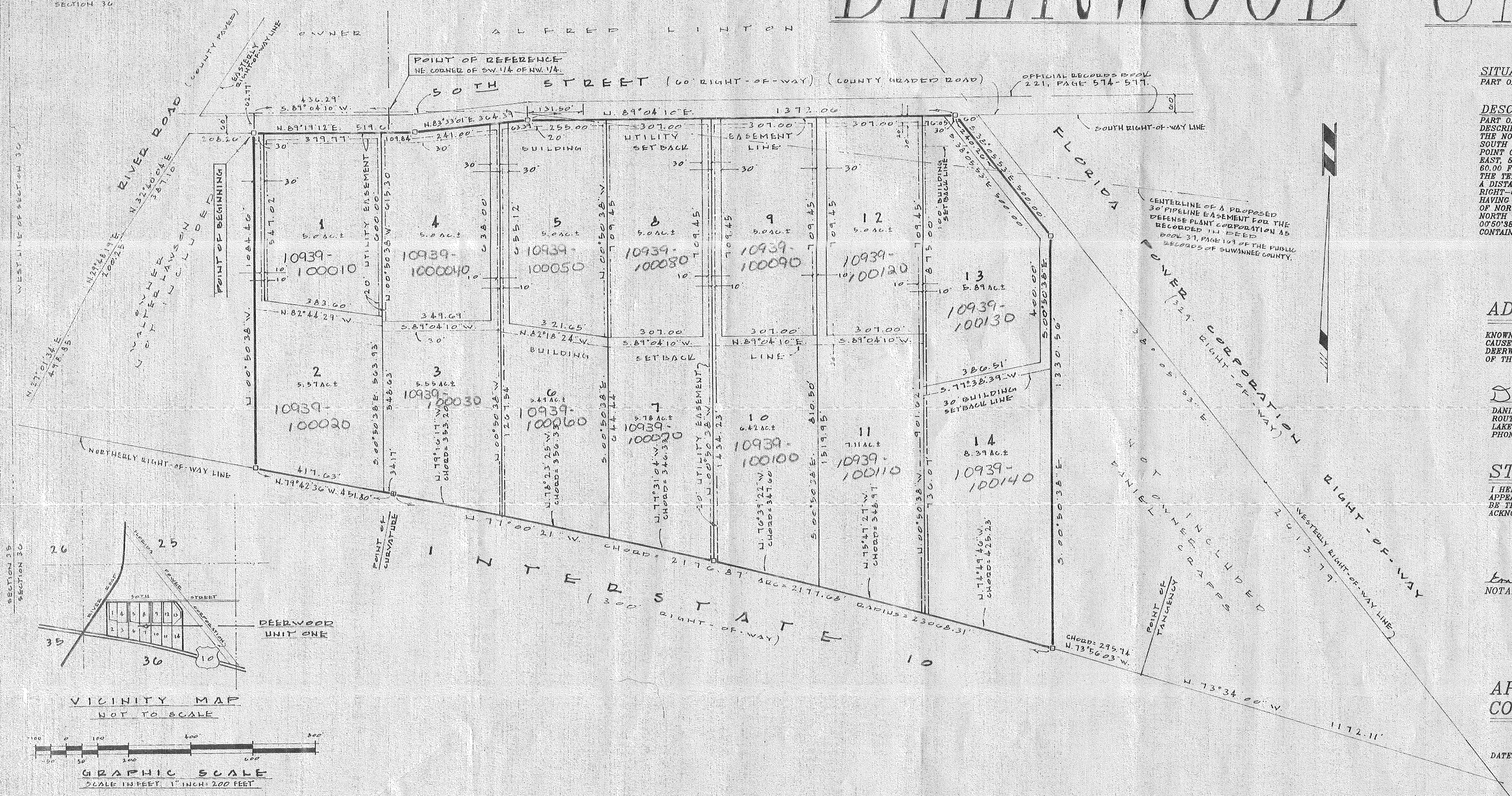
DEERWOOD UNIT ONE

Header
10939-100000

OR MAP 12499



SITUATED IN:

PART OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA.

DESCRIPTION:

PART OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE RUN SOUTH 89°04'10" WEST, A DISTANCE OF 436.29 FEET; THENCE RUN SOUTH 00°50'38" EAST, A DISTANCE OF 82.75 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 50th STREET AND THE POINT OF BEGINNING; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 89°19'12" EAST, 519.61 FEET, NORTH 89°33'01" EAST, 364.39 FEET, NORTH 89°04'10" EAST, 1372.06 FEET TO A POINT BEING 60.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF AN EXISTING FLORIDA POWER CORPORATION RIGHT-OF-WAY AND THE TERMINUS OF SAID COURSES; THENCE RUN SOUTH 38°05'38" EAST PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 500.00 FEET; THENCE RUN SOUTH 00°50'38" EAST, A DISTANCE OF 1330.56 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 10, SAID NORTH RIGHT-OF-WAY LINE BEING IN A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 23068.31 FEET; THENCE RUN ALONG AND AROUND SAID CURVE A CHORD BEARING AND DISTANCE OF NORTH 77°00'21" WEST, 2176.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN NORTH 73°42'36" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 451.80 FEET; THENCE RUN NORTH 00°50'38" WEST, A DISTANCE OF 1084.46 FEET TO THE POINT OF BEGINNING.
CONTAINING 80.21 ACRES MORE OR LESS.

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT DANIEL CRAPPS, TRUSTEE OF THE MITCHELL ROAD TRUST, HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVID AND PLATTED TO BE KNOWN AS DEERWOOD UNIT ONE AND THAT THE EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PURPOSES HEREON STATED.

Daniel Crapps — WITNESS _____

DANIEL CRAPPS, TRUSTEE
ROUTE 13, BOX 1154-C
LAKE CITY, FLORIDA 32055
PHONE: 904-755-5110

WITNESS Emily Anne Davis Kenney

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS 10th DAY OF JANUARY A.D. 1997, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS, TRUSTEE OF THE MITCHELL ROAD TRUST AS OWNER TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA.

THIS 10th DAY OF January A.D., 1997.

Emily Anne Davis Kenney — MY COMMISSION EXPIRES: 11-12-97
NOTARY PUBLIC, STATE OF FLORIDA

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

_____ CHAIRMAN ATTEST: _____
DATE: 1/28/97

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 27th DAY OF JANUARY A.D. 1997 PLAT BOOK 1, PAGE 430 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY FLORIDA.

_____
CLERK OF CIRCUIT COURT, SUWANNEE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT P.R.M.'S, PERMANENT REFERENCE MONUMENTS AND P.C.P.'S PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS PLATTED FALLS WITHIN ZONE X AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0085A

J. Sherman Doe
REGISTERED LAND SURVEYOR
FLA. CERT. NO. 2245

SPECIAL NOTE:

THE PLAT OF DEERWOOD UNIT ONE FALLS WITHIN THREE MILITARY TRAINING ROUTES (VR1001, VR1002 AND VR1003 THESE ROUTES ARE USED ROUTINELY BY VARIOUS MILITARY JET AIRCRAFT CONDUCTING LOW ALTITUDE, FLIGHTS BETWEEN 200 AND 1500 FEET ABOVE THE GROUND.

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.

DRIVEWAY CULVERT NOTE:

INTERIOR LOTS WITH COMMON ACCESS SHALLBE REQIRED TO HAVE COMMON DRIVEWAYS INSTALLED AT DEVELOPERS EXPENSE, SUBJECT TO DIRECTION BY COUNTY ROAD DEPARTMENT DIRECTOR.

FLAG LOT NOTE:

LEGEND AND NOTES

○ DENOTES PERMANENT CONTROL POINT (PCP)

□ DENOTES PERMANENT REFERENCE MONUMENT (PRM)

1) CLOSURE EXCEEDS 1:10,000.

2) CONCRETE MONUMENTS SET ON ALL LOT CORNERS.

3) SAID PROPERTY FALLS WITHIN AGRICULTURE ONE CLASSIFICATION ONE DWELLING UNIT PER FIVE ACRES.

4) BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF 50th STREET. N. 89°04'10" E.

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

20' 20' — DENOTES 20' UTILITY EASEMENT AS SHOWN, EASEMENTS SHOWN HEREON FOR