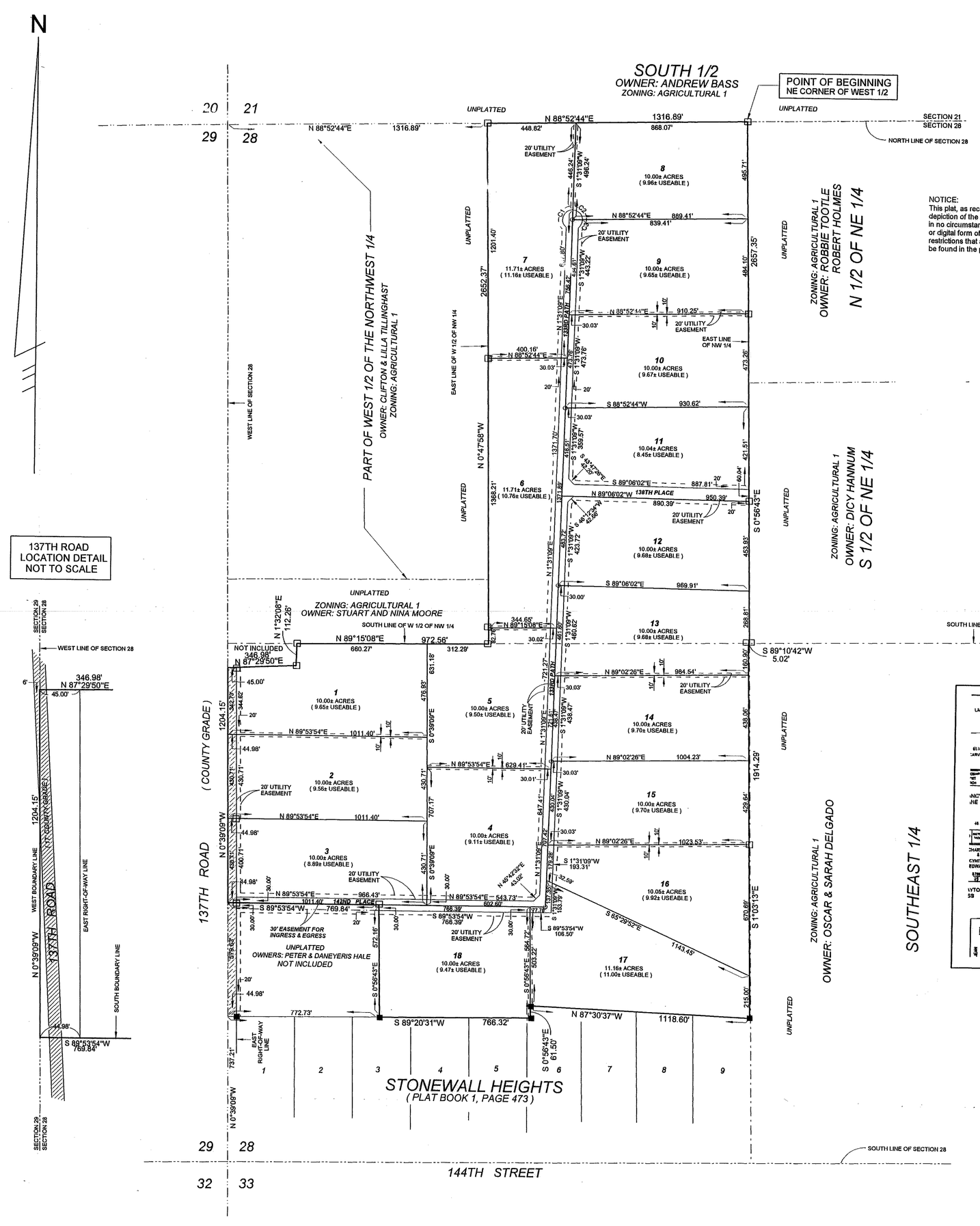
Stonewall Heights Phase 2

PLAT BOOK 1 PAGE 481

STONEWALL HEIGHTS, PHASE II

PART OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID WEST 1/2, THENCE RUN SOUTH 00°56'43" EAST ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 2657.35 FEET; THENCE RUN SOUTH 89°10'42" WEST, A DISTANCE OF 5.02 FEET; THENCE RUN SOUTH 01°03'13" EAST, A DISTANCE OF 1914.29 FEET; THENCE RUN NORTH 87°30'37" WEST, A DISTANCE OF 1118.60 FEET; THENCE RUN SOUTH 00°56'43" EAST, A DISTANCE OF 61.50 FEET; THENCE RUN SOUTH 89°20'31" WEST, A DISTANCE OF 766.32 FEET; THENCE RUN SOUTH 01°32'08" WEST, A DISTANCE OF 786.32 FEET; THENCE RUN NORTH 00°56'43" WEST, A DISTANCE OF 572.16 FEET; THENCE RUN SOUTH 89°53'54" WEST, A DISTANCE OF 769.84 FEET TO THE WEST LINE, A DISTANCE OF 1204.15 FEET; THENCE RUN NORTH 87°29'50" EAST, A DISTANCE OF 346.98 FEET; THENCE RUN NORTH 00°39'09" WEST ALONG SAID SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4; THENCE RUN NORTH 89°15'08" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 112.26 FEET TO THE OF THE NORTHWEST 1/4; THENCE RUN NORTH 00°47'58" WEST ALONG SAID EAST LINE, A DISTANCE OF 972.56 FEET TO THE EAST LINE OF SAID WEST 1/2 88°52'44" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1316.89 FEET TO THE POINT OF BEGINNING.
CONTAINING 184.66 ACRES MORE OR LESS.
SUBJECT TO EXISTING COUNTY ROAD RIGHT-OF-WAY.



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.

LEGEND AND NOTES:

- DENOTES 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, LB # 7170, UNLESS NOTED OTHERWISE.
- DENOTES P.C.P. (PERMANENT CONTROL POINT) SET, 5/8" X 20" REBAR (WITH CAP STAMPED L.B. # 7170)

1) BEARINGS BASED ON THE EAST LINE OF SECTION 28. (N 0°39'09"W)

2) 4" x 4" x 24" CONCRETE MONUMENTS (L.B. # 7170) SET ALONG DEDICATED RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.

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

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT DANIEL CRAPPS ,AS OWNER ,HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS STONEWALL HEIGHTS, PHASE II 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
DANIEL CRAPPS
2806 U.S. HIGHWAY 90 , STE. 101
LAKE CITY, FLORIDA 32055
386-755-5110

WITNESS: J. Sherman Frier

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS 19th DAY OF FEB A.D. 2004, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS, AS OWNER, 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 19 DAY OF FEB A.D. 2004

Timothy B. Alcorn
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: June 20, 2007

TIMOTHY BRUCE ALCORN
MY COMMISSION # DD 214605
EXPIRES: June 20, 2007
Bonded Thru Budget Notary Services

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 STONEWALL HEIGHTS,PHASE II 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 18 DAY OF FEB A.D. 2004.

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

Julie Calloway
My Commission DD 05849
Expires January 23, 2008

WITNESS: Julie Calloway

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS 18 DAY OF February D. 2004, 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 18 DAY OF February A.D. 2004

Julie Calloway
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: January 23, 2008

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

CHAIRMAN

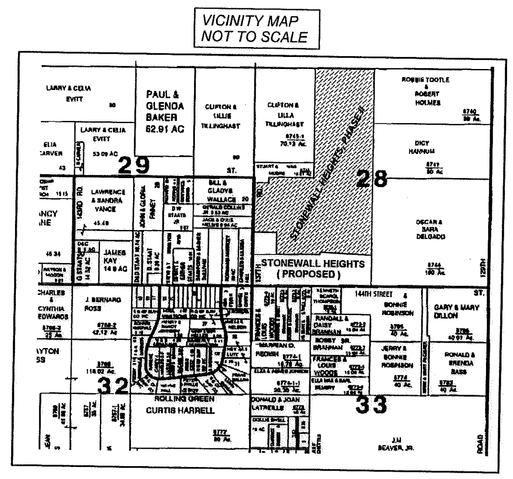
ATTEST Michael H. Gypson, P.C.

DATE: 3-4-04 03-04-04

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 24 DAY OF March A.D. 2004, IN PLAT BOOK 1 PAGE 481 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Michael H. Gypson, P.C.
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA



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

SPECIAL EASEMENT NOTE:
142ND PLACE, 133RD PATH, AND 138TH PLACE (60.00 FOOT ROAD EASEMENTS) WILL NOT BE MAINTAINED BY SUWANNEE COUNTY, FLORIDA

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN STONEWALL HEIGHTS, PHASE II
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.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS 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: FEBRUARY 12, 2004

JOB NO. 122-03RP2

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

-300 -150 0 300 600
GRAPHIC SCALE
SCALE IN FEET 1" = 300 FEET

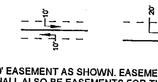
CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	143°07'48"	50.00	124.90	150.00	94.87	N 19°57'15"E
2	87°21'35"	50.00	76.24	47.75	69.08	S 44°48'03"E
3	55°46'13"	50.00	48.67	26.46	46.77	S 26°45'51"W

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

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 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.

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

SCALE: 1"=300'	DATE SURVEYED: 02-09-04	DATE DRAWN: 02-12-04
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