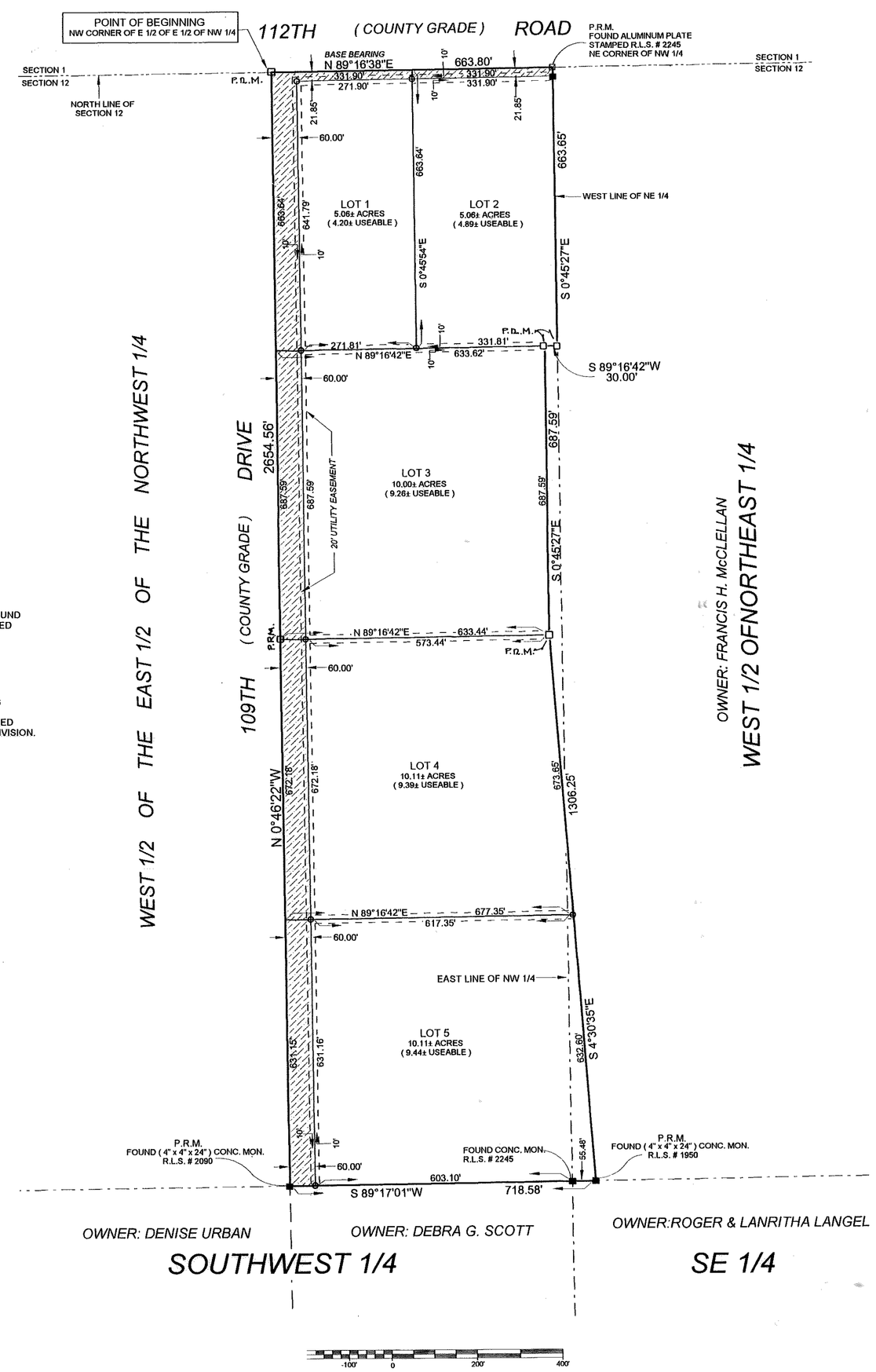
PLAT BOOK 1 PAGE 472

BONNY OAKS

PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 13 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 EAST 1/2 OF THE NORTHWEST 1/4, THENCE RUN NORTH 89°16'38" EAST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 663.80 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE RUN SOUTH 00°45'27" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 663.65 FEET; THENCE RUN SOUTH 89°16'42" WEST, A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 00°45'27" EAST, A DISTANCE OF 687.59 FEET; THENCE RUN SOUTH 04°30'35" EAST, A DISTANCE OF 1306.25 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE RUN SOUTH 89°17'01" WEST ALONG THE SOUTH LINES OF SAID NORTHEAST 1/4 AND SAID NORTHWEST 1/4, A DISTANCE OF 718.58 FEET TO THE WEST LINE OF SAID EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4; THENCE RUN NORTH 00°46'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 2654.56 FEET TO THE POINT OF BEGINNING.
CONTAINING 40.34 ACRES MORE OR LESS.
SUBJECT TO EXISTING COUNTY ROAD RIGHTS-OF-WAY.



LEGEND AND NOTES:

- DENOTES ROAD RIGHT-OF-WAY DEDICATED BY THIS PLAT
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" X 24" CONCRETE MONUMENT , LB # 7170
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) , FOUND 4" x 4" x 24" CONCRETE MONUMENT, R.L.S. # 2245, UNLESS NOTED OTHERWISE.
- DENOTES 5/8" REBAR WITH CAP (STAMPED L.B. # 7170) SET

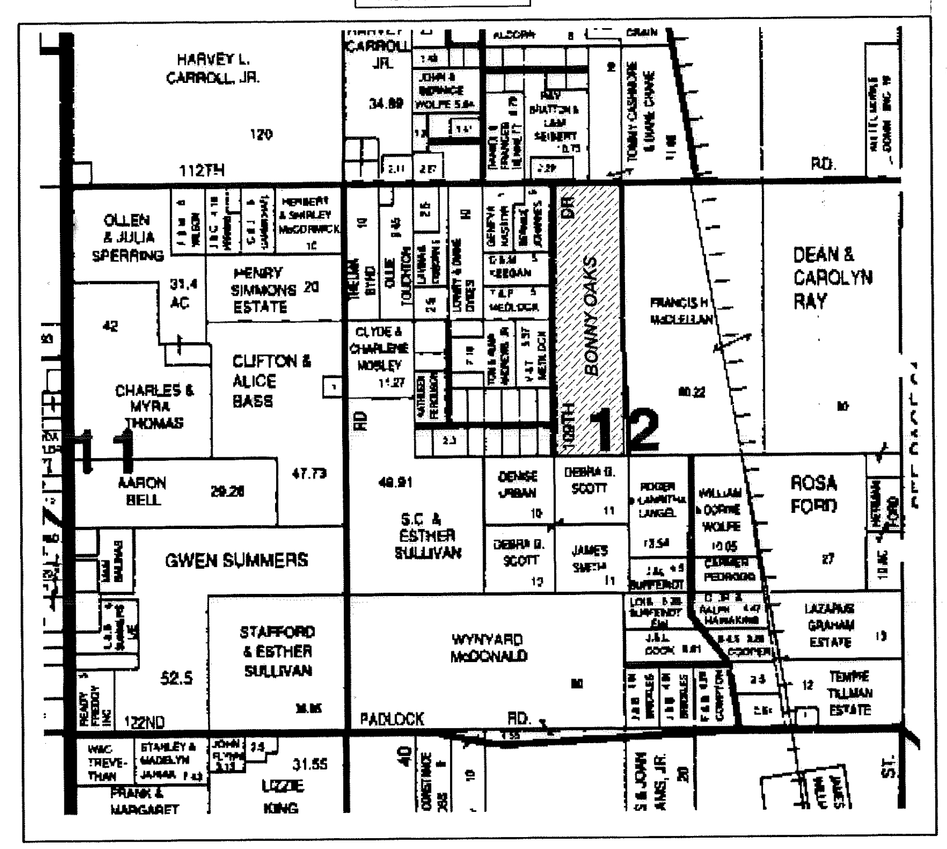
1) WATER SUPPLIED BY INDIVIDUAL WELL.

2) SEWAGE DISPOSAL SUPPLIED BY INDIVIDUAL SEPTIC TANKS

3) THERE ARE NO UTILITY EASEMENTS ADJACENT TO PROPOSED PLAT EXCEPT THOSE PROPOSED WITHIN PROPOSED SUBDIVISION.

4) BEARINGS BASED ON THE NORTH LINE OF SECTION 12. (N 89°16'38" E)

VICINITY MAP
NOT TO SCALE



ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT FRANCIS HAMPTON McCLELLAN AND LINA LOU PECK McCLELLAN AS TRUSTEES UNDER THE FRANCIS HAMPTON McCLELLAN AND LINA LOU PECK McCLELLAN FAMILY REVOCABLE TRUST, HAVE CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS BONNY OAKS 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.

Francis Hampton McClella
FRANCIS HAMPTON McCLELLAN
5723 EGGLESTON AVENUE
ORLANDO, FL. 32810
(407) 645-4808

WITNESS: Clyde A. Mittelberger
WITNESS: Margaret J. Mittelberger

Lina Lou Peck McClellan
LINA LOU PECK McCLELLAN
5723 EGGLESTON AVENUE
ORLANDO, FL. 32810
(407) 645-4808

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 18 DAY OF JUNE, A.D. 2003, BEFORE ME PERSONALLY APPEARED FRANCIS HAMPTON McCLELLAN AND LINA LOU PECK McCLELLAN AS TRUSTEES UNDER THE FRANCIS HAMPTON McCLELLAN AND LINA LOU PECK McCLELLAN FAMILY REVOCABLE TRUST, 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 18 DAY OF JUNE, A.D. 2003

TIMOTHY BRUCE ALCORN
MY COMMISSION # CC 947697
EXPIRES: June 30, 2003
1-800-NOTARY Fla. Notary Service & Bonding Co.

Timothy Bruce Alcorn
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: June 30, 2003

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

Randy Hatch
CHAIRMAN

DATE: 10-09-03

Michael Tyson, D.C.
ATTEST

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 22 DAY OF October A.D. 2003, IN PLAT BOOK 01, PAGE 472 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Michael Tyson, D.C.
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

DEVELOPER:

FRANCIS HAMPTON McCLELLAN
LINA LOU PECK McCLELLAN
5723 EGGLESTON AVENUE
ORLANDO, FL. 32810
(407) 645-4808

BUILDING SET BACKS

FRONT:	30.00 FEET
SIDE:	15.00 FEET
REAR:	15.00 FEET

FLOOD ZONE INFORMATION:

THIS IS HEREBY CERTIFIED THAT THE PROPERTY AS SURVEYED FALLS WITHIN ZONE X AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0250A

UTILITY EASEMENT DETAIL:

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

ZONING:

A-1 (AGRICULTURAL 1) - ONE DWELLING UNIT PER FIVE ACRES.

NOTICE:

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

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.

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN BONNY OAKS:

THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS. BE AWARE THAT SUCH AGRICULTURAL OPERATIONS MAY CAUSE ODORS, FLIES,POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county .

NOTICE:

All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

SPECIAL NOTE:

WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT -OF-WAY MAY OCCUR DURING HEAVY RAINS.

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:

Stuart P. Moore
STUART P. MOORE
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 2090

THIS SURVEY MEETS THE MINIMUM TECHNICALSTANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Timothy B. Alcorn
TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: APRIL 17,2003

JOB NO. 117-90-2003RP

" NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

SCALE: 1"=200'	DATE SURVEYED: 04-17-03	DATE DRAWN: 04-17-03
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION, LB# 7170
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064
PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270