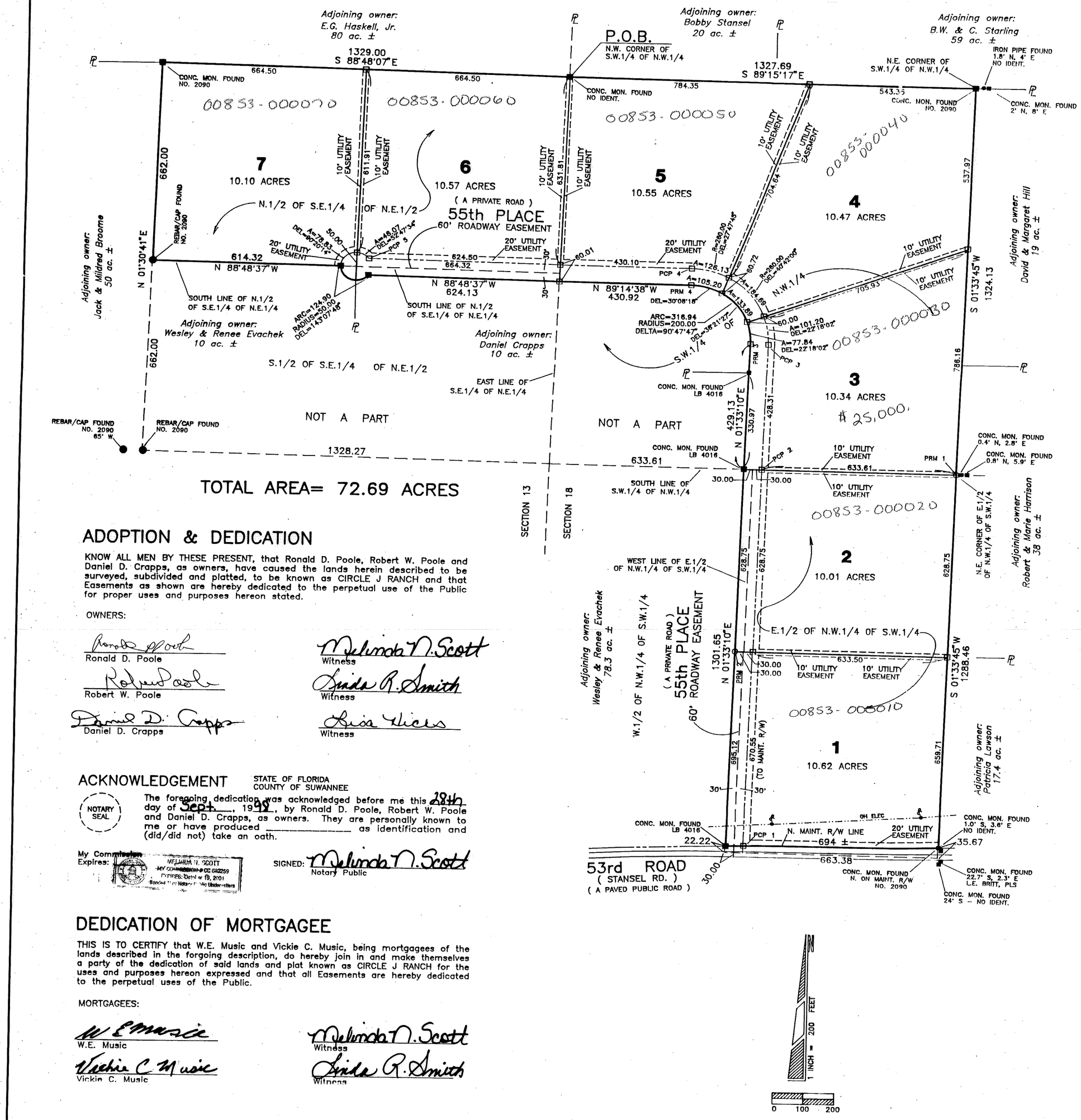
Circle J Ranch

IN SECTION 13
TOWNSHIP 4 SOUTH, RANGE 14 EAST
AND
IN SECTION 18
TOWNSHIP 4 SOUTH, RANGE 15 EAST
SUWANNEE COUNTY, FLORIDA



ADOPTION & DEDICATION

KNOW ALL MEN BY THESE PRESENT, that Ronald D. Poole, Robert W. Poole and Daniel D. Crapps, as owners, have caused the lands herein described to be surveyed, subdivided and platted, to be known as CIRCLE J RANCH and that Easements as shown are hereby dedicated to the perpetual use of the Public for proper uses and purposes hereon stated.

OWNERS:

Ronald D. Poole — Witness: Melinda N. Scott
Robert W. Poole — Witness: Linda R. Smith
Daniel D. Crapps — Witness: Lisa Hicks

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF SUWANNEE

NOTARY SEAL

The foregoing dedication was acknowledged before me this 28th day of Sept., 1998, by Ronald D. Poole, Robert W. Poole and Daniel D. Crapps, as owners. They are personally known to me or have produced _____ as identification and (did/did not) take an oath.

My Commission Expires: MELINDA N. SCOTT MY COMMISSION # CC 002259 EXPIRES: October 13, 2001 Bonded Thru Notary Public Underwriters

SIGNED: Melinda N. Scott
Notary Public

DEDICATION OF MORTGAGEE

THIS IS TO CERTIFY that W.E. Music and Vickie C. Music, being mortgagees of the lands described in the forgoing description, do hereby join in and make themselves a party of the dedication of said lands and plat known as CIRCLE J RANCH for the uses and purposes hereon expressed and that all Easements are hereby dedicated to the perpetual uses of the Public.

MORTGAGEES:

W.E. Music — Witness: Melinda N. Scott
Vickie C. Music — Witness: Linda R. Smith

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF SUWANNEE

NOTARY SEAL

The foregoing dedication was acknowledged before me this 28th day of Sept., 1998, by W.E. Music and Vickie C. Music, as mortgagees. They are personally known to me or have produced _____ as identification and (did/did not) take an oath.

My Commission Expires: MELINDA N. SCOTT MY COMMISSION # CC 002259 EXPIRES: October 13, 2001 Bonded Thru Notary Public Underwriters

SIGNED: Melinda N. Scott
Notary Public

GENERAL NOTES

1.) Zoning District= Agricultural-1
2.) Building Setback requirements: Front= 30', Side/Rear= 15'
3.) Water supply and sewage disposal by private wells and septic tanks installed by lot owners, per County approval.
4.) Roadway (within easement, as shown) to be maintained by a homeowner's association. Road Name has been assigned by County addressing system.
5.) This development, per FIRM flood hazard maps of Suwannee County, does not lie within a 100 year flood area. The subject lots are within Flood Zone "X", which per said FIRM maps lie outside of the 500 year flood plain (ref: Community Panel No. 120300 0275 A).
6.) All lots to be for residential purposes.
7.) Minimum Lot size to be 10.01 acres.
8.) Date of Plat Drawing: 9-16-1998.
9.) ~~B~~ = 4 X 4 Concrete Monument set LB 4016.
~~O~~ = 5/8 Rebar/Cap set LB 4016
Other monumentation as noted on face of plat.
10.) Survey closure precision exceeds 1 in 5000.
11.) Boundary based on prior survey of parent tract by this Company.
12.) Bearings projected from above referenced prior surveys.

NOTICES

NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All utility easements shown onthis Plat shall constitute easements for the construction, installation, maintenance, and operation of electricity, telephone, CATV, and other public utilities which may serve the lands encompassed by this Plat.

PRIVATE ROAD NOTE

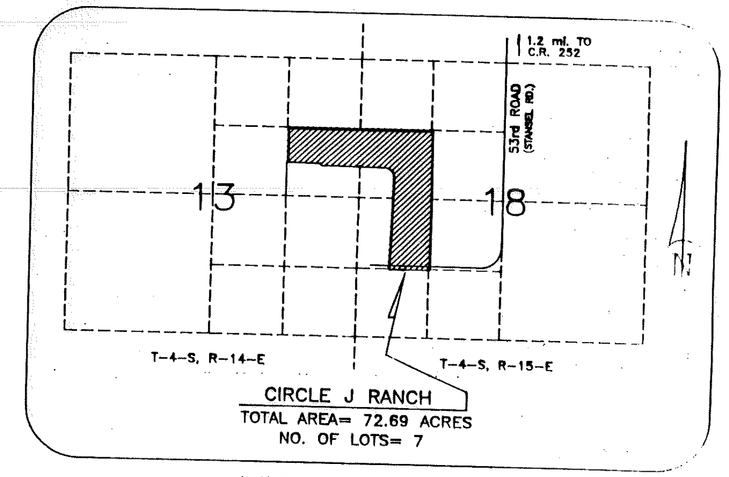
The road depicted as 55th Place (named by County addressing system shall be a private road, maintained by a Home owners association. 55th Place SHALL NOT be maintained by Suwannee County.

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.

DESCRIPTION

BEGIN at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 18, Township 4 South, Range 15 East, Suwannee County, Florida and run S.89°15'17"E. along the North line of said Southwest 1/4 of the Northwest 1/4 a distance of 1327.69 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4; thence S.01°33'45"W. along the East line of said Southwest 1/4 of the Northwest 1/4 a distance of 1324.13 feet to the Northeast corner of the East 1/2 of the Northwest 1/4 of the Southwest 1/4; thence S.01°33'45"W. along the East line of said East 1/2 of the Northwest 1/4 of the Southwest 1/4 a distance of 1288.46 feet to a point on the Northerly maintained Right-of-Way line of 53rd Road (Stansel Rd.); thence Westerly along said Northerly maintained Right-of-Way line 694 feet, more or less, to a point on a line lying 30.00 feet West of and parallel to the West line of said East 1/2 of the Northwest 1/4 of the Southwest 1/4; thence N.01°33'10"E. along said line 30 feet West of and parallel to the West line of said East 1/2 of the Northwest 1/4 of the Southwest 1/4 a distance of 1301.65 feet to a point on the South line of the Southwest 1/4 of the Northwest 1/4; thence continue N.01°33'10"E. 429.13 feet to the Point of Curve of a curve concave to the Southwest having a radius of 200.00 feet and a central angle of 90°47'47"; thence Northwesterly along the arc of said curve 316.94 feet to the Point of Tangency of said curve; thence N.89°14'38"W. 430.92 feet to a point on the East line of Section 13, Township 4 South, Range 14 East; thence N.88°48'37"W. along a line 30.00 feet South of and parallel to the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 a distance of 624.13 feet to a point on the arc of a curve concave to the Northeast having a radius of 50.00 feet and a central angle of 143°07'48"; thence Northwesterly along the arc of said curve 124.90 feet to a point on the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4; thence N.88°48'37"W. along said South line 614.32 feet to the corner of said North 1/2 of the Southeast 1/4 of the Northeast 1/4; thence N.01°30'41"E. along the West line of said Southeast 1/4 of the Northeast 1/4 a distance of 662.00 feet to the Northwest corner of said Southeast 1/4 of the Northeast 1/4; thence S.88°48'07"E. along the North line of said Southeast 1/4 of the Northeast 1/4 a distance of 1329.00 feet to the POINT OF BEGINNING. Containing 72.69 acres, more or less.



VICINITY MAP
SCALE 1" = 2000'

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Suwannee County Board of County Commissioners is accepted for files and recorded this 30th day of Oct. 1998 in Plat Book I, Page 439

SIGNED:
Clerk of Circuit Court

SUWANNEE COUNTY COMMISSION APPROVAL

SIGNED:
Chairman
DATE: 10/20/1998

ATTEST:
Clerk

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify that on September 16, 1998 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes, as amended; and that said is located Section 13, Township 4 South, Range 14 East and Section 18, Township 4 South, Range 15 East, Suwanee County, Florida.

SIGNED: _____
Donald F. Lee, P.L.S.
Florida Registered Cert. No. 3628
DATE: 10/22/1998
SEAL

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR AND MAPPER

DEVELOPERS

Ronald D. Poole
123 E. Howard St.
Live Oak, Florida 32060

Robert W. Poole
P.O. Box 336
Live Oak, Florida 32064

Daniel Crapps
4400 U.S. 90 West
Lake City, Florida 32055

SURVEYOR

Donald F. Lee, P.L.S.
Florida Reg. No. 3628

Donald F. Lee & Associates, Inc.
950 S. Ridgewood Drive
Lake City, Florida 32055
(904) 755-6166

ENGINEER

Curtis Keen, P.E.
Florida Reg. No. 23836

Keen Engineering & Surveying, Inc.
9263 CR 417
Live Oak, Florida 32060
(904) 362-4787

SHEET 1 OF 1

Donald F. Lee and Associates, Inc.
SURVEYORS — ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (904) 755-6166 FAX: (904) 755-6167
Certificate of Authorization # LB 4016