FLORIDA HILLS

A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 4 SOUTH, RANGE 15 EAST AND SECTION 3, TOWNSHIP 5 SOUTH, RANGE 15 EAST, SUWANNEE COUNTY, FLORIDA.

PLAT BOOK I, PAGE 30

ON MAP - Old 11-3-82

GRAPHIC SCALE: 1" = 200'

0 100 200 400
200 50 150 300

- PERMANENT REFERENCE MONUMENTS (P.R.M.'S)
- PERMANENT CONTROL POINTS (P.C.P.'S)

LEGAL DESCRIPTION

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 4 SOUTH, RANGE 15 EAST AND SECTION 3, TOWNSHIP 5 SOUTH, RANGE 15 EAST, SUWANNEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, TOWNSHIP 4 SOUTH, RANGE 15 EAST AND RUN THENCE SOUTH 88° 28' 01" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 A DISTANCE OF 2228.56 FEET TO THE NORTHEAST CORNER OF BLOCK 5 OF MINI FARMS COUNTRY ESTATES, UNIT TWO ACCORDING TO A PLAT RECORDED IN PLAT BOOK I, PAGE 250 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA; THENCE SOUTH 01° 32' 24" E. ALONG THE EAST BOUNDARY OF SAID BLOCK 5 A DISTANCE OF 439.82 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 5; THENCE SOUTH 88° 28' 01" WEST ALONG THE SOUTH BOUNDARY OF SAID BLOCK 5 A DISTANCE OF 400.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 5; SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 137 AND ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1185.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01° 14' 42" AN ARC DISTANCE OF 25.77 FEET TO THE END OF SAID CURVE; SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02° 05' 08" EAST, 25.77 FEET; THENCE SOUTH 01° 25' 43" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 34.23 FEET TO THE NORTHWEST CORNER OF BLOCK 4 OF SAID MINI FARMS COUNTRY ESTATES, UNIT TWO; THENCE NORTH 88° 28' 01" EAST ALONG THE NORTH BOUNDARY OF SAID BLOCK 4 A DISTANCE OF 440.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 4; THENCE SOUTH 01° 25' 43" EAST ALONG THE EAST BOUNDARY OF SAID BLOCK 4 A DISTANCE OF 1245.05 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 4; THENCE SOUTH 88° 34' 13" WEST ALONG THE SOUTH BOUNDARY OF SAID BLOCK 4 A DISTANCE OF 440.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 4; SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 137; THENCE SOUTH 01° 25' 43" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 60.00 FEET TO THE NORTHWEST CORNER OF BLOCK 3 OF SAID MINI FARMS COUNTRY ESTATES, UNIT TWO; THENCE NORTH 88° 34' 13" EAST ALONG THE NORTH BOUNDARY OF SAID BLOCK 3 A DISTANCE OF 440.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 3; THENCE CONTINUE NORTH 88° 34' 13" EAST 466.65 FEET; THENCE NORTH 88° 30' 15" EAST, 3730.49 FEET; THENCE SOUTH 01° 25' 45" EAST, 1148.40 FEET; THENCE NORTH 88° 29' 31" EAST, 619.73 FEET TO THE EAST BOUNDARY OF THE NORTH 1/2 OF NORTHWEST 1/4 OF SAID SECTION 3, TOWNSHIP 5 SOUTH, RANGE 15 EAST; THENCE NORTH 01° 37' 59" WEST, ALONG SAID EAST BOUNDARY OF NORTH 1/2 OF NORTHWEST 1/4 A DISTANCE OF 314.77 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE NORTH 00° 57' 27" WEST, ALONG THE EAST BOUNDARY OF SOUTHWEST 1/4 OF SAID SECTION 34, TOWNSHIP 4 SOUTH, RANGE 15 EAST, 2649.15 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 88° 24' 49" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 A DISTANCE OF 2651.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 216.64 ACRES, MORE OR LESS.

No S-FR 00924-000010 thru 000480
Un Sold Lots @ $1200 Per Ac
Sold Lots @ $1600 Per Ac
Per TC for 84

SUWANNEE COUNTY COMMISSIONER'S APPROVAL

APPROVED BY THE BOARD OF COMMISSIONER'S OF SUWANNEE COUNTY, FLORIDA THIS 4 DAY OF _____ A.D. 1982.

W. Wayne Lee
CHAIRMAN

_____
DEPUTY CLERK: ATTEST

SUWANNEE COUNTY CLERK'S CERTIFICATE OF FILING

THIS PLAT HAS BEEN FILED FOR RECORD AND RECORDED IN THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA THIS 14 DAY OF Sept A.D. 1982.

_____
CLERK

Edna Bennett
DEPUTY CLERK

ADOPTION AND DEDICATION

WELLBORN PROPERTIES, 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 AS SHOW ON THIS PLAT OF "FLORIDA HILLS."

W. Hal Edwards
W. HAL EDWARDS PRESIDENT

WITNESS Thomas E. Stone

WITNESS Ryan Dukes

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF ALACHUA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF Sept A.D. 1982 BY W. HAL EDWARDS, PRESIDENT OF WELLBORN PROPERTIES, INC ON BEHALF OF THE CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC - STATE OF FLORIDA.
MY COMMISSION EXPIRES Aug 21, 1983

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF FLORIDA HILLS IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET AS CALLED FOR UNDER CHAPTER 177 SECTION .091 (7&8) LAWS OF FLORIDA, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 (F.S.) 1982.

William Prange 9/29/82
REGISTERED FLORIDA LAND SURVEYOR NO. 1527 DATE

MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT THE STATE EXCHANGE BANK, BEING THE HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK ____, PAGE ____ OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA. DOES HEREBY CONSENT TO THIS PLAT AND JOIN IN THE DEDICATION SHOWN HEREON.

_____
WITNESS

CLIFFORD L. CURRIE SR. VICE PRES.

_____
WITNESS

ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D. 1982 BY CLIFFORD L. CURRIE, SR. VICE PRESIDENT OF THE STATE EXCHANGE BANK ON BEHALF OF THE BANK.
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC - STATE OF _____
MY COMMISSION EXPIRES _____

MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT THE TRIDENT FINANCIAL CORPORATION B.V., A CORPORATION EXISTING UNDER THE LAWS OF THE NETHERLANDS, BEING THE HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK 237 PAGE 742 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOIN IN THE DEDICATION SHOWN HEREON.

ANTHONY IN DER RIEDEN

WITNESS

WITNESS

ACKNOWLEDGEMENT

COUNTRY OF BAHAMAS CITY OF NASSAU
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF SEPTEMBER A.D. 1982 BY ANTHONY IN DER RIEDEN AS CHAIRMAN OF TRIDENT FINANCIAL CORPORATION B.V.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2nd December 1982

LOCATION MAP

N.T.S.

33 34
4 3

TWN 4 S THE S. BDY OF SEC. 34-4-15
TWN 5 S THE N. BDY OF SEC. 3-5-15

CURVE DATA
LOT 1
Δ = 156° 55' 34"
R = 50.00'
L = 244.98'
L = 130.94'
CH = N. 88° 12' 50" E. 97.98'