COTTAGES AT RIVER HAMMOCK UNIT 1

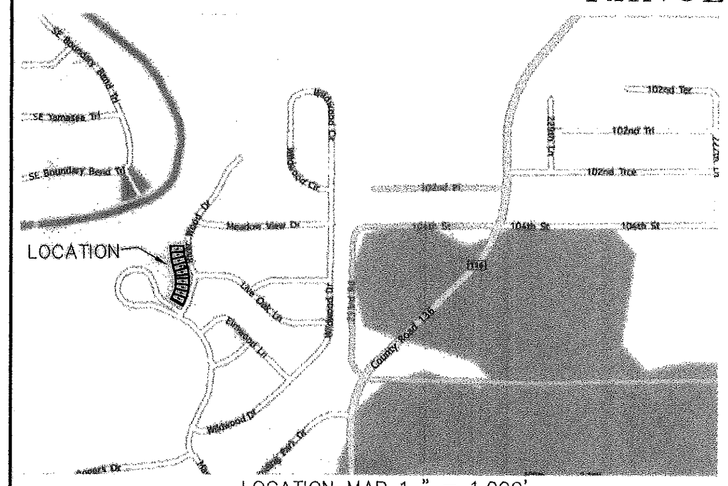
SITUATED IN: THE NW 1/4 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA.

11344-007000

New Parcel Number will start
11344-030010

MH Unit 1 = 6186
Question 6187

PLAT BOOK 1 PAGE 56b



LOCATION MAP 1 " = 1,000'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	LENGTH	CHORD BEARING	CHORD
C1	470.00	45°27'11"	372.85	N06°53'19"E	363.15
C2	345.00	39°06'05"	235.75	N10°02'22"E	231.19
C3	653.00	16°10'20"	184.31	S07°57'34"E	183.70
C4	527.46	20°58'56"	193.16	S05°20'49"E	192.08
C5	528.00	5°24'04"	49.77	S02°44'05"E	49.75
C6	528.00	5°05'48"	46.97	S02°39'01"E	46.95
C7	528.00	5°32'09"	51.01	S1317'59"E	50.99
C8	528.00	5°14'05"	48.24	S16°41'06"E	48.22
C9	470.00	7°58'13"	65.38	S10°59'14"E	65.33
C10	470.00	4°11'51"	34.43	S04°34'12"E	34.42
C11	470.00	7°41'09"	63.05	S01°02'18"W	63.00
C12	470.00	7°40'54"	63.01	S08°43'19"W	62.97
C13	470.00	7°41'02"	63.03	S16°24'17"W	62.98
C14	470.00	7°41'28"	63.09	S24°05'31"W	63.04
C15	470.00	1°40'40"	13.76	S28°46'34"W	13.76
C16	470.00	2°00'32"	16.52	S30°37'20"W	16.52
C17	25.00	90°52'14"	39.65	S77°03'53"W	35.62
C18	345.00	1°40'40"	10.10	N28°46'34"E	10.10
C19	345.00	7°41'28"	46.31	N24°05'31"E	46.27
C20	345.00	7°41'02"	46.27	N16°24'17"E	46.23
C21	345.00	7°40'54"	46.25	N08°43'20"E	46.22
C22	345.00	7°41'09"	46.28	N01°02'18"E	46.25
C23	345.00	4°11'54"	25.28	N04°54'14"W	25.27
C24	345.00	2°32'00"	15.25	N08°16'11"W	15.25
C25	653.00	5°14'52"	59.81	N13°25'18"W	59.79
C26	653.00	5°34'38"	63.55	N08°00'33"W	63.54
C27	653.00	5°20'56"	60.94	N02°33'46"W	60.92
C28	497.46	21°14'46"	184.45	S05°12'57"E	183.40
C29	500.00	14°30'08"	126.56	S08°35'13"E	126.22
C30	500.00	30°57'03"	270.10	S14°06'23"W	266.82
C31	500.00	2°53'08"	25.18	S31°03'27"W	25.17
C32	470.00	0°51'57"	7.10'	S15°24'19"E	7.10'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°11'39"E	18.18
L2	S89°11'39"E	30.69
L3	S60°39'06"E	30.00
L4	S32°30'00"W	18.24
L5	N57°30'00"W	53.05
L6	S16°08'44"E	39.26
L7	S74°09'43"W	30.00
L8	S74°09'43"W	30.00

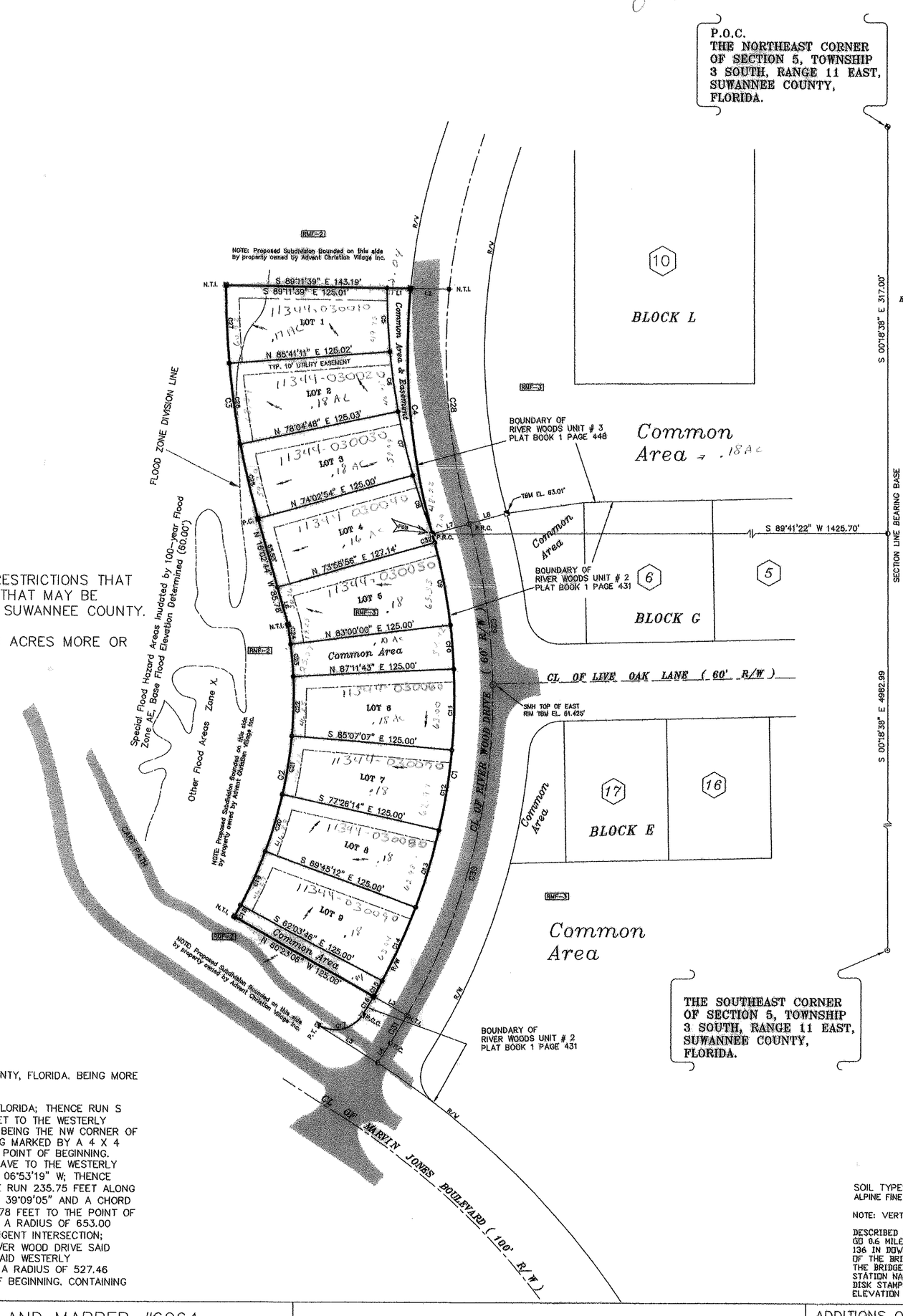
NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SUWANNEE COUNTY.

NOTE; SUBDIVISION CONTAINING 1.59 ACRES MORE OR LESS
HAVING 9 TOTAL LOTS.

LEGEND

NOTE: SYMBOLS NOT TO SCALE

- P.O.C. = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- P.C.P. = PERMANENT CONTROL POINT
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T.I. = NON TANGENT INTERSECTION
- R/W = RIGHT-OF-WAY
- TBM = TEMPORARY BENCHMARK
- SMH = SANITARY MANHOLE
- EL. = ELEVATION
- RMF-2 = DENOTES ZONING (RESIDENTIAL MULTI FAMILY)
- RMF-3 = DENOTES ZONING (RESIDENTIAL MULTI FAMILY)
- N.T. = NOT TO SCALE
- = P.R.M. 5/8" IRON ROD MONUMENT R.L.S. #6264
- = P.R.M. 4" X 4" CONCRETE MONUMENT R.L.S. #1428
- = CALCULATED POINT
- = SET 5/8" IRON ROD #6264
- = FOUND 2" IRON PIPE NO ID.
- = FOUND RAILROAD SPIKE
- = P.C.P. NAIL & CAP R.L.S. #6264
- = SANITARY SEWER MANHOLE
- = DENOTES WATER SHED
- = DENOTES ASPHALT PAVING



DESCRIPTION:

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID SECTION 5, TOWNSHIP 3 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA; THENCE RUN S 00°18'38" E BEARING BASE ALONG THE EAST SECTION LINE 317.00 FEET; THENCE RUN S 89°41'22" W 1425.70 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RIVER WOOD DRIVE SAID ROAD HAVING A RIGHT-OF-WAY OF 60 FEET, SAID POINT ALSO BEING THE NW CORNER OF RIVER WOODS SUBDIVISION UNIT #2 AND THE SW CORNER OF RIVER WOODS SUBDIVISION UNIT #3 SAID POINT BEING MARKED BY A 4 X 4 CONCRETE MONUMENT STAMPED R.L.S. #1428 SAID POINT ALSO BEING A POINT OF REVERSE CURVATURE FOR THE POINT OF BEGINNING. THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE 372.85 FEET ALONG THE ARC OF A CURVE BEING CONCAVE TO THE WESTERLY HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 45°27'11" AND A CHORD OF 363.15 FEET WHICH BEARS S 06°53'19" W; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N 60°23'06" W 125.00 FEET TO A POINT ON A CURVE; THENCE RUN 235.75 FEET ALONG THE ARC OF A CURVE BEING CONCAVE TO THE WESTERLY HAVING A RADIUS OF 345.00 FEET, A DELTA ANGLE OF 39°09'05" AND A CHORD OF 231.19 FEET WHICH BEARS N 10°02'22" E TO A NON-TANGENT INTERSECTION; THENCE RUN N 16°02'44" W 85.78 FEET TO THE POINT OF CURVATURE; THENCE RUN 184.31 FEET ALONG THE ARC OF A CURVE BEING CONCAVE TO THE EASTERLY HAVING A RADIUS OF 653.00 FEET, A DELTA ANGLE OF 16°10'20" AND A CHORD OF 183.70 FEET WHICH BEARS N 07°57'34" W TO A NON-TANGENT INTERSECTION; THENCE RUN S 89°11'39" E 143.19 FEET TO A POINT ON A CURVE OF SAID WESTERLY RIGHT-OF-WAY LINE OF RIVER WOOD DRIVE SAID POINT ALSO BEING THE WESTERLY BOUNDARY OF SAID RIVER WOODS SUBDIVISION UNIT #3; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE 193.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EASTERLY SAID CURVE HAVING A RADIUS OF 527.46 FEET A DELTA ANGLE OF 20°58'56" AND A CHORD OF 192.08 FEET WHICH BEARS S 05°20'49" E TO THE POINT OF BEGINNING. CONTAINING 1.59 ACRES MORE OR LESS.

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.

ROADS:

Roads and rights of ways depicted within COTTAGES AT RIVER HAMMOCK will not be dedicated to the county but shall be held as private roads, under the ownership of DOWLING PARK VILLAGE SQUARE, INC., a perpetual easement is hereby granted by DOWLING PARK VILLAGE SQUARE INC., in favor of all Property owners within the SUBDIVISION, their SUCCESSORS, LICENSES and ASSIGNS, FOR THE PURPOSE OF INGRESS, EGRESS AND REGRESS TO THEIR PROPERTY across all right of ways located within the River Woods subdivision.

A perpetual easement in favor of the owners of lots 1,2,3 and 4 of Cottages at River Hammock is established across the common areas located between lots 1,2,3 and 4 and the existing Right of Way for River Woods Drive. The easement shall establish right of access to each of the lots 1,2,3 and 4, from the easements described in the preceding paragraph.

UTILITY EASEMENTS:

Easements within the road right of ways designated herein are dedicated for the use of Suwannee Valley Electric, Windstream Telephone Company, and the ADVENT CHRISTIAN VILLAGE, INC. for the extension of electrical, telephone and water and sewer utilities respectively.

COMMON AREAS:

Common areas as designated within the Subdivision are hereby reserved for the common use and enjoyment of the property owners of the Subdivision and such others as may be designated by DOWLING PARK VILLAGE SQUARE, INC. These areas shall be maintained as COMMON SPACES in perpetuity, except those areas designated as ingress, egress and regress easements for lots 1,2,3 and 4.

ADOPTION AND DEDICATION:

Know all men by these presents that the ADVENT CHRISTIAN VILLAGE, INC., a corporation under the laws of the STATE OF FLORIDA, has caused the lands herein described to be surveyed subdivided and platted to be known as COTTAGES AT RIVER HAMMOCK UNIT 1.

CRAIG CARTER, President
Advent Christian Village inc.

Witness: Mary Hogan
Witness: cynthia stirtencou

SUBDIVIDER:

ADVENT CHRISTIAN VILLAGE, INC., P. O. Box 4329, Dowling Park, FL 32064 (386-658-5319) Agent: James Schenck

STATE OF FLORIDA, COUNTY OF SUWANNEE

I hereby certify that on this 19 day of September A.D., 2017 before me personally appeared CRAIG CARTER, President of the ADVENT CHRISTIAN VILAGE INC., the individual who executed the foregoing dedication and he acknowledged execution thereof. ✓ Personal knowledge.

WITNESS my hand and seal at Live Oak, State of Florida this 19 day of Sept., 2017.

Mary Crawford
Printed Name: Mary Crawford
Notary Public, State of Florida.
My commission Expires: 8-26-2021

MARY CRAWFORD
MY COMMISSION # GG 121413
EXPIRES: August 26, 2021
Bonded Thru Notary Public Underwriters

AND

DEDICATION of EASEMENT:

Know all men by these presents that the DOWLING PARK VILLAGE SQUARE INC., a corporation under the laws of the STATE OF FLORIDA, herby causes to be dedicated across all right of ways located within the River Woods Subdivision on Ingress, egress and regress easement in favor of the owners located within COTTAGES AT RIVER HAMMOCK UNIT 1.

CRAIG CARTER, President
Dowling Park Village Square Inc.

Witness: Mary Hogan
Witness: cynthia stirtencou

DEDICATOR:

DOWLING PARK VILLAGE SQUARE INC., P.O. Box 4329, Dowling Park, FL 32064 (386-658-5319) Agent: James Schenck

STATE OF FLORIDA, COUNTY OF SUWANNEE

I hereby certify that on this 19 day of Sept., A.D., 2017 before me personally appeared CRAIG CARTER, President of the DOWLING PARK VILLAGE SQUARE INC., the individual who executed the foregoing dedication and he acknowledged execution thereof. ✓ Personal knowledge.

WITNESS my hand and seal at Live Oak, State of Florida this 19 day of Sept., 2017.

Mary Crawford
Printed Name: Mary Crawford
Notary Public, State of Florida.
My commission Expires: 8-26-2021

MARY CRAWFORD
MY COMMISSION # GG 121413
EXPIRES: August 26, 2021
Bonded Thru Notary Public Underwriters

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

CHAIRMAN

Attest: C.C. D.C.

Date: 10/10/17

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 10 day of October, A.D. 2017 in Plat Book 1, Page 56b of the Public Records of said Suwannee County, Florida.

Nancy B. Lee
Clerk of Circuit Court, Suwannee County, Florida

COMPLIANCE CERTIFICATION

This plat has been reviewed for conformance with Chapter 177 of the Florida Statute by Registered Surveyor and Mapper.

Florida Certificate Number PSM #6372

CERTIFICATE OF SURVEYOR

Know all men by these presents, that the undersigned, being a Licensed and Registered Land Surveyor, as provided under CHAPTER 61G17-6, F.A.C., pursuant to section 472.027, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on, _____ he completed the survey of the lands as shown in the foregoing plat of plan; That said plat is a correct representation of the lands therein described and platted or subdivided; That permanent reference monuments have been placed as shown thereon as required by 5J-17, Florida Statutes, as amended; and that the said is located in SECTION 5, TOWNSHIP 3 SOUTH, AND RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA.

ROBERT N. BLUE D/B/A BLUES LAND SURVEYING REG. NO. 6264

9/9/17
DATE:

This Plat is not valid without the signature and original raised seal of the above signed Florida licensed surveyor and mapper.

SURVEYOR NOTES:

(1) Survey closure exceeds 1: 10,000
(2) Bearing base on East Line of Section 5, Township 3 South, Range 11 East.
(3) Adjacent property to the north, south and west owned by Advent Christian Village and Dowling Park Development, Inc.
(4) 9 Total lots contained in this Subdivision.

Note: TYPICAL UTILITY EASEMENTS AS DEIGNATED.

(a) Rear Line Easements Are 10' Wide
(b) Northerly Side Line Easements Are 10' Wide

Note: Minimum building set back lines

(a) Front 20'
(b) Back 15'
(c) Northerly Side line 18'
(d) Southerly Side line 2'

FIRM FLOOD ZONE DATA:

According to Fema Flood Map Panel No. 12121C0113C
the Subject property lies within the following two Flood Zones.

(1) Special Flood Hazard Areas Inudated by 100-year Flood Zone AE, Base Flood Elevation Determined (60.00')
(2) Other Flood Areas Zone X.

S.R.W.M.D. FLOOD DATA
RIVER MILE 116, 100 YEAR FLOOD ELEVATION 60.00 FEET.

*NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described There may be additional restrictions that are not recorded on this plat that may be found in the public records of Suwannee County, Florida.

SOIL TYPES: (SAME THROUGHT)
ALPINE FINE SANDS, 0 TO 5 PERCENT SLOPES

NOTE: VERTICAL INFORMATION BENCH MARK STATION

DESCRIBED BY NATIONAL GEODETIC SURVEY 1978
(G) 6.6 MILES WEST ALONG COUNTY ROAD 250 FROM THE JUNCTION OF COUNTY ROAD 136 IN DOWLING PARK TO THE MARK ON THE LEFT, SET IN THE SOUTHWEST WINGWALL OF THE BRIDGE OVER THE SUWANNEE RIVER, 14 FEET SOUTH OF THE CENTERLINE OF THE BRIDGE, 2.5 FEET SOUTH OF THE NORTHWEST CORNER OF BRIDGE.
STATION NAME 66.92 FLHD
DISK STAMPED 66.92 (1929 DATUM)
ELEVATION USED FOR THIS PROJECT (66.24 FEET 1988 DATUM)

STATE OF FLORIDA SEAL

ROBERT N. BLUE SURVEYOR AND MAPPER #6264

9/9/17

NOTE: THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE ABOVE SIGNED FLORIDA LICENSED SURVEYOR AND MAPPER.

BLUES LAND SURVEYING

2509 CW McCLELLAN ROAD PERRY, FLORIDA 32347 (850-584-5507)

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT CONSENT OF THE SIGNING SURVEYOR.

CERTIFICATION:
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE IN ACCORDANCE WITH CHAPTER 5J-17, F.A.C. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SURVEY DATE: 08/31/17
DRAWING DATE: 09/09/17
PROJ: SUB- COTTAGES AT RIVER HAMMOCK UNIT 1
TDS: COTTAGES AT RIVER HAMMOCK-1
DWG: COTTAGES AT RIVER HAMMOCK-1
DRAFTED BY: RNB

FIELD BOOK 1-15

SHEET NO. 1 OF 1

11344-007000