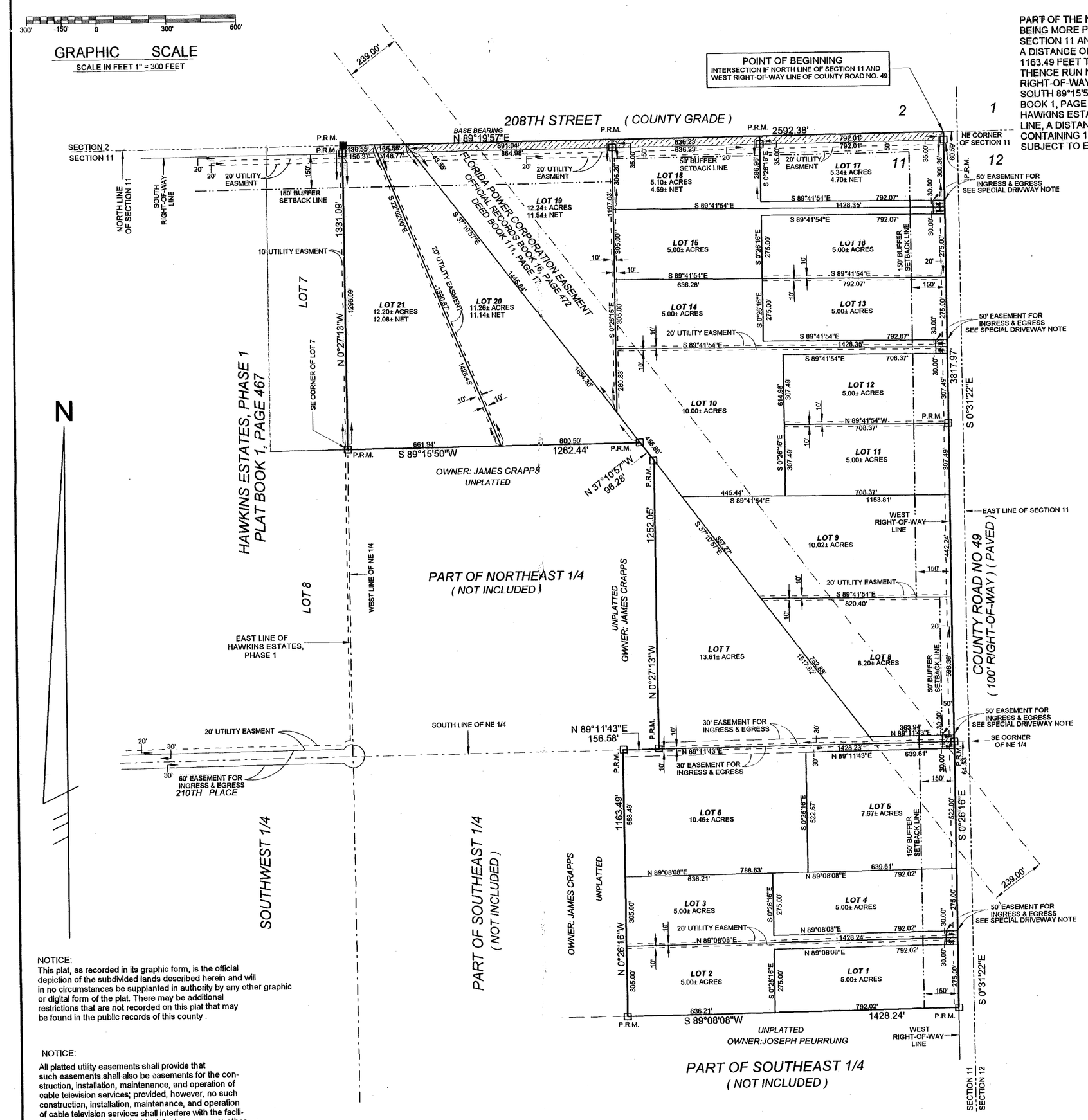
HAWKINS ESTATES, PHASE 2

PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 11 AND THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 49, THENCE RUN SOUTH 00°16'16" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3817.97 FEET; THENCE RUN SOUTH 89°08'08" WEST, A DISTANCE OF 1428.24 FEET; THENCE RUN NORTH 00°26'16" WEST, A DISTANCE OF 1163.49 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE RUN NORTH 89°11'43" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 156.58 FEET; THENCE RUN NORTH 00°27'13" WEST, A DISTANCE OF 1252.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A FLORIDA POWER CORPORATION RIGHT-OF-WAY EASEMENT; THENCE RUN NORTH 37°10'57" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 96.28 FEET; THENCE RUN SOUTH 89°15'50" WEST, A DISTANCE OF 1262.44 FEET TO THE SOUTHEAST CORNER OF LOT 7, HAWKINS ESTATES, PHASE 1, AS RECORDED IN PLAT BOOK 1, PAGE 467 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA; THENCE RUN NORTH 00°27'13" WEST ALONG THE EAST LINE OF SAID HAWKINS ESTATES, PHASE 1, A DISTANCE OF 1331.09 FEET TO THE NORTH LINE OF SAID SECTION 11; THENCE RUN NORTH 89°19'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2592.38 FEET TO THE POINT OF BEGINNING.
CONTAINING 156.09 ACRES MORE OR LESS.
SUBJECT TO EXISTING COUNTY ROAD RIGHT-OF-WAY.



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.

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

FLOOD ZONE INFORMATION:

THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0350A

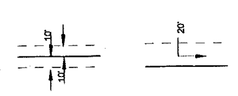
NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN HAWKINS ESTATES, PHASE 2

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.

SPECIAL NOTE:
NO DWELLINGS OR STRUCTURES PERMITTED WITHIN FLORIDA POWER CORPORATION EASEMENT.

SPECIAL SETBACK NOTE:
NO DWELLINGS, STRUCTURES, OR OTHER MAN MADE ITEMS ARE ALLOWED WITHIN ANY BUFFER SETBACK ZONE OTHER THAN FENCES, MAIL BOXES, "FOR SALE" SIGNS, OR DRIVEWAYS.

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:
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 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.

LEGEND AND NOTES:

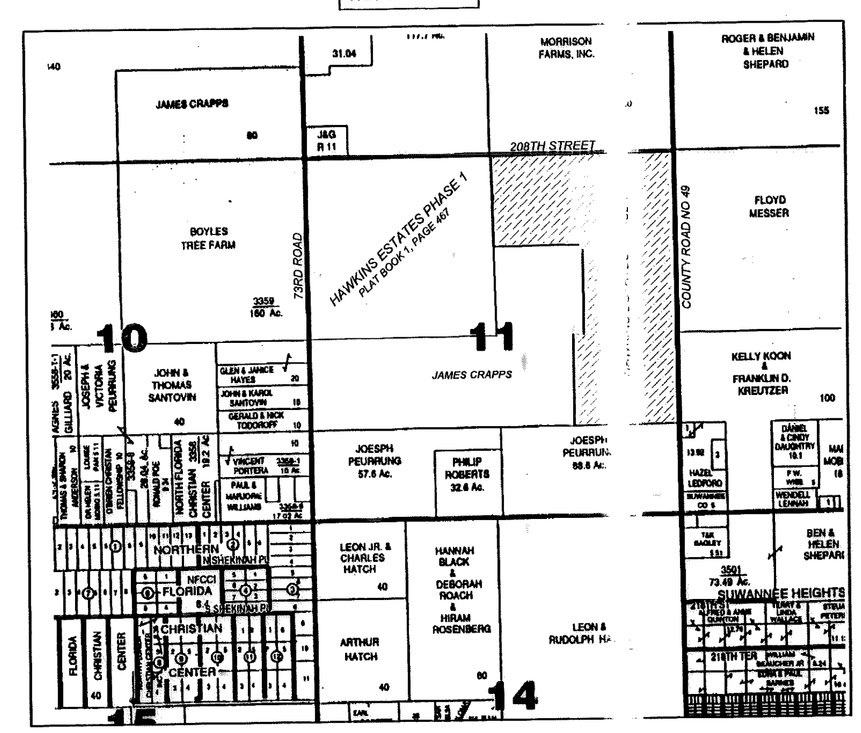
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" X 24" CONCRETE MONUMENT , LB # 7170
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) , FOUND 4" x 4" x 24" CONCRETE MONUMENT, R.L.S. # 2245, UNLESS NOTED OTHERWISE.
- DENOTES 5/8" REBAR WITH CAP SET, LB # 7170.
- DENOTES LANDS DEDICATED AS ROAD RIGHT-OF-WAY BY THIS PLAT

1) BEARINGS BASED ON THE NORTH LINE OF SECTION 11. (N 89°19'57" E)

2) BOUNDARY AS PER DONALD F. LEE AND ASSOCIATES, INC. SURVEY (FILE B-11-28), DATED: 02-15-01 .

3) SET 4" x 4" X 24" CONCRETE MONUMENT (STAMPED "LB 7170") ON ALL LOT CORNERS, EXCEPT AT INTERSECTIONS OF THE SOUTH RIGHT-OF-WAY LINE OF 208TH STREET AND LOTS THAT ABUT SAID 208TH STREET.

VICINITY MAP
NOT TO SCALE



SPECIAL DRIVEWAY NOTE "A"

LOTS 1,4,5,8,12,13,16 AND 17 SHALL HAVE ACCESS OVER THE EAST 30.00 FEET OF LOTS WITH 30.00 FOOT STEMS AS FOLLOWS:

LOTS 1 AND 4 SHALL HAVE ACCESS THROUGH THE EAST 50.00 FEET OF LOTS 2 AND 3.

LOTS 5 AND 8 SHALL HAVE ACCESS THROUGH THE EAST 50.00 FEET OF LOTS 15 AND 18.

LOTS 12 AND 13 SHALL HAVE ACCESS THROUGH THE EAST 50.00 FEET OF LOTS 10 AND 14.

LOTS 16 AND 17 SHALL HAVE ACCESS THROUGH THE EAST 50.00 FEET OF LOTS 2 AND 3.

SPECIAL DRIVEWAY NOTE "B"

LOTS 1,4,5,8,12,13,16 AND 17 SHALL BE LIMITED TO DRIVEWAY CULVERTS PERMITTED AND INSTALLED AT THE TIME OF PLATTING. NO OTHER CULVERTS WILL BE PERMITTED.

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. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: JANUARY 07, 2005
JOB NO. 335-02038R2

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

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT JAMES M. CRAPPS AS OWNER HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS HAWKINS ESTATES, PHASE 2 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.

JAMES M. CRAPPS
P.O. DRAWER "W"
LIVE OAK, FLORIDA 32064
386-362-6099

WITNESS: Cindy Law
WITNESS: Keith Ruppert

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 10 DAY OF January A.D. 2005, BEFORE ME PERSONALLY APPEARED JAMES M. CRAPPS AS OWNER 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 10 DAY OF January A.D. 2005

NOTARY PUBLIC, STATE OF FLORIDA

TIMOTHY BRUCE ALCORN
MY COMMISSION # DD 214606
EXPIRES: June 20, 2007
Bonded Thru Budget Notary Services

MY COMMISSION EXPIRES: June 20, 2007

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 "HAWKINS 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, 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 10 DAY OF January A.D. 2005.

KEITH C. LEIBFRIED, PRESIDENT
WITNESS: Sharon Skeen

JOYCE WARNER, ASSISTANT SECRETARY
WITNESS: Susan Shell

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 10 DAY OF January A.D. 2005, 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 KNOW 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. EXECUTION THEREOF

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 10 DAY OF January A.D. 2005

NOTARY PUBLIC, STATE OF FLORIDA

TIMOTHY BRUCE ALCORN
MY COMMISSION # DD 214606
EXPIRES: June 20, 2007
Bonded Thru Budget Notary Services

MY COMMISSION EXPIRES: June 20, 2007

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT SOUTHEASTERN BANK, 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 "HAWKINS 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 SOUTHEASTERN BANK, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS' VICE PRESIDENT, SUZANNA S. JONES, BY AND WITH THE AUTHORITY OF ITS' BOARD OF DIRECTORS IN ITS' NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 10th DAY OF January A.D. 2005.

SUZANNA S. JONES, VICE PRESIDENT
WITNESS: Maurice Allen
WITNESS: Heidi Rogers

STATE OF FLORIDA, COUNTY OF NASSAU

I HEREBY CERTIFY ON THIS 10th DAY OF January A.D. 2005, BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, SUZANNA S. JONES, VICE PRESIDENT OF SOUTHEASTERN BANK, 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 HILLIARD, STATE OF FLORIDA, THIS 10th DAY OF January A.D. 2005

NOTARY PUBLIC, STATE OF FLORIDA

DORIS A. HOOPER
MY COMMISSION # DD 214606
EXPIRES: June 22, 2007
Bonded Thru Atlantic Bonding & Insurance, Inc.

MY COMMISSION EXPIRES: _____

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

CHAIRMAN
DATE: _____

ATTEST
01-19-05

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 January A.D. 2005, IN PLAT BOOK 1 PAGE 510 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

SCALE: 1" = 300'	DATE SURVEYED:10-21-04	DATE DRAWN: 01-07-05
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 588, LIVE OAK, FLORIDA 32064
PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270