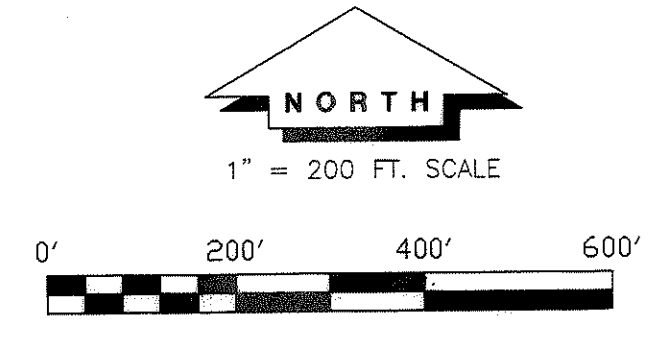


Central Place North

CENTRAL PLACE NORTH IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 15 EAST, SUWANNEE COUNTY, FLORIDA



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.

- ABBREVIATIONS**
- CONC. - CONCRETE
 - IP - IRON PIPE
 - REB. - REBAR
 - ST. - STREET
 - AVE. - AVENUE
 - NO ID - NO IDENTIFICATION
 - FD. - FOUND
 - CM - CONCRETE MONUMENT
 - ± - MORE OR LESS
 - ORB - OFFICIAL RECORDS BOOK
 - PG - PAGE(S)
 - (FM) - FIELD MEASURED
 - (P) - PLAT
 - (D) - DEED
 - (C) - CALCULATED
 - (R) - RECORD
 - O/S - 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
 - R/W - RIGHT-OF-WAY
 - P.C.P. - PERMANENT CONTROL POINT
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - EP - EDGE OF PAVEMENT

DESCRIPTION:
PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 15 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE RUN SOUTH 01°35'44" EAST ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 88°28'26" EAST, A DISTANCE OF 453.38 FEET; THENCE RUN SOUTH 01°15'16" EAST, A DISTANCE OF 498.88 FEET; THENCE RUN SOUTH 87°27'56" EAST, A DISTANCE OF 98.45 FEET; THENCE RUN NORTH 88°28'07" EAST, A DISTANCE OF 1680.00 FEET; THENCE RUN SOUTH 01°15'16" EAST, A DISTANCE OF 233.82 FEET; THENCE RUN NORTH 88°28'07" EAST, A DISTANCE OF 400.00 FEET; THENCE RUN SOUTH 01°15'16" EAST, A DISTANCE OF 545.60 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4; THENCE RUN SOUTH 88°28'07" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2623.95 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHWEST 1/4; THENCE RUN NORTH 01°35'44" WEST ALONG SAID WEST LINE OF SECTION 32, A DISTANCE OF 1285.31 FEET TO THE POINT OF BEGINNING. CONTAINING 50.10 ACRES MORE OR LESS. SUBJECT TO EXISTING ROAD RIGHT-OF-WAY.

ADOPTION AND DEDICATION:
KNOWN ALL MEN BY THESE PRESENT THAT CHRIS A. BULLARD, AS PRESIDENT OF NORTH FLORIDA LAND GROUP, INC., HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS CENTRAL PLACE NORTH 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.

CHRIS A. BULLARD
PRESIDENT

NORTH FLORIDA LAND GROUP, INC.
P.O. BOX 1733
LAKE CITY, FLORIDA 32056
(386) 755-4050

WITNESS: *Connie B. Roberts*
Connie B. Roberts
WITNESS: *Holly Coleman*
Holly Coleman

STATE OF FLORIDA, COUNTY OF COLUMBIA:
I HEREBY CERTIFY ON THIS 29 DAY OF July A.D. 2019, BEFORE ME PERSONALLY APPEARED CHRIS A. BULLARD 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 COLUMBIA COUNTY, STATE OF FLORIDA, THIS 29 DAY OF July A.D. 2019

Holly Coleman
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES 5-18-22

APPROVED BY BOARD OF COUNTY COMMISSIONERS, SUWANNEE COUNTY, FLORIDA

Rob Jones
CHAIRMAN
DATE: 8-20-2019
Joanna Woods
ATTY

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 21 DAY OF AUGUST A.D. 2019, IN PLAT BOOK 1 PAGE 672 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Joanna Woods
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

UTILITY EASEMENT DETAIL:

30' 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" PER THE FLOOD INSURANCE RATE MAP OF THE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0405B.

BUILDING SET BACKS:
FRONT: 30.00 FEET
SIDE: 15.00 FEET
REAR: 15.00 FEET

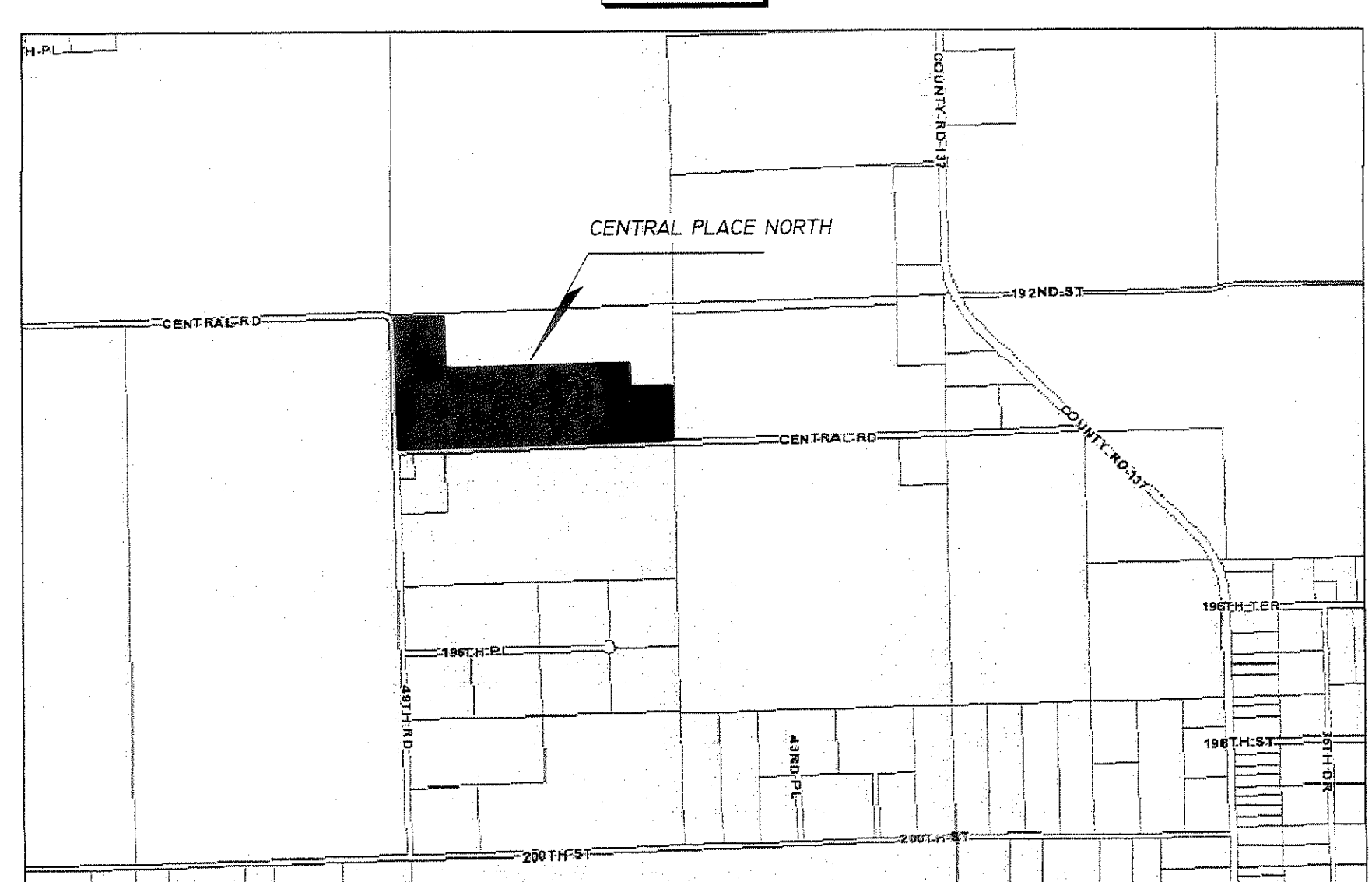
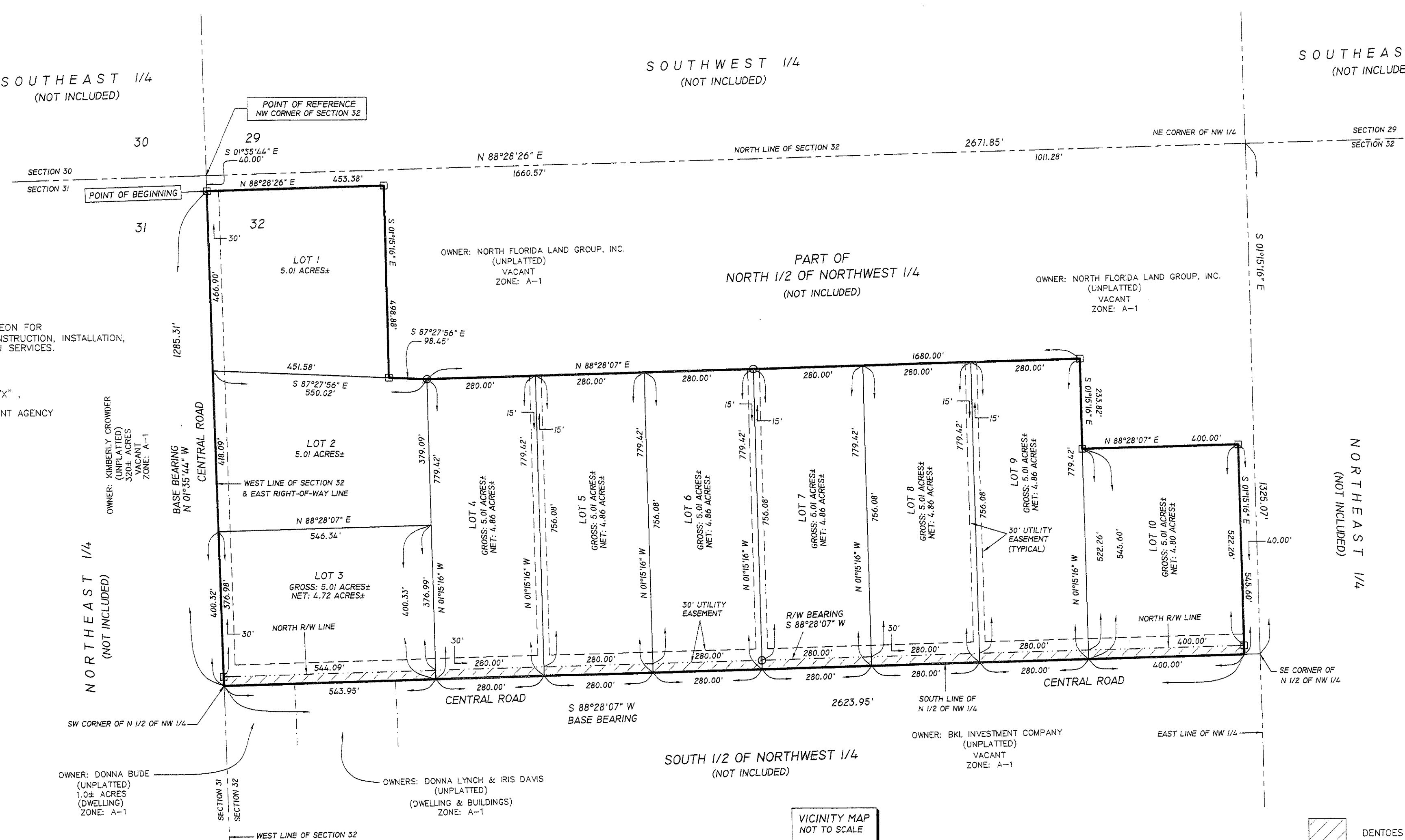
ZONING:
A-1 AGRICULTURAL-1

FINISHED FLOOR CRITERIA:
NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA NO STRUCTURE SHALL BE LOCATED WITHIN SWALES, DRAINAGE FEATURES OR 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.

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 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 CENTRAL PLACE NORTH
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.



- LEGEND AND NOTES:**
- ▨ DENOTES LANDS DEDICATED AS ROAD RIGHT-OF-WAY.
 - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4"x4" CONCRETE MONUMENT, STAMPED L.B. # 7170
 - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 5/8" x 18" REBAR WITH CAP, STAMPED L.B. # 7170.
 - 1) BEARINGS AND COORDINATES BASED ON NAD83 (CONTROL - SUWANNEE 26, FL) SUWANNEE, STATE PLANE COORDINATES, ZONE: FLORIDA, NORTH) (SOUTH LINE OF NORTH 1/2 OF NORTHWEST 1/4 - S 88°28'07" W).
 - 2) THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY.
 - 3) DISTANCES MEASURED IN U.S. FEET
 - 4) 5/8" x 18" REBAR WITH CAP, STAMPED L.B. # 7170 SET ON ALL LOT CORNERS EXCEPT AS NOTED. AT THE LOCATIONS WHERE THE LOT CORNER FALLS WITHIN DEDICATED ROAD RIGHT-OF-WAY, SAID REBAR SET AT THE INTERSECTION OF THE LOT LINE AND THE RIGHT-OF-WAY LINE.

DEVELOPER: NORTH FLORIDA LAND GROUP, INC.
P.O. BOX 1733
LAKE CITY, FLORIDA 32056
(386) 755-4050

SUBDIVIDER'S AGENT: TIMOTHY B. ALCORN
130 WEST HOWARD STREET
LAKE OAK, FLORIDA 32064
(386) 362-4629

CERTIFICATE OF SURVEYOR:
I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 19TH DAY OF JULY, 2019. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 19TH DAY OF JULY, 2019.

Timothy B. Alcorn
TIMOTHY B. ALCORN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6332
DATE: JULY 22, 2019

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

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:
Timothy B. Alcorn
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5554

SCALE: 1" = 200'	DATE SURVEYED: 07-19-19	DATE DRAWN: 07-22-19
REVISED:	APPROVED BY:	DRAWN BY: SH
J. SHERMAN FRIER & ASSOCIATES, INC.		
LAND SURVEYORS CERTIFICATE OF AUTHORIZATION - LB# 7170		
130 W. HOWARD STREET, LAKE OAK, FL 32064 PHONE: 386-362-4629 EMAIL: jsf@windstream.net FAX: 386-362-5270 timalcorn@windstream.net		

DRAWING NO. 355-1819 RP1