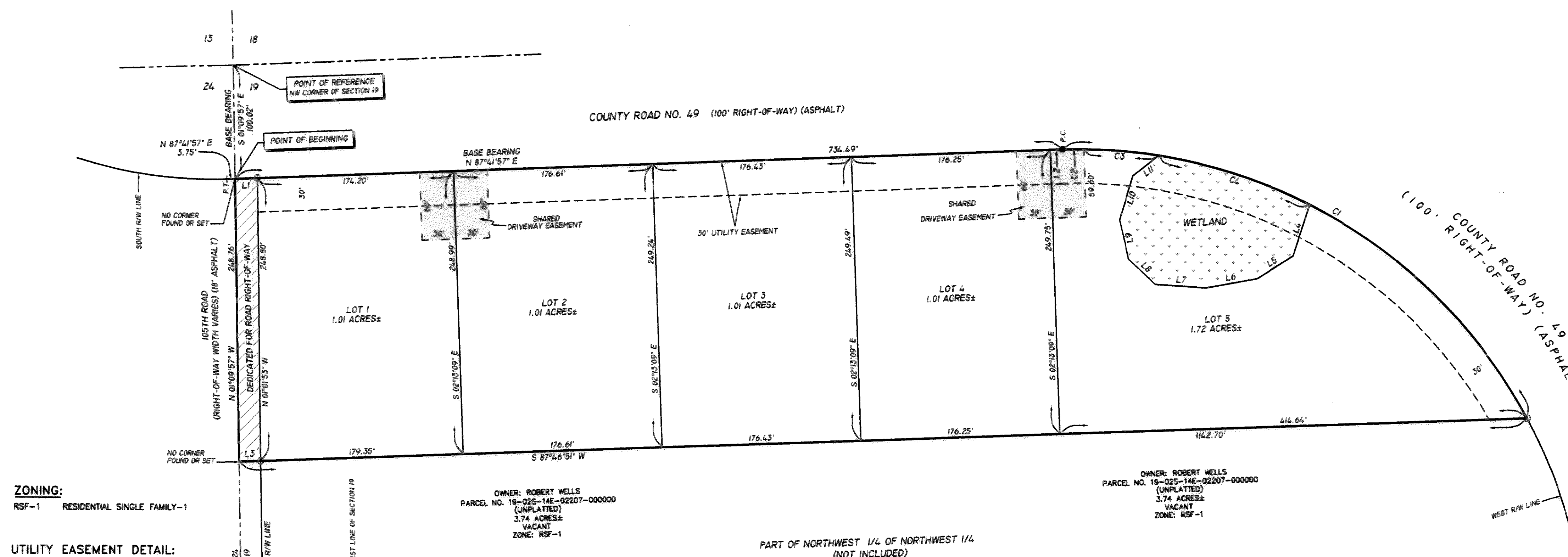
L. D. C.
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

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 REDEEMED AS OF THIS DATE.

Sharon Jordan
SHARON JORDAN
COUNTY OF SUWANNEE

DATE: 11-10-25



ZONING:
RSF-1 RESIDENTIAL SINGLE FAMILY-1

UTILITY EASEMENT DETAIL:

30' EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

FLOOD ZONE INFORMATION

THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" PER THE FLOOD INSURANCE RATE MAP OF THE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 12121C0162C.

BUILDING SET BACKS:

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

ACCESS NOTES:

- 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.
- 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 OR DEPRESSIONS. WHEN INSTALLING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION TO BE A MINIMUM OF 6" ABOVE THE HIGHEST POINT WITHIN 25 FEET OF THE BUILDING FOOTPRINT. IN ADDITION, ON THE ADJACENT LOTS, THE 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. BE AWARE THAT SUCH AGRICULTURAL OPERATIONS MAY CAUSE ODORS, FLEAS, POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

LEGEND AND NOTES:

DENOTES LANDS TO BE DEDICATED AS ROAD RIGHT-OF-WAY

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 5/8" x 18" REBAR WITH CAP, STAMPED L.B. # 7170.
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 5/8" REBAR, L.B. # 7170.

- BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 49 (N 87°41'57" E-R/W PLANS).
- DISTANCES MEASURED IN U.S. FEET
- WATER SUPPLIED BY INDIVIDUAL WELL.
- SEWAGE DISPOSAL SUPPLIED BY INDIVIDUAL SEPTIC TANKS
- THERE ARE NO UTILITY EASEMENTS ADJACENT TO PLAT.
- THERE ARE NO COVENANTS OR RESTRICTIONS.
- 5/8" x 18" REBAR WITH CAP, STAMPED L.B. # 7170 SET ON ALL LOT CORNERS EXCEPT AS NOTED.

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:

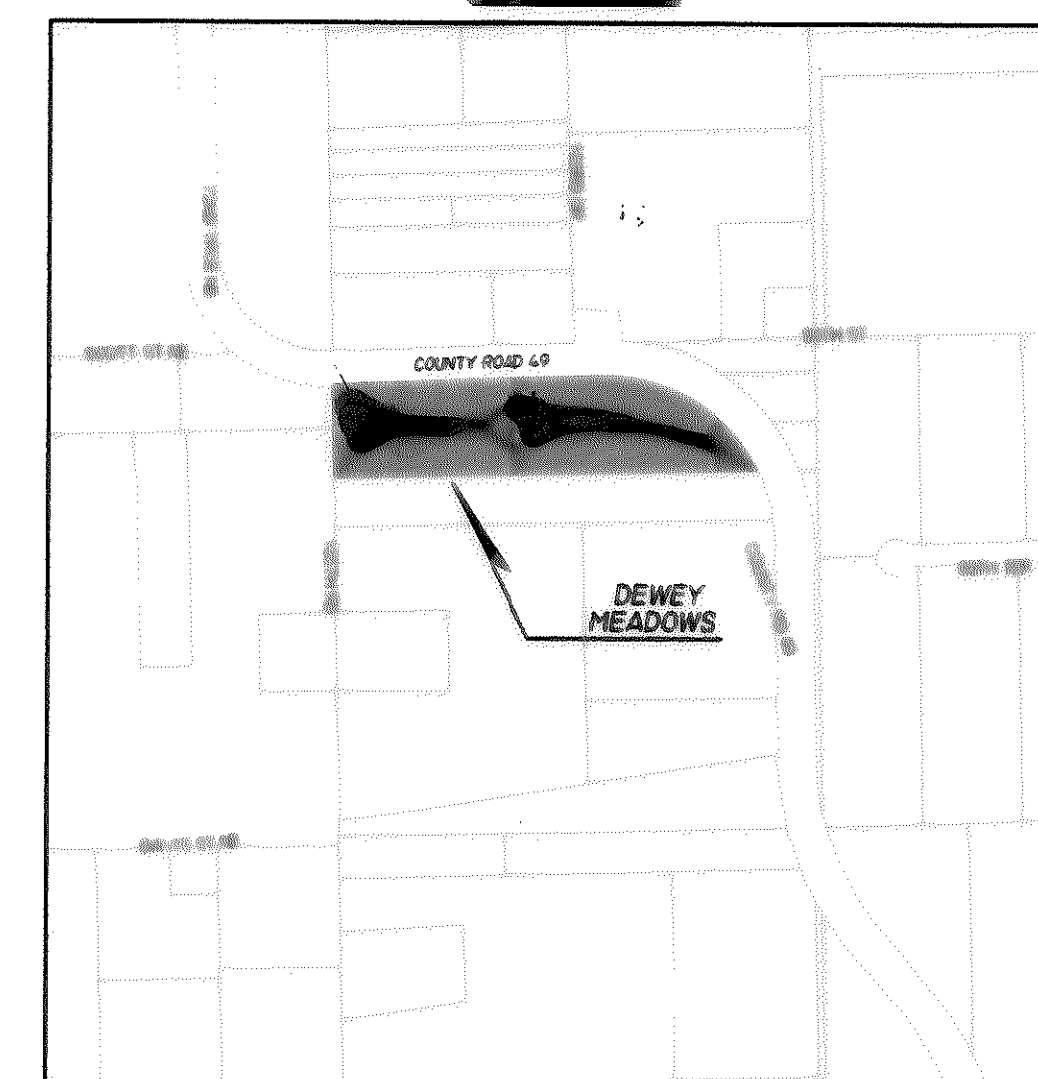
Alice V. Geiger
ALICE V. GEIGER
PROFESSIONAL SURVEYOR AND MAPPER, STATE OF FLORIDA
FLORIDA CERTIFICATE NO. 6722

DEVELOPERS:

SENECA CONSTRUCTION, INCORPORATED
18262 69TH DRIVE
MCALPIN, FLORIDA 32062
(386) 249-1640

SUBDIVIDER'S AGENT:

TIMOTHY B. ALCORN
130 WEST HOWARD STREET
LIVE OAK, FLORIDA 32064
(386) 362-4629

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 87°41'57" E	734.49
L2	N 87°41'57" E	0.00
L3	S 60°28'15" W	474.86
L4	S 87°46'51" W	1142.70
L5	S 87°46'51" W	248.76
L6	S 87°46'51" W	0.00
L7	N 87°41'57" W	1142.70
L8	N 87°41'57" W	0.00
L9	N 87°41'57" W	0.00
L10	N 87°41'57" W	0.00
L11	N 87°41'57" W	0.00
L12	N 87°41'57" W	0.00

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	450.00	129.90	129.90	N 87°41'57" E	172°30'	172.30
C2	450.00	129.90	129.90	N 87°41'57" E	172°30'	172.30
C3	450.00	129.90	129.90	N 87°41'57" E	172°30'	172.30
C4	450.00	129.90	129.90	N 87°41'57" E	172°30'	172.30

CERTIFICATE OF SURVEYOR:

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND 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.

Timothy 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: 10-07-2025	DATE DRAWN: 10-24-2025
REVISED:	APPROVED BY:	DRAWN BY: SH
J. SHERMAN FRIER & ASSOCIATES, INC. LAND SURVEYORS 130 W. HOWARD STREET, LIVE OAK, FL 32064 PHONE: 386-362-4629 FAX: 386-362-5270		
CERTIFICATE OF AUTHORIZATION - LB# 7170 EMAIL: jfrier@indstream.net tim@indstream.net		