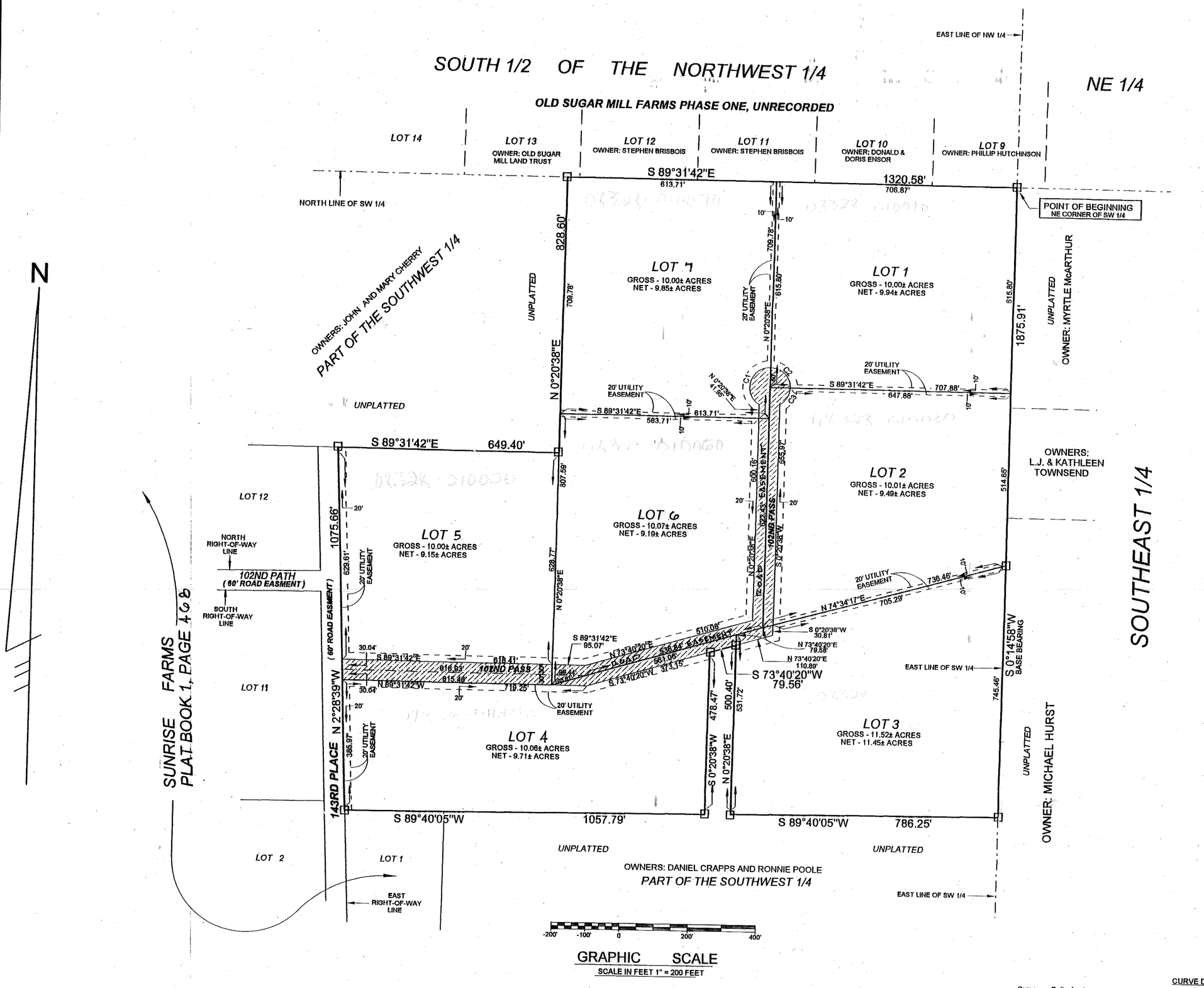
PLAT BOOK 1 PAGE 483

SUNRISE FARMS, PHASE 2

PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 13 EAST,SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 , THENCE RUN SOUTH 00°14'58" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1875.91 FEET; THENCE RUN SOUTH 89°40'05" WEST, A DISTANCE OF 786.25 FEET; THENCE RUN NORTH 00°20'38" EAST, A DISTANCE OF 500.40 FEET; THENCE RUN SOUTH 73°40'20" WEST,A DISTANCE OF 79.56 FEET; THENCE RUN SOUTH 00°20'38" WEST, A DISTANCE OF 478.47 FEET; THENCE RUN SOUTH 89°40'05" WEST, A DISTANCE OF 1057.79 FEET TO THE EAST RIGHT-OF-WAY LINE OF 143RD PLACE; THENCE RUN NORTH 02°28'39" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1075.66 FEET; THENCE RUN SQUTH 89°31'42" EAST, A DISTANCE OF 649.40 FEET; THENCE RUN NORTH 00°20'38" EAST, A DISTANCE OF 828.60 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE RUN SOUTH 89°31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1320.58 FEET TO THE POINT OF BEGINNING.
CONTAINING 71.67 ACRES MORE OR LESS.



LEGEND AND NOTES:

☐ 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,NO IDENTIFICATION, UNLESS NOTED OTHERWISE.

1) BEARINGS BASED ON THE EAST LINE OF SOUTHWEST 1/4. S.0°14'58"W.

2) 4" x 4" x 24" CONCRETE MONUMENTS SET ON ALL LOT CORNERS,L.B. # 7170

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.

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	150°00'00"	60.00	157.08	223.92	115.91	N 15°20'38"E
2	90°07'40"	60.00	94.38	60.13	84.95	S 44°35'32"E
3	59°52'20"	60.00	62.70	34.55	59.88	S 30°24'28"W

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT DANIEL CRAPPS FAMILY LLC AND RONALD D. POOLE AS OWNERS HAVE CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS SUNRISE FARMS, PHASE 2 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
123 EAST HOWARD STREET
LIVE OAK, FLORIDA 32064
386-362-4539

RONALD D. POOLE
123 EAST HOWARD STREET
LIVE OAK, FLORIDA 32064
386-362-4539

WITNESS:
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 17 DAY OF FEB., A.D. 2004, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS AND RONALD D. POOLE AS OWNERS 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, STATE OF FLORIDA, THIS 17 DAY OF FEB , A.D. 2004

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: June 20, 2007

TIMOTHY BRUCE ALCORN
MY COMMISSION # DD 216805
EXPIRES: June 20, 2007
Bonded Thru Budget Notary Services

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT FARM CREDIT OF NORTH FLORIDA, ACA, 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 SUNRISE FARMS,PHASE 2, 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 FARM CREDIT OF NORTH FLORIDA, ACA, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS' EXECUTIVE VICE PRESIDENT, JULIUS D. DAVENPORT AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 18th DAY OF February A.D. 2004.

JULIUS D. DAVENPORT
VICE PRESIDENT

WITNESS:

STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY ON THIS 18th DAY OF February A.D. 2004, BEFORE ME PERSONALLY APPEARED JULIUS D. DAVENPORT AS VICE PRESIDENT TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT ALACHUA, STATE OF FLORIDA, THIS 18th DAY OF February A.D. 2004

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 1-7-07

Deborah P. Webb
MY COMMISSION # DD 195141 EXPIRES January 7, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

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

CHAIRMAN

DATE: 03-22-04

ATTEST 03-22-04

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 23rd DAY OF March A.D. 2004, IN PLAT BOOK 1 PAGE 483 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

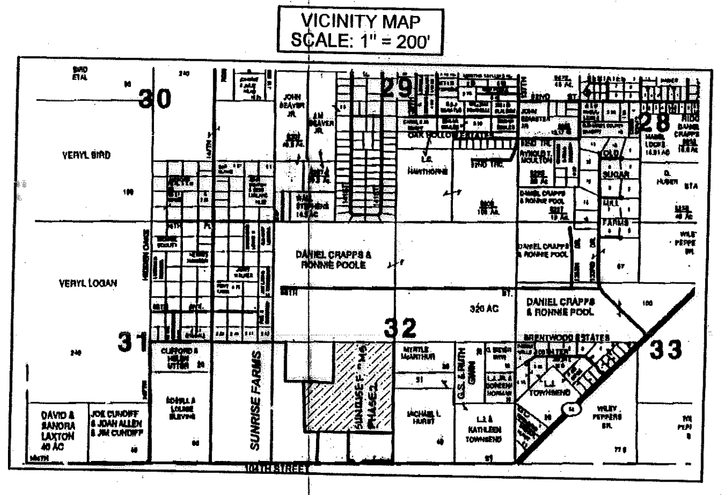
THIS SURVEY MEETS THE MINIMUM TECHNICALSTANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: FEBRUARY 12, 2004

JOB NO. 202-02RP2

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

VICINITY MAP
SCALE: 1" = 200'



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 EASEMENT NOTE:
102ND PASS (60.00 FOOT ROAD EASEMENT) WILL NOT BE MAINTAINED BY SUWANNEE COUNTY, FLORIDA

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN SUNRISE FARMS, PHASE 2
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.

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

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.

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 0125A

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: 12-01-03	DATE DRAWN: 02-12-04
REVISED:	APPROVED BY:	DRAWN BY:

J. SHERMAN FRIER & ASSOCIATES, INC.
PHONE:386-362-4029 LAND SURVEYORS FAX:386-362-5270
CERTIFICATE OF AUTHORIZATION, LB# 7170
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064