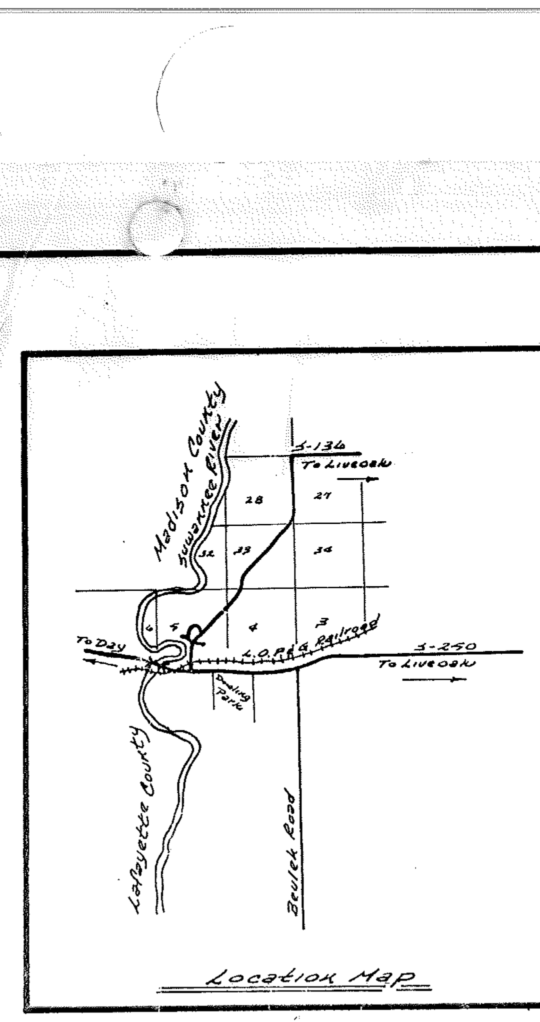
River woods Unit 1

RIVER WOODS SUBDIVISION UNIT NO. 1

SITUATED IN: THE NE 1/4 OF SECTION 5 TOWNSHIP 8 – SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA

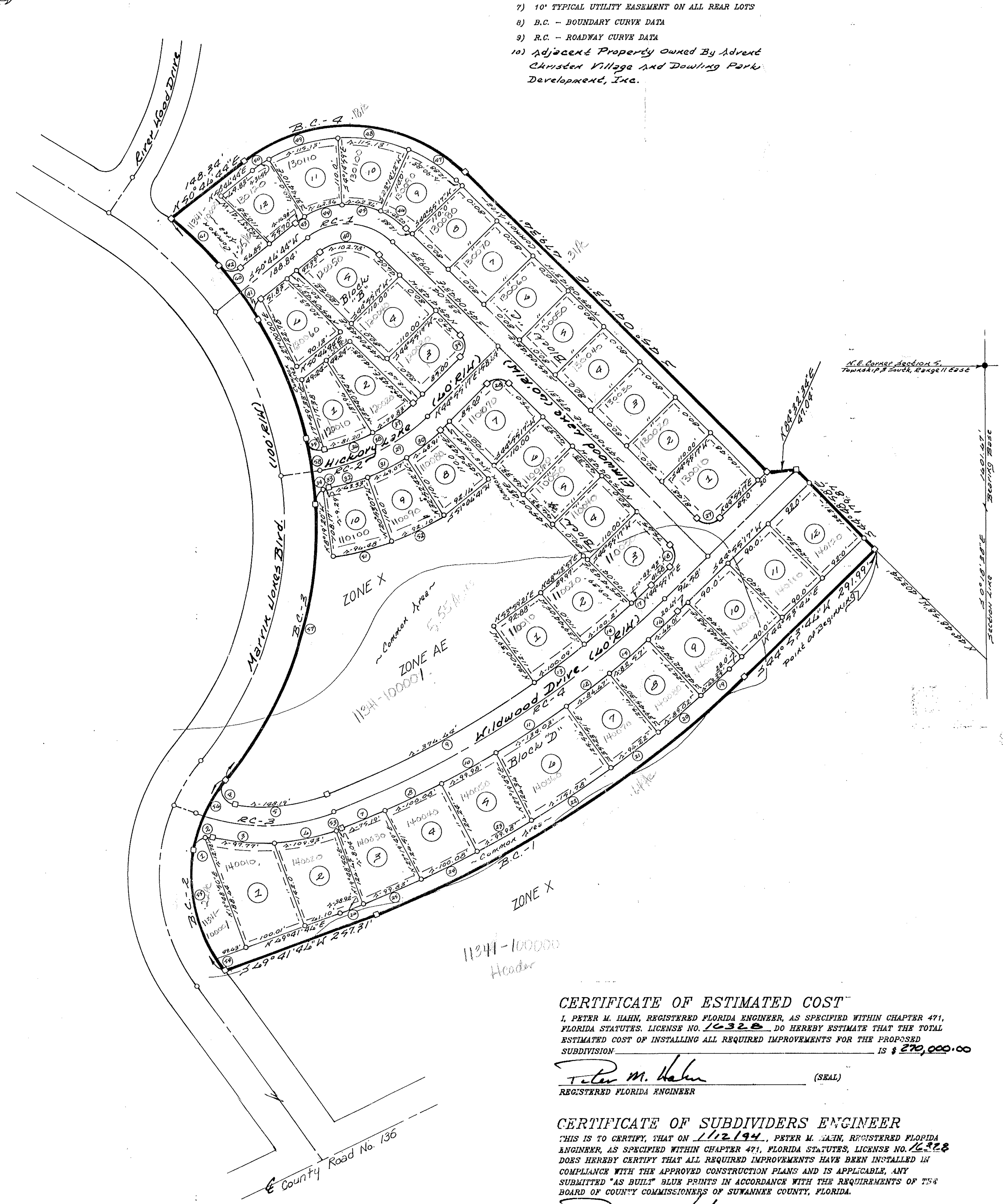


Scale: 1" = 100'

LEGEND AND NOTES

○ DENOTES PERMANENT CONTROL POINT (PCP)
□ DENOTES PERMANENT REFERENCE MONUMENT (PRM)

1) CLOSURE EXCEEDS 1:10,000
2) SET 1/2" PIPE ON ALL LOT CORNERS
3) BEARING BASE ON EASTLINE OF SECTION 5 TOWNSHIP 8 SOUTH RANGE 11 EAST
4) UTILITY EASEMENTS ADJACENT TO ROADWAYS ARE 20' WIDE
5) SIDELINE EASEMENTS BETWEEN LOTS ARE 5' WIDE ON EACH LOT
6) REAR LINE EASEMENTS ARE 10' WIDE
7) 10' TYPICAL UTILITY EASEMENT ON ALL REAR LOTS
8) B.C. – BOUNDARY CURVE DATA
9) R.C. – ROADWAY CURVE DATA
10) Adjacent Property owned By Advent Christian Village and Dowling Park Development, Inc.



ROADWAY CURVE DATA (R.C.)

CURVE	RADIUS	CHORD	BEARING
RC–1	100.0	134.01	N87°09'00"W
RC–2	300.0	189.50	S65°19'58"W
RC–3	300.0	218.85	N89°23'40"E
RC–4	1570.0	628.18	N56°27'42"E

BOUNDARY CURVE DATA (B.C.)

CURVE	RADIUS	CHORD	BEARING	LENGTH
BC–1	1750.0	704.96	S56°27'42"W	700.20
BC–2	250.0	306.70	N00°23'51"E	332.68
BC–3	650.0	906.01	N05°37'14"W	1001.05
BC–4	260.0	348.43	S87°09'00"E	381.83

FIRM FLOOD ZONE DATA:

ZONE AE:
DENOTES BASED FLOOD ELEVATIONS DETERMINED BY SUWANNEE RIVER WATER MANAGEMENT DISTRICT

ZONE X:
DENOTES AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.

S.R.W.M.D. FLOOD DATA:

RIVER MILE	115
100 YEAR FLOOD ELEVATION	60

CURVE	RADIUS	CHORD	BEARING	LENGTH
1	25	26.97	N42°02'52"E	28.48
2	25	12.64	N89°19'50"E	12.78
3	330	97.41	N84°30'41"W	97.77
4	25	43.10	S21°00'02"E	51.97
5	270	146.34	N83°43'31"E	148.19
6	330	101.00	N78°11'59"E	109.43
7	1600	83.22	N66°51'11"E	75.19
8	1600	100.06	N63°31'02"E	100.08
9	1540	375.70	N60°59'44"E	376.64
10	1600	99.96	N59°56'07"E	99.98
11	1600	133.99	N55°44'43"E	134.03
12	1600	86.66	N51°47'37"E	86.67
13	1540	100.07	N52°07'38"E	100.09
14	1540	100.18	N48°24'04"E	100.20
15	1600	82.56	N48°45'48"E	82.57
16	1600	66.00	N46°06'12"E	66.01
17	1540	43.43	N45°43'45"E	43.43
18	25	35.36	N0°04'43"W	39.27
19	1707.46	63.25	S45°57'27"W	63.25
20	1707.46	89.01	S48°30'44"W	89.02
21	1707.46	96.21	S51°37'12"W	96.22
22	1707.46	151.73	S55°46'52"W	151.78
23	1707.46	99.96	S60°00'18"W	99.98
24	1707.46	100.06	S63°21'41"W	100.08
25	1707.46	99.81	S66°42'55"W	99.83
26	1707.46	38.91	S69°02'35"W	38.92
27	25	35.36	N89°55'17"E	39.27
28	25	35.36	S89°55'17"W	39.27
29	330	1.36	S44°55'17"W	1.36
30	330	68.78	S51°08'23"W	68.91
31	330	68.95	S63°07'05"W	69.07
32	330	63.23	S74°36'43"W	63.33
33	25	9.24	S69°27'30"W	9.29
34	25	25.90	S27°36'23"W	27.23
35	25	34.63	N56°46'58"E	38.26
36	270	80.89	N70°46'00"E	81.20
37	270	79.54	N53°40'51"E	79.83
38	270	1.36	N45°03'57"E	1.36
39	25	35.36	N0°04'43"W	39.27
40	70	93.81	N87°09'00"W	102.78
41	25	32.63	S10°02'48"W	35.69
42	25	35.00	N84°48'04"W	38.76
43	130	16.97	N54°31'17"E	16.98
44	130	61.77	N72°00'25"E	62.36
45	130	61.77	S20°30'24"E	62.36
46	130	48.91	S55°55'16"E	49.20
47	240	90.29	N55°35'16"W	90.83
48	240	114.03	N80°36'24"W	115.13
49	240	114.03	S72°00'25"W	115.13
50	240	31.33	S54°31'17"W	31.35
51	440	96.28	N75°23'46"E	96.48
52	440	91.93	N63°07'05"E	92.10
53	330	8.04	N68°42'00"E	8.04
54	250	23.48	N34°51'23"E	23.51
55	250	178.23	N11°28'31"W	182.24
56	250	125.02	N23°53'13"E	126.93
57	650	466.97	N17°27'08"E	477.54
58	650	105.99	N08°16'15"W	106.11
59	650	204.28	N21°55'16"W	205.13
60	650	105.98	N35°42'19"W	106.10
61	650	106.06	N45°03'39"W	106.17

DESCRIPTION:

PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST (NE) CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA; THENCE RUN S00°18'38"E ALONG THE EAST SECTION LINE 1601.67 FEET;THENCE RUN N44°48'58"W–403.54 FEET FOR THE POINT OF BEGINNING; THENCE RUN S44°53'46"W–291.99 FEET TO THE P.C. OF A CURVE; THENCE RUN ALONG SAID CURVE ON A CHORD BEARING OF S56°27'42"W, CHORD DISTANCE OF 704.96 FEET, ARC DISTANCE OF 700.20 FEET AND RADIUS OF 1750.0 FEET TO THE P.T. OF SAID CURVE; THENCE RUN S69°41'46"W–257.31 FEET TO A POINT ON A CURVE; THENCE RUN ALONG SAID CURVE ON A CHORD BEARING OF N00°23'51"E, CHORD DISTANCE OF 306.70 FEET, ARC DISTANCE 332.68 FEET AND RADIUS OF 250.0 FEET TO THE P.T. OF SAID CURVE, ALSO BEING THE P.C. OF A CURVE; THENCE RUN ALONG SAID CURVE ON A CHORD BEARING OF N05°37'14"W, CHORD DISTANCE OF 906.01 FEET, ARC DISTANCE OF 1001.05 FEET TO THE P.T. OF SAID CURVE; THENCE RUN N50°46'44"E–148.34 FEET TO THE P.C. OF A CURVE; THENCE RUN ALONG SAID CURVE ON A CHORD BEARING OF S87°09'00"E, CHORD DISTANCE 348.43 FEET, ARC DISTANCE 381.83 FEET, RADIUS OF 260.0 FEET TO THE P.T. OF SAID CURVE; THENCE RUN S46°04'43"E–679.36 FEET; THENCE RUN N84°32'34"E–47.04 FEET; THENCE RUN S44°48'58"E–179.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.32 ACRES

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THE THE DOWLING PARK VILLAGE SQUARE, 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 THE RIVER WOODS SUBDIVISION UNIT NO. 1
I HEREBY CERTIFY THAT ON THIS____DAY OF________A.D., 1994 BEFORE ME PERSONALLY APPEARED J. POMERY CARTER, PRESIDENT, SECRETARY OF THE DOWLING PARK VILLAGE SQUARE, INC. THE INDIVIDUALS WHO EXCUTED TH FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

ROADS:
ROADS AND RIGHTS OF WAYS DIPICTED WITHIN THE RIVER WOODS SUBDIVISION 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 HERE BY GRANTED IN FAVOR OF ALL PROPERTY OWNERS WITHIN THE SUBDIVISION, THEIR SUCCESSORS, LICENCES AND ASSIGNS, FOR THE PURPOSE OF ACCESS TO THIER PROPERTY.
UTILITY EASEMENTS:
EASEMENTS WITHIN THE ROAD RIGHT OF WAYS DESIGNATED HEREIN ARE DEDICATED FOR THE USE OF UTILITIES

COMMON AREAS:
COMMON AREAS DESIGNATED AS GREEN SPACES 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 THE DOWLING PARK VILLAGE SQUARE INC. THESE AREAS SHALL BE MAINTAINED AS GREEN SPACES IN PERPETUITY.

J. Pomery Carter
J. POMERY CARTER
PRESIDENT

WITNESS
WITNESS

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS 13 DAY OF January A.D., 1994 BEFORE ME PERSONALLY APPEARED J. POMERY CARTER, PRESIDENT, SECRETARY OF THE DOWLING PARK VILLAGE SQUARE, INC THE INDIVIDUALS WHO EXCUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA THIS 13 DAY OF January A.D. 1994.

Cassie Brewer
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

"OFFICIAL SEAL"
Cassie Brewer
My Commission Expires 4/5/97
Commission #CC 274337

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT BARNETT BANK OF NORTH CENTRAL FLORIDA OF BEING A MORTGAGEE OF THOSE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT. ALL ROADS AND COMMON AREAS TO REMAIN PRIVATE AND UNDER THE OWNERSHIP OF THE DOWLING PARK VILLAGE SQUARE, INC.

Betsy Crapps Bunch
WITNESS

1-13-94
VICE PRESIDENT

Mary Ann Driggers
WITNESS

Mary Ann Driggers
Notary Public, State of Florida
My commission Expires

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

CHAIRMAN
ATTEST:

02-01-94
DATE:

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 1st DAY OF February A.D. 1994 IN PLAT BOOK 1 PAGE 416 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY FLORIDA.

CLERK OF CIRCUIT COURT, SUWANNEE COUNTY, FLORIDA

CERTIFICATE OF ESTIMATED COST

I, PETER M. HAHN, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES. LICENSE NO. 16328 DO HEREBY ESTIMATE THAT THE TOTAL ESTIMATED COST OF INSTALLING ALL REQUIRED IMPROVEMENTS FOR THE PROPOSED SUBDIVISION______________ IS $ 270,000.00

Peter M. Hahn (SEAL)
REGISTERED FLORIDA ENGINEER

CERTIFICATE OF SUBDIVIDERS ENGINEER

THIS IS TO CERTIFY, THAT ON 1/12/94, PETER M. HAHN, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 16328 DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IS APPLICABLE, ANY SUBMITTED "AS BUILT" BLUE PRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA.

Peter M. Hahn (SEAL)
REGISTERED FLORIDA ENGINEER

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON Jan. 11 94 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR 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 CHAPTER 177, FLORIDA STATUTES, AS AMENDED; AND THAT THE SAID IS LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, AND RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA.

1428
NOLAN J. BLUE REG. NO. 1428

Jan. 12, 1994
DATE:

On Computer Mapping KG

NOLAN J. BLUE
LAND SURVEYORS
REG. LAND SURVEYOR NO. 1428
ROUTE 3 BOX 544 PERRY, FLORIDA 32347
PHONE 904-584-5507

NBPLAT