Old Sugar Mill Farms Phase 3

PLAT BOOK 1 PAGE 450

OLD SUGAR MILL FARMS PHASE 3

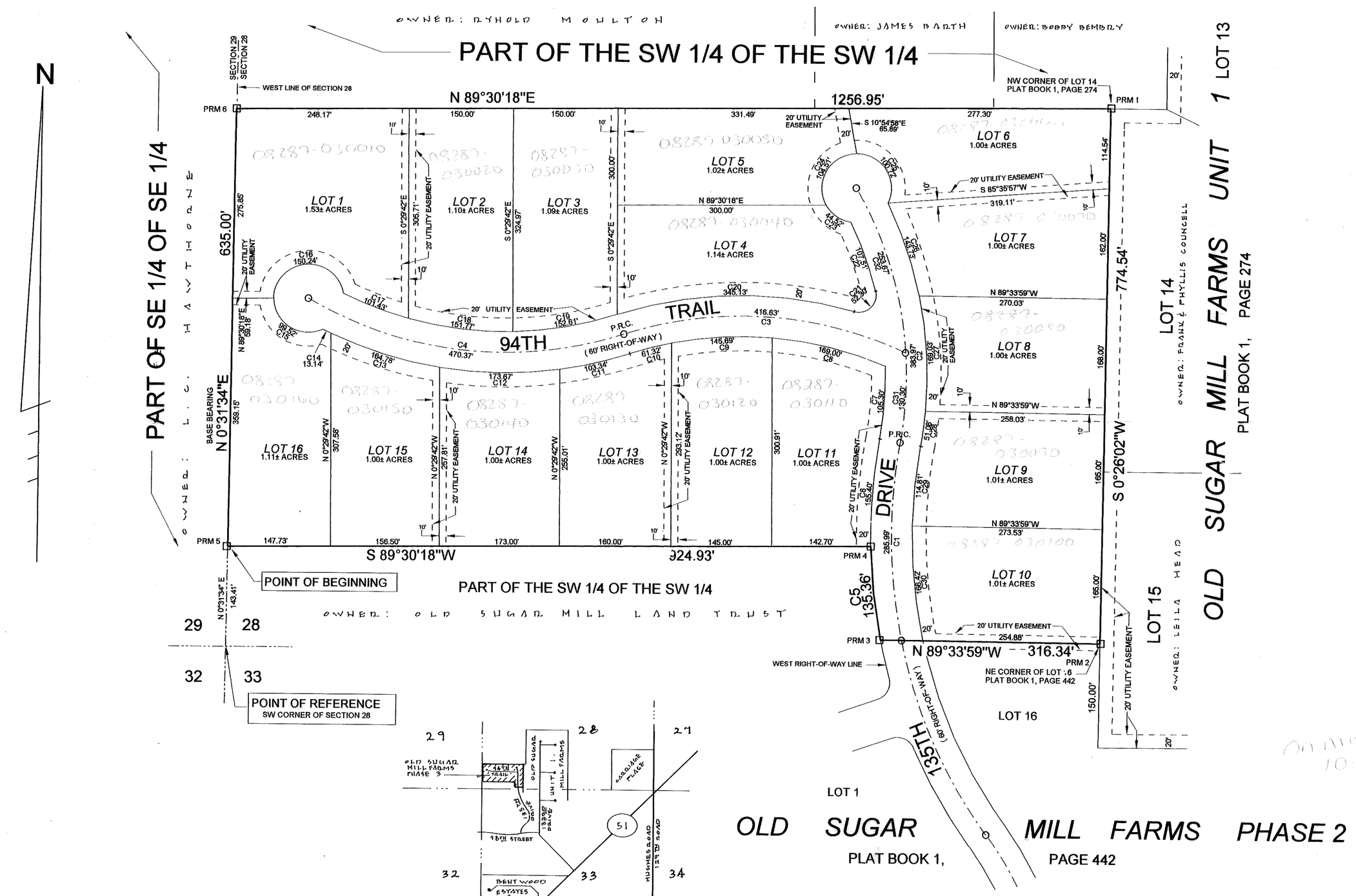
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE RUN NORTH 00°31'34" EAST ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 143.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°31'34" EAST ALONG SAID WEST LINE, A DISTANCE OF 635.00 FEET; THENCE RUN NORTH 89°30'18" EAST, A DISTANCE OF 1256.95 FEET TO THE NORTHWEST CORNER OF LOT 14, OLD SUGAR MILL FARMS, UNIT 1, AS RECORDED IN PLAT BOOK 1, PAGE 274 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA;THENCE RUN SOUTH 00°26'01" WEST ALONG THE WEST LINES OF LOTS 14 AND 15 OF SAID PLAT BOOK 1, PAGE 274, A DISTANCE OF 774.54 FEET TO THE NORTHEAST CORNER OF LOT 16, OLD SUGAR MILL FARMS PHASE 2, AS RECORDED IN PLAT BOOK 1, PAGE 442 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 89°33'59" WEST ALONG THE NORTH LINE OF SAID LOT 16 AND ITS' WESTERLY PROLONGATION TO THE WEST RIGHT-OF-WAY LINE OF 135TH DRIVE, SAID WEST RIGHT-OF-WAY LINE BEING IN A CURVE, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 780.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF NORTH 06°38'47" WEST, 135.19 FEET; THENCE RUN SOUTH 89°30'18" WEST, A DISTANCE OF 924.93 FEET TO THE POINT OF BEGINNING.
CONTAINING 19.35 ACRES MORE OR LESS.

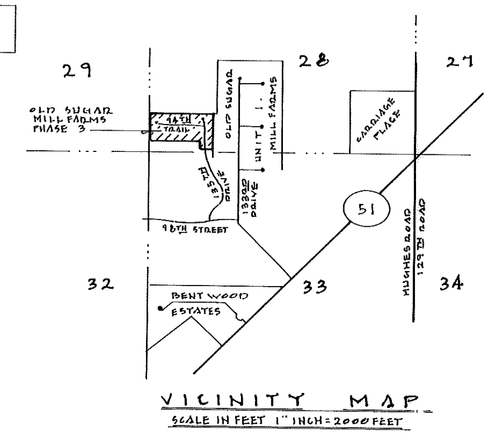
CENTERLINE CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	21°50'53"	750.00	285.99	144.75	284.26	N 1°11'01"W
2	40°00'00"	550.00	383.97	200.18	376.22	N 10°18'35"W
3	43°24'09"	550.00	416.63	218.69	406.74	N 88°39'12"W
4	49°00'00"	550.00	470.37	250.65	456.16	N 83°51'17"W
31	13°34'28"	550.00	130.30	65.46	130.00	N 2°57'11"E
32	26°25'32"	550.00	253.67	129.13	251.43	N 17°02'49"W

RIGHT-OF-WAY CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
5	9°58'34"	780.00	135.36	67.85	135.19	N 6°38'47"W
6	11°24'55"	780.00	155.40	77.96	155.15	N 4°01'57"E
7	11°36'08"	520.00	105.30	52.83	105.12	N 3°56'21"E
8	18°37'17"	520.00	169.00	85.25	168.26	N 76°14'06"W
9	16°03'08"	520.00	145.69	73.32	145.21	S 86°25'42"W
10	6°46'26"	520.00	61.32	30.70	61.29	S 75°01'26"W
11	10°12'32"	580.00	103.34	51.81	103.21	S 76°44'59"W
12	17°09'22"	580.00	173.67	87.49	173.02	N 89°34'04"W
13	16°16'40"	580.00	164.78	82.95	164.23	N 72°51'03"W
14	1°17'55"	580.00	13.14	6.57	13.14	N 64°03'46"W
15	114°02'46"	50.00	99.52	77.06	83.89	N 57°31'05"W
16	172°09'26"	50.00	150.24	729.41	99.77	N 85°35'01"E
17	11°10'32"	520.00	101.43	50.87	101.27	S 69°13'44"E
18	16°43'21"	520.00	151.77	76.49	151.23	S 83°10'41"E
19	16°48'55"	520.00	152.61	76.86	152.06	N 80°03'11"E
20	34°05'40"	580.00	345.13	177.85	340.06	N 88°41'33"E
21	119°52'01"	25.00	52.30	43.19	43.27	N 45°48'22"E
22	11°50'46"	520.00	107.51	53.95	107.32	N 20°03'01"W
23	51°01'01"	50.00	44.52	23.88	43.06	N 55°48'05"W
24	119°45'53"	50.00	104.51	86.19	86.50	N 29°37'21"E
25	115°25'18"	50.00	100.72	79.13	84.54	S 32°47'03"E
26	14°11'53"	580.00	143.73	72.23	143.36	S 19°06'07"E
27	16°41'51"	580.00	169.03	85.12	168.43	S 3°39'16"E
28	5°02'45"	580.00	51.08	25.56	51.06	S 7°13'02"W
29	9°08'10"	720.00	114.81	57.53	114.69	S 5°10'20"W
30	13°14'36"	720.00	166.42	83.58	166.05	S 6°01'03"E





ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT RONNIE POOLE AND DANIEL CRAPPS AS TRUSTEES OF OLD SUGAR MILL FARMS LAND TRUST HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS OLD SUGAR MILL FARMS PHASE 3 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.

RONNIE POOLE, TRUSTEE
123 EAST HOWARD STREET
LIVE OAK, FLORIDA 32060
904-362-4539

DANIEL CRAPPS
4400 WEST U.S. 90
LAKE CITY, FLORIDA 32055
904-755-5110

WITNESS:
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 30 DAY OF MARCH A.D. 2001, BEFORE ME PERSONALLY APPEARED RONNIE POOLE AND DANIEL CRAPPS AS TRUSTEES OF OLD SUGAR MILL FARMS LAND TRUST AS OWNER 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 30 DAY OF MARCH A.D. 2001

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-20-03

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

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT WAYNE FRIER, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DOES HEREBY JOIN IN AND MAKE HIMSELF A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS OLD SUGAR MILL FARMS PHASE 3, 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 30 DAY OF MARCH A.D. 2001.

WAYNE FRIER
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 30 DAY OF MARCH A.D. 2001, BEFORE ME PERSONALLY APPEARED WAYNE FRIER TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE SAME FREELY AND VOLUNTARILY. THEREOF

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA,
THIS 30 DAY OF MARCH A.D. 2001

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-20-03

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

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

CHAIRMAN

ATTEST

DATE: April 17, 2001

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 24TH DAY OF APRIL A.D. 2001, IN PLAT BOOK 1 PAGE 450 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

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 AND THAT THE PROPERTY AS SURVEYED FALLS WITHIN ZONE AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO.

REGISTERED LAND SURVEYOR

FLA. CERT. NO. 2245

DATE: MARCH 26, 2001

JOB. NO. 31-97-2001

J. SHERMAN FRIER & ASSOCIATES

LEGEND AND NOTES

- ○ DENOTES PERMANENT CONTROL POINT (PCP), NAIL WITH BRASS TAB STAMPED R.L.S. # 2245
- □ DENOTES PERMANENT REFERENCE MONUMENT (PRM 1), 4" x 4" x 24" CONCRETE MONUMENT
- P.C. DENOTES POINT OF CURVE
- P.T. DENOTES POINT OF TANGENCY OF CURVE
- P.R.C. DENOTES POINT OF REVERSE CURVE

1) CLOSURE EXCEEDS 1: 10,000

2) BEARINGS BASED ON THE WEST LINE OF SECTION 28. N 00°31'34" E

3) FOR SECTION BREAKDOWN,SEE JOB # 31-97, THIS OFFICE.

4) 1/2" REBARS WITH CAP STAMPED R.L.S. # 2245 SET ON ALL LOT CORNERS.

-100' -50' 0 100' 200'
GRAPHIC SCALE

FLOODING NOTE

PERIODIC FLOODING IN THE NORTHWEST CORNER OF LOT 8 AND THE NORTHEAST CORNER OF LOT 11 AND IN THE ROAD DITCHES MAY OCCUR DUE TO HEAVY RAIN.

NOTICE:

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

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.

ENGINEERS CERTIFICATE:

THIS IS TO CERTIFY THAT ON THIS 16 DAY OF APRIL A.D. 2001, CURTIS KEEN, A REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 23836, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IS APPLICABLE, ANY SUBMITTED TO SUCH PLAN PRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONER OF SUWANNEE COUNTY, FLORIDA.

REGISTERED PROFESSIONAL ENGINEER

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

REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3112

UTILITY EASEMENT DETAIL: