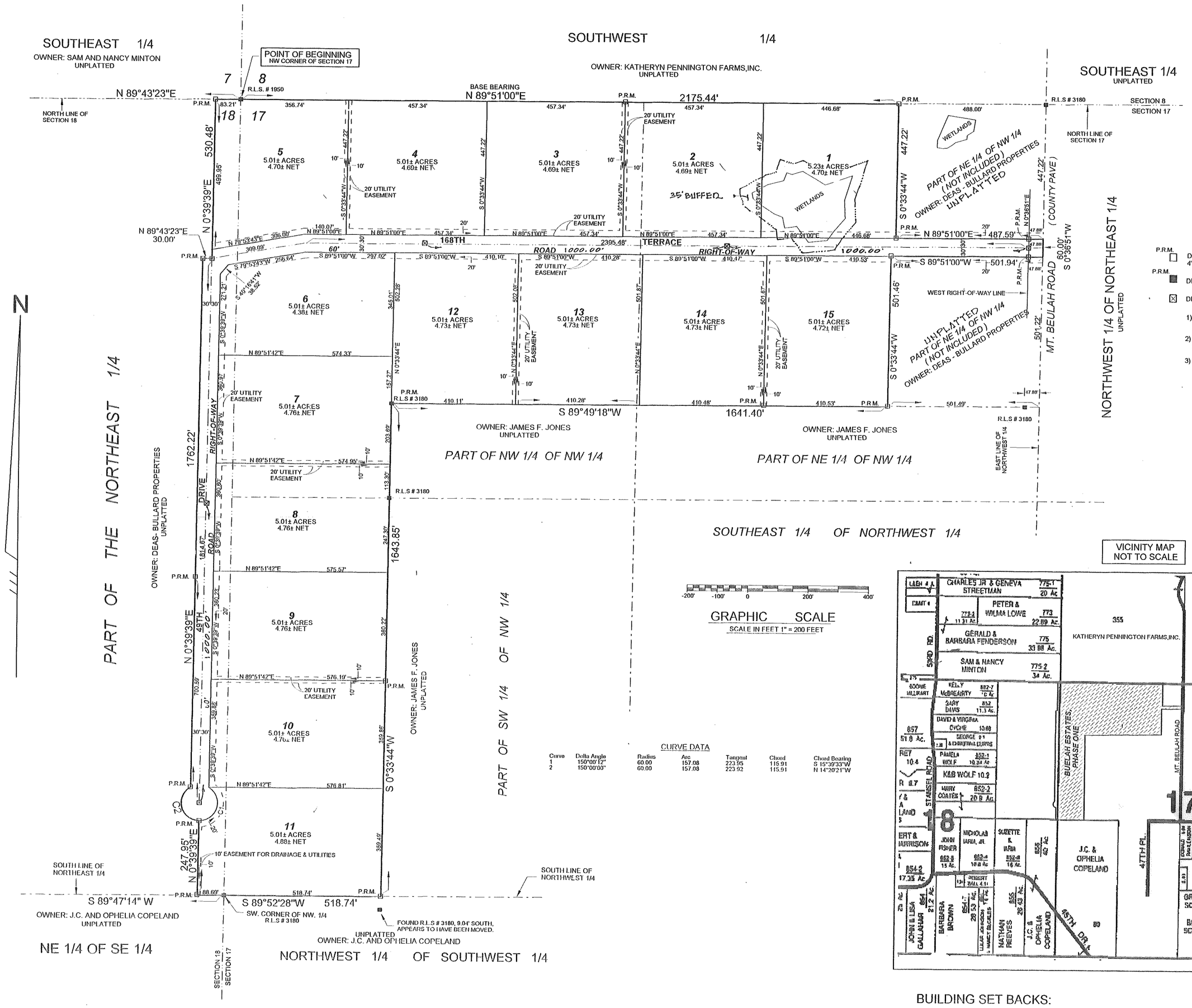
PLAT BOOK 1 PAGE 508

BEULAH ESTATES, PHASE ONE

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.

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 .

PART OF THE NORTHWEST 1/4 OF SECTION 17 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 15 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 17, THENCE RUN NORTH 89°51'00" EAST ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 2175.44 FEET; THENCE RUN SOUTH 00°33'44" WEST, A DISTANCE OF 447.22 FEET; THENCE RUN NORTH 89°51'00" EAST, A DISTANCE OF 487.59 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 00°36'51" WEST ALONG SAID EAST LINE, A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 89°51'00" WEST, A DISTANCE OF 501.94 FEET; THENCE RUN SOUTH 00°33'44" WEST, A DISTANCE OF 501.46 FEET; THENCE RUN SOUTH 89°49'18" WEST, A DISTANCE OF 1641.40 FEET; THENCE RUN SOUTH 00°33'44 WEST, A DISTANCE OF 1643.85 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE RUN SOUTH 89°52'28" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 518.74 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE RUN SOUTH 89°47'14" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 88.69 FEET; THENCE RUN NORTH 00°39'39" EAST, A DISTANCE OF 247.95 FEET TO A POINT LYING IN A CUL-DE-SAC CONCAVED EASTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE RUN ALONG AND AROUND SAID CUL-DE-SAC, A CHORD BEARING AND DISTANCE OF NORTH 14°20'21" WEST, 115.91 FEET; THENCE RUN NORTH 00°39'39" EAST, A DISTANCE OF 1762.22 FEET; THENCE RUN NORTH 89°43'23" EAST, A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 00°39'39" EAST, A DISTANCE OF 530.48 FEET TO THE NORTH LINE OF SAID SECTION 18; THENCE RUN NORTH 89°43'23" EAST ALONG SAID NORTH LINE , A DISTANCE OF 83.21 FEET TO THE POINT OF BEGINNING.
CONTAINING 77.06 ACRES MORE OR LESS.
SUBJECT TO EXISTING COUNTY ROAD RIGHT-OF-WAY LINE.

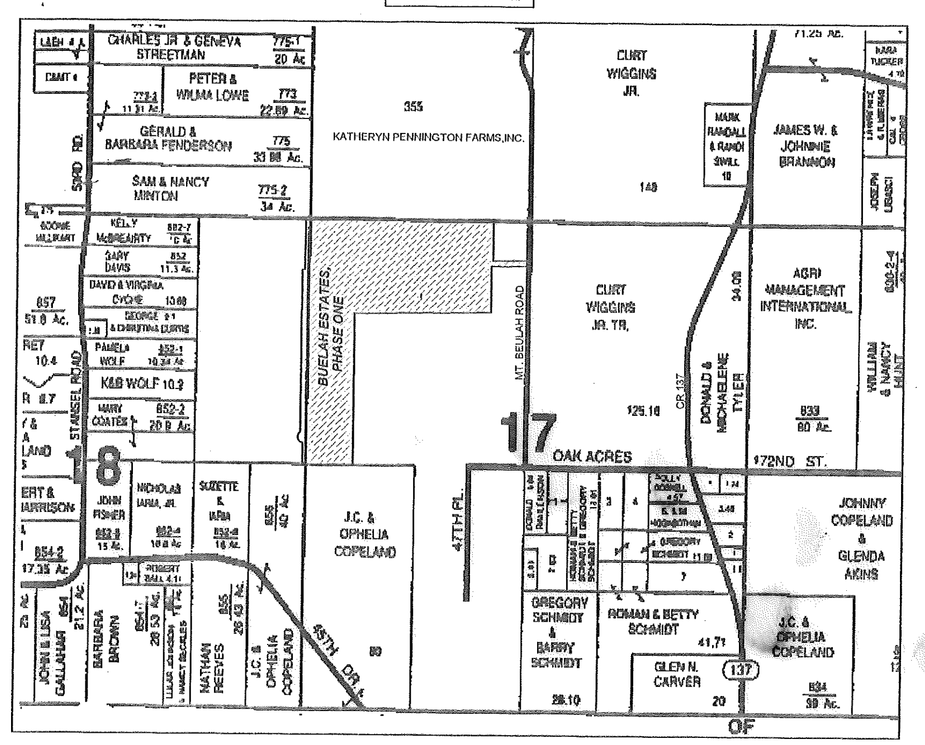


GRAPHIC SCALE
SCALE IN FEET 1" = 200 FEET

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	150°00'12"	60.00	157.08	223.95	115.91	S 15°39'33"W
2	150°00'00"	60.00	157.08	223.92	115.91	N 14°20'21"W

VICINITY MAP
NOT TO SCALE



LEGEND AND NOTES:

P.R.M. ☐ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" X 24" CONCRETE MONUMENT , STAMPED L.B. # 7170

P.R.M. ■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND

☒ DENOTES 2" x 2" ALUMINUM PLATE (STAMPED L.B. # 7170) SET

1) 4" x 4" X 24" CONCRETE MONUMENT , STAMPED L.B. # 7170 SET ON ALL LOT CORNERS EXCEPT AS SHOWN.

2) BEARINGS BASED ON THE NORTH LINE OF SECTION 17. (N 89°51'00"E)

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

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT AUDREY S. BULLARD, AS MANAGING MEMBER OF DEAS- BULLARD PROPERTIES , A FLORIDA GENERAL PARTNERSHIP HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS " BEULAH ESTATES, PHASE ONE " 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.

AUDREY S. BULLARD, MANAGING MEMBER
DEAS - BULLARD PROPERTIES
672 E. DUVAL STREET
LAKE CITY, FLORIDA 32055
(386) 752-4339

WITNESS: Beverly Ryan
WITNESS: Ethel M Bond

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 10th DAY OF December A.D. 2004, BEFORE ME PERSONALLY APPEARED AUDREY S. BULLARD, AS MANAGING MEMBER OF DEAS-BULLARD PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, 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 LIVE OAK, STATE OF FLORIDA, THIS 10th DAY OF December A.D. 2004

Ethel M Bond
MY COMMISSION # DD 183811
EXPIRES April 5, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: _____

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT MERCANTILE BANK FORMERLY KNOWN AS CNB NATIONAL 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 " BEULAH ESTATES, PHASE ONE ", 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 MERCANTILE BANK FORMERLY KNOWN AS CNB NATIONAL BANK, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS' SENIOR VICE-PRESIDENT, ROBERT W. TURBEVILLE, BY AND WITH THE AUTHORITY OF ITS' BOARD OF DIRECTORS IN ITS NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 10th DAY OF December A.D. 2004.

ROBERT W. TURBEVILLE, SENIOR VICE-PRESIDENT WITNESS: Cassandra L Norris

SEAL

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS 10th DAY OF December A.D. 2004, BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ROBERT W. TURBEVILLE, AS SENIOR VICE-PRESIDENT OF MERCANTILE BANK FORMERLY KNOWN AS CNB NATIONAL BANK, TO ME KNOW TO BE THE PERSON WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID CORPORATION AFFIXED THERETO.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 10th DAY OF December A.D. 2004

Cassandra L Norris
MY COMMISSION # DD 183811
EXPIRES February 3, 2008
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: 2-3-08

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

CHAIRMAN Billy Mayhew
DATE: 12-27-04

ATTEST Michael Tyson, D.C.
12-27-04

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 27 DAY OF Dec. A.D. 2004, IN PLAT BOOK 1 , PAGE 508 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Shirley Lewis - Deputy Clerk
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

ABBREVIATIONS
N - NORTH
S - SOUTH
E - EAST
W - WEST
CONC. - CONCRETE
STY - STORY
I.P. - IRON PIPE
REB. - REBAR
ST. - STREET
AVE. - AVENUE
I.D. - 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
OKI - 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
RW - 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

TIMOTHY B. MORRN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: DECEMBER 07, 2004

JOB NO. 74-2003RP1

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

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.

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.

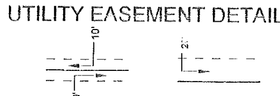
FLOOD ZONE INFORMATION:
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120330 0275A

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 BEULAH ESTATES, PHASE ONE
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.

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:
STUART P. MOORE
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 2030

SCALE: 1"=200'	DATE SURVEYED: 03-03-03	DATE DRAWN: 12-07-04
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 - 4029 FAX: 386 - 362 - 5270