Nathan Oaks Estates

PLAT BOOK 1 PAGE 541

NATHAN OAKS ESTATES

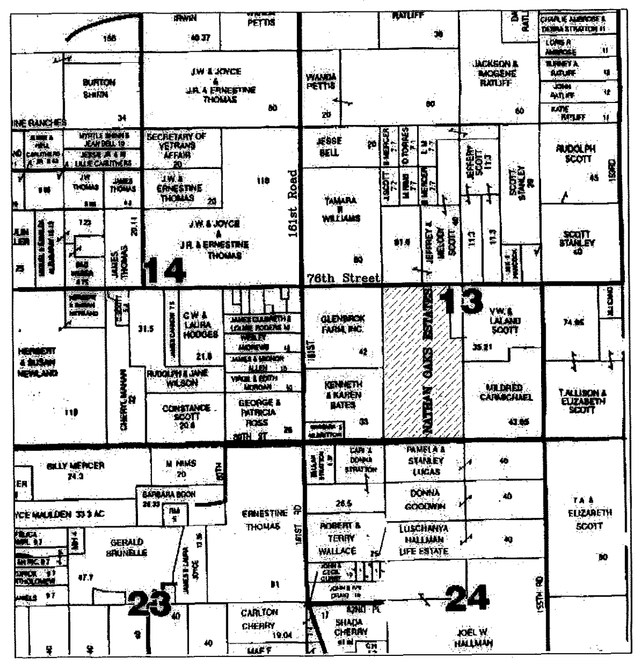
LEGAL DESCRIPTION

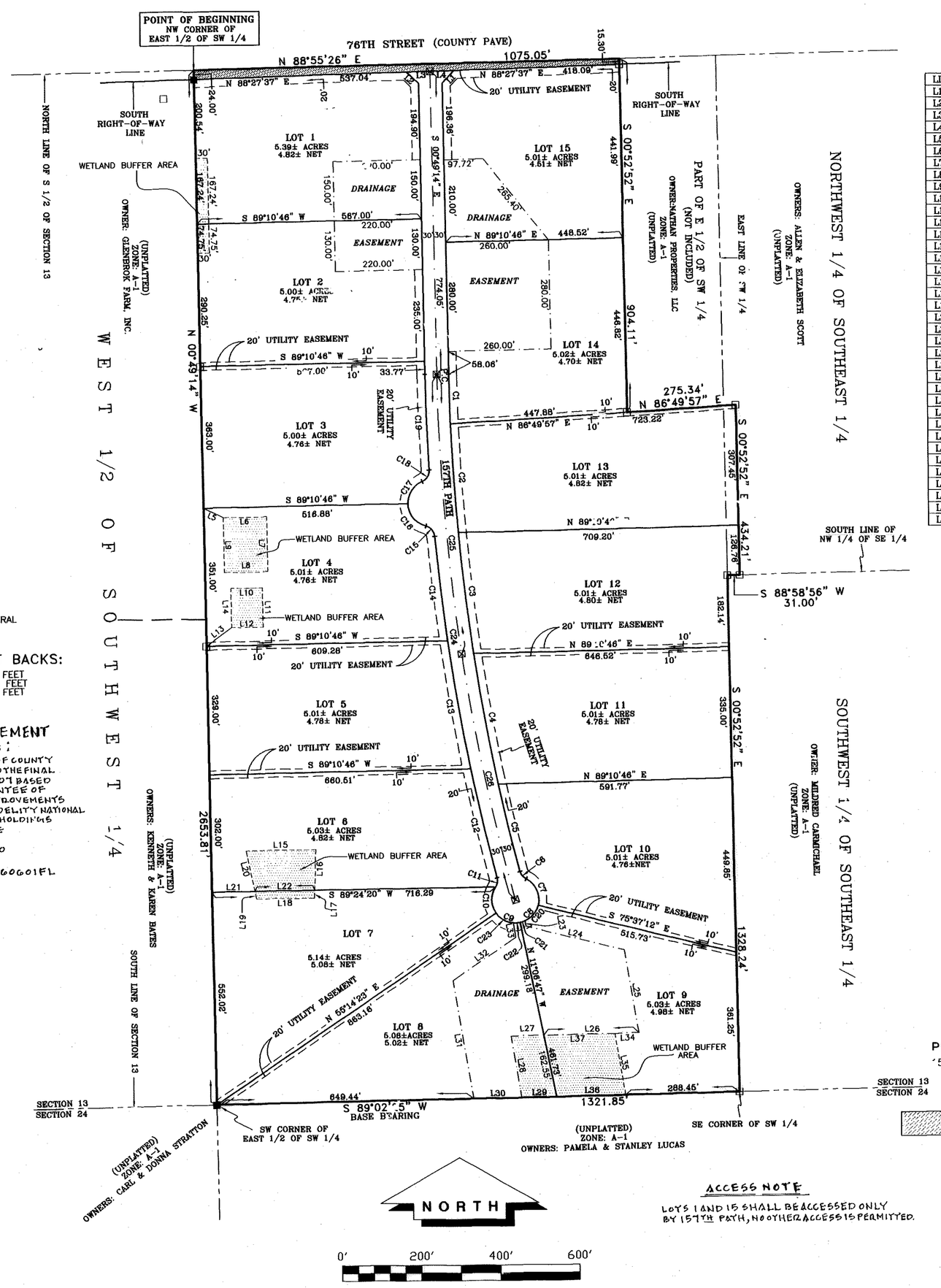
PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4, THENCE RUN NORTH 88°55'26" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 13, A DISTANCE OF 1075.05 FEET; THENCE RUN SOUTH 00°62'52" EAST, A DISTANCE OF 904.11 FEET; THENCE RUN NORTH 86°49'57" EAST, A DISTANCE OF 275.34 FEET; THENCE RUN SOUTH 00°62'52" EAST, A DISTANCE OF 434.21 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 88°58'56" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 31.00 FEET TO THE EAST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 00°62'52" EAST, A DISTANCE OF 1328.24 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE RUN SOUTH 89°02'25" WEST ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 1321.85 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4; THENCE RUN NORTH 00°49'14" WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 2653.81 FEET TO THE POINT OF BEGINNING.
CONTAINING 75.76 ACRES MORE OR LESS.

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





ZONING:
A-1 AGRICULTURAL

BUILDING SET BACKS:
FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET

ROAD IMPROVEMENT NOTE:
SUWANNEE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVED THE FINAL PLAT ON FEBRUARY 6, 2007 BASED UPON DEVELOPER'S GUARANTEE OF COMPLETION OF ROAD IMPROVEMENTS PER BOND ISSUED BY FIDELITY NATIONAL GROUP C/O AMS SURETY HOLDINGS 1800 PEMBROOKE DRIVE SUITE 300 ORLANDO, FLORIDA 32810 866-267-2606 BOND NO. 07-FCC-69760601FL

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 43°49'11" W	42.69'
L2	N 46°10'49" W	42.16'
L3	N 88°27'37" E	80.00'
L4	N 88°27'37" E	80.00'
L5	S 64°15'20" E	55.30'
L6	N 89°10'46" E	110.00'
L7	S 00°49'14" E	140.00'
L8	S 89°10'46" W	110.00'
L9	N 00°49'14" W	140.00'
L10	N 89°10'46" E	80.00'
L11	S 00°49'14" E	100.00'
L12	S 89°10'46" W	80.00'
L13	N 53°53'33" E	79.83'
L14	N 00°49'14" W	100.00'
L15	N 89°24'20" E	176.73'
L16	S 01°28'41" W	105.07'
L17	S 01°28'41" W	20.01'
L18	S 89°24'20" W	147.41'
L19	N 11°49'00" W	20.39'
L20	N 11°49'00" W	107.05'
L21	N 89°24'20" E	108.55'
L22	N 89°24'20" E	152.10'
L23	S 09°11'28" E	13.91'
L24	S 76°37'12" E	256.39'
L25	S 09°11'28" E	216.87'
L26	S 89°02'25" W	240.43'
L27	S 89°02'25" W	82.90'
L28	S 09°11'28" E	161.67'
L29	S 89°02'25" W	88.41'
L30	S 89°02'25" W	121.25'
L31	N 09°11'28" W	311.83'
L32	N 55°14'23" E	194.06'
L33	N 09°11'28" W	37.77'
L34	S 89°02'25" W	60.62'
L35	S 09°11'28" E	161.67'
L36	N 89°02'25" E	174.30'
L37	S 89°02'25" W	179.81'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	01°20'28"	5433.00'	127.11'	63.56'	N 01°29'27" W	127.11'
C2	02°56'02"	5433.00'	279.20'	139.13'	N 03°37'41" W	278.17'
C3	03°16'36"	5433.00'	310.69'	155.39'	N 06°44'00" W	310.65
C4	03°34'51"	5433.00'	339.56'	169.83'	N 10°09'44" W	339.50'
C5	02°28'39"	5433.00'	231.76'	115.90'	N 13°10'29" W	231.75'
C6	48°32'40"	30.00'	25.42'	13.53'	N 38°40'08" W	24.66'
C7	77°19'16"	60.00'	80.97'	48.00'	S 24°16'50" E	74.96'
C8	64°30'26"	60.00'	67.55'	37.86'	S 46°38'01" W	64.04'
C9	66°21'10"	60.00'	69.48'	39.23'	N 67°56'12" W	65.67'
C10	66°11'48"	60.00'	71.42'	40.62'	N 00°39'43" W	67.27'
C11	47°50'27"	30.00'	25.05'	13.31'	S 09°30'57" W	24.33'
C12	02°59'48"	5493.00'	287.30'	143.68'	N 12°54'22" W	287.26
C13	03°28'25"	5493.00'	333.02'	166.56'	N 09°40'15" W	332.96'
C14	02°47'41"	5493.00'	267.93'	133.99'	N 06°32'13" W	267.90'
C15	70°05'17"	30.00'	36.70'	21.04'	S 40°11'01" E	34.45'
C16	74°24'25"	60.00'	77.92'	45.55'	N 38°01'27" W	72.56'
C17	67°32'05"	60.00'	70.72'	40.12'	N 32°56'48" E	66.70'
C18	70°05'17"	30.00'	36.70'	21.04'	S 31°40'12" W	34.45'
C19	02°33'12"	5493.00'	244.80'	122.4'	N 02°05'51" W	244.78'
C20	51°57'04"	60.00'	54.40'	29.23'	S 40°21'20" W	52.56'
C21	12°33'20"	60.00'	13.15'	6.60'	S 72°36'33" W	13.12'
C22	16°23'58"	60.00'	17.17'	8.65'	S 87°05'12" W	17.11
C23	49°57'12"	60.00'	52.31'	27.95'	N 59°44'13" W	50.67'
C24	14°17'01"	5463.00'	1361.89'	684.50'	N 07°57'45" W	1358.37'
C25	07°30'33"	5463.00'	715.99'	358.51'	N 04°34'31" W	715.47'
C26	06°46'27"	5463.00'	645.90'	323.33'	N 11°43'01" W	645.53'

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.

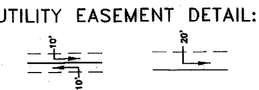
SPECIAL NOTE:
WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT -OF-WAY MAY OCCUR DURING HEAVY RAINS

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN NATHAN OAKS ESTATES:
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.

FLOOD ZONE INFORMATION
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0125A

FINISHED FLOOR CRITERIA:
NO PORTION OF THE SITE RESIDE IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SWALES, DRAINAGE FEATURES OF DEPRESSIONS. WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION TO BE A MINUMUM OF 6" ABOVE THE HIGHEST POINT WITHIN 25 FEET OF THE BUILDING FOOTPRINT. IN ADDITION, ON SLOPING LOTS, THE NATURAL DRAINAGE SHALL BE DIRECTED AROUND STRUCTURES WITH SWALES.

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.

PRIVATE ROAD NOTE:
57TH PATH WILL BE A PRIVATE ROAD AND WILL NOT BE MAINTAINED BY SUWANNEE COUNTY.

LEGEND AND NOTES:

DENOTES LANDS DEDICATED AS ROAD RIGHT-OF-WAY BY THIS PLAT

DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4"x4"x24" CONCRETE MONUMENT,STAMPED L.B. # 7170

DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4"x4" CONCRETE MONUMENT, R.L.S. # 2245

DENOTES P.C.P. (PERMANENT CONTROL POINT) SET, 2"x2" ALUMINUM PLATE, STAMPED L.B. # 7170

1) BEARINGS BASED ON THE SOUTH LINE OF SECTION 13 (S 89°02'25" W).

2) FOR SECTION BREAKDOWN, SEE JOB FILE THIS OFFICE.

3) 5/8"x 20" REBAR (WITH CAP STAMPED L.B. # 7170) SET ON ALL LOT CORNERS EXCEPT AS SHOWN.

4) 4"x4"x24" CONCRETE MONUMENTS (STAMPED L.B. # 7170) SET ON BOUNDARY OF ALL WETLAND BUFFER AREAS AND THE INTERSECTION OF LOT LINES AND WETLAND BUFFER AREA BOUNDARY LINES.

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

Stuart P. Moore
STUART P. MOORE
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6332

ACCESS NOTE
LOTS 1 AND 15 SHALL BE ACCESSED ONLY BY 57TH PATH, NO OTHER ACCESS IS PERMITTED.

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
PG – PAGE(S)
(M) – MEASURED
(P) – PLAT
(D) – DEED
(C) – CALCULATED
(A) – ACTUAL
(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

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AND P.C.P.'S (PERMANENT CONTROL POINTS) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: JANUARY 16, 2007
JOB NO. 84-2006RP

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

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT NATHAN PROPERTIES,L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "NATHAN OAKS ESTATES" 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.

JOHN P. WETZEL, Jr.
NATHAN PROPERTIES, L.L.C.
2600 KUNZE AVENUE
ORLANDO, FLORIDA 32806
(386) 688-3646

WITNESS:
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE:
I HEREBY CERTIFY ON THIS 24th DAY OF January A.D. 2007, BEFORE ME PERSONALLY APPEARED JOHN P. WETZEL,Jr. 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 24th DAY OF Jan, A.D. 2007

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES:
LYNNE O. HUNTER MY COMMISSION # DD 507072 EXPIRES: January 16, 2010 Bonded Thru Notary Public Underwriters

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT THOMAS M. SCOTT AND TARA M. SCOTT, BEING MORTGAGEES OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS "NATHAN OAKS ESTATES" FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF HAS CAUSED THESE PRESENT TO BE SIGNED THIS 24 DAY OF JANUARY A.D. 2007

THOMAS M. SCOTT BY MICHAEL H. HARRELL,POA
314 N. RIVERSIDE AVENUE
ASPEN, CO 81611
(970) 544-9995

TARA M. SCOTT BY MICHAEL H. HARRELL,POA
314 N. RIVERSIDE AVENUE
ASPEN, CO 81611
(970) 544-9995

WITNESS:
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE:
I HEREBY CERTIFY ON THIS 24th DAY OF Jan A.D. 2007, BEFORE ME PERSONALLY APPEARED MICHAEL H. HARRELL ON BEHALF OF THOMAS M. SCOTT AND TARA M. SCOTT, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 24th DAY OF Jan, A.D. 2007

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES:
LYNNE O. HUNTER MY COMMISSION # DD 507072 EXPIRES: January 16, 2010 Bonded Thru Notary Public Underwriters

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT ROBERT J. MYERS AND KURT R. ACKER, AS OWNERS, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "NATHAN OAKS ESTATES" 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.

ROBERT J. MYERS BY MICHAEL H. HARRELL,POA
1810 CHARLES COURT
ST. CLOUD, FLORIDA 34771

KURT R. ACKER BY MICHAEL H. HARRELL,POA
1810 CHARLES COURT
ST. CLOUD FLORIDA 34771

WITNESS:
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE:
I HEREBY CERTIFY ON THIS 24th DAY OF Jan A.D. 2007, BEFORE ME PERSONALLY APPEARED MICHAEL H. HARRELL ON BEHALF OF ROBERT J. MYERS AND KURT R. ACKER, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 24th DAY OF Jan, A.D. 2007

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES:
LYNNE O. HUNTER MY COMMISSION # DD 507072 EXPIRES: January 16, 2010 Bonded Thru Notary Public Underwriters

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT MERCANTILE BANK,AS SUCCESSOR BY MERGER WITH CNB BANK, BEING A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS " NATHAN OAKS ESTATES", FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF MERCANTILE BANK, AS SUCCESSORBY MERGER WITH CNB BANK, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS' VICE PRESIDENT, JOHN BURLEY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS' NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 24th DAY OF JANUARY A.D. 2007.

JOHN BURLEY, VICE-PRESIDENT V.P.
ATTEST:
WITNESS:
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY ON THIS 24th DAY OF January A.D. 2007, BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOHN BURLEY, VICE PRESIDENT OF MERCANTILE BANK, AS SUCCESSOR BY MERGER WITH CNB BANK, TO ME KNOW TO BE THE PERSON WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID CORPORATION AFFIXED THERETO.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 24th DAY OF January, A.D. 2007

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES:
R. MARIE WALKER Commit DD0024888 Expires 8/14/2008 Bonded thru (800)432-4254 Florida Notary Assn., Inc

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

CHAIRMAN
DATE: 02-13-07
ATTEST: Betty Carver, D.C.

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 14 DAY OF FEB A.D. 2007, IN PLAT BOOK 1 PAGE 541 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Kenneth Dasher by Betty Carver D.C.
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

SCALE: 1" = 200'	DATE SURVEYED: 01-15-07	DATE DRAWN: 01-16-07
REVISED:	APPROVED BY:	DRAWN BY: SW

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