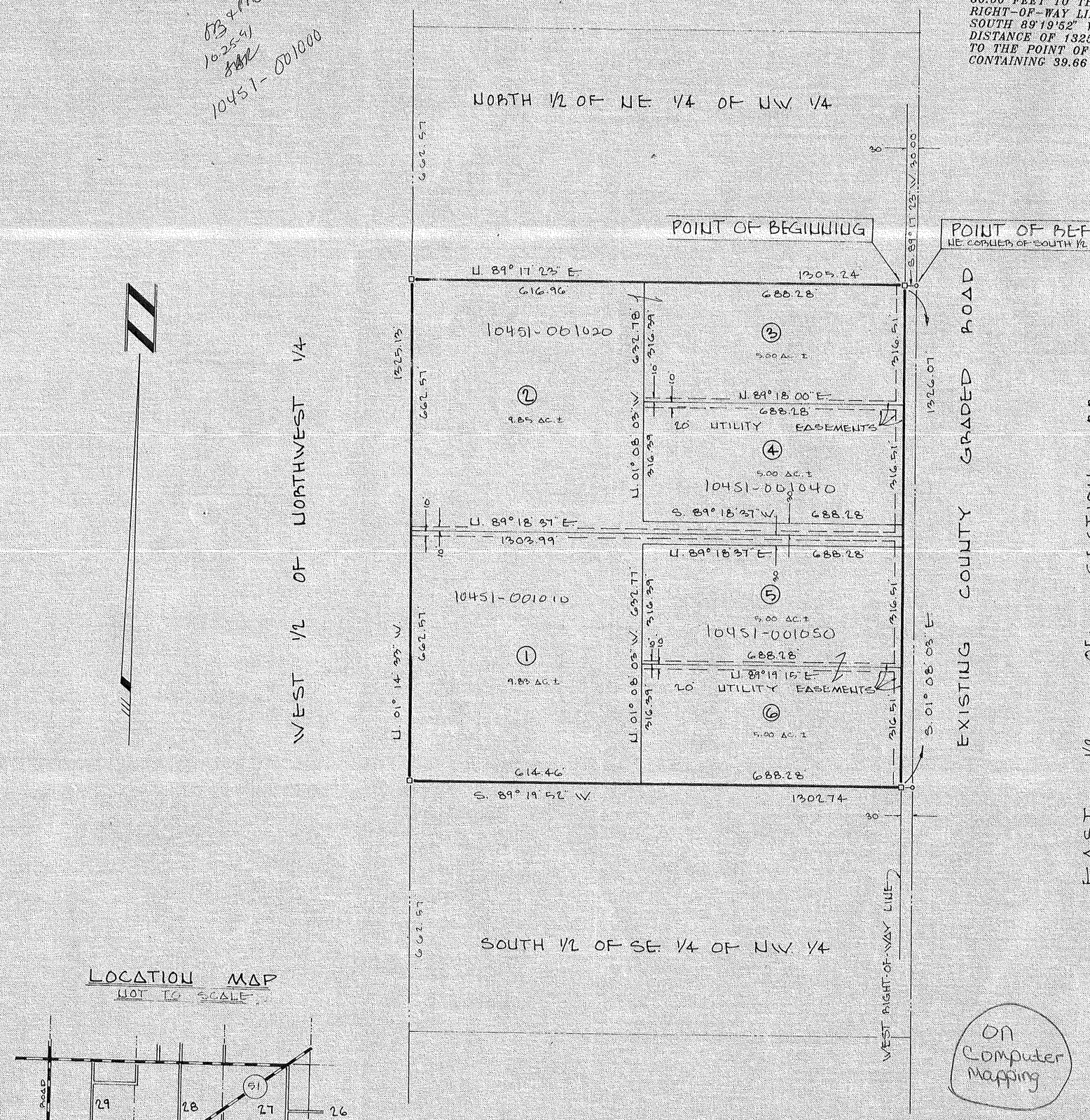
SUMMER PINES

PLAT BOOK I PAGE 40

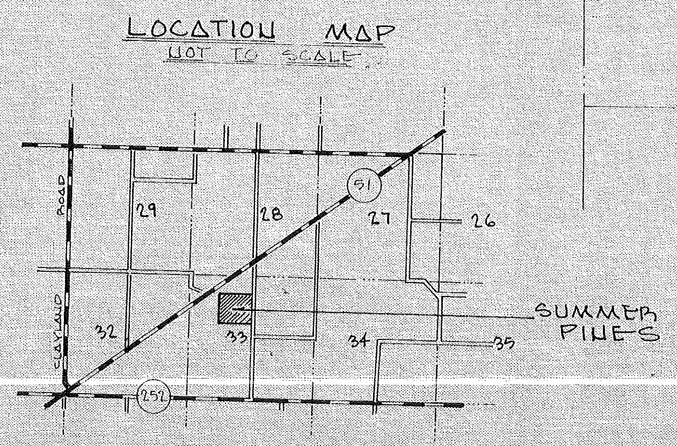
SITUATED IN:

PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY FLORIDA.

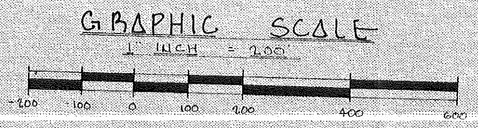
83 + MO
10-25-91
10451-001000



LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE
1 INCH = 200'



NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ON Computer Mapping

DESCRIPTION:

PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE OF THE NORTHWEST 1/4, THENCE RUN SOUTH 89°17'23" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 01°08'03" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF AN EXISTING COUNTY GRADED ROAD A DISTANCE OF 1326.07 FEET; THENCE RUN SOUTH 89°19'52" WEST, A DISTANCE OF 1302.74 FEET; THENCE RUN NORTH 01°14'33" WEST, A DISTANCE OF 1325.13 FEET; THENCE RUN NORTH 89°17'23" EAST, A DISTANCE OF 1305.24 FEET TO THE POINT OF BEGINNING.
CONTAINING 39.66 ACRES MORE OR LESS.

LEGEND AND NOTES

- ○ DENOTES PERMANENT CONTROL POINT (P.C.P.)
- □ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)

1) CLOSURE EXCEEDS 1:20000.
2) BEARINGS BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTIN 33. S. 01°08'03" E.
3) FOR SECTION BREAKDOWN SEE JOB FILE, THIS OFFICE.
4) CONCRETE MONUMENTS SET ON ALL LOT CORNERS.

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

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.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT 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 SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS PLATTED DOES NOT FALL WITHIN A FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. H- 24-25 & H-29-31 EXCEPT AS SHOWN.

J. Sherman Frier
PROFESSIONAL LAND SURVEYOR
FLA. CERT NO. 2245
DATE: April 17, 1991

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT JEFFRY L. FORBES AS REGIONAL PRESIDENT OF PATTEN CORPORATION, GULF ATLANTIC, A DELAWARE CORPORATION, REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS SUMMER PINES AND THAT THE ROAD AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR USES AND PURPOSES HEREON STATED.

Jeffry L. Forbes
JEFFRY L. FORBES
REGIONAL PRESIDENT

WITNESS: Joyce Thompson

WITNESS: Patricia Rogers

STATE OF GEORGIA, COUNTY OF HANCOCK

I HEREBY CERTIFY THAT ON THIS ____ DAY OF _____ A.D. 1991, BEFORE ME PERSONALLY APPEARED JEFFRY L. FORBES AS REGIONAL PRESIDENT OF PATTEN CORPORATION, GULF ATLANTIC, A DELAWARE CORPORATION, AS OWNER TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT SPARTA, STATE OF GEORGIA
THIS 17th DAY OF April A.D., 1991

Vivian B. Singleton
NOTARY OF PUBLIC, STATE OF GEORGIA

MY COMMISSION EXPIRES: 2-17-94

DEDICATION FOR 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 PLATTED TO BE KNOWN AS SUMMER PINES FOR THE USES AND PURPOSES HEREON EXPRESSED AND THE 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 JOHNSON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 17th DAY OF April A.D., 1991.

PRESIDENT — KEITH C. LEIBFRIED WITNESS: John B. Lee

ASSISTANT SECRETARY — JOYCE JOHNSON WITNESS: Patricia Rogers

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ON OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, KEITH C. LEIBFRIED, PRESIDENT, AND JOYCE JOHNSON, ASSISTANT SECRETARY, OF FIRST FEDERAL SAVINGS BANK OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSONS WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA,
THIS 17th DAY OF April A.D., 1991.

Patricia Rogers
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:
Notary Public, State of FL at Large
My Commission Expires June 18, 1994

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

SIGNED: _____ CHAIRMAN ATTEST: _____ CLERK

DATE: 5/21/91

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 21st DAY OF May A.D. 1991 IN PLAT BOOK I, PAGE 401 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

_____
CLERK OF CIRCUIT COURT, SUWANNEE COUNTY, FLORIDA.

J. SHERMAN FRIER & ASSOCIATES, INC.