

NEWBERN ACRES - PHASE "1"

A PART OF THE EAST 1/2 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 11 EAST,
SUNANNEE COUNTY, FLORIDA

STATE OF FLORIDA, COUNTY OF SUMANNEE

KNOW ALL MEN BY THESE PRESENTS THAT PATTEN CORPORATION, SOUTH ATLANTIC AS OWNER HAS CAUSED THE LAND SHOWN HEREIN TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS NEWBERN ACRES - PHASE "1" AND THAT ALL EASEMENTS, RIGHTS, DRAINAGE AND OTHER PURPOSES AND ALL PUSPOSES THEREOF AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

WITNESS MY HAND AND SEAL OF OFFICE THIS 11th DAY OF FEBRUARY 1988, AT TALLAHASSEE, FLORIDA.

JEFFERY L. FORBES, VICE PRESIDENT

STATE OF FLORIDA - COUNTY OF SUMANNEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF FEBRUARY 1988, BY JEFFERY L. FORBES, VICE PRESIDENT, OF PATTEN CORPORATION SOUTH ATLANTIC, A FLORIDA CORPORATION ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES _____

COUNTY COMMISSION CERTIFICATE
APPROVED BY THE SUMANNEE COUNTY COMMISSION THIS _____ DAY OF _____, A.D. _____

CHAIRMAN

GENERAL NOTES:

- 1) C1 DENOTES PERMANENT CURVE DATA.
- 2) C2 DENOTES PERMANENT REFERENCE MONUMENTS.
- 3) O DENOTES PERMANENT CONTROL POINTS.
- 4) ALL EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELEPHONE, GAS AND CABLE TELEVISION OPERATIONS AND ANY OTHER PUBLIC UTILITIES.
- 5) BEARINGS ARE ASSUMED.
- 6) PRELIMINARY PLAN APPROVED BY THE BOARD OF SUMANNEE COUNTY COMMISSIONERS ON MAY 5, 1986.
- 7) TOTAL ACRES IN SUBDIVISION - 76.23 ACRES, MORE OR LESS.
- 8) ALL LOT CORNERS ARE SET 4"x4" CONCRETE MONUMENTS WITH LB NO. 2392.

BENNETT R. WATTLER & ASSOC., INC.
5202 SAN JUAN AVENUE, JACKSONVILLE, FLORIDA 32210

DESCRIPTION

A PART OF THE EAST 1/2 OF SECTION 36, TOWNSHIP-2-SOUTH, RANGE-11-EAST, SUNANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCK "A"

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36 AND RUN ALONG THE EASTERLY LINE OF SAID SECTION, SOUTH 00°17'53" WEST, 33.00 FEET, THENCE RUN NORTH 89°40'28" WEST, 30.00 FEET TO A CONCRETE MONUMENT ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF A COUNTY ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF BROWN ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE OF THE EAST 1/2 OF SAID SECTION 36, CONCRETE MONUMENT SOUTH 00°14'38" WEST, 665.10 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 89°42'07" EAST, 2027.50 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 00°17'53" WEST, 668.51 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT-OF-WAY LINE OF PINE LANE; SAID CURVE HAVING A RADIUS OF EAST, 578.51 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°42'07" EAST, 25.00 FEET, CHORD BEARING OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT-OF-WAY LINE OF BROWN ROAD; SAID POINT OF TANGENCY, THENCE RUN ALONG SAID RIGHT-OF-WAY LINE EAST 1507.34 FEET TO THE POINT OF BEGINNING, CONTAINING 52.17 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH BLOCK "B"

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36 AND RUN ALONG THE EASTERLY LINE OF SAID SECTION 36, SOUTH 00°17'53" WEST, 33.00 FEET, THENCE RUN NORTH 89°40'28" WEST, 30.00 FEET TO A CONCRETE MONUMENT ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF A COUNTY ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF BROWN ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE SOUTH 00°17'53" WEST, 665.10 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89°42'07" EAST, 2027.50 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 00°17'53" WEST, 668.51 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT-OF-WAY LINE OF PINE LANE; SAID CURVE HAVING A RADIUS OF EAST, 578.51 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°42'07" EAST, 25.00 FEET, CHORD BEARING OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT-OF-WAY LINE OF BROWN ROAD; SAID POINT OF TANGENCY, THENCE RUN ALONG SAID RIGHT-OF-WAY LINE EAST 1507.34 FEET TO THE POINT OF BEGINNING, CONTAINING 52.17 ACRES OF LAND, MORE OR LESS.

CLERKS CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE SUMANNEE COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS _____ DAY OF _____, A.D. _____ IN PLAT BOOK _____, PAGE 373

CLERK OF THE CIRCUIT COURT
SUNANNEE COUNTY, FLORIDA

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT PERMANENT CONTROL POINTS HAVE BEEN SET AND SURVEY DATA AND MONUMENTATION COMPLIES WITH THE FLORIDA SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

BENNETT R. WATTLER
DATE: 2/19/1988

COUNTY ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE SUMANNEE COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

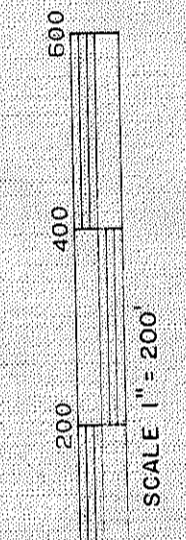
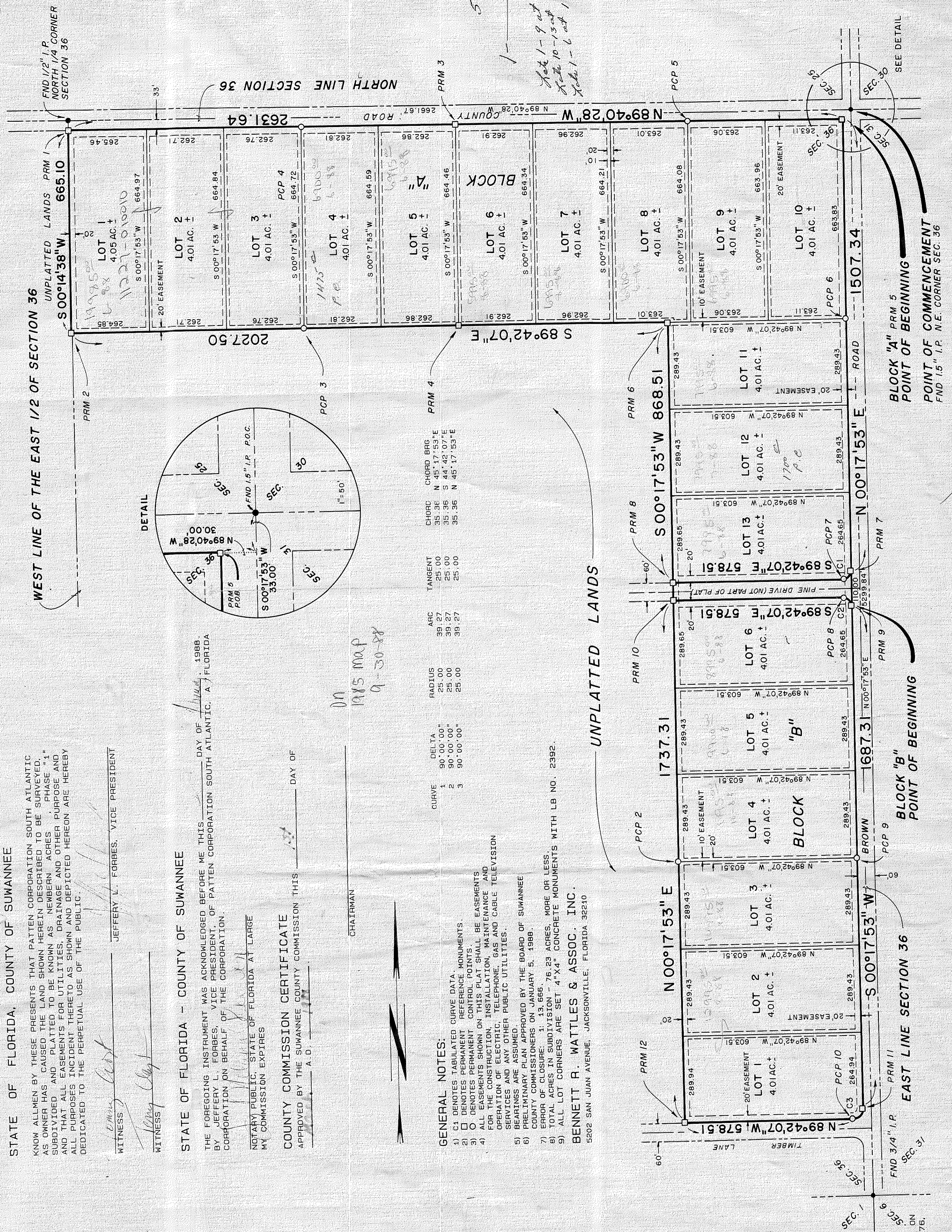
DATE: _____ SIGNATURE: _____

FLOOD HAZARD NOTE

THE ABOVE DESCRIBED LANDS DO NOT LIE IN A FLOOD HAZARD ZONE, AS DESCRIBED ON THE FLOOD PROGRAM RATE MAP, PANEL NUMBER 120300-17, DATED: FEBRUARY 13 1976, SUNANNEE COUNTY, FLORIDA.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



11227

5-1789

Lot 1 - 9 of 1475
Lot 10 - 10 of 1475
Lot 11 - 6 of 1700 = 9.6

SEE DETAIL
BLOCK "A" PRM 5
POINT OF BEGINNING
FND 1.5" I.P. N.E. CORNER SEC. 36

BLOCK "B"
POINT OF BEGINNING