PLAT BOOK 1, PAGE 165

CHARLES SPRINGS RIVER ESTATES · UNIT I

A SUBDIVISION OF A PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 11 EAST, AND A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 4 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA.

LEGAL DESCRIPTION

A portion of Section 32 Township 3 South Range 11 East, and Sections 4 and 5 Township 4 South, Range 11 East Suwannee County, Florida, being more particularly described as follows

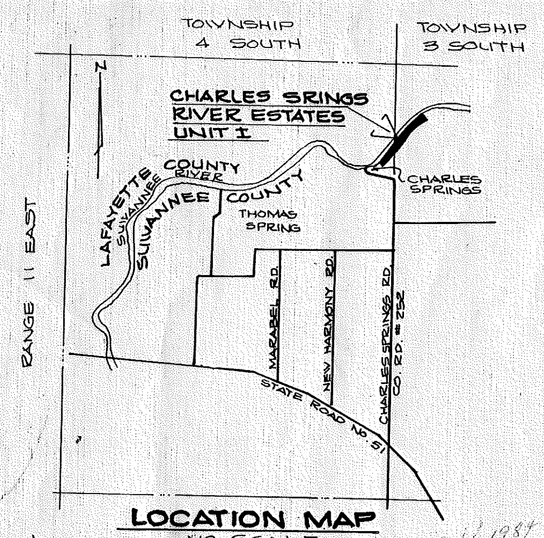
Commence at the S.E. Corner of said Section 32 and run thence S.89°-54'-44"W. along the South boundary of said Section 1176.23 feet to the Point of Beginning thence N.56° 14'-58"W. 681.51 feet thence N.51° 57'-34"W. 1328.22 feet thence N.40°-48'-52"W. 2116.77 feet thence N. 26°-15'-16"W. 352.80 feet thence S.63°-22'-44"W. 680 feet more or less to the Water's edge of the Suwannee River thence Southeasterly along said Waters Edge 4365 feet more or less to its intersection with said South boundary thence N.89°-54'-44"E. along said south boundary 1239 feet more or less to the P.O.B.

Also:

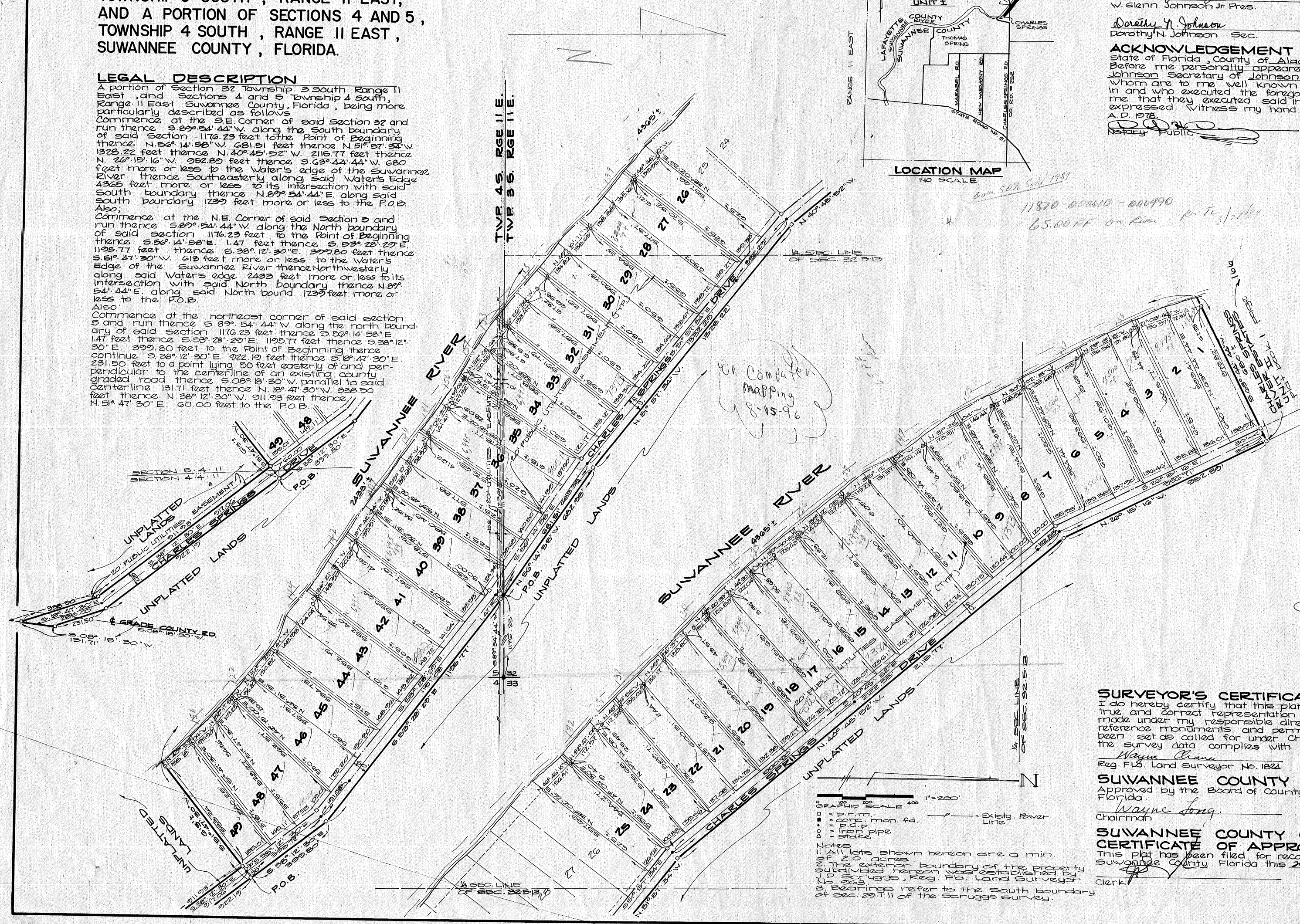
Commence at the N.E. Corner of said Section 5 and run thence S.89°-54'-44"W along the North boundary of said section 1176.23 feet to the Point of Beginning thence S.56°-14'-58"E. 1.47 feet thence S.89°-28'-20"E 1195.77 feet thence S.38°-12'-30"E. 3999.80 feet thence S.51°-47'-30"W. 613 feet more or less to the Water's Edge of the Suwannee River thence Northwesterly along said Waters edge 2433 feet more or less to its intersection with said North boundary thence N.89°-54'-44"E. along said North bound 1239 feet more or less to the P.O.B.

Also:

Commence at the northeast corner of said section 5 and run thence S.89°-54'-44"W. along the north boundary of said section 1176.23 feet thence S.56°-14'-58"E. 1.47 feet thence S.89°-28'-20"E. 1195.77 feet thence S.38°-12'-30"E. 3999.80 feet to the Point of Beginning thence continue S.38°-12'-30"E. 922.10 feet thence S.18°-47'-30"E. 231.50 feet to a point lying 50 feet easterly of and perpendicular to the centerline of an existing county graded road thence S.08°-18'-30"W. parallel to said centerline 131.71 feet thence N.18°-47'-30"W. 338.50 feet thence N.38°-12'-30"W. 911.93 feet thence, N.51°-47'-30"E. 60.00 feet to the P.O.B.



LOCATION MAP
NO SCALE



OWNER

Johnson and Johnson Lands Inc., A Florida Corporation, does hereby certify that it is the owner of the hereon described property and does hereby dedicate to the public forever the streets and easements shown shown on this plat of Charles Springs River Estates Unit I.

W. Glenn Johnson Jr.
W. Glenn Johnson Jr. Pres.

Dorothy N. Johnson
Dorothy N. Johnson Sec.

(CORPORATE Seal)

Witness
Witness
Witness
Witness

ACKNOWLEDGEMENT

State of Florida, County of Alachua

Before me personally appeared W. Glenn Johnson Jr. President, and Dorothy N. Johnson Secretary of Johnson and Johnson Lands Inc., A Florida Corporation whom are to me well known and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged to and before me that they executed said instrument for the uses and purposes therein expressed. Witness my hand and official seal this 25 day of May A.D. 1978.

Notary Public

July 28 1979
My Comm. Expires

Date 50th Calif 1984

11870-000618-000490
65.00 FF on River Pr To 3/2/84

MORTGAGEES

Know all men by these presents that W.G. Johnson Jr. and W.G. Johnson the holders of a certain mortgage filed for record in Official Records Book "168" pgs 534-538 of the public records of Suwannee County, Florida do hereby consent to this plat and join in the dedication shown hereon. In witness whereof W.G. Johnson Jr. has caused these presents to be signed as an individual and attorney in fact for W.G. Johnson this 24 day of May A.D. 1978.

W.G. Johnson Jr. an individual and attorney in fact for W.G. Johnson

Witness
Witness

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Alachua

Before me personally appeared W.G. Johnson Jr. who is to me known well and known to me to be the individual and attorney in fact described in and who executed the foregoing instrument and who acknowledged to and before me that he executed said instrument for the uses and purposes therein expressed. Witness my hand and official seal this 25 day of May A.D. 1978.

Notary Public

July 28 1979
my commission expires:

SURVEYOR'S CERTIFICATE

I do hereby certify that this plat of Charles Springs River Estates Unit I, is a true and correct representation of herein described lands according to a survey made under my responsible direction and supervision and that permanent reference monuments and permanent control points (prm.'s and p.c.p.'s) have been set as called for under Chapter 177 Section .091 (7&8) Laws of Florida and the survey data complies with all the requirements of Chapter 177 F.S. 1975

Wayne Chance
Reg. FLA. Land Surveyor No. 1821

6/9/78
Date

SUWANNEE COUNTY COMMISSIONER'S APPROVAL

Approved by the Board of County Commissioners of Suwannee County Florida.

Wayne Stacy
Chairman

Jerry A. Scarborough
Clerk: Attest

SUWANNEE COUNTY CLERK'S CERTIFICATE OF APPROVAL

This plat has been filed for record and recorded in the public records of Suwannee County Florida this 28th day of July A.D. 1978.

Clerk

Deputy Clerk

On Computer Mapping 8-15-96

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