Running Springs Bluff
Phase II

RUNNING SPRINGS BLUFF, PHASE II

PLAT BOOK I, PAGE 319

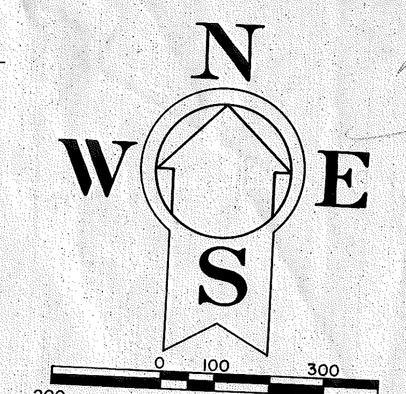
A SUBDIVISION IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA.

Note. Lot 32 ON River @ 851 FF
28-4-12 - 10732-020010-020320
UnSold Lots @ $1560 Per FF
Sold Lots @ $23.40 Per FF

LEGAL DESCRIPTION

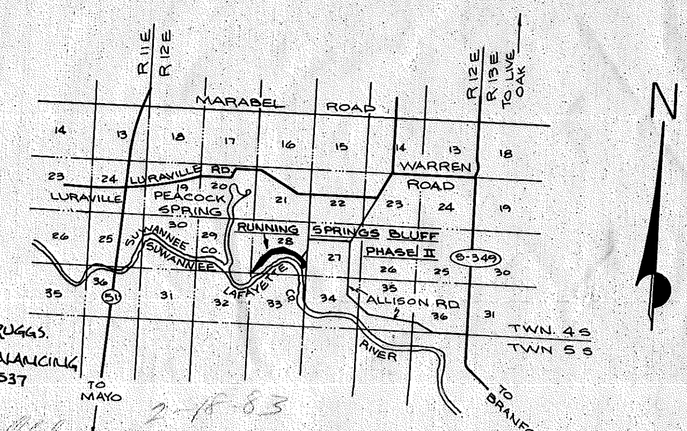
A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 28 AND RUN THENCE N. 41° 30' 45" E., 1366.10 FEET, THENCE N. 31° 19' 07" E., 792.29 FEET, THENCE N. 43° 33' 00" E., 661.81 FEET, THENCE N. 61° 31' 36" E., 811.15 FEET, THENCE N. 84° 03' 56" E., 663.36 FEET, THENCE S. 80° 23' 01" E., 661.81 FEET, THENCE N. 67° 31' 36" E., 811.15 FEET, THENCE S. 66° 30' 33" E., 661.95 FEET, THENCE S. 60° 59' 49" E., 670.25 FEET, THENCE S. 42° 54' 56" E. 378.08 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF SAID SECTION, THENCE S. 00° 21' 21" E. ALONG SAID EAST BOUNDARY 197.08 FEET, THENCE S. 49° 31' 45" W. 487.85 FEET TO AN IRON PIPE, THENCE CONTINUE S. 49° 31' 45" W., 15 FEET MORE OR LESS TO THE WATERS EDGE OF THE SUWANNEE RIVER, THENCE NORTHWESTERLY ALONG SAID WATERS EDGE 274 FEET MORE OR LESS TO A POINT BEARING S. 34° 00' 00" W. FROM AN IRON PIPE, THENCE N. 34° 00' 00" E., 55 FEET MORE OR LESS TO SAID IRON PIPE, THENCE CONTINUE N. 34° 00' 00" E., 202.14 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF RUNNING SPRINGS DRIVE AND A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50 FEET, THENCE EASTERLY, NORTHERLY AND WESTERLY ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 206° 52' 49", AN ARC DISTANCE OF 180.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N. 02° 18' 55" E., 97.26 FEET TO THE END OF SAID CURVE, THENCE N. 48° 00' 03" W., 170.96 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 819.52 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 30' 50", AN ARC DISTANCE OF 264.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N. 57° 15' 28" W., 263.66 FEET TO THE END OF SAID CURVE, THENCE CONTINUE ALONG THE NORTH RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES, N. 66° 30' 53" W., 830.53 FEET, THENCE N. 50° 24' 59" W., 428.56 FEET, THENCE N. 78° 48' 17" W., 305.14 FEET, THENCE S. 78° 58' 53" W., 322.81 FEET, THENCE S. 73° 00' 55" W., 505.67 FEET, THENCE S. 61° 11' 23" W., 521.48 FEET, THENCE S. 35° 05' 36" W. 410.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1429.95 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 13' 53" AN ARC DISTANCE OF 305.26 FEET SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 37° 26' 04" W., 304.68 FEET TO THE END OF SAID CURVE, THENCE S. 31° 19' 07" W., 625.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1354.80 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 47' 42" AN ARC DISTANCE OF 397.18 FEET SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 39° 42' 58" W., 395.71 FEET TO THE END OF SAID CURVE, THENCE S. 48° 06' 49" W., 600.31 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106° 15' 37" AN ARC DISTANCE OF 92.73 FEET SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 48° 06' 49" W., 80.00 FEET TO THE END OF SAID CURVE AND THE END OF SAID COURSES OF SAID RIGHT OF WAY LINE, THENCE S. 48° 06' 49" W., 144.27 FEET TO THE SOUTH BOUNDARY OF SAID SECTION, THENCE S. 89° 20' 02" W., ALONG SAID SOUTH BOUNDARY 291.21 FEET TO THE P.O.B.
CONTAINING 46.30 ACRES MORE OR LESS

Acres 46.30

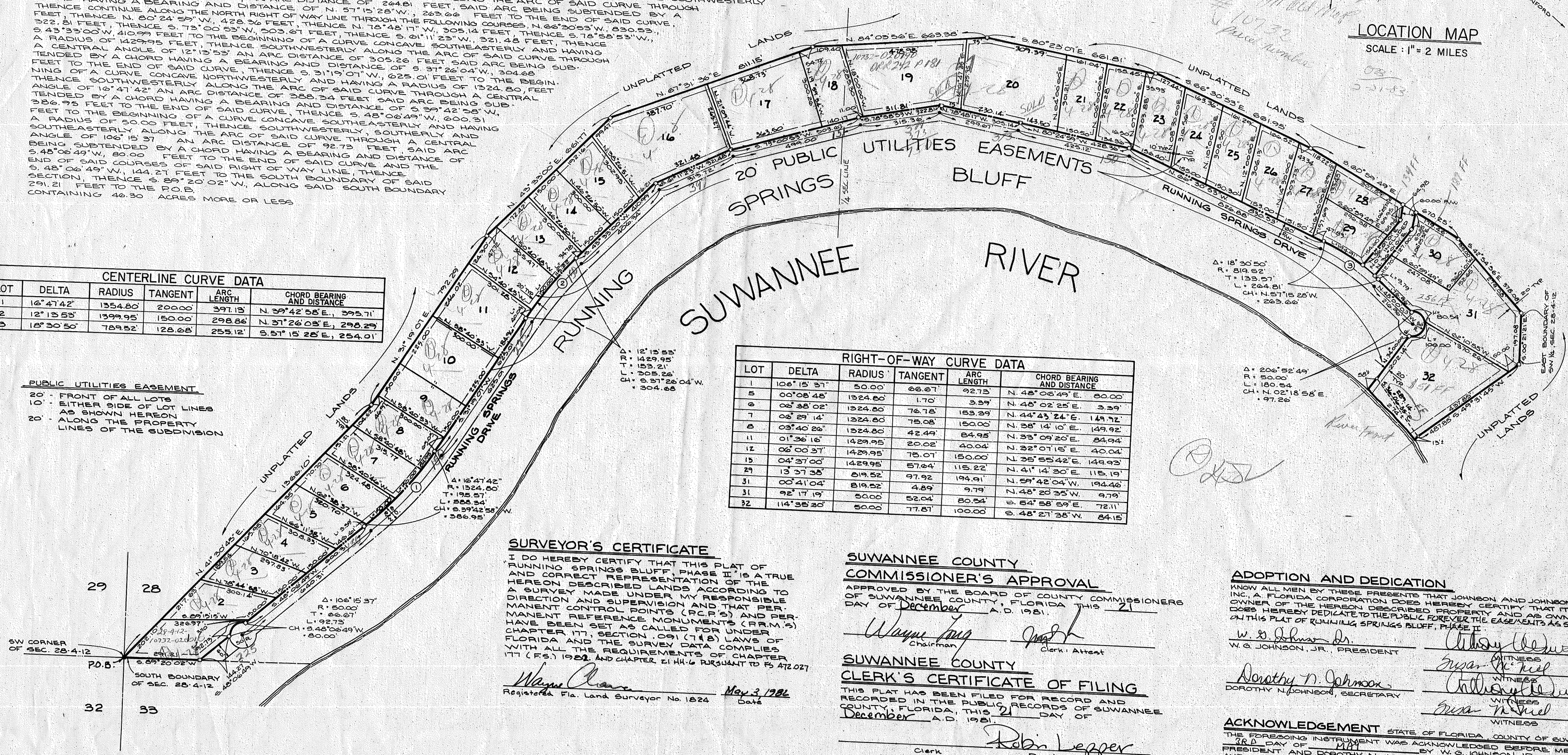


- P.R.M.
- P.C.P.
- IRON PIPE

1) BEARINGS SHOWN HEREON ARE BASED ON A SURVEY BY J.D. SCRUGGS.
2) ERROR OF CLOSURE PRIOR TO BALANCING BY COMPASS RULE WAS 1/43,537



LOCATION MAP
SCALE : 1" = 2 MILES



CENTERLINE CURVE DATA

LOT	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING AND DISTANCE
1	16°47'42"	1354.80'	200.00'	397.18'	N. 39°42'58"E., 395.71'
2	12°13'53"	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., 254.01'

RIGHT-OF-WAY CURVE DATA

LOT	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING AND DISTANCE
1	106°15'37"	50.00'	66.67'	92.73'	N. 48°06'49"E. 80.00'
5	00°08'48"	1324.80'	1.70'	3.39'	N. 48°02'25"E. 3.39'
6	06°38'02"	1324.80'	76.76'	153.39'	N. 44°43'24"E. 149.92'
7	06°29'14"	1324.80'	75.08'	150.00'	N. 38°14'10"E. 149.92'
8	03°40'28"	1324.80'	42.49'	84.95'	N. 33°09'20"E. 84.94'
11	01°36'16"	1429.95'	20.02'	40.04'	N. 32°01'15"E. 40.04'
12	06°00'37"	1429.95'	75.07'	150.00'	N. 35°55'42"E. 149.93'
13	04°37'00"	1429.95'	57.64'	115.22'	N. 41°14'30"E. 115.19'
29	13°37'38"	819.52'	97.92	194.91'	N. 59°42'04"W. 194.46'
31	00°41'04"	819.52'	4.89'	9.79'	N. 48°20'35"W. 9.79'
31	92°17'19"	50.00'	52.04'	80.54'	S. 64°58'59"E. 72.11'
32	114°35'20"	50.00'	77.81'	100.00'	S. 48°27'38"W. 84.15'

PUBLIC UTILITIES EASEMENT

20' - FRONT OF ALL LOTS
10' - EITHER SIDE OF LOT LINES AS SHOWN HEREON
20' - ALONG THE PROPERTY LINES OF THE SUBDIVISION

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF RUNNING SPRINGS BLUFF, PHASE II IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT PERMANENT CONTROL POINTS (PCP'S) AND PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN SET AS CALLED FOR UNDER CHAPTER 177, SECTION .091 (7)(B) FLORIDA AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 (F.S.) 1981 AND CHAPTER 21 HH-6 PURSUANT TO FS 472.027

Wayne Clarke
Registered Fla. Land Surveyor No. 1824
May 3, 1982
Date

SUWANNEE COUNTY COMMISSIONER'S APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA THIS 21 DAY OF December A.D. 1981.

Wayne Long
Chairman
Clerk: Attest

SUWANNEE COUNTY CLERK'S CERTIFICATE OF FILING

THIS PLAT HAS BEEN FILED FOR RECORD AND RECORDED IN THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA, THIS 21 DAY OF December A.D. 1981.

Robin Lepper
Clerk
Deputy Clerk

ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHNSON AND JOHNSON LANDS, INC., A FLORIDA CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE HEREON DESCRIBED PROPERTY AND AS OWNER, DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE EASEMENTS AS SHOWN ON THIS PLAT OF RUNNING SPRINGS BLUFF, PHASE II

W. O. Johnson Jr.
W. O. JOHNSON, JR., PRESIDENT
WITNESS
WITNESS

Dorothy N. Johnson
DOROTHY N. JOHNSON, SECRETARY
WITNESS
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF SUWANNEE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF MAY 1982 BY W. O. JOHNSON, JR. PRESIDENT AND DOROTHY N. JOHNSON, SECRETARY OF JOHNSON AND JOHNSON LANDS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC, STATE OF FLA.
MY COMMISSION EXPIRES 4-16-86