Southern Pine Plantation

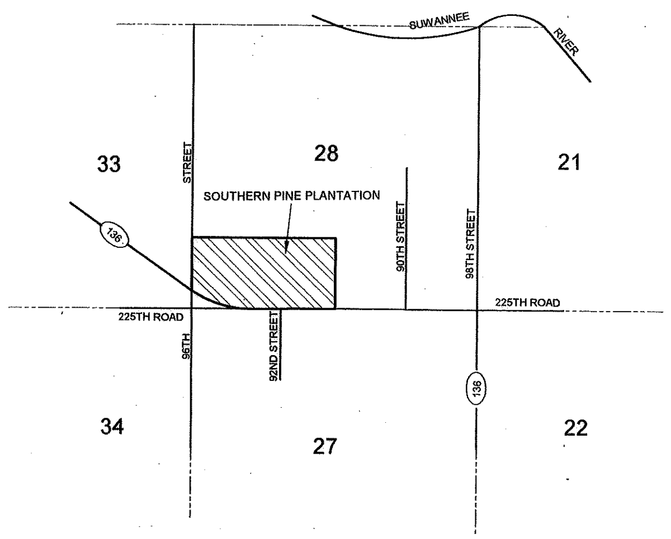
On New MAP 22 Oct. 2001 P.C.

PLAT BOOK 1 PAGE 453

MAP SHOWING PLAT OF:
SOUTHERN PINE PLANTATION

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 11 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 SOUTHEAST 1/4, THENCE RUN NORTH 89°36'32" EAST ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 1321.01 FEET TO THE EAST LINE OF SAID SECTION 28 AND THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 136, THENCE RUN SOUTH 00°23'26" EAST ALONG SAID EAST LINE, A DISTANCE OF 1739.69 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 1392.39 FEET; THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF SOUTH 19°49'48" WEST, 962.36 FEET TO THE SOUTHLINE OF SAID SECTION 28; THENCE RUN SOUTH 89°01'52" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 996.54 FEET TO THE WEST LINE OF SAID EAST 1/2 OF SOUTHEAST 1/4; THENCE RUN NORTH 00°12'56" WEST ALONG SAID WEST LINE, A DISTANCE OF 2652.79 FEET TO THE POINT OF BEGINNING.
CONTAINING 78.33 ACRES MORE OR LESS.

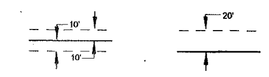
VICINITY MAP
SCALE: 1" = 2000'

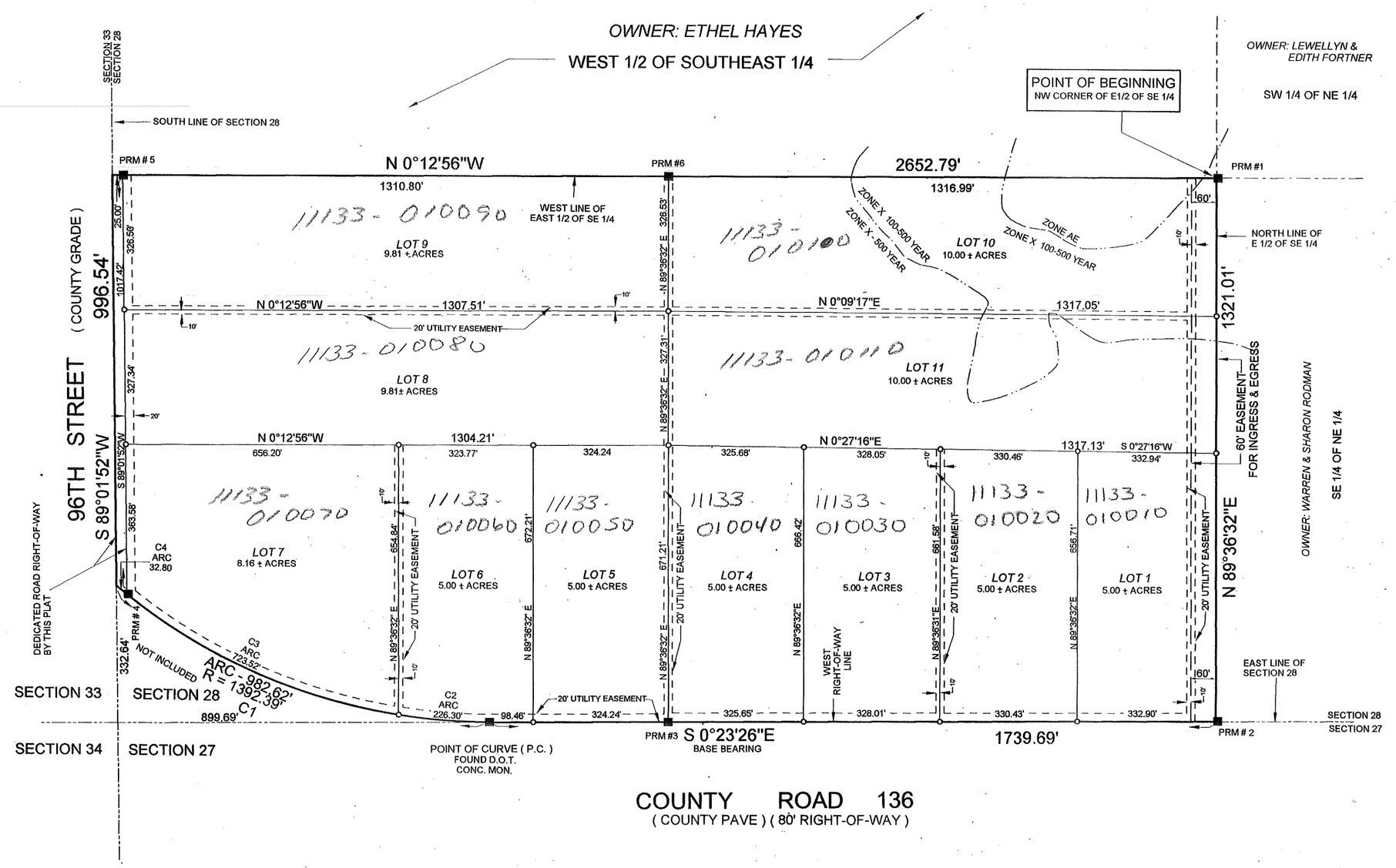


CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	40°26'03"	1392.39	982.62	512.77	962.36	S 19°49'48"W
2	09°18'44"	1392.39	226.30	113.40	226.06	S 04°16'08" W
3	29°46'20"	1392.39	723.52	370.13	715.41	S 23°48'40" W
4	01°20'59"	1392.39	32.80	16.40	32.80	S 39°22'20" W

UTILITY EASEMENT DETAIL:





ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT RONNIE POOLE AND DANIEL CRAPPS AS OWNERS HAVE CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS SOUTHERN PINE PLANTATION 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.

RONNIE POOLE, OWNER
123 EAST HOWARD STREET
LIVE OAK, FLORIDA 32060
904-362-4539

DANIEL CRAPPS, OWNER
123 EAST HOWARD STREET
LIVE OAK, FLORIDA 32060
904-362-4539

WITNESS:
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 26 DAY OF JULY A.D. 2001, BEFORE ME PERSONALLY APPEARED RONNIE POOLE AND DANIEL CRAPPS AS OWNERS OF SOUTHERN PINE PLANTATION 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 LIVE OAK, STATE OF FLORIDA, THIS 26 DAY OF JULY A.D. 2001

TIMOTHY BRUCE ALCORN
MY COMMISSION # CC 803097
EXPIRES: Jun 20, 2003
Bonded Thru Notary Public Underwriters, Fla. Notary Service & Bonding Co.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 6-20-2003

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT FIRST FEDERAL SAVINGS BANK OF FLORIDA, A CORPORATION UNDER THE LAWS OF THE UNITED STATES OF AMERICA, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS SOUTHERN PINE PLANTATION, 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 FIRST FEDERAL SAVINGS BANK OF FLORIDA, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS PRESIDENT, KEITH C. LEIBFRIED, AND ITS ASSISTANT SECRETARY JOYCE WARNER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 27 DAY OF JULY A.D. 2001.

KEITH C. LEIBFRIED, PRESIDENT
WITNESS:

JOYCE WARNER, ASSISTANT SECRETARY
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 27 DAY OF JULY A.D. 2001, BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, KEITH C. LEIBFRIED, PRESIDENT AND JOYCE WARNER, ASSISTANT SECRETARY OF FIRST FEDERAL SAVINGS BANK OF FLORIDA, TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID SAID CORPORATION AFFIXED THERETO.
EXECUTION THEREOF

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 27 DAY OF JULY A.D. 2001

TIMOTHY BRUCE ALCORN
MY COMMISSION # CC 803097
EXPIRES: Jun 20, 2003
Bonded Thru Notary Public Underwriters, Fla. Notary Service & Bonding Co.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 6-20-2003

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

CHAIRMAN
ATTEST
DATE: Aug. 7, 2001

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 7th DAY OF AUGUST A.D. 2001, IN PLAT BOOK 1 PAGE 453 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

LEGEND AND NOTES

■ DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4" x 4" x 24" CONCRETE MONUMENT STAMPED R.L.S. # 2245

P.C. DENOTES POINT OF CURVE

P.T. DENOTES POINT OF TANGENCY OF CURVE

P.R.C. DENOTES POINT OF REVERSE CURVE

1) CLOSURE EXCEEDS 1: 10,000

2) BEARINGS BASED ON THE EAST LINE OF SECTION 28. S 00°23'26" E

3) THE SOUTH 25.00 FEET OF SOUTHERN PINE PLANTATION IS HEREBY DEDICATED FOR ROAD RIGHT-OF-WAY.

○ DENOTES SET 1/2" REBAR WITH CAP STAMPED R.L.S. # 2245 ON ALL LOT CORNERS, EXCEPT AS SHOWN.

5) LOTS 8 AND 9 ARE BASED ON ON A MINUMUM OF 10.00 ACRES INCLUDING ROAD RIGHT-OF-WAY.

6) THE SOUTH 25.00 FEET OF SOUTHERN PINE PLANTATION IS DEDICATED FOR ROAD RIGHT-OF-WAY.

FLOOD HAZARD WARNING:
A PORTION OF LOTS 10 AND 11 MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT THE COUNTY LAND DEVELOPMENT REGULATION ADMINISTRATOR AND OBTAIN THE LATEST INFORMATION ABOUT FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

SPECIAL NOTE:
THE PLAT OF SOUTHERN PINE PLANTATION LIES BENEATH A VISUAL FLIGHT RULES MILITARY TRAINING ROUTE (VR 1003). THIS ROUTE IS USED ROUTINELY BY VARIOUS MILITARY JET AIRCRAFT CONDUCTING LOW ALTITUDE, HIGH SPEED MANEUVERS BETWEEN 200 AND 1500 FEET ABOVE THE GROUND.

-200' -100' 0 200' 400'
GRAPHIC SCALE
SCALE IN FEET 1" = 200 FEET

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 LOY AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERWISE PROVIDED BY LAW.

ZONING:
A-1 AGRICULTUAL 1- ONE DWELLING UNIT PER FIVE ACRES

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS

THIS PLAT AS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:
Curtis E. Keen 8/6/01
REGISTERED SURVEYOR AND MAPPER

BUILDING SET BACKS
FRONT: 30.00 FEET

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AND P.C.P.'S (PERMANENT CONTROL POINTS) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS SURVEYED FALLS WITHIN ZONE AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO.

REGISTERED LAND SURVEYOR
FLA. CERT. NO. 2245
DATE: JULY 24, 2001
JOB. NO. 34-2001RP

J. SHERMAN FRIER & ASSOCIATES
LAND SURVEYORS