

REPLAT OF LOTS 2 AND 3, BLOCK 2, WINSLOW EAST IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA

DESCRIPTION:
LOTS 2 AND 3, BLOCK 2, WINSLOW EAST, AS RECORDED IN PLAT BOOK 1, PAGE 362 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA, SITUATED IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 14 EAST OF SAID 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.

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.

- ABBREVIATIONS**
- CONC. - CONCRETE
 - IR - IRON PIPE
 - REB. - REBAR
 - ST. - STREET
 - AV. - AVENUE
 - NO ID - NO IDENTIFICATION
 - FD. - FOUND
 - CM - CONCRETE MONUMENT
 - Z. - MORE OR LESS
 - ORB - OFFICIAL RECORDS BOOK
 - PG. - PAGE(S)
 - FM - FIELD MEASURED
 - P. - PLAT
 - D. - DEED
 - C. - CALCULATED
 - 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.M. - PERMANENT CONTROL POINT
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - EP - EDGE OF PAVEMENT
 - ID - IDENTIFICATION
 - L.B. - LICENSED BUSINESS

LEGEND AND NOTES:

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 5/8" x 18" REBAR WITH CAP, STAMPED L.B. # 7170.
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4" x 4" CONCRETE MONUMENT, R.L.S. # 2245.

- BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF 240TH STREET (N 88°48'07" E - PLAT).
- THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY.
- DISTANCES MEASURED IN U.S. FEET
- WATER SUPPLIED BY INDIVIDUAL WELL.
- SEWAGE DISPOSAL SUPPLIED BY INDIVIDUAL SEPTIC TANKS
- THERE ARE NO UTILITY EASEMENTS ADJACENT TO PLAT EXCEPT AS SHOWN.
- THERE ARE NO COVENANTS OR RESTRICTIONS.
- CONTOUR LINES PER O'BRIEN FLA. QUADRANGLE MAP.

SOIL TYPES

BmB - BLANTON FINE SAND, LOW, 0 TO 5 PERCENT SLOPES

UTILITY EASEMENT DETAIL:



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

FLOOD ZONE INFORMATION

THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" PER THE FLOOD INSURANCE RATE MAP OF THE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 12121C 0395B.

BUILDING SET BACKS:

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

ZONING:

A-1 AGRICULTURAL-1

FINISHED FLOOR CRITERIA:

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

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 REPLAT OF LOTS 2 AND 3, BLOCK 2, WINSLOW EAST:

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.

DEVELOPER:

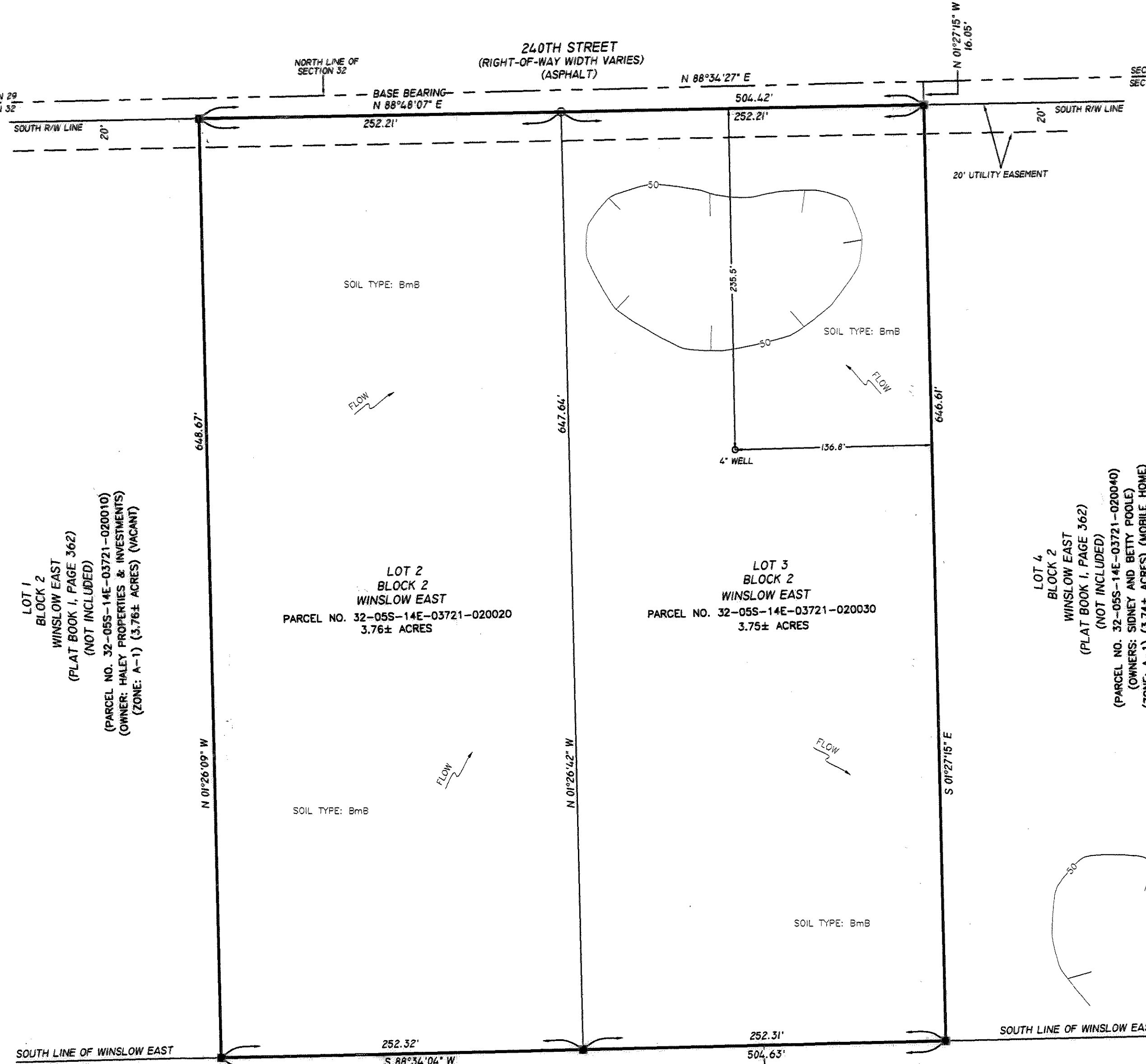
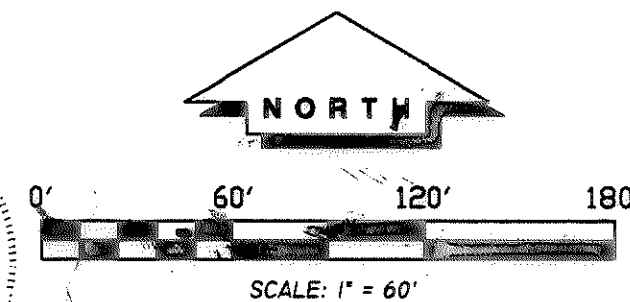
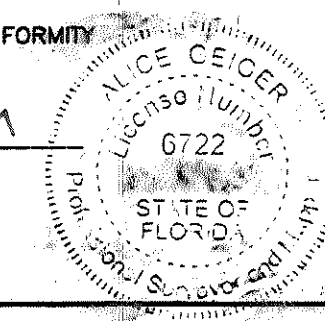
OSCAR AND JULIE SAAVEDRA
9129 240TH STREET
O'BRIEN, FL 32071
(386) 590-0142

SUBDIVIDER'S AGENT:

TIMOTHY B. ALCORN
130 WEST HOWARD STREET
LIVE OAK, FLORIDA 32064
(386) 362-4629

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

Alice V. Geiger
ALICE V. GEIGER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 16722



LOT 1
BLOCK 2
WINSLOW EAST
(PLAT BOOK 1, PAGE 362)
(NOT INCLUDED)
(PARCEL NO. 32-055-14E-03721-020010)
(OWNER: HALEY PROPERTIES & INVESTMENTS)
(ZONE: A-1) (3.76± ACRES) (VACANT)

LOT 4
BLOCK 2
WINSLOW EAST
(PLAT BOOK 1, PAGE 362)
(NOT INCLUDED)
(PARCEL NO. 32-055-14E-03721-020040)
(OWNER: HALEY PROPERTIES & INVESTMENTS)
(ZONE: A-1) (3.74± ACRES) (MOBILE HOME)

(PARCEL NO. 32-055-14E-03721-000000)
(OWNER: JOSEPH PAUL SABBA, JR AND THANDU SABBA)
(ZONE: A-1) (10± ACRES) (VACANT)

(PARCEL NO. 32-055-14E-03721-030022)
(OWNERS: JOSEPH PAUL SABBA, JR AND THANDU SABBA)
(ZONE: A-1) (10.44± ACRES) (VARIOUS OUTBUILDINGS)

PART OF NORTH 1/2 OF NORTHEAST 1/4
(NOT INCLUDED)

VICINITY MAP
NOT TO SCALE



ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT OSCAR SAAVEDRA AND JULIE SAAVEDRA, AS OWNERS, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "REPLAT OF LOTS 2 AND 3, BLOCK 2, WINSLOW EAST" 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.

Oscar Saavedra WITNESS: *Jenny Idriest*
OSCAR SAAVEDRA
9129 240TH STREET
O'BRIEN, FLORIDA 32071
(386) 590-0142
Julie Saavedra WITNESS: *Sma*
JULIE SAAVEDRA
9129 240TH STREET
O'BRIEN, FLORIDA 32071
(386) 590-0142

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY ON THIS 5th DAY OF November A.D. 2024, BEFORE ME PERSONALLY APPEARED OSCAR SAAVEDRA AND JULIE SAAVEDRA, AS OWNERS, 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 SUWANNEE COUNTY, STATE OF FLORIDA, THIS 5th DAY OF November A.D. 2024

Nicole Maria Carter MY COMMISSION EXPIRES: 2/19/2028
NOTARY PUBLIC, STATE OF FLORIDA

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY CAMPUS USA CREDIT UNION, BEING MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DOES HEREBY JOIN IN AND MAKES ITSELF A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS "REPLAT OF LOTS 2 AND 3, BLOCK 2, WINSLOW EAST" 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 I HAVE CAUSED THESE PRESENT TO BE SIGNED THIS 5th DAY OF November A.D. 2024

Angie Sullivan WITNESS: *Paula B. Kayleigh Prange*
ANGIE SULLIVAN, REAL ESTATE SERVICING SUPERVISOR WITNESS:
CAMPUS USA CREDIT UNION WITNESS:
14007 NW 1ST ROAD
JONESVILLE, FLORIDA 32669
(352) 335-9090

STATE OF FLORIDA, COUNTY OF ALACHUA:

I HEREBY CERTIFY ON THIS 5th DAY OF November A.D. 2024, BEFORE ME PERSONALLY APPEARED ANGIE SULLIVAN, REAL ESTATE SERVICING SUPERVISOR FOR CAMPUS USA CREDIT UNION, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SHE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT ALACHUA COUNTY, STATE OF FLORIDA, THIS 5th DAY OF November A.D. 2024

Paula B. Kayleigh Prange MY COMMISSION EXPIRES: 3/20/2026
NOTARY PUBLIC, STATE OF FLORIDA

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

Sarah Helms CHAIRMAN
DATE: 11/19/24
ATTEST: *Alice V. Geiger*

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 19th DAY OF November A.D. 2024, IN PLAT BOOK 1, PAGE 596 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Alice V. Geiger
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

CERTIFICATE OF TAX COLLECTOR

THIS IS TO CERTIFY THAT ALL PAYABLE AD VALOREM TAXES HAVE BEEN PAID AND ALL TAX SALES AGAINST THE LAND INCLUDED WITHIN THIS PLAT HAVE BEEN REDEEMED AS OF THIS DATE.

Sharon Jordan 10-30-2024
TAX COLLECTOR, SHARON JORDAN DATE
COUNTY OF SUWANNEE

CERTIFICATE OF SURVEYOR:

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED/FOUND AS OF THE 16TH DAY OF JULY, 2024. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED/FOUND AS OF THE 16TH DAY OF JULY 2024.

Timothy B. Alcorn
TIMOTHY B. ALCORN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6352
DATE: AUGUST 28, 2024
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

SCALE: 1" = 100'	DATE SURVEYED: 07-16-2024	DATE DRAWN: 08-28-2024
REVISED:	APPROVED BY:	DRAWN BY: SH
J. SHERMAN FRIER & ASSOCIATES, INC. LAND SURVEYORS CERTIFICATE OF AUTHORIZATION - LB# 7170		
130 W. HOWARD STREET, LIVE OAK, FL 32064 PHONE: 386-362-4629 FAX: 386-352-5270 EMAIL: jfrier@jsherman.com		

DRAWING NO. 146-23-2024RP