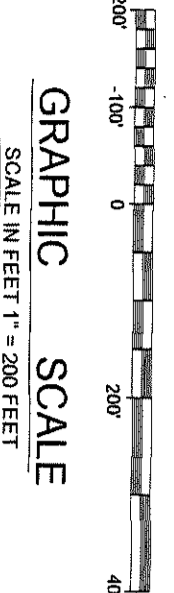


Pines of Pennington East

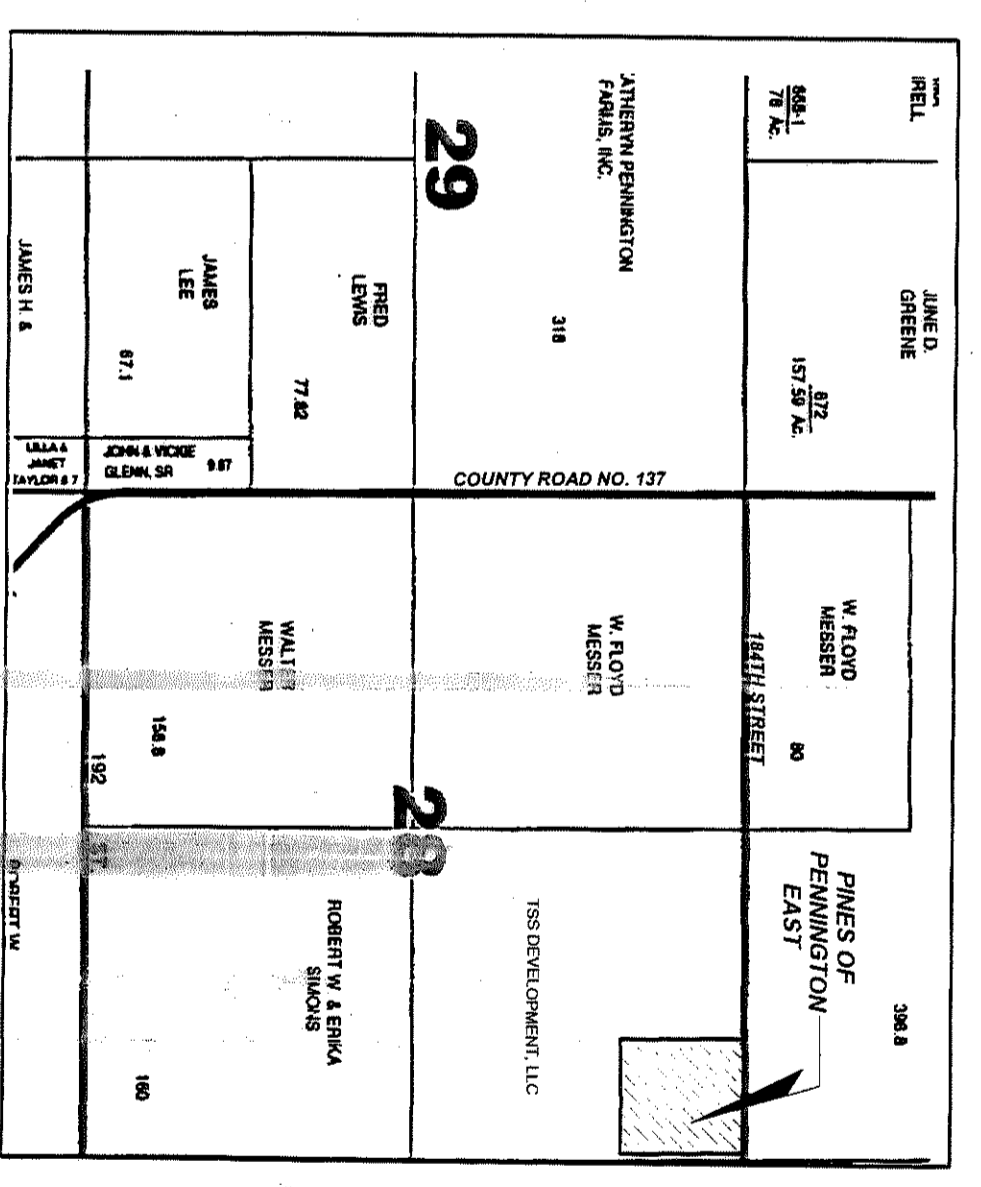
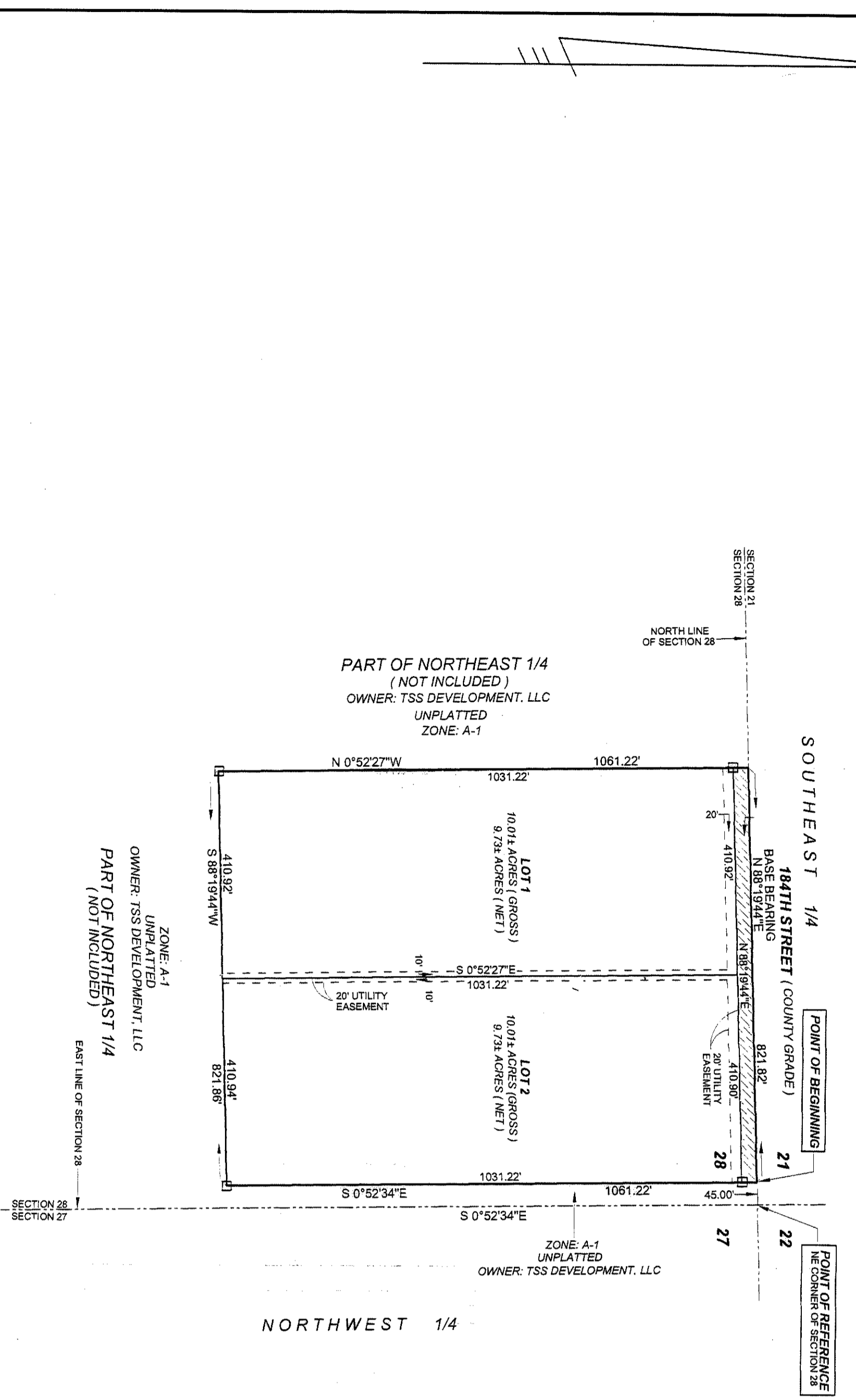


NOTICE  
This plat, as recorded in the public records, is the official record of the plat. There may be additional copies of this plat on file in the public records of this county.

NOTICE  
The plat, as recorded in the public records, is the official record of the plat. There may be additional copies of this plat on file in the public records of this county.

# PINES OF PENNINGTON EAST

PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 15 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28, THENCE RUN SOUTH 88°19'44\"



**LEGEND AND NOTES:**

- DEPOTES P.M.A. (PERMANENT MONUMENT) SET 4' x 4' x 2' CONCRETE MONUMENT STAMPED L.B.# 7170
- DEPOTES LOTS DEDICATED AS ROAD RIGHT-OF-WAY (R.O.W.)
- BEARINGS BASED ON THE NORTH LINE OF SECTION 28
- FOR SECTION BREAKDOWN, SEE JOB FILE THIS OFFICE
- FOR REBAR (WITH CAP STAMPED L.B.# 7170), SET ON ALL LOT CORNERS, UNLESS NOTED OTHERWISE.

**UTILITY EASEMENT DETAIL:**

**FINISHED FLOOR CRITERIA:**  
NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA. THE FINISHED FLOOR SHALL BE LOCATED WITHIN SWALES. DAMAGE FEATURES SHALL BE LOCATED WITHIN SWALES. DAMAGE FEATURES SHALL BE LOCATED WITHIN SWALES. DAMAGE FEATURES SHALL BE LOCATED WITHIN SWALES. DAMAGE FEATURES SHALL BE LOCATED WITHIN SWALES.

**ZONING:**  
A-1 (RESIDENTIAL), 1 - ONE DWELLING UNIT PER FIVE ACRES.

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

**FLOOD ZONE INFORMATION:**  
THE PROPERTY IS SHOWN AS WITHIN FLOOD ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 12500-037A.

**BUILDING PERMIT NOTE:**  
A BUILDING PERMIT FOR THE CONSTRUCTION ON LOCATION OF ANY RESIDENTIAL LOT AS SHOWN ON THIS SUBDIVISION PLAN, EXCEPT AS OTHERWISE PROVIDED.

**SPECIAL NOTE:**  
WATER RUN OFF FROM 18TH STREET RIGHT-OF-WAY MAY OCCUR DURING HEAVY RAINS.

**NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN PINES OF PENNINGTON EAST:**  
THESE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS. IT IS THE POLICY OF THE DEVELOPER TO MAINTAIN THE SUBDIVISION IN A MANNER THAT WILL BE BENEFICIAL TO ALL PARTIES CONCERNED.

**ADOPTION AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT FREDERICK C. TRENKLE, AS MANAGING MEMBER OF TSS DEVELOPMENT, LLC HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE LAYED OUT, PLATTED, AND DEDICATED TO THE PUBLIC AS SHOWN ON THE PLAT HEREIN AND HAS CAUSED THE NECESSARY RECORDS TO BE FILED IN THE PUBLIC RECORDS OF THIS COUNTY AND HAS CAUSED THE NECESSARY RECORDS TO BE FILED IN THE PUBLIC RECORDS OF THIS COUNTY AND HAS CAUSED THE NECESSARY RECORDS TO BE FILED IN THE PUBLIC RECORDS OF THIS COUNTY.

**STATE OF FLORIDA, COUNTY OF SUWANNEE**

HEREBY CERTIFY TO THE SAID BOARD OF COUNTY COMMISSIONERS THAT THE FOREGOING PLAT, MAP, AND DEDICATION OF THE LANDS DESCRIBED IN AND WHICH IS COPIED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES THE EXECUTION THEREOF.

**DEDICATION OF MORTGAGE:**

THIS IS TO CERTIFY THAT COLUMBIA COUNTY BANK A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING DEDICATION, HAS CAUSED THE FOREGOING DEDICATION TO BE FILED IN THE PUBLIC RECORDS OF THIS COUNTY AND HAS CAUSED THE NECESSARY RECORDS TO BE FILED IN THE PUBLIC RECORDS OF THIS COUNTY AND HAS CAUSED THE NECESSARY RECORDS TO BE FILED IN THE PUBLIC RECORDS OF THIS COUNTY.

**STATE OF FLORIDA, COUNTY OF COLUMBIA**

HEREBY CERTIFY TO THE SAID BOARD OF COUNTY COMMISSIONERS THAT THE FOREGOING PLAT, MAP, AND DEDICATION OF THE LANDS DESCRIBED IN AND WHICH IS COPIED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES THE EXECUTION THEREOF.

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

*[Signature]*  
DATE: **Y-1-F-2016**

**CERTIFICATE OF CLERK:**  
I HEREBY CERTIFY THAT THE FOREGOING PLAT, MAP, AND DEDICATION OF THE LANDS DESCRIBED IN AND WHICH IS COPIED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES THE EXECUTION THEREOF.

*[Signature]*  
CLERK OF COUNTY, SUWANNEE COUNTY, FLORIDA

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND IS IN ACCORDANCE WITH THE FLORIDA STATUTES PERTAINING TO SECTION 42207, FLORIDA STATUTES.

APPROVED BY: *[Signature]*  
DATE SUBMITTED: 03/23/08  
DATE DRAWN: 03/23/08  
**J. SHERMAN LIND & ASSOCIATES, INC.**  
REGISTERED SURVEYOR AND MAPPER  
CERTIFICATE OF AUTHORIZATION: 128770  
130 WEST HOWARD STREET, P.O. BOX 590, LIVE OAK, FLORIDA 32064  
PHONE: 386-382-4629 FAX: 386-382-5270