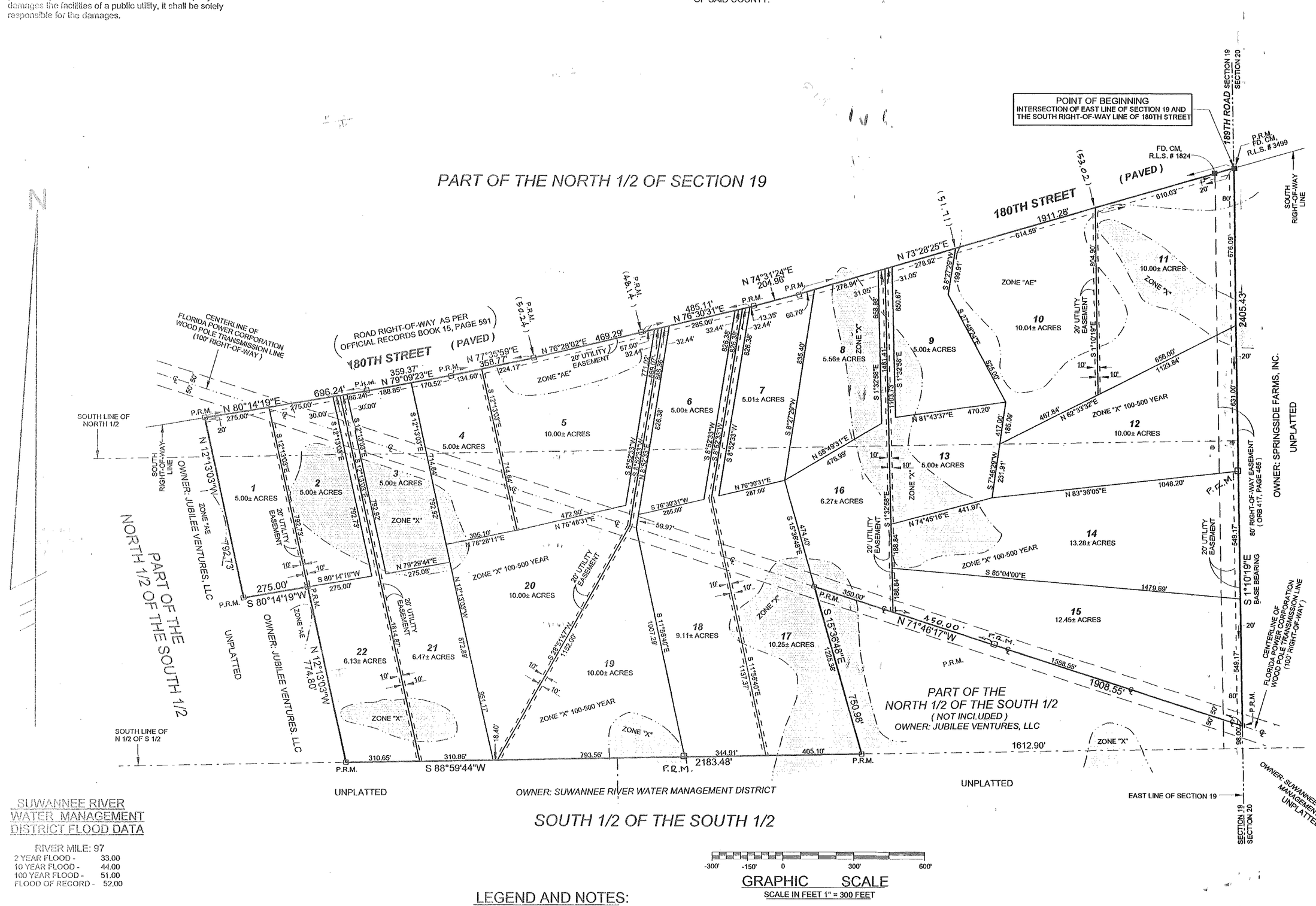
PLAT BOOK 1 PAGE 505

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.

"GREEN GRASSES SOUTH"

PART OF THE NORTH 1/2 AND PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA,LYING SOUTH OF 180TH STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 19 AND THE SOUTH RIGHT-OF-WAY LINE OF 180TH STREET, THENCE RUN SOUTH 01°10'19" EAST ALONG SAID EAST LINE OF SECTION 19, A DISTANCE OF 2405.43FEET TO THE CENTERLINE OF A FLORIDA POWER CORPORATION WOOD POLE TRANSMISSION LINE; THENCE RUN NORTH 71°46'17" WEST ALONG SAID CENTERLINE, A DISTANCE OF 1908.55 FEET; THENCE RUN SOUTH 15°36'48" EAST, A DISTANCE OF 750.98 FEET TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTH 1/2; THENCE RUN SOUTH 88°59'44" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2183.48 FEET; THENCE RUN NORTH 12°13'03" WEST, A DISTANCE OF 774.80 FEET; THENCE RUN SOUTH 80°14'19" WEST, A DISTANCE OF 275.00 FEET; THENCE RUN NORTH 12°13'03" WEST, A DISTANCE OF 792.73 FEET TO SAID SOUTH RIGHT-OF- WAY LINE OF 180TH STREET; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 80°14'19" EAST, 696.24 FEET; NORTH 79°09'23" EAST, 359.37 FEET; NORTH 77°35'59" EAST, 358.77 FEET; NORTH 76°28'02" EAST, 469.20 FEET; NORTH 76°30'31" EAST, 485.11 FEET; NORTH 74°31'24" EAST, 204.96 FEET; NORTH 73°28'25" EAST, 1911.28 FEET TO THE POINT OF BEGINNING.
CONTAINING 169.62 ACRES MORE OR LESS.
SUBJECT TO AN 80' RIGHT-OF-WAY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 417, PAGE 465 OF THE PUBLIC RECORDS OF SAID COUNTY.



ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT N. HAL FLETCHER ,REGISTERED AGENT OF JUBILEE VENTURES,LLC, A FLORIDA LIMITED LIABILITY COMPANY,HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS "GREEN GRASSES SOUTH" 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.

N. Hal Feltcher
N. HAL FELTECHER
JUBILEE VENTURES, LLC
1206 SW IRVIN AVENUE
LIVE OAK, FLORIDA 32064

WITNESS

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 15th DAY OF October A.D. 2004, BEFORE ME PERSONALLY APPEARED N. HAL FLETCHER,REGISTERED AGENT OF JUBILEE VENTURES,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 15 DAY OF October A.D. 2004

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

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 "GREEN GRASSES SOUTH", 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, AND ITS ASSISTANT SECRETARY ,JOYCE WARNER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 6 DAY OF October A.D. 2004.

KEITH C. LEIBFRIED, PRESIDENT

JOYCE WARNER, ASSISTANT SECRETARY

WITNESS:

WITNESS: Sharon R. Skeen

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 6 DAY OF October A.D. 2004, BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, KEITH C. LEIBFRIED, PRESIDENT AND JOYCE WARNER, ASSISTANT SECRETARY OF FIRST FEDERAL SAVINGS BANK OF FLORIDA, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID SAID CORPORATION AFFIXED THERETO.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 6 DAY OF October A.D. 2004

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

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

CHAIRMAN

DATE: 10-22-04

ATTEST: 10-22-04

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 8 DAY OF November A.D. 2004, IN PLAT BOOK 1 , PAGE 505 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Deputy Clerk
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

SUWANNEE RIVER WATER MANAGEMENT DISTRICT FLOOD DATA

RIVER MILE: 97

2 YEAR FLOOD -	33.00
10 YEAR FLOOD -	44.00
100 YEAR FLOOD -	51.00
FLOOD OF RECORD -	52.00

FINISHED FLOOR CRITERIA:

PORTIONS OF THE SITE RESIDE IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SWALES, DRAINAGE FEATURES OF DEPRESSIONS. WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION TO BE A MINIMUM 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.

SPECIAL NOTE

STRUCTURES WITHIN LOTS 5, 10 AND 11 MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 53.00.

FLOOD ZONE NOTE

DENOTES AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN

FLOOD ZONE INFORMATION:

THE PROPERTY AS SURVEYED FALLS WITHIN ZONES "AE", "X"100-500 YEAR FLOOD AND "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NOS. 120000 0285A AND 0200A.

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 RIGHT -OF-WAY MAY OCCUR DURING HEAVY RAINS

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN GREEN GRASSES SOUTH

LEGEND AND NOTES:

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

P.R.M. ▩ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, CONCRETE MONUMENT.

(50.24) DENOTES ELEVATION ON TOP OF CONCRETE MONUMENT BASED ON U.S.C. & G. DATUM.

1) 4" x 4" X 24" CONCRETE MONUMENT , STAMPED L.B. # 7170, SET ON ALL LOT CORNERS, UNLESS NOTED OTHERWISE.

2) BEARINGS BASED ON THE EAST LINE OF SECTION 19. (S 01°10'19" E)

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

BUILDING SET BACKS:

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

ZONING:

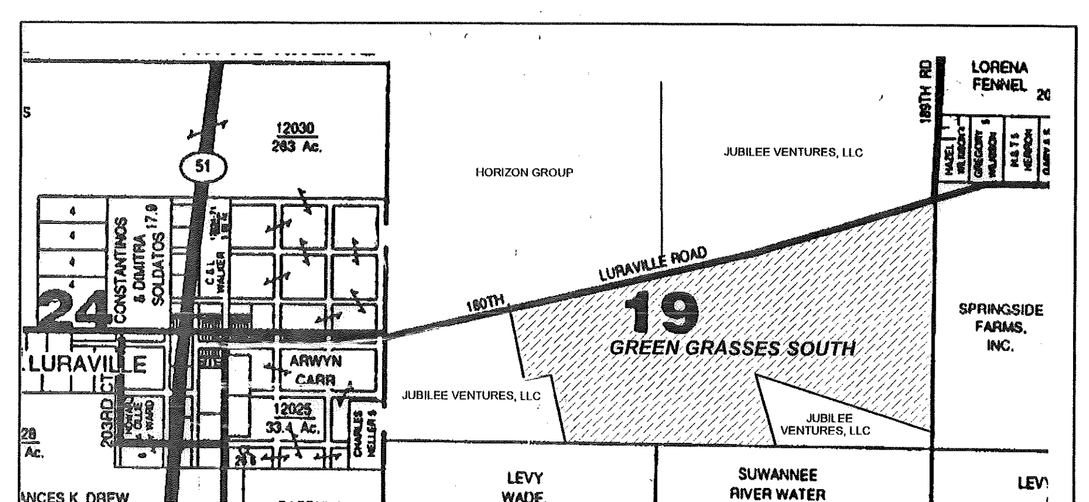
A-1 (AGRICULTURAL 1) - ONE DWELLING UNIT PER FIVE ACRES.

UTILITY EASEMENT DETAIL:

STEM LOT AND RIGHT-OF-WAY EASEMENT NOTE

THE 30.00 FOOT STEMS OF LOTS 13,16,17,18,19,20,21,22 AND THE 80.00 FOOT RIGHT-OF-WAY EASEMENT (ORB 417, PAGE 465) OVER THE EAST 80.00 FEET OF LOTS 11,12,14 AND 15 WILL NOT BE MAINTAINED BY SUWANNEE COUNTY, FLORIDA.

VICINITY MAP
NOT TO SCALE



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

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS 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. ALLGAIR
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: OCTOBER 05, 2004

JOB NO. 283-03GRP2

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

SCALE: 1" = 300'	DATE SURVEYED: 10-01-04	DATE DRAWN: 10-05-04
REVISED:	APPROVED BY:	DRAWN BY: SH