PLAT BOOK 1 PAGE 525

PLANNED RURAL RESIDENTIAL DEVELOPMENT:
CREEKSIDE

-200' -100' 0 200' 400'

GRAPHIC SCALE

SCALE IN FEET 1" = 200 FEET

ABBREVIATIONS

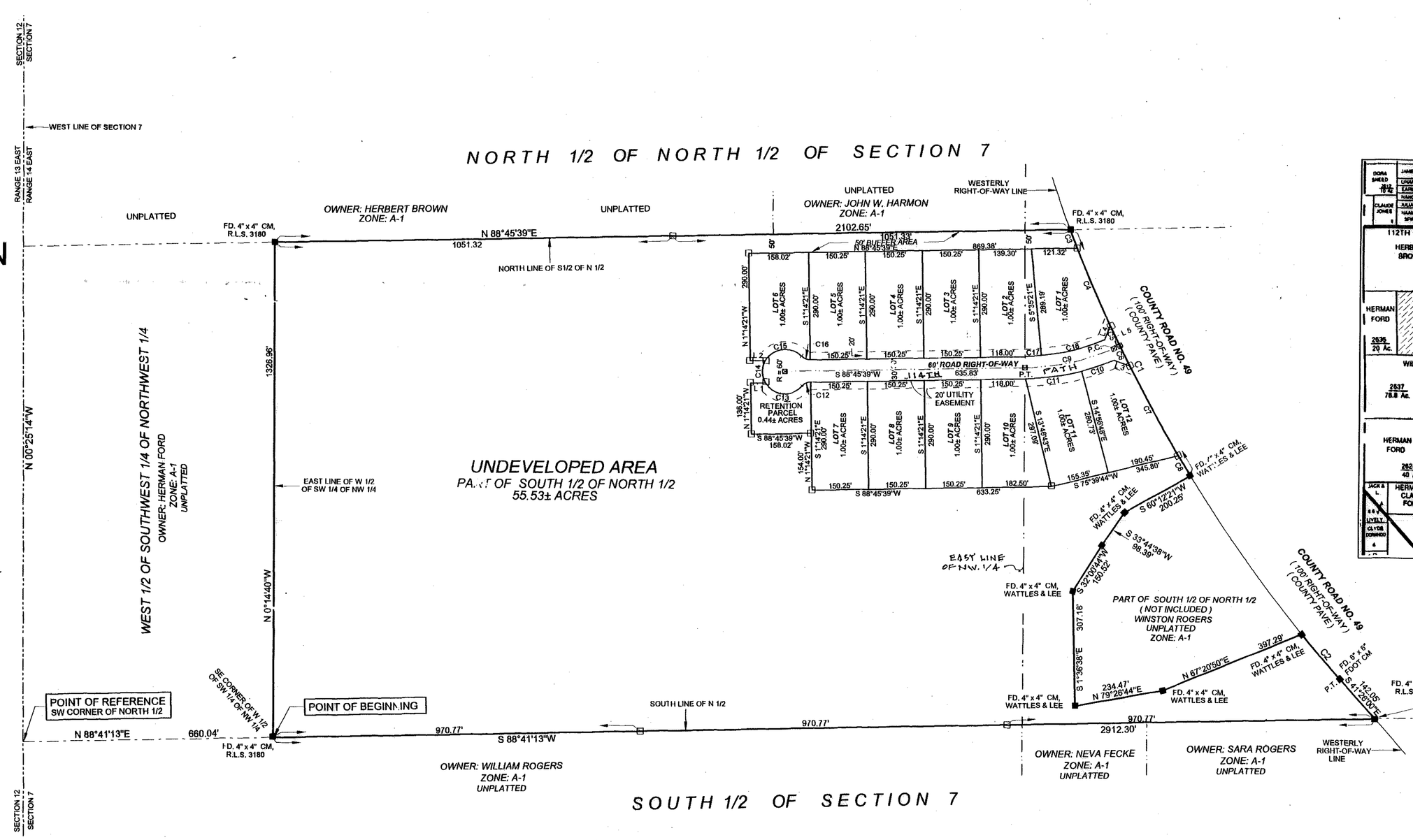
N - NORTH
S - SOUTH
E - EAST
W - WEST
CONC - CONCRETE
STY - STORY
I.P. - IRON PIPE
REB. - REBAR
ST. - STREET
AVE. - AVENUE
NO ID - NO IDENTIFICATION
FD. - FOUND
CM - CONCRETE MONUMENT
± - MORE OR LESS
ORB - OFFICIAL RECORDS BOOK
PG - PAGE (S)
(P) - PLAT
(D) - DEED
(C) - CALCULATED
(A) - ACTUAL
(R) - RECORD
OS - 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
E/P - EDGE OF PAVE
E/G - EDGE OF GRADE
C/G - CURB AND GUTTER
ST. MH - STORM MANHOLE
SS MH - SANITARY SEWER MANHOLE
ELEV. - ELEVATION
B.M. - BENCHMARK
℄ - CENTERLINE

ACREAGE TABLE

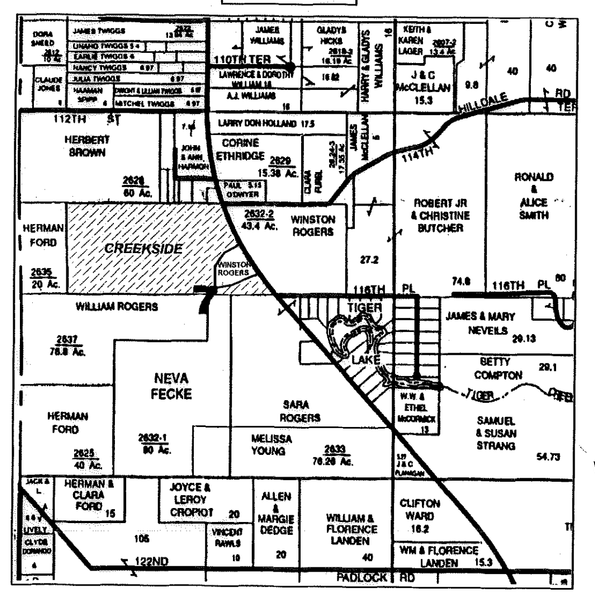
TOTAL ACREAGE - 69.41±
UNDEVELOPED AREA ACREAGE - 55.53±
DEVELOPED AREA ACREAGE - 13.88±
ROAD RIGHT-OF-WAY ACREAGE - 1.44±
12 RESIDENTIAL LOTS - 1± ACRE EACH
1 RETENTION PARCEL - 0.44 ACRES
PERCENTAGE OF TOTAL AREA REMAINING UNDEVELOPED - 80%

PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID SECTION 7, THENCE RUN NORTH 88°41'13" EAST ALONG THE SOUTH LINE OF SAID NORTH 1/2, A DISTANCE OF 660.04 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°14'40" WEST, A DISTANCE OF 1326.96 FEET TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 ; THENCE RUN NORTH 88°45'39" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2102.65 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 49, SAID POINT BEING IN A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 3869.83 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF SOUTH 28°03'00" EAST, A DISTANCE OF 734.92 FEET; THENCE RUN SOUTH 60°12'21" WEST, A DISTANCE OF 200.25 FEET; THENCE RUN SOUTH 33°44'38" WEST, A DISTANCE OF 98.39 FEET; THENCE RUN SOUTH 32°00'44" WEST, A DISTANCE OF 150.52 FEET; THENCE RUN SOUTH 01°36'38" EAST, A DISTANCE OF 307.18 FEET; THENCE RUN NORTH 79°26'44" EAST, A DISTANCE OF 234.47 FEET; THENCE RUN NORTH 67°20'50" EAST, A DISTANCE OF 397.29 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 49, SAID POINT BEING IN A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 3869.83 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF SOUTH 40°16'47" EAST, 155.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 41°26'00" EAST, A DISTANCE OF 142.05 FEET TO THE SOUTH LINE OF SAID NORTH 1/2; THENCE RUN SOUTH 88°41'13" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2912.30 FEET TO THE POINT OF BEGINNING.
CONTAINING 69.41 ACRES MORE OR LESS.

On 2001 map 5-9-06 JF



VICINITY MAP
NOT TO SCALE



ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT RICHARD W. CALVITT, AS MANAGING MEMBER OF CREEKSIDE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS "CREEKSIDE " 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.

RICHARD W. CALVITT, MANAGING MEMBER
CREEKSIDE PARTNERS, LLC
13035 97TH ROAD
LIVE OAK, FLORIDA 32060
(386) 362-3678

WITNESS:
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 20 DAY OF January A.D. 2006, BEFORE ME PERSONALLY APPEARED RICHARD W. CALVITT, AS MANAGING MEMBER OF CREEKSIDE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 LIVE OAK, STATE OF FLORIDA, THIS 20 DAY OF January A.D. 2006

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

JOYCE J. WARNER
MY COMMISSION # DD 224505
EXPIRES: June 19, 2007
Bonded Thru Notary Public Underwriters

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT FIRST FEDERAL SAVINGS BANK OF FLORIDA, A CORPORATION UNDER THE LAWS OF THE UNITED STATES OF AMERICA, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS "CREEKSIDE", FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF FIRST FEDERAL SAVINGS BANK OF FLORIDA, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS PRESIDENT, KEITH C. LEIBFRIED, BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS IN ITS' NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 20 DAY OF January A.D. 2006.

KEITH C. LEIBFRIED, PRESIDENT

WITNESS: Melissa K. Nevins

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 20 DAY OF January A.D. 2006, BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, KEITH C. LEIBFRIED, PRESIDENT OF FIRST FEDERAL SAVINGS BANK OF FLORIDA, TO ME KNOW TO BE THE PERSON WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID SAID CORPORATION AFFIXED THERETO.
EXECUTION THEREOF

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 20 DAY OF January A.D. 2006

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

JOYCE J. WARNER
MY COMMISSION # DD 224505
EXPIRES: June 19, 2007
Bonded Thru Notary Public Underwriters

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

CHAIRMAN

DATE: 2/18/06

ATTEST for RD. clerk

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 Feb A.D. 2006, IN PLAT BOOK 1 PAGE 525 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Kenneth Dasher by: Hattie Law D.C.
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

LEGEND AND NOTES:

☐ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" X 24" CONCRETE MONUMENT , LB # 7170

■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4" x 4" CONCRETE MONUMENT ,UNLESS NOTED OTHERWISE

☒ DENOTES P.C.P. (PERMANENT CONTROL POINT) SET, 2" x 2" ALUMINUM PLATE, STAMPED L.B. # 7170

1) FOR SECTION BREAKDOWN, SEE JOB FILE THIS OFFICE.

2) 5/8" x 20" REBAR (WITH CAP STAMPED, L.B. # 7170) SET ON LOT CORNERS.

3) BEARINGS BASED ON THE NORTH LINE OF SECTION 28. (N 88°19'44"E)

4) FOR SECTION BREAKDOWN, SEE JOB FILE THIS OFFICE.

DEVELOPER:
RICHARD W. CALVITT, MANAGING MEMBER
CREEKSIDE PARTNERS, LLC
13035 97TH ROAD
LIVE OAK, FLORIDA 32060
(386) 362-3678

UTILITY EASEMENT DETAIL:

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

ZONING:

PRD : PLANNED RURAL RESIDENTIAL DEVELOPMENT

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 MINUMUM 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 NO. 49 MAY OCCUR DURING HEAVY RAINS.

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN CREEKSIDE

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.

FLOOR RATIO NOTE:

FLOOR RATIO SHALL BE LIMITED TO AN INTENSITY OF 0.25 FLOOR AREA RATIO

BUILDING SET BACKS:

FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET

FLOOD ZONE INFORMATION:

THE PROPERTY AS SURVEYED FALLS WITHIN ZONES "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0250A

SPECIAL NOTE:

LOTS 1 AND 12 SHALL ONLY BE ACCESSED FROM PROPOSED 60' RIGHT-OF-WAY. NO OTHER ACCESS TO THESE LOTS PERMITTED.

NOTICE:

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

GROSS DENSITY:

GROSS DENSITY IS THE TOTAL NUMBER OF DWELLING UNITS DIVIDED BY THE TOTAL NUMBER OF ACRES WITHIN THE PERIMETER BOUNDARIES OF A PLANNED RURAL RESIDENTIAL DEVELOPMENT.

NET RESIDENTIAL ACREAGE:

NET RESIDENTIAL ACREAGE IS THE TOTAL NUMBER OF ACRES WITHIN THE PERIMETER BOUNDARIES OF A PLANNED RURAL RESIDENTIAL DEVELOPMENTEXCLUDING ALL AREAS DEVOTED TO STREETS, RIGHTS-OF-WAY,EASEMENTS, LAKES, PUBLIC AND PRIVATE OPEN SPACE, RECREATION, A ND OTHER PERMITTED USES.

MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED:

THIRTY-FIVE (35) FEET.

SPECIAL ROAD NOTE:
114TH PATH NOT COUNTY MAINTAINED.

LINE TABLE

Line	Bearing	Distance
1	N 88°45'39"E	38.98'
2	S 88°45'39"W	38.98'
3	N 70°24'15"W	43.08'
4	N 20°18'56"E	42.22'
5	S 64°44'39"W	7.60'

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	10°53'5:"	3869.83	736.03	369.13	734.92	S 26°03'00"E
2	2°18'26"	3869.83	155.83	77.93	155.82	S 40°16'47"E
3	0°47'12"	3869.83	53.13	26.56	53.13	S 20°59'41"E
4	3°21'07"	3869.83	226.39	113.23	226.36	S 23°03'50"E
5	0°53'18"	3869.83	60.00	30.00	60.00	S 25°11'04"E
6	0°53'18"	3869.83	60.00	30.00	60.00	S 26°04'20"E
7	4°02'10"	3869.83	272.61	136.36	272.55	S 28°32'05"E
8	0°56'46"	3869.83	63.90	31.95	63.90	S 31°01'33"E
9	24°00'53"	600.00	251.48	127.61	249.64	S 76°45'12"W
10	8°17'52"	630.00	91.24	45.70	91.16	S 70°54'16"W
11	13°42'27"	630.00	150.72	75.72	150.38	S 81°54'25"W
12	48°11'23"	30.00	25.23	13.42	24.49	S 64°39'57"W
13	108°11'23"	60.00	113.30	82.87	97.20	N 85°20'02"W
14	60°00'00"	60.00	62.83	34.64	60.00	N 11°42'1"W
15	108°11'23"	60.00	113.30	82.87	97.20	N 82°51'20"E
16	48°11'23"	30.00	25.23	13.42	24.49	S 67°08'40"E
17	4°21'00"	570.00	43.28	21.65	43.27	N 86°35'09"E
18	17°24'16"	570.00	173.14	87.24	172.48	N 75°42'31"E

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 .

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.

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:

STUART P. MOORE
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 2090

THIS SURVEY MEETS THE MINIMUM TECHNICALSTANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TIMOTHY B. CORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: JANUARY 16, 2006

JOB NO. 246-2005RPRD

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

SCALE: 1" = 200'	DATE: 10-20-05	DATE: DRAWN: 01-16-05
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION, LB# 7170
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064
PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270