O'Brien Estates

PLAT BOOK 1 PAGE 527

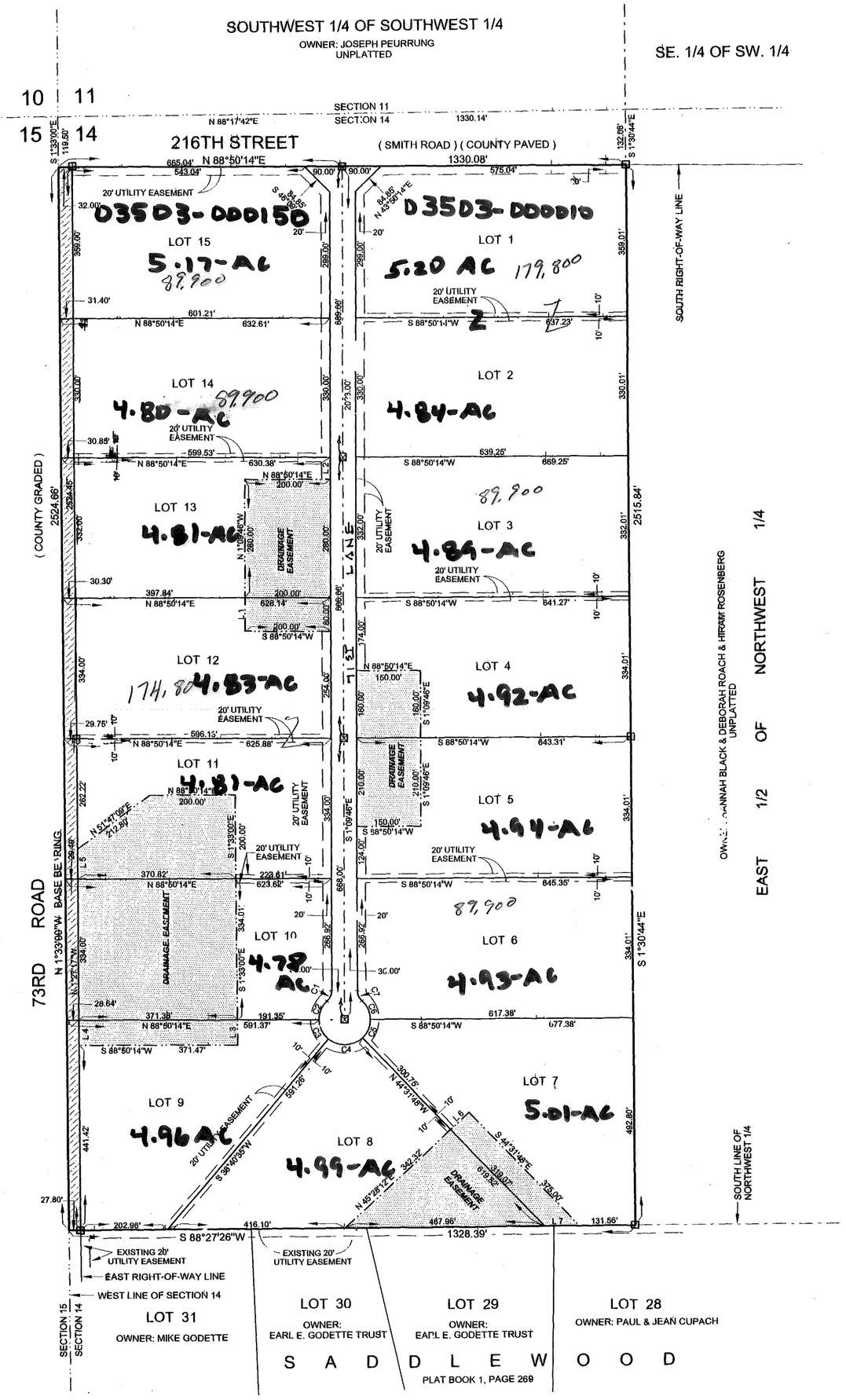
O'BRIEN ESTATES

ALL THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA, LYING SOUTH OF 216TH STREET. CONTAINING 76.90 ACRES MORE OR LESS.

GRAPHIC SCALE
SCALE IN FEET 1" = 200 FEET

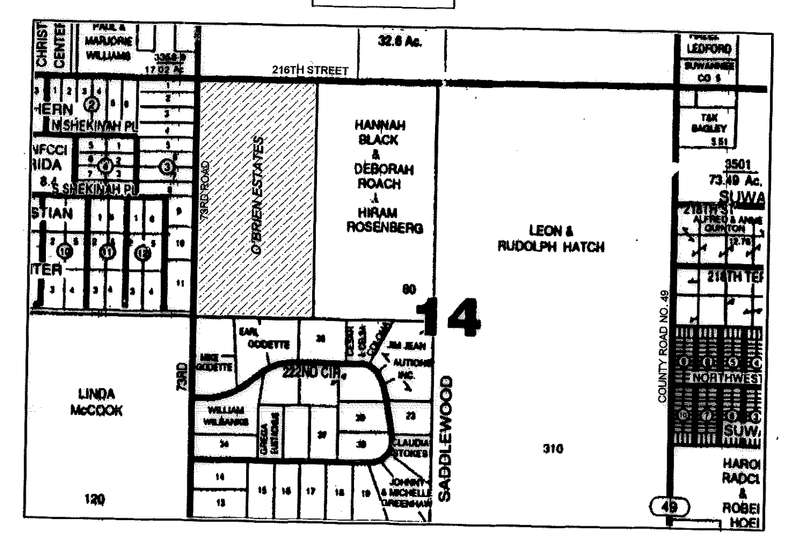
-200' -100' 0 200' 400'

ON AERIAL MAP
5-16-06 TF



NOTE N.A.L. Correct on Lots 1-8
Corrected ~~[illegible]~~. Land-Value
Lots 9-14 Corrected N.A.L
And Land Value 5/15/08
TF

VICINITY MAP
NOT TO SCALE



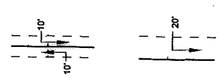
ABBREVIATIONS
N - NORTH
S - SOUTH
E - EAST
W - WEST
CONC - CONCRETE
STY - STORY
I.P. - IRON PIPE
REB. - REBAR
ST. - STREET
AVE. - AVENUE
NO ID - NO IDENTIFICATION
FD. - FOUND
CM - CONCRETE MONUMENT
± - MORE OR LESS
ORB - OFFICIAL RECORDS BOOK
PG - PAGE (S)
(P) - PLAT
(D) - DEED
(C) - CALCULATED
(A) - 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

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:
NO FILL, EXCAVATION, PLANTING OR STRUCTURES ALLOWED WITHIN RETENTION OR DRAINAGE AREAS.

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.

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 MINUMUM 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.

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 73RD ROAD AND 216TH STREET MAY OCCUR DURING HEAVY RAINS.

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN O'BRIEN ESTATES
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.

ACCESS NOTE:
LOTS 9-15 SHALL ONLY ACCESS NEW ROAD RIGHT-OF-WAY, NO DRIVEWAYS PERMITTED FROM 73RD ROAD OR 216TH STREET. LOT 1 SHALL ONLY ACCESS NEW ROAD RIGHT-OF-WAY, NO DRIVEWAYS PERMITTED FROM 216TH STREET.

BUILDING SET BACKS:
FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET

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

FLOOD ZONE INFORMATION:
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X", AS PER THE FLOOD INSURANCE

LEGEND AND NOTES:

DENOTES LANDS DEDICATED AS ROAD RIGHT-OF-WAY 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" CONCRETE MONUMENT ,UNLESS NOTED OTHERWISE

DENOTES P.C.P. (PERMANENT CONTROL POINT) SET, 2" x 2" ALUMINUM PLATE, STAMPED L.B. # 7170

1) FOR SECTION BREAKDOWN, SEE JOB FILE THIS OFFICE.

2) 5/8" x 20" REBAR (WITH CAP STAMPED, L.B. # 7170) SET ON LOT CORNERS.

3) BEARINGS BASED ON THE WEST LINE OF SECTION 14. (N 01°33'00" W)

4) FOR SECTION BREAKDOWN, SEE JOB FILE THIS OFFICE.

LINE TABLE

Line	Bearing	Distance
1	N 1°09'46"W	80.00'
2	N 1°05'45"W	52.00'
3	S 1°33'00"E	60.00'
4	N 1°27'17"W	60.00'
5	N 1°27'17"W	71.78'
6	N 45°28'12"E	60.00'
7	N 88°27'26"E	82.02'

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	48°11'23"	30.00	25.23	13.42	24.49	S 22°55'55"W
2	48°11'23"	60.00	50.46	26.83	48.99	S 22°55'55"W
3	50°09'39"	60.00	52.53	28.08	50.87	S 26°14'36"E
4	83°12'23"	60.00	87.13	53.28	79.68	N 87°04'23"E
5	46°37'58"	60.00	48.83	25.86	47.50	N 22°09'13"E
6	48°11'23"	60.00	50.46	26.83	49.00	[illegible]

ADOPTION AND DEDICATION:
KNOWN ALL MEN BY THESE PRESENT THAT LEON D. HATCH, CHARLES E. HATCH AND ARTHUR R. HATCH AS TRUSTEE OF THE ARTHUR R. HATCH LIVING TRUST HAVE CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS "O'BRIEN ESTATES " 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.

Leon D. Hatch Jr.
LEON D. HATCH, JR.
P.O. BOX 238
BRANFORD, FL 32008
(386) 935.1419

Arthur R. Hatch Trustee
ARTHUR R. HATCH, TRUSTEE
ARTHUR R. HATCH LIVING TRUST
P.O. BOX 238
BRANFORD, FL 32008
(386) 935.1419

Charles E. Hatch
CHARLES E. HATCH
P.O. BOX 238
BRANFORD, FL 32008
(386) 935.1419

WITNESS: [illegible]
WITNESS: Nancy J. Edwards

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 28TH DAY OF February A.D. 2006, BEFORE ME PERSONALLY APPEARED LEON D. HATCH, JR. , CHARLES E. HATCH AND ARTHUR R. HATCH, AS TRUSTEE OF THE ARTHUR R. HATCH LIVING 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~~ Branford, STATE OF FLORIDA, THIS 28TH DAY OF February A.D. 2006

Nancy J. Edwards
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: March 11, 2007

NANCY J. EDWARDS
Notary Public - State of Florida
My Comm. Expires Mar 11, 2007
Commission # DD 384662
Bonded By National Notary Assn.

APPROVED BY BOARD OF COUNTY COMMISSIONERS
SUWANNEE COUNTY, FLORIDA.

CHAIRMAN
DATE: 3-28-06

CERTIFICATE
I HEREBY CERTIFY THE BOARD OF C ACCEPTED AND PLAT BOOK 1 COUNTY, FLOR
CLERK O

TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: FEBRUARY 27, 2006

JOB NO. 190-2004RP

" 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 Moore

SCALE: 1" = 200'	DATE SURVEYED: 09-22-05	DATE DRAWN: 02-27-2006
REVISED:	APPROVED BY:	DRAWN BY: KR

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS