

CARRIAGE PLACE - UNIT I

SEC. 28, T2S, R13E
 SUWANNEE COUNTY, FLORIDA

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 28, Township 2 South, Range 13 East, Suwannee County, Florida, more particularly described as follows:
 Commence at the NE corner of the S 1/2 of the SE 1/4 of Sec. 28, T2S, R13E, Suwannee County, FLA.; thence run S 89° 26' 04" W, along the north line of the S 1/2 of the SE 1/4, 17.70' to the westerly R/W of Shirley St. (40' R/W); and the Point of Beginning; thence run S 00° 13' 32" E along the said westerly R/W 1003.19 ft. to a point at S 01° 17' 49" W along the said westerly R/W of Shirley St. and the westerly R/W of S.R. 51 (100' R/W); thence run S 45° 26' 30" W along the said westerly R/W of S.R. 51, 15.27 ft.; thence run S 89° 16' 15" W, 1294.23 ft. to the north line of the S 1/2 of the SE 1/4 of Section 28, T2S, R13E, Suwannee County, FLA.; thence run N 89° 26' 04" E along the said north line 1318.52 ft. to the point of beginning,
 Containing 90.16 acres more or less.

DEDICATION
 This is to certify that CARRIAGE PLACE INC. a corporation under the laws of the State of Florida is the lawful owner of Carriage Place Unit I, the lands described herein and subdivision thereof, and does hereby dedicate to the Public forever the streets, easements and right-of-ways shown hereon. Tracts A, B, C and D are dedicated to Carriage Place Homeowner Association, Inc. for maintenance.
 It is witnessed whereof CARRIAGE PLACE INC. has caused these presents to be signed by its President and Secretary respectively by and with the authority of its board of directors in its name and with its corporate seal affixed this _____ day of _____, A.D., 1989

Witness, _____ President
 _____ Secretary

STATE OF FLORIDA - COUNTY OF SUWANNEE
 I hereby certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, Gary Lytton and Edwin Lytton respectively, president & secretary of Carriage Place Inc., a corporation under the laws of the State of Florida, to me well known to be the persons described in and who executed the foregoing dedication and who severally acknowledged that they executed the same freely and voluntarily as such officers for the purposes therein expressed and they affixed hereto the official seal of said corporation.
 Witness my signature and official seal affixed this _____ day of _____, A.D., 1989

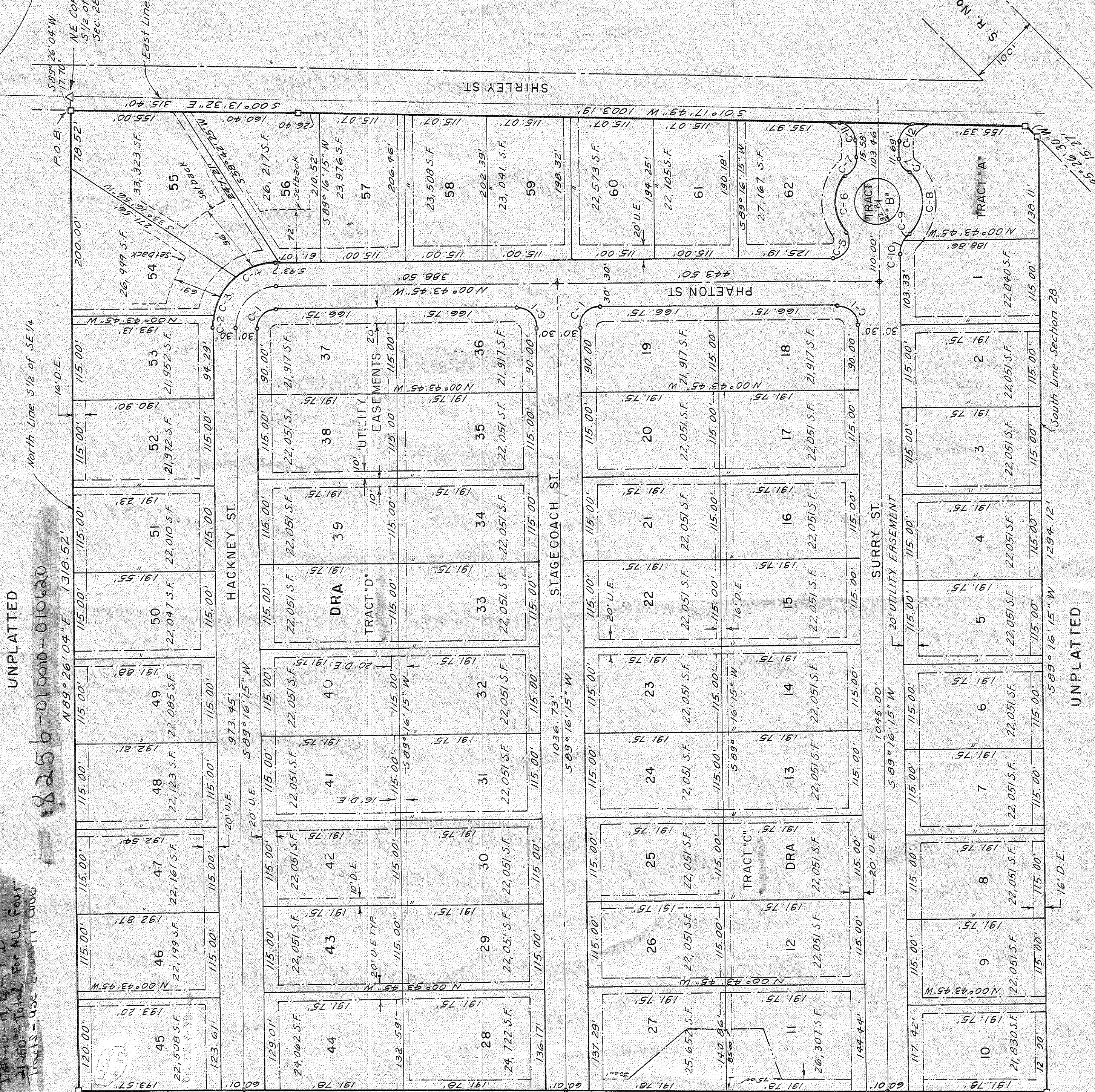
My commission expires _____ 198 _____ Notary Public, State of Florida at large
MORTGAGEE APPROVAL
 Know all men by these presents, that I, Keith C. Liebfried, President of 1st Federal Savings Bank of Florida, P.O. Drawer 6, Live Oak, Fla. 32060, a Trustee & holder of that certain Mortgage recorded in Official Records Book _____ Page _____ of the Public Records of _____ County, Fla. do hereby consent to this plat of Carriage Place - Unit I and joins in the above dedication.
 Witness _____
 Keith C. Liebfried

STATE OF FLORIDA - COUNTY OF SUWANNEE
 I hereby certify that on this day personally appeared before me, Keith C. Liebfried, known to me to be the person described in and who executed this instrument, and acknowledged to and before me that he executed said instrument for the uses and purposes therein expressed.
 Witness my hand and official seal this _____ day of _____, 1989
 My commission expires _____
 Approved by the Board of County Commissioners

This is a day of _____, 1989 A.D.
 Filed for Record
 This _____ day of _____, 1989 A.D.

 Clerk

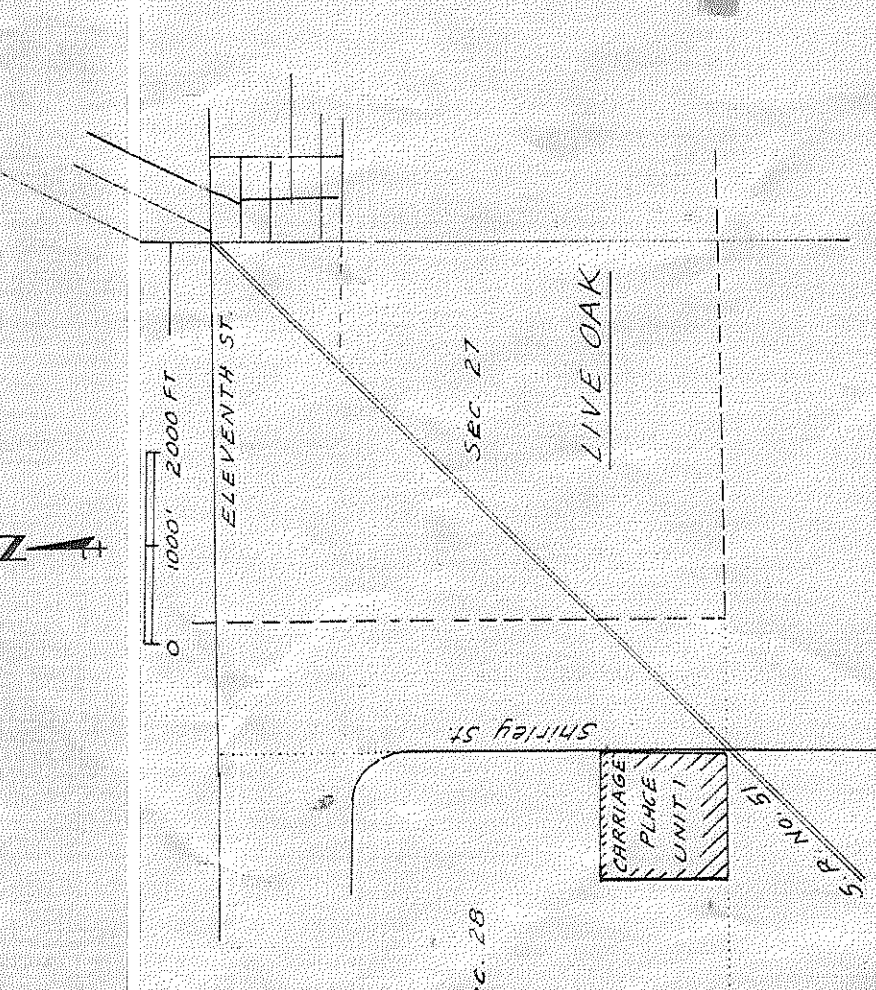
On Computer Moping 3-25-96 TF



UNPLATTED
 N 89° 26' 04" E 1318.52'
 N 00° 13' 32" E 1003.19'

UNPLATTED
 S 89° 16' 15" W 1294.23'
 S 01° 17' 49" W 1003.19'

LEGEND
 - - - - - Easements
 O - - - - - Concrete Monument
 Δ - - - - - Axis found
 ▽ - - - - - Drainage Retention Area
 P.O.B. - Point of Beginning
 Notes:
 1. Bearings based on Plat Book 1, Page 314 of the Public Records of Suwannee County, Fla.
 2. Closure exceeds 1-20,000
 3. Tracts A & B are common areas to be used exclusively and solely by the residents of Carriage Place Unit I.



LOCATION MAP
 SCALE: 1" = 2000'

Lot Sold for
 Lot 1 - 12,500
 11-89
 12,500
 1-90
 Lot 51 - 12,500
 8-89
 12,500
 Lot 52 - 16,500
 8-89
 16,500
 Lot 53 - 4,400
 8-89
 4,400
 Lot 54 - 12,500
 1-90
 12,500
 Lot 55 - 12,500
 1-90
 12,500
 Lot 56 - 12,500
 8-89
 12,500
 Lot 57 - 12,500
 8-89
 12,500
 Lot 58 - 12,500
 1-90
 12,500
 Lot 59 - 12,500
 1-90
 12,500
 Lot 60 - 12,500
 1-90
 12,500
 Lot 61 - 12,500
 1-90
 12,500
 Lot 62 - 12,500
 1-90
 12,500

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.

CURVE NO	DELTA	RADIUS	TANGENT	LENGTH
C-1	30°00'00"	25.00'	39.27'	20.92'
C-2	14°20'00"	25.00'	10.51'	20.92'
C-3	39°57'04"	25.00'	30.40'	59.27'
C-4	35°56'40"	25.00'	27.51'	53.33'
C-5	10°19'12"	25.00'	54.01'	56.56'
C-6	30°30'00"	25.00'	60.00'	94.25'
C-7	49°40'48"	25.00'	71.57'	104.05'
C-8	59°21'34"	25.00'	70.70'	104.05'
C-9	21°51'01"	25.00'	6.19'	9.53'
C-10	27°49'47"	25.00'	6.19'	12.14'
C-11	87°50'36"	25.00'	24.13'	38.30'
C-12	82°01'34"	25.00'	25.90'	40.05'

SETBACKS
 FRONT 30' except lots 54, 55 & 56
 REAR 15'
 The building setback shown for lots 54, 55 & 56 provides a min of 100' frontage.

SURVEYOR'S CERTIFICATE
 I hereby certify that this is a true and correct representation of the above described lands and subdivision thereof and that said lands have been surveyed under my direction and supervision, that the permanent reference monuments as shown thereon have been set in place, and that this plat complies with the requirements of Chapter 171, Florida Statutes & Chapter 21, H.H. - 6.03 of the Florida Administrative Code.

 State of Florida
 Registered Surveyor No. 4353