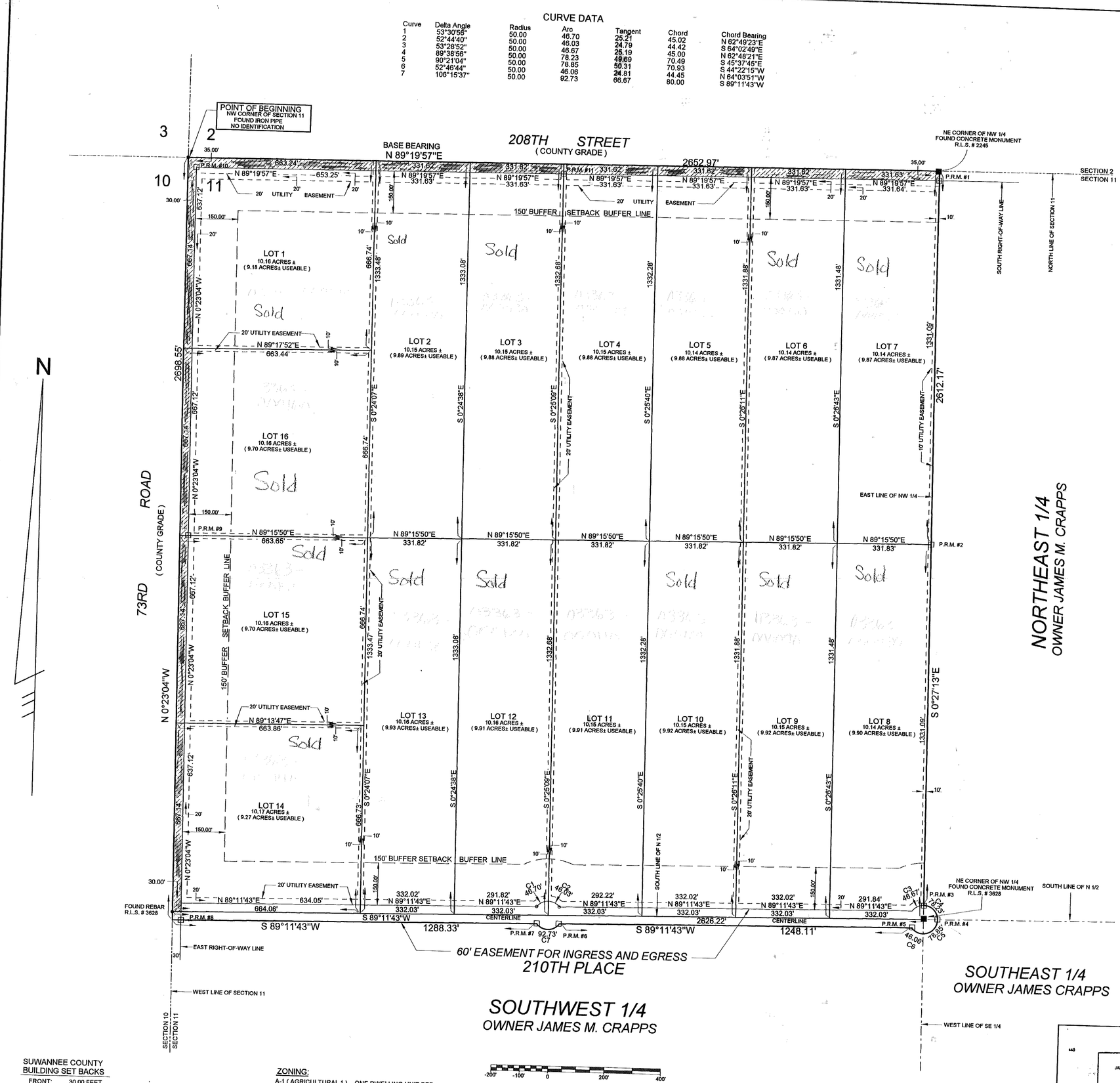
Hawkins Estates Phase 1

HAWKINS ESTATES
PHASE 1

PLAT BOOK 1 PAGE 467

PART OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE RUN NORTH 89°19'57" EAST ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 2652.97 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE RUN SOUTH 00°27'13" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2612.17 FEET TO A POINT ON A CUL-DE-SAC HAVING A RADIUS OF 50.00 FEET; THENCE RUN ALONG AND AROUND SAID CUL-DE-SAC, A CHORD BEARING AND DISTANCE OF SOUTH 45°37'45" EAST, 70.49 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 11; THENCE CONTINUE ALONG AND AROUND SAID CUL-DE-SAC, A CHORD BEARING AND DISTANCE OF SOUTH 44°22'15" WEST, 70.93 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4; THENCE CONTINUE ALONG AND AROUND SAID CUL-DE-SAC, A CHORD BEARING AND DISTANCE OF NORTH 64°03'51" WEST, 44.45 FEET TO A POINT LYING 30.00 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTH 1/2; THENCE RUN SOUTH 89°11'43" WEST, A DISTANCE OF 1248.11 FEET TO A POINT ON A CUL-DE-SAC HAVING A RADIUS OF 50.00 FEET; THENCE RUN ALONG AND AROUND SAID CUL-DE-SAC, A CHORD BEARING AND DISTANCE OF SOUTH 89°11'43" WEST, 80.00 FEET TO A POINT 30.00 FEET SOUTHERLY OF AND PARALLEL TO SAID SOUTH LINE OF THE NORTH 1/2; THENCE RUN SOUTH 89°11'43" WEST, A DISTANCE OF 1288.33 FEET TO THE WEST LINE OF SAID SECTION 11; THENCE RUN NORTH 00°23'04" WEST ALONG SAID WEST LINE, A DISTANCE OF 2698.55 FEET TO THE POINT OF BEGINNING CONTAINING 164.39 ACRES MORE OR LESS.
SUBJECT TO EXISTING COUNTY ROAD RIGHT-OF-WAY.



ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT JAMES M. CRAPPS AS OWNER HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS HAWKINS ESTATES PHASE 1 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.

JAMES M. CRAPPS
P.O. DRAWER "W"
LIVE OAK, FLORIDA 32064
386-362-6099

WITNESS: Cynthia Law
WITNESS: Tim Alcorn

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 15TH DAY OF DECEMBER A.D. 2002, BEFORE ME PERSONALLY APPEARED JAMES M. CRAPPS AS OWNER TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 15TH DAY OF DECEMBER A.D. 2002

Timothy B. Alcorn
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-20-03

TIMOTHY BRUCE ALCORN
MY COMMISSION # CC 847697
EXPIRES: Jun 20, 2003
1-800-3-NOTARY Fla. Notary Service & Bonding Co.

APPROVED BY BOARD OF COUNTY COMMISSIONERS, SUWANNEE COUNTY, FLORIDA.

CHAIRMAN Randy Hatch
DATE: 01-07-03
ATTEST Michael Tyson, D.C.

OFFICIAL SEAL

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 8TH DAY OF JANUARY A.D. 2003, IN PLAT BOOK 1 PAGE 467 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Michael Tyson, D.C.
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA
for: Kenneth Dasher

OFFICIAL SEAL

LEGEND AND NOTES:

- □ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" X 24" CONCRETE MONUMENT , LB # 7170
- ■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) , FOUND 4" x 4" x 24" CONCRETE MONUMENT, R.L.S. # 2245, UNLESS NOTED OTHERWISE.
- ○ DENOTES 5/8" REBAR WITH CAP SET, LB # 7170.
- ▨ DENOTES DEDICATED RIGHT-OF-WAY

1) BEARINGS BASED ON THE NORTH OF SECTION 11. (N 89°19'57" E).

2) SET 4" x 4" X 24" CONCRETE MONUMENT (STAMPED "LB 7170") ON ALL LOT CORNERS.

3) BOUNDARY AS PER DONALD F. LEE AND ASSOCIATES, INC. SURVEY (FILE B-11-28), DATED: 02 15-01 .

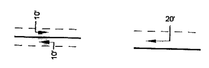
SUWANNEE COUNTY
BUILDING SET BACKS

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

FLOOD ZONE INFORMATION:

THE PROPERTY AS SURVEYED FALLSWITHIN ZONE X AS PER THE FLOOD INSURANCE RATE MAP OF THEFEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0350A.

UTILITY EASEMENT DETAIL:



DENOTES 20' EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

ZONING:

A-1 (AGRICULTURAL 1) - ONE DWELLING UNIT PER FIVE ACRES.

SPECIAL EASEMENT NOTE:

210TH PLACE, A 60.00 FOOT EASEMENT, WILL NOT BE MAINTAINED BY SUWANEE COUNTY, FLORIDA

SPECIAL SETBACK NOTE:

NO DWELLINGS, STRUCTURES, OR OTHER MAN MADE ITEMS ARE ALLOWED WITHIN THE 150.00 FOOT SETBACK BUFFER ZONE OTHER THAN FENCES, MAIL BOX, FOR SALE SIGN, OR DRIVEWAY.

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.

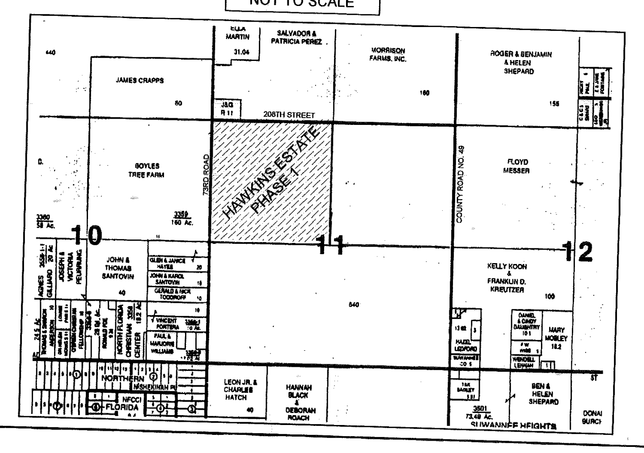
NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN HAWKINS ESTATES, PHASE 1:

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.

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:
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.

VICINITY MAP
NOT TO SCALE



THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:

Stuart P. Moore
STUART P. MOORE
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 2090

THIS SURVEY MEETS THE MINIMUM TECHNICALSTANDARD SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Timothy B. Alcorn
TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4990
DATE: DECEMBER 03, 2002

JOB NO. 335-02RP

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

SCALE: 1"=200'	DATE SURVEYED: 08-21-02	DATE DRAWN: 12-03-02
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION, LB# 7170
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064
PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270