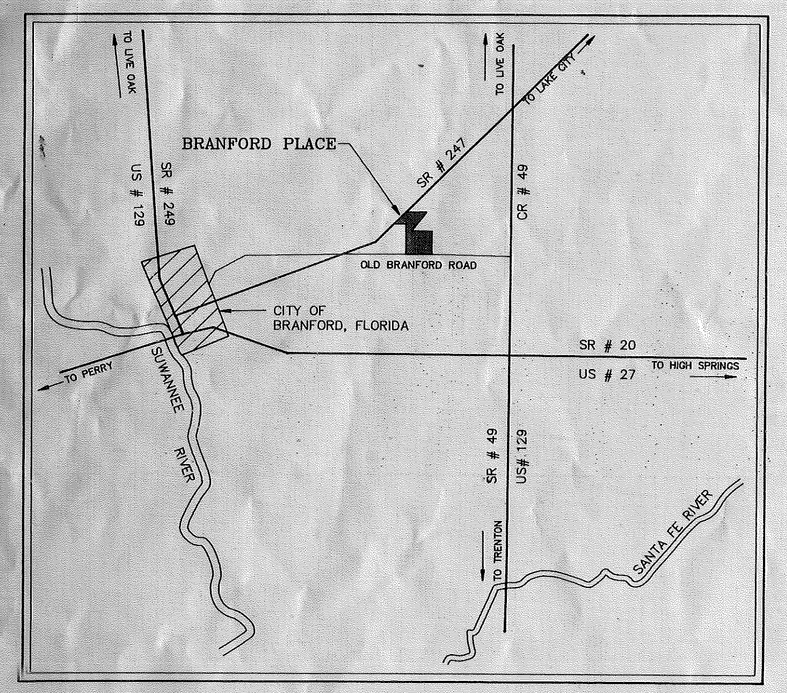
PLAT BOOK I PAGE 409

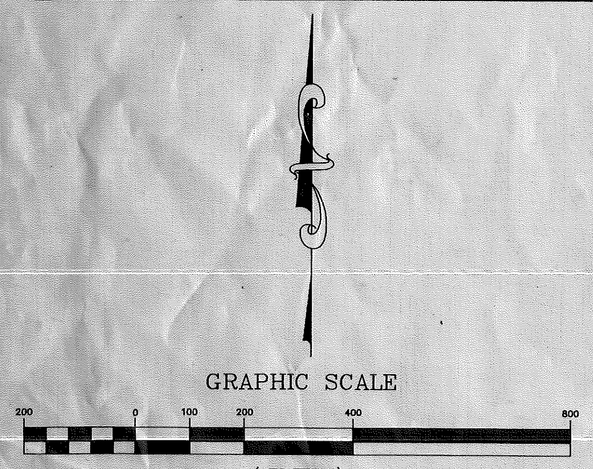
BRANFORD PLACE

SITUATED IN

SECTION 11, TOWNSHIP 6 SOUTH, RANGE 14 EAST
SUWANNEE COUNTY, FLORIDA

LOCATION MAP
(N NO SCALE





GRAPHIC SCALE

CURVE DATA ABBREVIATIONS
Δ = ARC ANGLE
R = RADIUS
L = ARC DISTANCE
C = CHORD DISTANCE
CB= CHORD BEARING

CURVE DATA
Δ = 02°37'59"
R = 5779.58'
L = 265.60'
C = 265.58'
CB= S 46°12'56" W

LEGEND

- ■ 4"X4" CONCRETE MONUMENT SET LS# 3456 (P.R.M.)
- ⊡ CONCRETE MONUMENT FOUND AS NOTED
- ● 1/2" STEEL ROD & CAP SET LB# 2903
- ◦ DEPARTMENT OF TRANSPORTATION NAIL & PLAQUE FOUND AT CENTERLINE POINT OF TANGENCY STATION 245+04.92
- R/W RIGHT OF WAY
- ℄ CENTERLINE
- — — — EASEMENT LINE

SURVEYORS NOTES

1) THE BEARINGS HEREON ARE BASED ON AN ASSUMED BEARING OF N.89°47'00"E., ALONG THE SOUTH LINE OF THE S. E. 1/4 OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 14 EAST.

2) RAW FIELD SURVEY CLOSURE IS LESS THAN 1 PART IN 10,000.

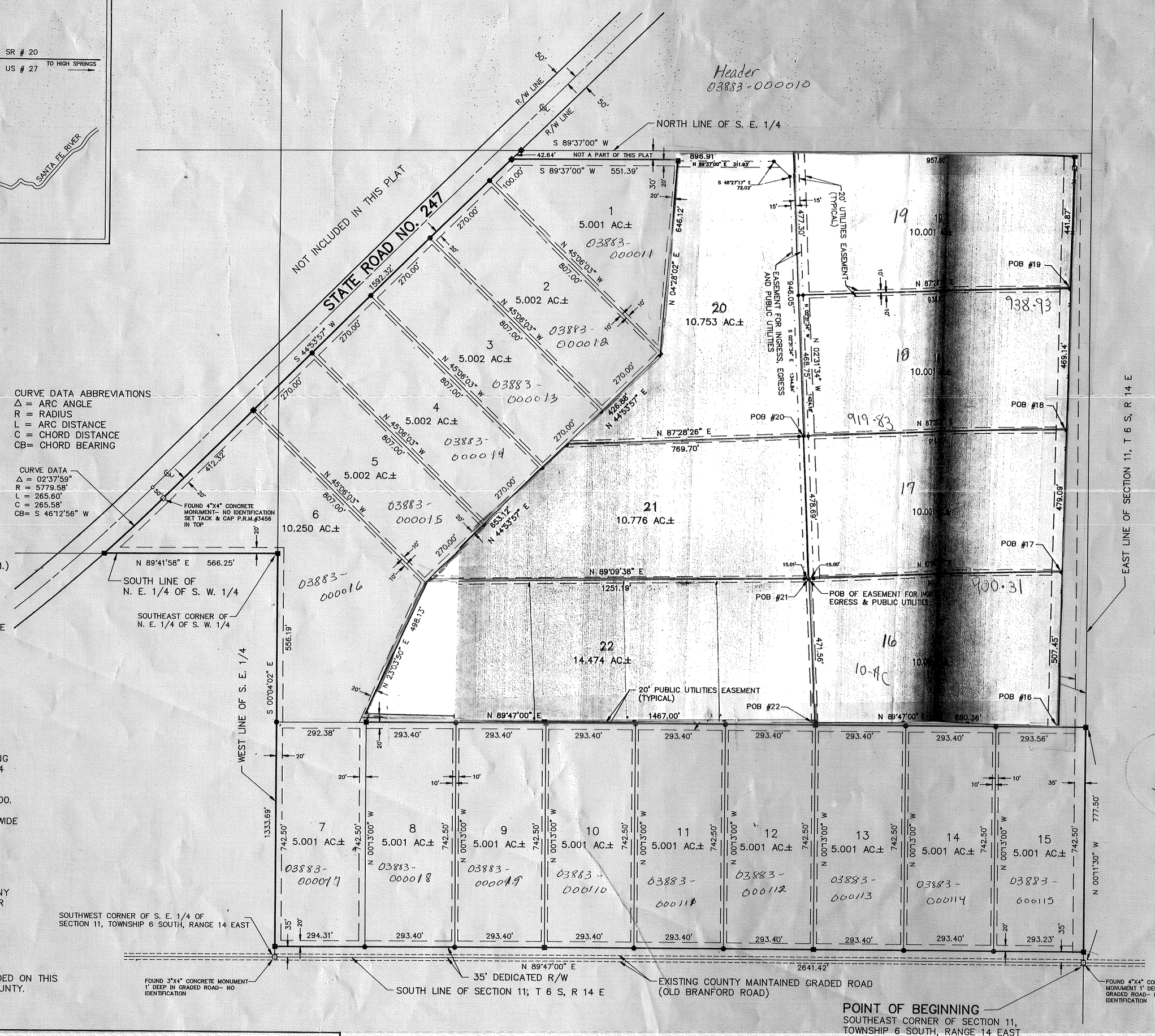
3) ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON ARE 20' WIDE EXCEPT THE EAST LINE OF LOT 15 IS 35'.

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.

NOTICE:

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



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT BEING THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 11, TOWNSHIP 6 SOUTH, RANGE 14 EAST FOR THE POINT OF BEGINNING AND RUN N.00°11'30"W., ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 777.50 FEET TO A CONCRETE MONUMENT; THENCE RUN S.89°47'00"W., A DISTANCE OF 2347.36 FEET TO A CONCRETE MONUMENT; THENCE RUN N.23°03'50"E., A DISTANCE OF 498.13 FEET TO A CONCRETE MONUMENT; THENCE RUN N.44°53'57"E., A DISTANCE OF 1080.00 FEET TO A CONCRETE MONUMENT; THENCE RUN N.04°28'02"E., A DISTANCE OF 646.12 FEET TO A CONCRETE MONUMENT; THENCE RUN S.89°37'00"W., A DISTANCE OF 551.39 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 247 (100 FOOT RIGHT OF WAY); THENCE RUN S.44°53'57"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1592.32 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 5779.58 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE, WITH SAID CURVE, THROUGH AN ARC ANGLE OF 02°37'59", AN ARC DISTANCE OF 265.60 FEET (CHORD BEARING AND DISTANCE OF S.46°12'56"W., 265.58 FEET RESPECTIVELY) TO A CONCRETE MONUMENT ON THE SOUTH LINE OF THE N. E. 1/4 OF THE S. W. 1/4 OF SAID SECTION 11; THENCE RUN N.89°41'58"E., ALONG SAID SOUTH LINE, A DISTANCE OF 566.25 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID N. E. 1/4 OF THE S. W. 1/4; THENCE RUN S.00°04'02"E., ALONG THE WEST LINE OF THE S. E. 1/4 OF SAID SECTION 11, A DISTANCE OF 1333.69 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID S. E. 1/4; THENCE RUN N.89°47'00"E., ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 2641.42 FEET TO THE POINT OF BEGINNING, CONTAINING 80.268 ACRES MORE OR LESS.

OWNERS CERTIFICATION, ADOPTION & DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, CARL L. BRICE, ALLEN Y. DeLANEY AND PHILIP L. DeLANEY, AS TRUSTEES UNDER THAT CERTIAN TRUST DATED AUGUST 24, 1977, KNOWN AS BRANFORD PINE TREES TRUST, DO HEREBY CERTIFY THAT WE ARE OWNERS OF THE ABOVE DESCRIBED LANDS, AND HAVE CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "BRANFORD PLACE", AND DO HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL USE THE RIGHT OF WAYS AND UTILITIES EASEMENTS AS SHOWN HEREON.

BRANFORD PINE TREES TRUST

Jean Dooley WITNESS	[illegible] WITNESS	Carl L. Brice - Trustee CARL L. BRICE, TRUSTEE
Jean Dooley WITNESS	[illegible] WITNESS	Allen Y. DeLaney - Trustee ALLEN Y. DeLANEY, TRUSTEE
Jean Dooley WITNESS	[illegible] WITNESS	Philip A. DeLaney - Trustee PHILIP A. DeLANEY, TRUSTEE

ACKNOWDEDGEMENT

STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS 24th DAY OF March A.D., 1992, BEFORE ME PERSONALLY APPEARED CARL L. BRICE, ALLEN Y. DeLANEY AND PHILIP A. DeLANEY AS TRUSTEES OF BRANFORD PINE TREES TRUST, KNOWN TO ME AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT GAINESVILLE, FLORIDA ON March 24 A.D., 1992

Jean Dooley
NOTARY PUBLIC, STATE OF FLORIDA
JEAN DOOLEY

MY COMMISSION EXPIRES: October 11, 1995
Comm No CC1474-24

SURVEYORS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BRANFORD PLACE" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE ABOVE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET AND THAT ALL LOT CORNERS HAVE BEEN SET WITH PERMANENT MARKERS, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, FLORIDA STATUTES.

DATE: MARCH 18, 1992

Harold L. Wise
HAROLD L. WISE
REGISTERED FLORIDA SURVEYOR NUMBER 3456

On Computer Mapping 3-6-96 JE

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS SUWANNEE COUNTY, FLORIDA

SIGNED: Charles D. Williams Jr., CHAIRMAN ATTEST: Jean D. Dooley, CLERK

DATE: April 21, 1992

CERTIFICATE OF FILING BY 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 21st DAY OF APRIL A.D., 1992, IN PLAT BOOK I, PAGE 409 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Jean D. Dooley
CLERK OF CIRCUIT COURT, SUWANNEE COUNTY, FLORIDA

ALACHUA COUNTY LAND SURVEYORS, INC.
2512 N. E. 1st BOULEVARD SUITE 300
GAINESVILLE, FLORIDA 32609 (904) 376-1180