Hines Place Phase 3

HINES PLACE, PHASE 3

PLAT BOOK 1 PAGE 532

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE WEST 1/2 OF THE NORTHEAST 1/4, ALL BEING IN SECTION 23, TOWNSHIP 2 SOUTH , RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. FOR POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THENCE RUN SOUTH 00°57'18" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 89°10'27" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1330.52 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE RUN NORTH 00°55'19" WEST ALONG SAID WEST LINE, A DISTANCE OF 1330.52 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE RUN SOUTH 89°11'30" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 662.53 FEET TO THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN NORTH 00°54'22" WEST ALONG SAID WEST LINE,A DISTANCE OF 1279.63 FEET; THENCE RUN NORTH 89°03'26" EAST, A DISTANCE OF 1325.26 FEET; THENCE RUN NORTH 00°56'34" WEST, A DISTANCE OF 143.86 FEET; THENCE RUN NORTH 88°19'38" EAST, A DISTANCE OF 660.14 FEET TO THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4; THENCE RUN SOUTH 00°57'07" EAST ALONG SAID EAST LINE, A DISTANCE OF 771.45 FEET TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH 89°12'10" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1323.45 FEET TO THE EAST LINE OF SAID SECTION 23; THENCE RUN SOUTH 00°59'16" EAST ALONG SAID EAST LINE, A DISTANCE OF 664.86 FEET TO THE SOUTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN SOUTH 89°11'30" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1323.87 FEET TO THE POINT OF BEGINNING.
CONTAINING 121.29 ACRES MORE OR LESS.

-200' -100' 0 200' 400'

GRAPHIC SCALE
SCALE IN FEET 1" = 200 FEET

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.

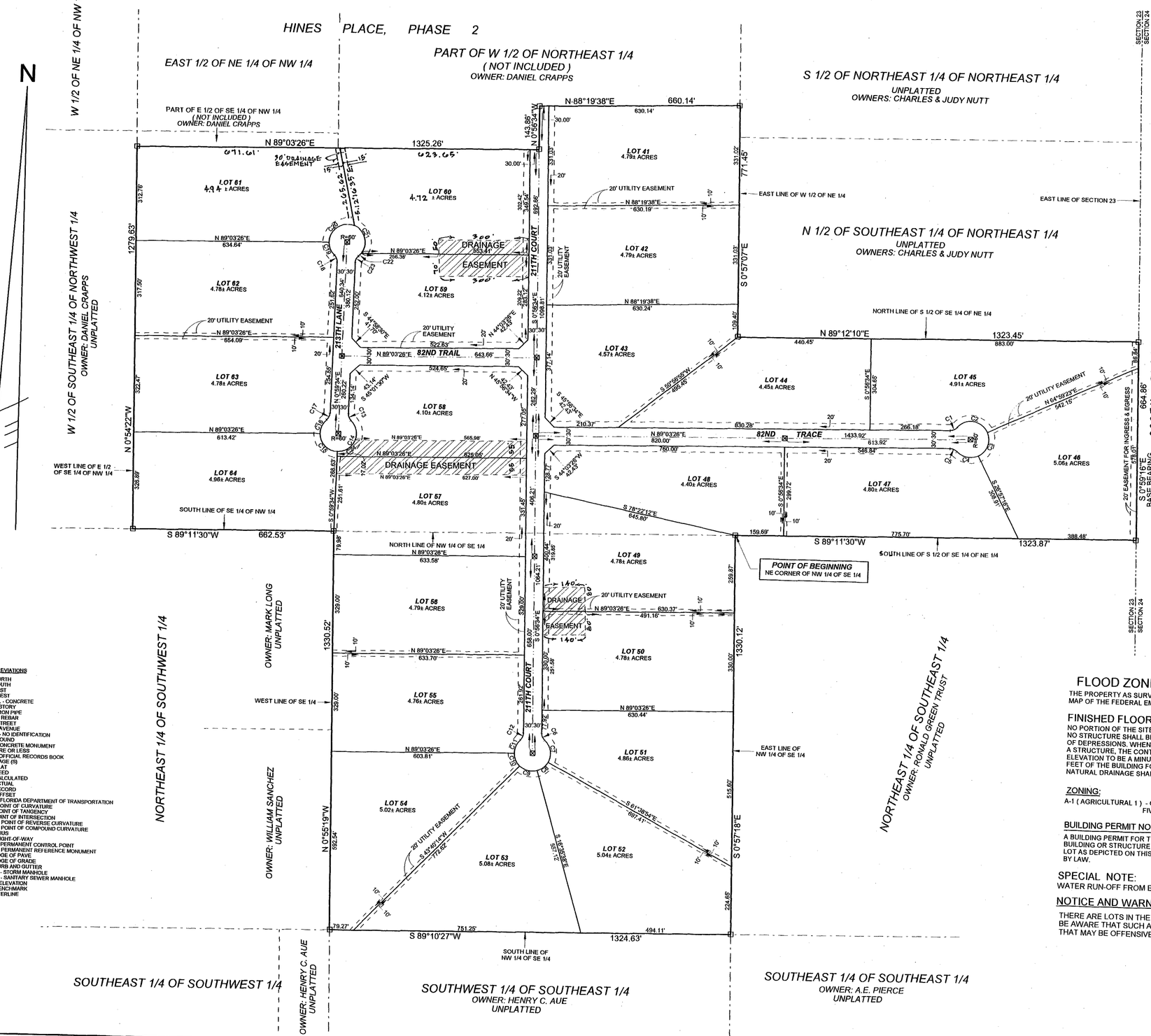
NOTICE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall 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.

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.

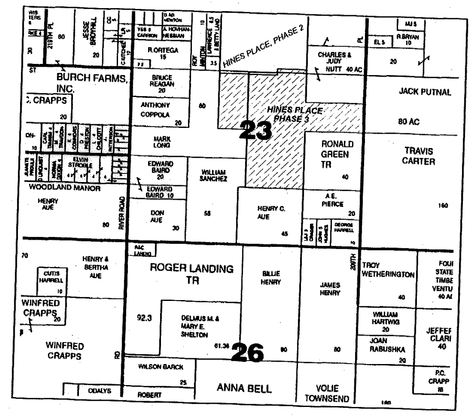
BUILDING SET BACKS:

FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	48°11'23"	30.00	25.23	13.42	24.49	N 64°52'44"E
2	114°07'20"	60.00	119.51	92.61	100.71	S 82°04'17"E
3	88°03'21"	60.00	92.21	58.00	83.40	S 19°01'04"W
4	74°12'04"	60.00	77.70	45.38	72.39	N 79°51'14"W
5	48°11'23"	30.00	25.23	13.42	24.49	N 66°50'53"W
6	48°11'23"	30.00	25.23	13.42	24.49	S 25°02'16"E
7	77°29'03"	60.00	81.14	48.14	75.10	S 10°23'28"E
8	45°03'16"	60.00	47.18	24.89	45.97	S 50°32'44"W
9	60°18'52"	60.00	63.15	34.83	60.24	N 76°27'42"W
10	45°23'12"	60.00	47.53	25.09	46.30	N 23°38'10"W
11	48°11'23"	60.00	50.46	26.83	48.99	N 23°09'07"E
12	48°11'23"	30.00	25.23	13.42	24.49	N 23°09'07"E
13	48°11'23"	30.00	25.23	13.42	24.49	N 23°09'07"E
14	138°11'23"	60.00	144.71	157.08	112.10	S 23°09'07"E
15	88°03'21"	60.00	92.21	58.01	83.41	S 21°53'53"W
16	50°07'31"	60.00	52.49	28.06	50.83	N 44°58'30"W
17	48°11'23"	30.00	25.23	13.42	24.49	N 24°07'12"E
18	48°11'23"	30.00	25.23	13.42	24.49	N 25°05'16"E
19	48°10'14"	60.00	48.44	25.65	47.13	N 23°06'09"W
20	11°51'16.6"	60.00	12.41.14"	6.21.8	12.39.56	N 24°04'11"W
21	1°8'27.1"1"	60.00	1.05.14	6.1.6.5	1.05.14	N 5°42'39.5"E
22	12°19'32"	60.00	12.91	6.48	12.88	N 19°25'25.25"E
23	48°11'23"	30.00	25.23	13.42	24.49	S 43°01'11"W
24	72°11'03"	60.00	75.59	43.74	70.69	S 24°05'16"W
						S 54°54'03"W

VICINITY MAP
NOT TO SCALE



LEGEND AND NOTES:

- ☐ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" X 24" CONCRETE MONUMENT , STAMPED L.B. # 7170
- ☒ DENOTES P.C.P (PERMANENT CONTROL POINT) SET, 2" X 2" ALUMINUM PLATE, STAMPED L.B. # 7170
- ( ) DENOTES P.C.P (PERMANENT CONTROL POINT) SET, 4" x 4" X 24" CONCRETE MONUMENT , STAMPED L.B. # 7170

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) UTILITY EASEMENTS AS SHOWN SUBJECT TO CHANGE AT UTILITY PROVIDERS REQUEST.
5) BEARINGS BASED ON THE EAST LINE OF SECTION 23. (S 0°59'16" E)
6) FOR SECTION BREAKDOWN, SEE JOB FILE THIS OFFICE.
7) 4" x 4" X 24" CONCRETE MONUMENT , STAMPED L.B. # 7170 SET ON ALL LOT CORNERS.

FLOOD ZONE INFORMATION:

THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 H-11

FINISHED FLOOR CRITERIA:

NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA.
NO STRUCTURE SHALL BE LOCATED WITHIN SWALES, DRAINAGE FEATURES OF DEPRESSIONS. WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION TO BE A MINIMUM OF 6" ABOVE THE HIGHEST POINT WITHIN 25 FEET OF THE BUILDING FOOTPRINT. IN ADDITION, ON SLOPING LOTS, THE NATURAL DRAINAGE SHALL BE DIRECTED AROUND STRUCTURES WITH SWALES.

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

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.

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

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN HINES PLACE, PHASE 3
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.

ABBREVIATIONS
N - NORTH
S - SOUTH
E - EAST
W - WEST
CONC. - CONCRETE
STY - STORY
I.P. - IRON PIPE
REB. - REBAR
ST. - STREET
AVE. - AVENUE
NO ID - NO IDENTIFICATION
FD - FOUND
CM - CONCRETE MONUMENT
± - MORE OR LESS
ORB - OFFICIAL RECORDS BOOK
PG - PAGE (S)
(P) - PLAT
(D) - DEED
(C) - CALCULATED
(A) - ACTUAL
(R) - RECORD
O/S - OFFSET
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
R - RADIUS
R/W - RIGHT-OF WAY
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT
E/P - EDGE OF PAVE
E/G - EDGE OF GRADE
C/G - CURB AND GUTTER
ST. MH - STORM MANHOLE
SS MH - SANITARY SEWER MANHOLE
ELEV. - ELEVATION
B.M. - BENCHMARK
℄ - CENTERLINE

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT DANIEL CRAPPS, AS MANAGING MEMBER OF HINES PLACE, LLC HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS " HINES PLACE, PHASE 3 " 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.

Daniel Crapps — WITNESS: Lisa Hicks

DANIEL CRAPPS, MANAGING MEMBER
HINES PLACE, LLC
4400 U.S. HIGHWAY 90 WEST
LAKE CITY, FLORIDA 32055
(386) 755-5110

WITNESS: Mary Lyons

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS 16th DAY OF June A.D. 2006, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS, AS MANAGING MEMBER OF HINES PLACE, LLC, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 16 DAY OF June A.D. 2006

Lisa Hicks
NOTARY PUBLIC, STATE OF FLORIDA — MY COMMISSION EXPIRES: 8-23-06

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT COLUMBIA COUNTY BANK, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, 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 " HINES PLACE, PHASE 3 " 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 COLUMBIA COUNTY BANK, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS' SR. VICE PRESIDENT , GERALD H. GRAY, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS' NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 6 TH DAY OF June A.D. 2006.

Gerald H. Gray — WITNESS: Linda Evans

GERALD H. GRAY, SR. VICE PRESIDENT
COLUMBIA COUNTY BANK

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS 6th DAY OF June A.D. 2006, BEFORE ME PERSONALLY APPEARED GERALD H. GRAY, AS SR. VICE PRESIDENT OF COLUMBIA COUNTY BANK, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 6 DAY OF June A.D. 2006

Janice Elaine Gonzalez
NOTARY PUBLIC, STATE OF FLORIDA — MY COMMISSION EXPIRES

JANICE ELAINE GONZALEZ
MY COMMISSION # DD 539192
EXPIRES: April 11, 2010
Bonded thru Notary Public Underwriters

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

CHAIRMAN

ATTEST

DATE: 6-20-2006

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 21 DAY OF June A.D. 2006, IN PLAT BOOK 1 PAGES 532 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Kenneth Durden for Hattie Rawls
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

CERTIFICATE OF SUBDIVIDER'S ENGINEER:

THIS IS TO CERTIFY, THAT ON 6-12-06 James W Mims REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUES, LICENSE NO. 42487 , DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND AS APPLICABLE, ANY SUBMITTED "AS BUILT" BLUE PRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA.

REGISTERED FLORIDA ENGINEER

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.

TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: JUNE 01, 2006

JOB NO. 414-2004RP3

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

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

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

SCALE: 1" = 200'	DATE SURVEYED: 10-07-04	DATE DRAWN: 06-01-06
REVISED:	APPROVED BY:	DRAWN BY: SH / HL

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