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RUNNING SPRINGS BLUFF

A SUBDIVISION IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA.

28-4-12 10732-010010-010430
Unsold Lots @ $51.00 FF Prem FF
Sold Lots @ $85.00 FF

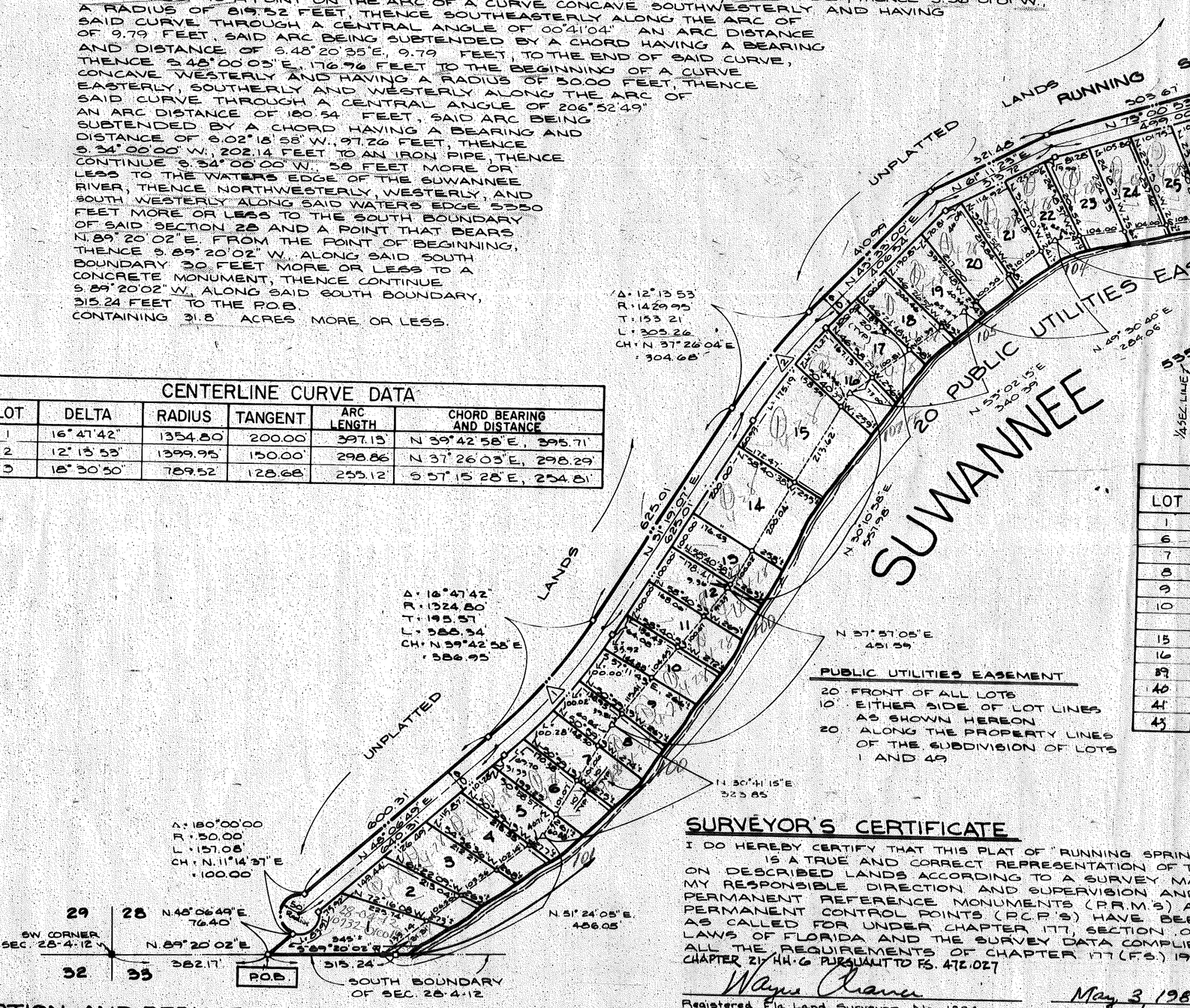
Acres 31.80

* 10732

LEGAL DESCRIPTION

A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.W. CORNER OF SAID SECTION AND RUN THENCE N. 89° 20' 02" E., ALONG THE SOUTH BOUNDARY OF SAID SECTION, 382.17 FEET TO THE POINT OF BEGINNING; THENCE N. 48° 06' 49" E., 76.40 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 50.00 FEET, THENCE WESTERLY, NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180° 00' 00" AN ARC DISTANCE OF 157.08 FEET SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N. 41° 53' 51" E., 100.00 FEET, TO THE END OF SAID CURVE; THENCE N. 48° 06' 49" E., 600.31 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1324.80 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16° 47' 42" AN ARC DISTANCE OF 388.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N. 35° 42' 58" E., 386.95 FEET TO THE END OF SAID CURVE, THENCE N. 31° 19' 07" E., 625.01 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1429.95 FEET, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 13' 55" AN ARC DISTANCE OF 305.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N. 37° 26' 04" E., 304.68 FEET TO THE END OF SAID CURVE; THENCE N. 43° 33' 00" E., 410.99 FEET, THENCE N. 61° 11' 23" E., 321.48 FEET, THENCE N. 73° 00' 55" E., 364.68 FEET, THENCE S. 78° 48' 17" E., 305.14 FEET, THENCE S. 80° 24' 59" E., 426.36 FEET, THENCE S. 64° 30' 53" E., 830.53 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 819.52 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 37' 38" AN ARC DISTANCE OF 194.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 59° 42' 04" E., 194.46 FEET, THENCE N. 36° 01' 01" E., 220.80 FEET, THENCE N. 06° 25' 32" E., 69.95 FEET, THENCE S. 60° 59' 49" E., 64.95 FEET, THENCE S. 06° 25' 32" W., 60.85 FEET, THENCE S. 36° 01' 01" W., 259.70 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 819.52 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 41' 04" AN ARC DISTANCE OF 9.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 48° 20' 35" E., 9.79 FEET, TO THE END OF SAID CURVE; THENCE S. 48° 00' 03" E., 176.76 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET, THENCE SAID CURVE THROUGH A CENTRAL ANGLE OF 206° 52' 49" EASTERLY, SOUTHERLY AND WESTERLY ALONG THE ARC OF AN ARC DISTANCE OF 180.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 02° 18' 58" W., 97.26 FEET, THENCE S. 34° 00' 00" W., 202.14 FEET TO AN IRON PIPE, THENCE CONTINUE S. 34° 00' 00" W., 56 FEET MORE OR LESS TO THE WATERS EDGE OF THE SUWANNEE RIVER, THENCE NORTHWESTERLY, WESTERLY, AND SOUTH WESTERLY ALONG SAID WATERS EDGE, 5350 FEET MORE OR LESS TO THE SOUTH BOUNDARY OF SAID SECTION 28 AND A POINT THAT BEARS N. 89° 20' 02" E. FROM THE POINT OF BEGINNING, THENCE S. 89° 20' 02" W., ALONG SAID SOUTH BOUNDARY 30 FEET MORE OR LESS TO A CONCRETE MONUMENT, THENCE CONTINUE S. 89° 20' 02" W. ALONG SAID SOUTH BOUNDARY, 315.24 FEET TO THE P.O.B. CONTAINING 31.8 ACRES MORE OR LESS.

CENTERLINE CURVE DATA					
LOT	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING AND DISTANCE
1	16° 47' 42"	1354.80	200.00	397.13	N 39° 42' 58" E, 395.71'
2	12° 13' 55"	1399.95	150.00'	298.86	N 37° 26' 05" E, 298.29
3	18° 30' 50"	789.52	128.68	255.12'	S 57° 15' 28" E, 254.81'


RUNNING SPRINGS DRIVE
UNPLATTED LANDS
UNPLATTED LANDS
PUBLIC UTILITIES EASEMENTS
RIVER
SUWANNEE
5350 ±
1/4 SEC. LINE
UNPLATTED LANDS
Δ: 16° 47' 42"
R: 1324.80
T: 195.51
L: 388.34
CH: N 39° 42' 58" E
: 386.95
Δ: 180° 00' 00"
R: 50.00
L: 157.08
CH: N. 11° 14' 37" E
: 100.00
N. 48° 06' 49" E. 76.40'
N. 89° 20' 02" E. 382.17'
S. 89° 20' 02" W. 315.24'
P.O.B.
SOUTH BOUNDARY OF SEC. 28-4-12
SW. CORNER SEC. 28-4-12
29
28
32
33
Δ: 12° 13' 55"
R: 1429.95
T: 153.21
L: 305.26
CH: N 37° 26' 04" E
: 304.68
Δ: 00° 41' 04"
R: 819.52'
T: 4.89'
L: 9.79'
CH: S 48° 20' 35" E.
: 9.79'
Δ: 13° 37' 38"
R: 819.52'
T: 97.92'
L: 194.91'
CH: S 59° 42' 04" E.
: 194.46'
Δ: 206° 52' 49"
R: 50.00'
T:
L: 180.54'
CH: S 02° 18' 58" W.
: 97.26'
N 51° 24' 05" E. 456.05'
N 57° 57' 05" E 451.99
N 30° 41' 15" E 523.85
N 30° 41' 15" E 525.85
N 30° 30' 45" E 537.18
N 30° 30' 45" E 264.06
N 59° 30' 45" E 264.06
N 53° 02' 15" E 340.39'
N 84° 34' 19" E 446.17'
N 80° 29' 54" E 491.21'
S 8° 16' 06" E 225.60
S 16° 57' 20" E 345.48
S 65° 59' 24" E 339.78
S 52° 09' 24" E 216.65
N 89° 31' 20" E 162.40
S 38° 19' 54" E 239.17'
S 06° 25' 32" E 69.95'
S 60° 59' 49" E 64.95'
S 06° 25' 32" W 60.85'
S 36° 01' 01" W 259.70'
N 06° 25' 32" E 69.95'
S 06° 25' 32" W 60.85'
N 36° 01' 01" E 220.80'
S 36° 01' 01" W
N 06° 25' 32" E 69.95
N 60° 59' 49" W 64.95'
S 06° 25' 32" E 60.85'
N 36° 01' 01" E 220.80'
S 36° 01' 01" W 259.70'
N 06° 25' 32" E 69.95
S 06° 25' 32" W