DEER LAKE ESTATES, PHASE 2

PART OF THE SOUTHWEST 1/4 AND PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 14 EAST SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, THENCE RUN NORTH 03°58'10" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF 59TH DRIVE, A DISTANCE OF 672.82 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 32°57'41" WEST, A DISTANCE OF 291.03 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 58°48'09" WEST, A DISTANCE OF 635.42 FEET; THENCE RUN NORTH 31°11'51" WEST, A DISTANCE OF 162.29 FEET; THENCE RUN SOUTH 76°25'14" WEST, A DISTANCE OF 826.16 FEET; THENCE RUN NORTH 27°45'44" WEST, A DISTANCE OF 253.45 FEET; THENCE RUN NORTH 15°59'04" WEST, A DISTANCE OF 755.50 FEET; THENCE RUN NORTH 01°19'16" EAST, A DISTANCE OF 1192.83 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE RUN SOUTH 89°28'14" EAST ALONG SAID NNORTH LINE, A DISTANCE OF 498.31 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID 59TH DRIVE; THENCE RUN SOUTH 38°41'55" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 59TH DRIVE; THENCE RUN SOUTH 89°27'12" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1265.77 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID 59TH DRIVE; THENCE RUN SOUTH 06°39'17" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1501.62 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 27°37'12" EAST, A DISTANCE OF 240.81 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 32°57'41" EAST, A DISTANCE OF 17.12 FEET TO THE POINT OF BEGINNING. CONTAINING 75.73 ACRES MORE OR LESS.

9/21/05

ABBREVIATIONS

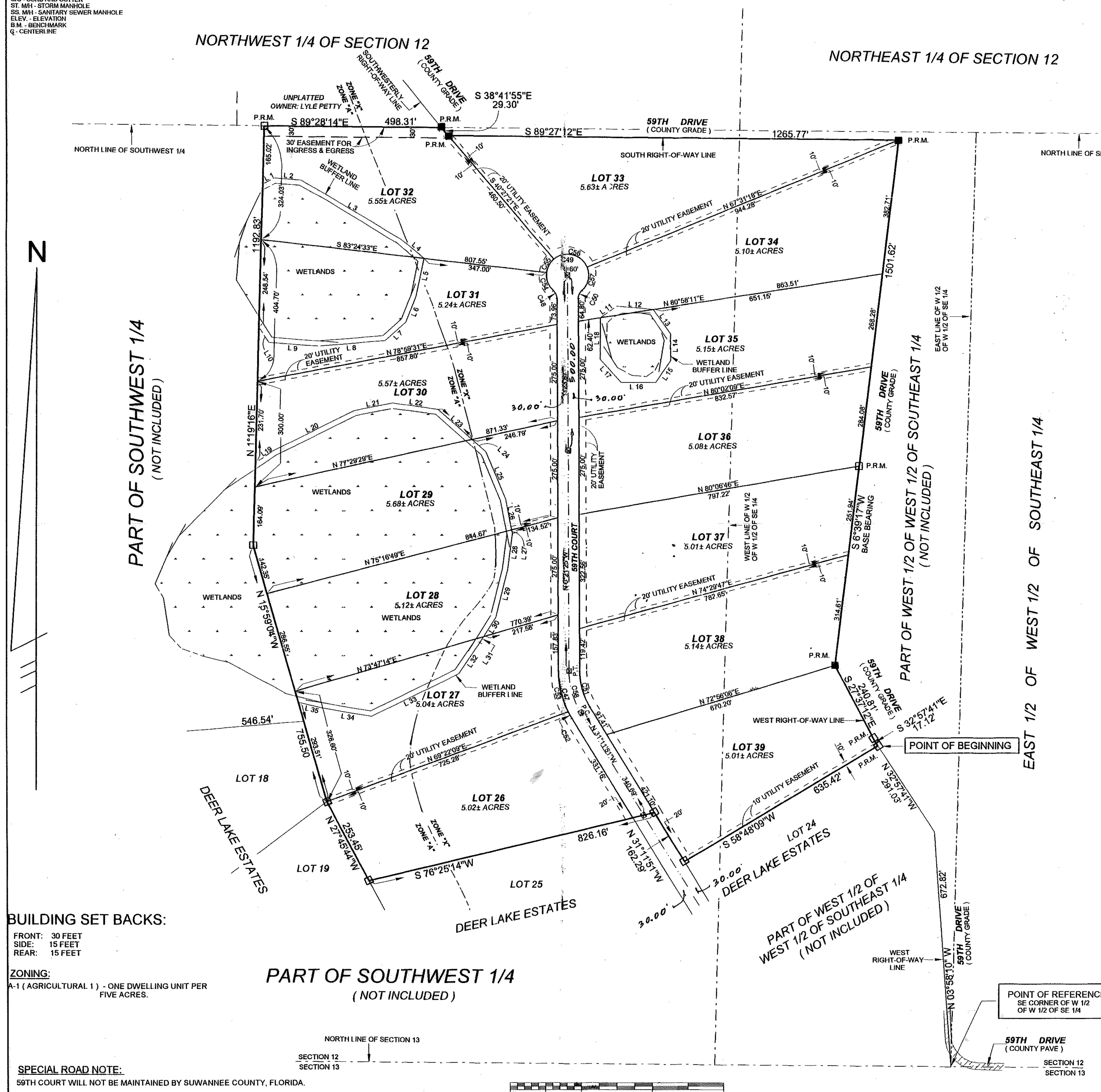
N - NORTH
S - SOUTH
E - EAST
W - WEST
CONC. - CONCRETE
STY - STORY
I.P. - IRON PIPE
REB. - REBAR
ST. - STREET
AVE.- AVENUE
NO ID - NO IDENTIFICATION
FD. - FOUND
CM - CONCRETE MONUMENT
± - MORE OR LESS
ORB - OFFICIAL RECORDS BOOK
PG - PAGE (S)
(P) - PLAT
(D) - DEED
(C) - CALCULATED
(A) - ACTUAL
(R) -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

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.



BUILDING SET BACKS:

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

ZONING:
A-1 (AGRICULTURAL 1) - ONE DWELLING UNIT PER FIVE ACRES.

SPECIAL ROAD NOTE:
59TH COURT WILL NOT BE MAINTAINED BY SUWANNEE COUNTY, FLORIDA.

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 59TH DRIVE MAY OCCUR DURING HEAVY RAINS

FLOOD ZONE INFORMATION:

THE PROPERTY AS SURVEYED FALLS WITHIN ZONES "A" AND "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NOS. 120300 0135A AND 0155A

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN DEER LAKE ESTATES, PHASE 2

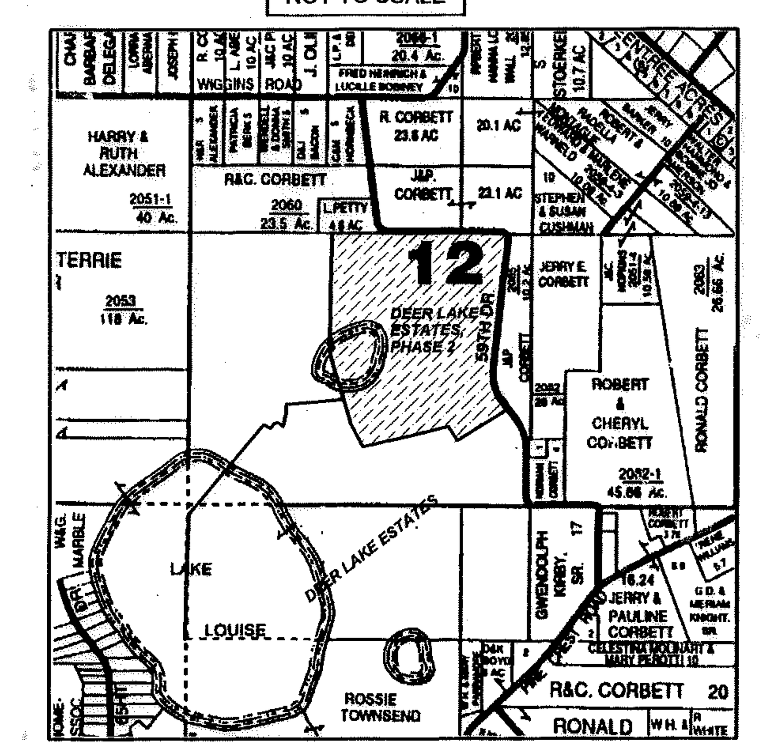
GRAPHIC SCALE
SCALE IN FEET 1" = 200 FEET

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.

FINISHED FLOOR CRITERIA:
A 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

VICINITY MAP
NOT TO SCALE



CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
47	30°50'26"	260.00	139.95	71.72	138.27	N 15°46'38"W
48	48°11'23"	30.00	25.23	13.42	24.49	N 24°27'06"W
49	276°22'46"	60.00	289.42	0.00	80.00	N 89°38'35"E
50	48°11'23"	30.00	25.23	13.42	24.49	S 23°44'17"W
51	30°50'26"	200.00	107.65	55.17	106.36	S 15°46'38"E
52	4°22'31"	260.00	19.85	9.93	19.85	N 29°00'35"W
53	26°27'55"	260.00	120.10	61.14	119.03	N 13°35'22"W
54	55°08'15"	60.00	57.74	31.33	55.54	N 20°58'40"W
55	42°57'12"	60.00	44.98	23.61	43.93	N 28°04'03"E
56	107°58'38"	60.00	113.07	82.55	97.07	S 76°28'01"E
57	70°18'40"	60.00	73.63	42.26	69.10	S 12°40'38"W
58	30°50'26"	230.00	123.80	63.44	122.31	N 15°46'38"W

LINE TABLE

Line	Bearing	Distance
1	N 62°43'51"E	34.10'
2	S 86°04'48"E	77.33'
3	S 59°13'50"E	327.54'
4	S 49°56'28"E	84.84'
5	S 11°33'45"W	110.42'
6	S 21°21'32"W	79.75'
7	S 47°20'19"W	78.26'
8	S 85°04'38"W	183.01'
9	N 85°50'53"W	145.04'
10	N 31°23'09"W	52.81'
11	N 54°14'11"E	55.86'
12	S 84°56'05"E	103.18'
13	S 34°57'40"E	84.32'
14	S 0°19'39"E	77.77'
15	S 33°13'19"W	75.43'
16	N 89°28'28"W	96.88'
17	N 41°22'24"W	89.42'
18	N 0°12'54"E	118.45'
19	N 55°49'22"E	58.89'
20	N 63°08'14"E	255.48'
21	N 78°35'58"E	111.84'
22	S 82°05'59"E	126.57'
23	S 48°12'35"E	129.42'
24	S 48°12'35"E	53.68'
25	S 22°40'25"E	142.10'
26	S 11°17'43"E	90.59'
27	S 11°17'43"E	12.08'
28	S 7°23'48"W	103.62'
29	S 13°40'56"W	136.39'
30	S 31°53'21"W	64.12'
31	S 31°53'21"W	19.56'
32	S 34°12'58"W	106.11'
33	S 63°42'27"W	275.69'
34	N 80°21'27"W	139.03'
35	N 75°50'30"W	69.59'

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" X 24" CONCRETE MONUMENT ,R.L.S. # 2245

○ DENOTES 5/8" REBAR (WITH CAP, STAMPED L.B. # 7170) SET

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

1) BEARINGS BASED ON THE WEST RIGHT-OF-WAY LINE OF 59TH DRIVE. (S 6°39'17"W)

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

3) CONCRETE MONUMENTS (STAMPED L.B. # 7170) SET ON ALL WETLAND BUFFER LINES AND AT THE INTERSECTIONS OF LOT LINES AND WETLAND BUFFER LINES.

4) 5/8" REBARS (WITH CAP, STAMPED L.B. # 7170) SET ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED

PROHIBITED USES WITHIN WETLANDS BUFFER LINE

(A) CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES OR OTHER STRUCTURES ON OR ABOVE THE GROUND.
(B) DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCES OR MATERIALS AS LANFILL OR DUMPING OR PLACING OF TRASH, WASTE, OR UNSIGHTLY OR OFFENSIVE MATERIALS.
(C) REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION.
(D) EXCAVATION, DREDGING OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCES IN SUCH A MANNER AS TO AFFECT THE SURFACE.
(E) SURFACE USE, EXCEPT FOR THE PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN PREDOMINANTLY IN ITS' NATURAL CONDITION.
(F) ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION.
G) ACTS OR USES DETRIMENTAL TO SUCH RETENTION OF LAND OR WATER AREAS.

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON THIS 11 OF April, 2005, Gregory G. Bailey REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 43238 DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IF APPLICABLE, AN SUBMITTED "AS-BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA.

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

ADOPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT WAINWRIGHT LAND HOLDINGS,INC., AS OWNER HAS CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "DEER LAKE ESTATES, PHASE 2", AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

Joseph B. Wainwright, Jr.
JOSEPH B. WAINWRIGHT, JR.
PRESIDENT, WAINWRIGHT LAND HOLDINGS, INC.
10868 129TH ROAD
LIVE OAK, FLORIDA 32060
(386) 364-6683

WITNESS

WITNESS

STATE OF FLORIDA, COUNTY OF SUWANNEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF April, 2005 BY JOSEPH B. WAINWRIGHT, JR., PRESIDENT OF WAINWRIGHT LAND HOLDINGS, INC. FOR AND ON BEHALF OF SAID SUBDIVISION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ______ AS IDENTIFICATION.

SIGNED: Timothy Bruce Alcorn
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 20, 2007

TIMOTHY BRUCE ALCORN MY COMMISSION # DD 214806 EXPIRES: June 20, 2007 Bonded Thru Budget Notary Services

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 "DEER LAKE ESTATES, PHASE 2", 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 ITS' BOARD OF DIRECTORS IN ITS' NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 11th DAY OF April A.D. 2005.

KEITH C. LEIBFRIED, PRESIDENT

WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 11th DAY OF April A.D. 2005, 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 11th DAY OF April A.D. 2005

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: June 20, 2007

TIMOTHY BRUCE ALCORN MY COMMISSION # DD 214806 EXPIRES: June 20, 2007 Bonded Thru Budget Notary Services

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

CHAIRMAN

ATTEST

DATE: 4/20/05

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 April A.D. 2005, IN PLAT BOOK 1, PAGE 515 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

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

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. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: MARCH 31, 2005

JOB NO. 62-93-2004RP2

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

SCALE: 1" = 200'	DATE SURVEYED:	DATE DRAWN: 03-29-05
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS