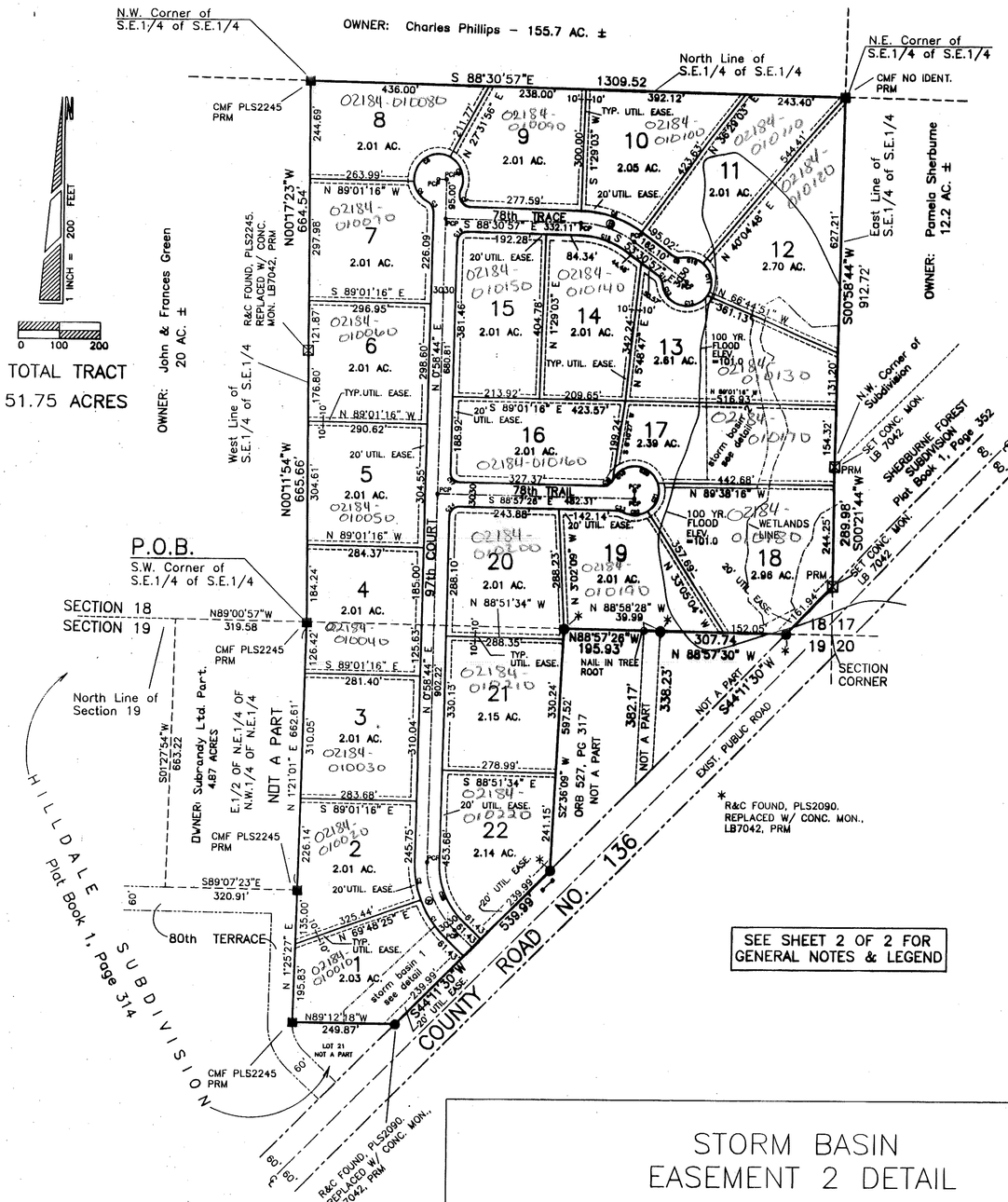
Huntington Hills

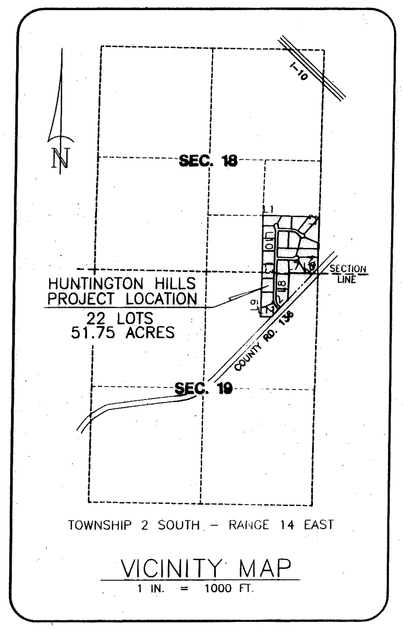
PLAT BOOK 1 PAGE 456

HUNTINGTON HILLS

IN SECTIONS 18 AND 19
TOWNSHIP 2 SOUTH, RANGE 14 EAST
SUWANNEE COUNTY, FLORIDA



SEE SHEET 2 OF 2 FOR GENERAL NOTES & LEGEND



VICINITY MAP
1 IN. = 1000 FT.

DESCRIPTION

A parcel of land in Sections 18 and 19, Township 2 South, Range 14 East, Suwannee County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 18, as established with a survey by Stuart P. Moore, PLS and run N.00°11'54"W. along the West line of said Southeast 1/4 of the Southeast 1/4, per said Moore survey, 665.66 feet; thence N.00°17'23"W. still along said West line 664.54 feet to the Northwest corner of said Southeast 1/4 of the Southeast 1/4, per said Moore survey; thence S.88°30'57"E. along the North line of said Southeast 1/4 of the Southeast 1/4, per said Moore survey, 1309.52 feet to the Northeast corner of said Southeast 1/4 of the Southeast 1/4, per said Moore survey; thence S.00°58'44"W. along the East line of said Southeast 1/4 of the Southeast 1/4, per said Moore survey, 912.72 feet to the Northwest corner of Sherburne Forest Subdivision; thence S.00°21'44"W. along the West line of said Sherburne Forest Subdivision, being also the East line of the Southeast 1/4 of the Southeast 1/4, per said Moore survey, 289.98 feet to a point on the Northwesterly Right-of-Way line of County Road No. 136; thence S.44°11'30"W. along said Northwesterly Right-of-Way line 161.94 feet to a point on the North line of Section 19, Township 2 South, Range 14 East, per said survey by Stuart P. Moore; thence N.88°57'30"W. along said North line 307.74 feet to the Northwest corner of a parcel of land described as 4.00 acres in the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 19; thence N.88°58'28"W. still along said North line of Section 19 a distance of 39.99 feet to the Northeast corner of a parcel of land described in O.R. Book 527, Page 317; thence N.88°57'26"W. along said North line of Section 19 per said Stuart Moore survey, being also the North line of said parcel of land described in O.R. Book 527, Page 317 a distance of 195.93 feet to the Northeast corner of said parcel of land; thence S.02°36'06"W. along the West line of said parcel of land 597.52 feet to a point on the Northwesterly Right-of-Way line of County Road No. 136; thence S.44°11'30"W. along said Northwesterly Right-of-Way line 539.99 feet to the North line of Lot No. 21 of Hilldale Subdivision; thence N.89°12'18"W. along said North line 249.87 feet to a point on the Easterly Right-of-Way line of 80th Street (a 60 foot Right-of-Way); thence N.01°25'27"E. along said Easterly Right-of-Way line 330.83 feet; thence N.01°21'01"E. along the West line of the Northeast 1/4 of the Northeast 1/4, per said survey by Stuart P. Moore, 662.61 feet to the POINT OF BEGINNING. Containing 51.75 acres, more or less.

UTILITY EASEMENTS
ALONG ROAD R/W= 20 FEET & 10 FEET EACH SIDE OF ALL LINES DIVIDING LOTS

NOTE – BUILDING SETBACK REQUIREMENTS
FRONT (ALONG ROADS)= 30 FEET
SIDE LOT LINES= 15 FEET
REAR LOT LINES= 15 FEET

MINIMUM FLOOR ELEVATIONS
LOTS 11–13 = 102.0'
LOTS 17–19 = 102.0'
MINIMUM FLOOR ELEVATIONS FOR ALL LOTS MUST BE 1.0 FOOT ABOVE 100 YEAR FLOOD LEVEL OF 101.0'

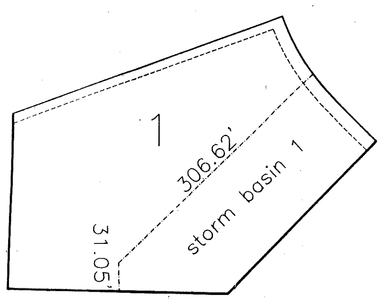
CENTERLINE CURVES
Ⓐ R=230.00' Δ=46°47'14" L=187.82'
Ⓑ R=230.00' Δ=35°00'00" L=140.50'

ABBREVIATION LEGEND

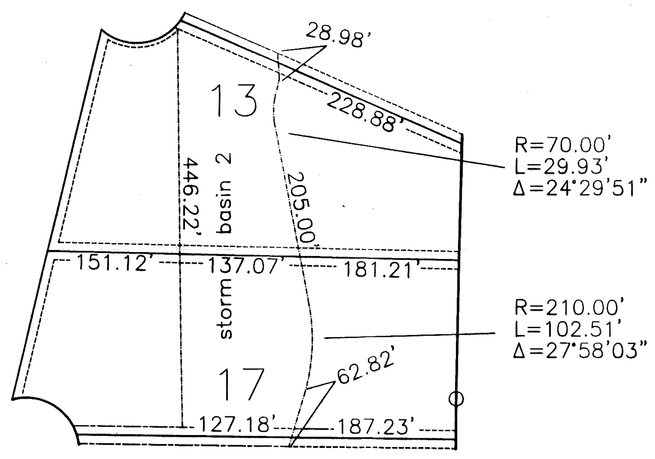
P.L.S.	= PROFESSIONAL LAND SURVEYOR
LB	= LICENSED BUSINESS
P.O.B.	= POINT OF BEGINNING
R/W	= RIGHT-OF-WAY
PRM	= PERMANENT REFERENCE MONUMENT
PCP	= PERMANENT CONTROL POINT
CONC.	= CONCRETE
MON.	= MONUMENT
DEL	= DELTA (CENTRAL ANGLE)
RAD	= RADIUS OF CURVE
A	= ARC LENGTH OF CURVE
CH	= CHORD OF CURVE
P.B.	= PLAT BOOK
PG.	= PAGE
℄	= CENTERLINE
UTIL.	= UTILITY
EASE.	= EASEMENT
TYP.	= TYPICAL
ORB	= ON RECORD BOOK
R&C	= REBAR & CAP FOUND
CMR	= CONCRETE MONUMENT FOUND
R	= RADIUS
Δ	= CENTRAL ANGLE
L	= CURVE ARC LENGTH

CURVE DATA FOR LOTS			
CURVE NO.	RADIUS	LENGTH	DELTA
C1	260.00'	116.24'	25°36'55"
C2	260.00'	96.07'	21°10'19"
C3	30.00'	33.31'	63°36'44"
C4	60.00'	59.97'	57°16'04"
C5	60.00'	128.70'	122°53'52"
C6	60.00'	90.81'	86°42'53"
C7	30.00'	59.04'	112°45'45"
C8	260.00'	158.82'	35°00'00"
C9	30.00'	25.23'	48°11'23"
C10	60.00'	54.23'	51°47'08"
C11	60.00'	88.14'	84°10'07"
C12	60.00'	102.30'	97°41'25"
C13	60.00'	44.75'	42°44'06"
C14	30.00'	25.23'	48°11'23"
C15	200.00'	122.17'	35°00'00"
C16	25.00'	39.49'	90°30'19"
C17	25.00'	39.24'	89°56'10"
C18	30.00'	33.31'	63°36'44"
C19	60.00'	48.44'	46°15'12"
C20	60.00'	92.28'	88°07'09"
C21	60.00'	78.66'	75°06'45"
C22	60.00'	64.29'	61°23'35"
C23	30.00'	14.28'	27°15'58"
C24	25.00'	39.30'	90°03'50"
C25	200.00'	163.32'	46°47'14"

STORM BASIN EASEMENT 1 DETAIL



STORM BASIN EASEMENT 2 DETAIL



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 472, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on _____ he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown theron as required by Chapter 177, Florida Statutes, as amended; and that said is located in Section _____, Township _____, and Range _____, Suwannee County, Florida.

SIGNED : _____
Donald F. Lee, P.S.M.
Florida Registered Cert. No. 3628

DATE: 12/6/2001

SEAL

SHEET 1 OF 2 PLAT DATE: 10/4/2001

Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167