BREEZY ACRES

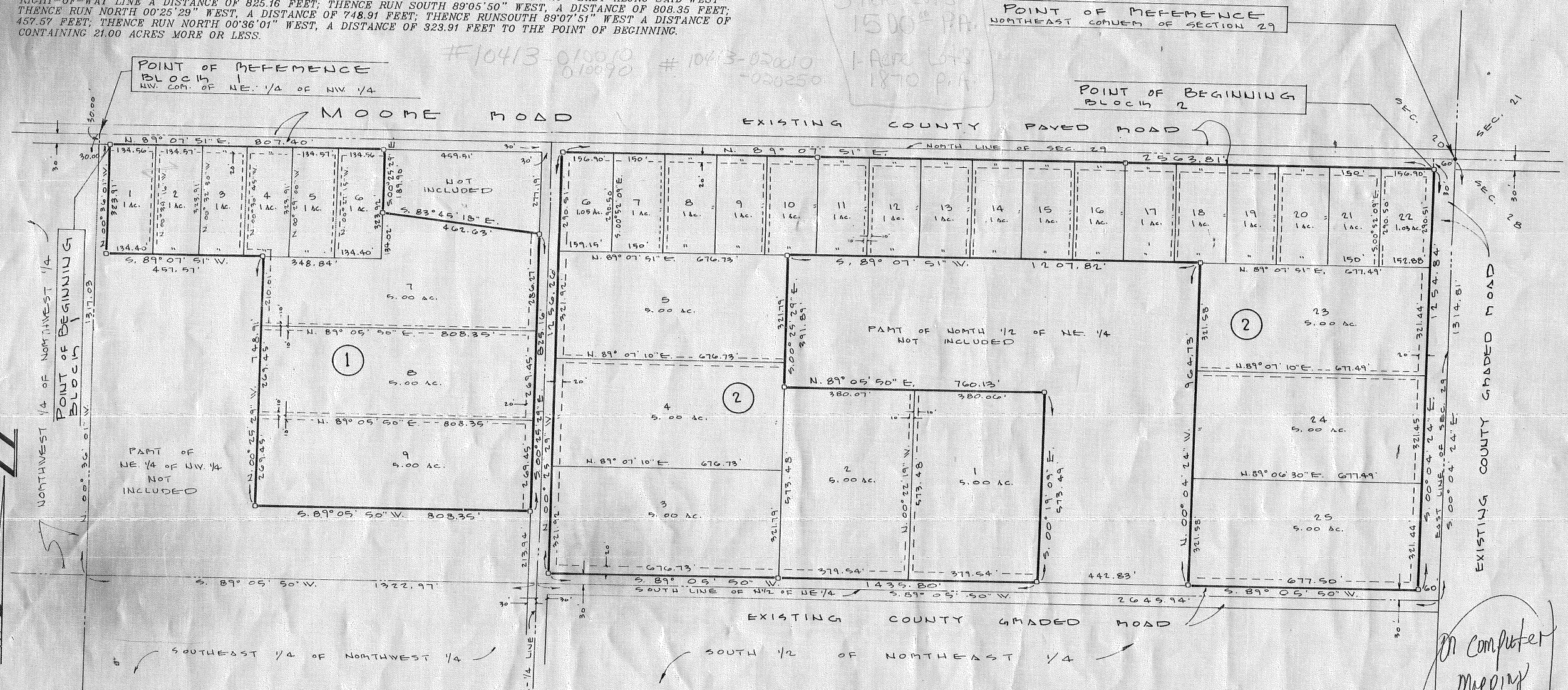
PLAT BOOK 1 PAGE 38A

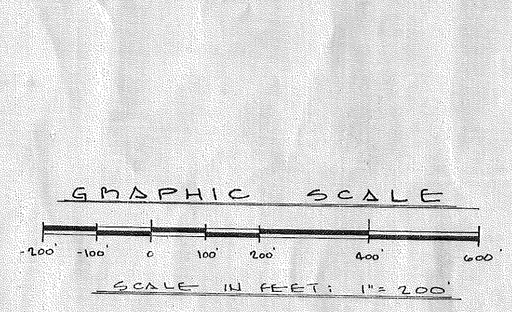
SITUATED: IN THE NORTH 1/2 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 12 EAST SUWANNEE COUNTY, FLORIDA.

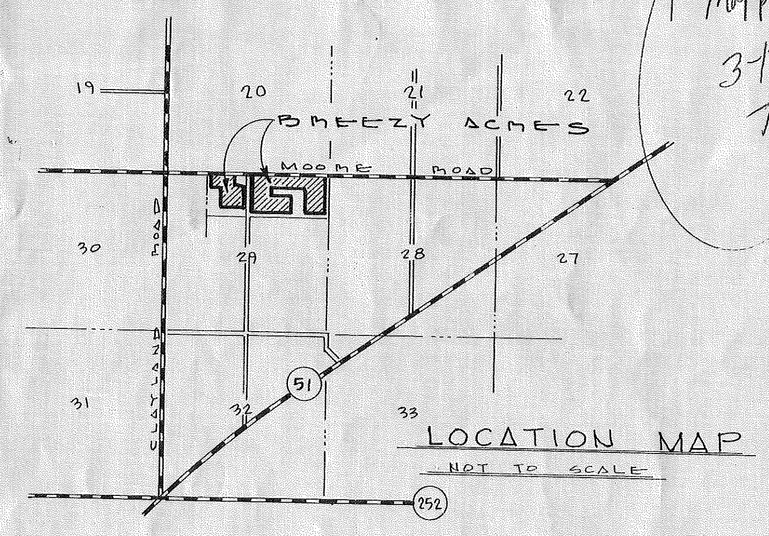
Kept SR 5.8.90 mgt

BLOCK 1:
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, THENCE RUN SOUTH 00°36'01" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MOORE ROAD; THENCE RUN NORTH 89°07'51" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°07'51" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 807.40 FEET; THENCE RUN SOUTH 00°25'29" EAST, A DISTANCE OF 189.90 FEET; THENCE RUN SOUTH 83°45'18" EAST, A DISTANCE OF 462.63 FEET TO THE WEST RIGHT-OF-WAY LINE OF A COUNTY GRADED ROAD; THENCE RUN SOUTH 00°25'29" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 825.16 FEET; THENCE RUN SOUTH 89°05'50" WEST, A DISTANCE OF 808.35 FEET; THENCE RUN NORTH 00°25'29" WEST, A DISTANCE OF 748.91 FEET; THENCE RUNSOUTH 89°07'51" WEST A DISTANCE OF 457.57 FEET; THENCE RUN NORTH 00°36'01" WEST, A DISTANCE OF 323.91 FEET TO THE POINT OF BEGINNING.
CONTAINING 21.00 ACRES MORE OR LESS.

BLOCK 2:
PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29, THENCE RUN SOUTH 89°07'51" WEST ALONG THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 00°04'24" EAST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MOORE ROAD WITH THE WEST RIGHT-OF-WAY LINE OF A COUNTY GRADED ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°04'24" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTNCE OF 1254.84 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A COUNTY GRADED ROAD; THENCE RUN SOUTH 89°05'50" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 677.50 FEET; THENCE RUN NORTH 00°04'24" WEST, A DISTANCE OF 964.73 FEET; THENCE RUN SOUTH 89°07'51" WEST, A DISTANCE OF 1207.82 FEET; THENCE RUN NORTH 00°04'24" EAST, A DISTANCE OF 391.89 FEET; THENCE RUN NORTH 89°05'50" EAST, A DISTANCE OF 1207.82 FEET; THENCE RUN SOUTH 00°25'29" EAST, A DISTANCE OF 760.13 FEET; THENCE RUN SOUTH 00°19'09" EAST, A DISTANCE OF 573.49 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE RUN SOUTH 89°05'50" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1435.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF A COUNTY GRADED ROAD; THENCE RUN NORTH 00°25'29" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1256.26 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE RUN NORTH 89°07'51" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 2563.81 FEET TO THE POINT OF BEGINNING.
CONTAINING 57.09 ACRES MORE OR LESS.







On computer Mapping 3-12-96 TF

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT WENDELL L. HILL AND HENRY M. FOLSOM, AS OWNERS HAVE CAUSED THE LANDS HERRIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS " BREEZY ACRES " AND THAT THE ROADS AND EASEMENTS AS SHOWN ARE HEREBY DEICATED TO THE PERPETUL USE OF THE PUBLIC FOR PROPER USES AND PURPOSES HEREON STATED.

WITNESS: _____

WITNESS: _____

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS ____ DAY OF _____ A.D., 19___, BEFORE ME PERSONALLY APPEARED WENDELL L. HILL AND HENRY M. FOLSOM AS OWNERS TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXCUTED THE FORGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS ____ DAY OF _____ A.D., 19___.

_____
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

Notary Public
State of Florida at Large
My Commission Expires:
March 21, 1993

DEDICATION FOR MORTGAGEE:

THIS IS TO CERTIFY THAT EXIE MARIE NEELY AND JAMES F. HINGSON, AS JOINT GUARDIANS OF THE PROPERTY OF G.S. NEELY, AKA GEARLY S. NEALY AND EXIE MARIE NEELY ARE THE MORTGAGEE'S OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION, AND DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT KNOWN AS "BREEZY ACRES" FOR THE PURPOSES HEREON EXPRESSED AND THE EASEMENTS AND ROADS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

EXIE MARIE NEELY

GUARDIANS OF G.S. NEELY, (GEARLY S. NEELY)

JAMES F. HINGSON

EXIE MARIE NEELY

WITNESS: _____

WITNESS: _____

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULLY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, EXIE MARIE NEELY AND JAMES F. HINGSON, AS JOINT GUARDIANS OF THE PROPERTY OF G.S. NEELY, A.K.A. GEARLY S. NEELY AND EXIE MARIE NEELY, TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXCUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGE EXCUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS ____ DAY OF _____ A.D., 19___.

_____
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

Notary Public
State of Florida at Large
My Commission Expires:
March 21, 1993

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

SIGNED: _____ CHAIRMAN ATTEST: _____ CLERK

DATE: August 6, 1989

LEGEND AND NOTES

- o DENOTES PERMANENT CONTROL POINT (P.C.P.). #2245
- □ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.). #2245
1) CLOSURE EXCEEDS 1:20000.
2) BEARINGS BASED ON STATE ROAD NO. 51.
4) FOR SECTION BREAK DOWN SEE JOB FILE 59-89 THIS OFFICE.

DENOTES 20' UTILITY EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES.

NOTICE:

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

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.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT P. R. M.'S-PERMANENT REFERENCE MONUMENTS AND P. C. P.'S-PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN, AND THAT THE SURVEY DATA SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS PLATTED DOES NOT FALL WITHIN A FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 200 EXCEPT AS SHOWN.

J. Sherman Frier
PROFESSIONAL LAND SURVEYOR
FLA. CERT. NO. 2245
DATE: June 30, 1989

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 Aug., A.D. 1989 IN PLAT BOOK 1, PAGE 38A OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

John H. Worley by Elaine Robinson D.C.
CLERK OF CIRCUIT COURT, SUWANNEE COUNTY, FLORIDA.

J. SHERMAN FRIER & ASSOCIATES
LAND SURVEYORS
P. O. BOX 580, LIVE OAK, FLORIDA 32060
PHONE: 904-362-4629