

RIVER BEND ESTATES

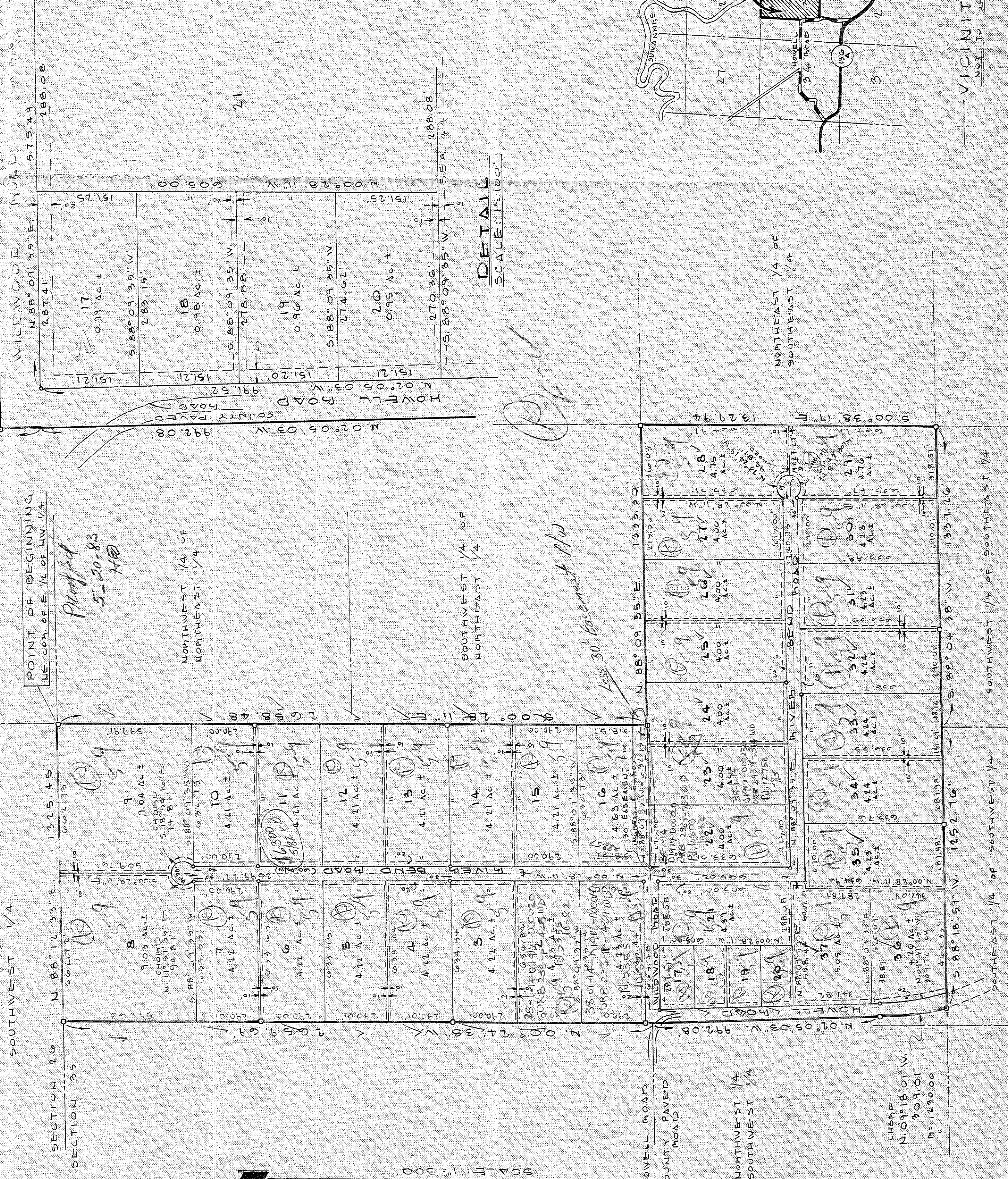
SITUATED IN: THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA.

DESCRIPTION:

THE EAST 1/2 OF THE NORTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL BEING IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 14 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 NORTHWEST 1/4, THENCE RUN SOUTH 00°18'10" EAST ALONG THE EAST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 A DISTANCE OF 2,058.48 FEET; THENCE RUN NORTH 88°01'55" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1,329.94 FEET; THENCE RUN SOUTH 00°18'10" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1,329.94 FEET; THENCE RUN SOUTH 88°04'38" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1,329.94 FEET; THENCE RUN SOUTH 88°18'58" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1,329.94 FEET TO THE WEST RIGHT-OF-WAY OF HOWELL ROAD, SAID WEST RIGHT-OF-WAY LINE BEING IN A CURVE CONVEXED NORTHEASTERLY, HAVING A RADIUS OF 1,120.00 FEET OF HOWELL ROAD, SAID WEST RIGHT-OF-WAY LINE AND CURVE; A CHORD BEARING AND DISTANCE OF 1,120.00 FEET OF HOWELL ROAD, SAID WEST RIGHT-OF-WAY LINE AND CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 01°05'03" WEST, A DISTANCE OF 912.08 FEET; THENCE RUN NORTH 00°24'24" WEST, A DISTANCE OF 2,470 FEET; THENCE RUN NORTH 00°24'38" WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 2,470.64 FEET; THENCE RUN NORTH 88°12'33" EAST ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 1,925.45 FEET TO THE POINT OF BEGINNING.

35-1-14 1917-00010 thru 00030
Unsold Lots @ \$900 Per Acre
Sold Lots @ \$125 Per Acre

On New Map # 145
1917-000370



ADOPTION AND DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT SOPHIA S. FALT OWNER, HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS RIVER BEND ESTATES, AND THAT THE ROADS AND EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES AND PURPOSES HEREON STATED.

WITNESS: Sherman Fine
SOPHIA S. FALT, OWNER

STATE OF FLORIDA, COUNTY OF SUWANNEE:
I HEREBY CERTIFY THAT ON THIS DAY OF 1982, BEFORE ME PERSONALLY APPEARED SOPHIA S. FALT AS OWNER, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED EXECUTION THEREOF. THIS 24 DAY OF February A.D. 1982.

Sherman Fine
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

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

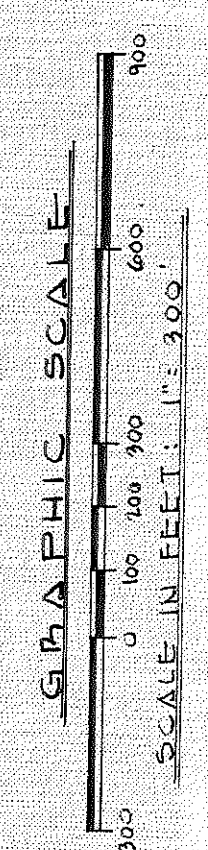
SIGNED: William J. Long CHAIRMAN
ATTEST: [Signature] CLERK
DATE: 2-6-82

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 6 DAY OF February A.D. 1982, IN PLAT BOOK I PAGE 282 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA.

CLERK OF CIRCUIT COURT
SUWANNEE COUNTY, FLORIDA

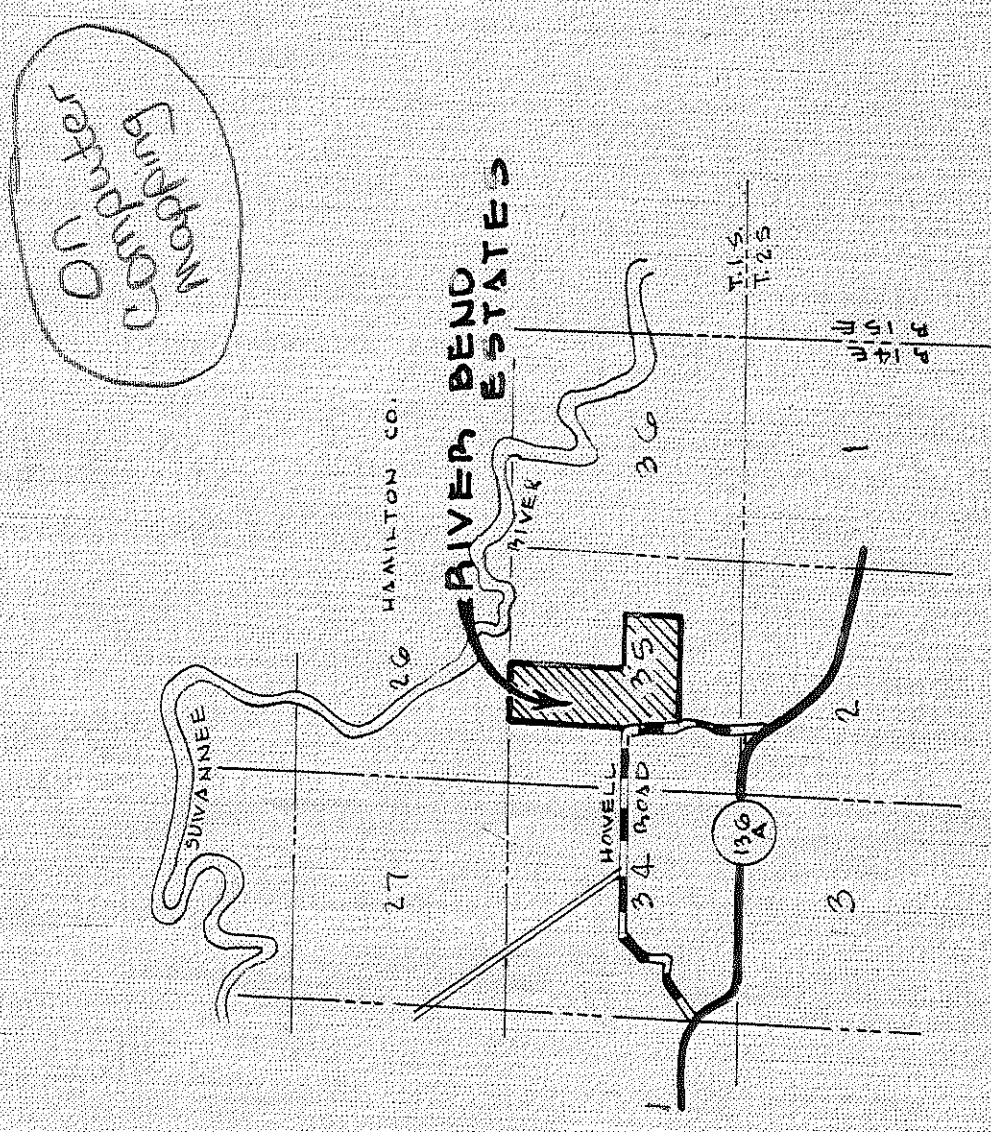
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN, AND THAT THE SURVEY DATA SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER III, FLORIDA STATUTES.

Sherman Fine
J. SHERMAN FINE
FLORIDA REGISTERED CERTIFICATE NO. 2245
DATE: FEBRUARY 2, 1982



SURVEYOR'S NOTES:
1) FOR SECTION BREAKDOWN, SEE JOB FILE NO. S-143-81 IN THIS OFFICE.
2) BEARINGS SHOWN HEREON ARE PROJECTED FROM COUNTY ROAD NO. 3-196-A (FORMER STATE ROAD NO. 3-196-A)

LEGEND
○ DENOTES REFERENCE MONUMENT (P.M.M.)
● DENOTES PERMANENT CONTROL POINT (P.C.P.)
--- DENOTES 20' UTILITY EASEMENT



VICINITY MAP
NOT TO SCALE