Mini Farm Country Estates
Unit 2

MINI FARM COUNTRY ESTATES UNIT TWO

SUWANNEE COUNTY, FLORIDA

PLAT BOOK I PAGE 250

CAPTION

PART OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4, ALL IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 15 EAST, SUWANNEE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 13, BLOCK 3, MINI FARM COUNTRY ESTATES UNIT ONE, AS RECORDED IN THE PUBLIC RECORDS OF SUWANNEE COUNTY IN PLAT BOOK 1, PAGE 238, AND RUN NORTH 1° 25' 47" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD S-137 (AN 80-FOOT RIGHT OF WAY), A DISTANCE OF 2,036.07 FEET TO A CONCRETE MONUMENT AT A POINT OF CURVATURE IN SAID RIGHT OF WAY LINE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1,185.92 FEET, A CHORD DISTANCE OF 475.18 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 12° 59' 12" WEST; RUN THENCE NORTH 88° 26' 07" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33 AND ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 493.88 FEET TO A CONCRETE MONUMENT; RUN THENCE SOUTH 1° 33' 53" EAST, 500.0 FEET TO A CONCRETE MONUMENT; RUN THENCE NORTH 88° 26' 07" EAST, 40.14 FEET TO A CONCRETE MONUMENT; RUN THENCE SOUTH 1° 25' 47" EAST PARALLEL WITH SAID STATE ROAD S-137, A DISTANCE OF 2,002.88 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT 13, BLOCK 3, MINI FARM COUNTRY ESTATES UNIT ONE AFOREMENTIONED; RUN THENCE SOUTH 88° 34' 13" WEST ALONG THE NORTH LINE OF SAID LOT 13, BLOCK 3, A DISTANCE OF 440.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING, THEREFROM, THE FOLLOWING DESCRIBED TWO PARCELS OF LAND:

EXCEPTION NO. 1

PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 15 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 13, BLOCK 3, MINI FARM COUNTRY ESTATES UNIT ONE, AS RECORDED IN THE PUBLIC RECORDS OF SUWANNEE COUNTY IN PLAT BOOK 1, PAGE 238 AND RUN NORTH 1° 25' 47" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD S-137 (AN 80-FOOT RIGHT OF WAY), A DISTANCE OF 700.0 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 1° 25' 47" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 60.0 FEET TO A POINT; RUN THENCE NORTH 88° 34' 13" EAST, 440.0 FEET TO A POINT; RUN THENCE SOUTH 1° 25' 47" EAST, 60.0 FEET TO A CONCRETE MONUMENT; RUN THENCE SOUTH 88° 34' 13" WEST, 440.0 FEET TO THE POINT OF BEGINNING.

EXCEPTION NO. 2

PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 15 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 13, BLOCK 3, MINI FARM COUNTRY ESTATES UNIT ONE AS RECORDED IN THE PUBLIC RECORDS OF SUWANNEE COUNTY IN PLAT BOOK 1, PAGE 238 AND RUN NORTH 1° 25' 47" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD S-137 (AN 80-FOOT RIGHT OF WAY), A DISTANCE OF 2,001.84 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 1° 25' 47" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 34.23 FEET TO A CONCRETE MONUMENT AT A POINT OF CURVATURE IN SAID RIGHT OF WAY LINE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID EASTERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1,185.92 FEET, A CHORD DISTANCE OF 25.77 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 2° 03' 08" WEST; RUN THENCE NORTH 88° 26' 07" EAST, 400.0 FEET TO A POINT; RUN THENCE SOUTH 1° 33' 53" EAST, 60.0 FEET TO A CONCRETE MONUMENT; RUN THENCE SOUTH 88° 26' 07" WEST, 399.86 FEET TO THE POINT OF BEGINNING.

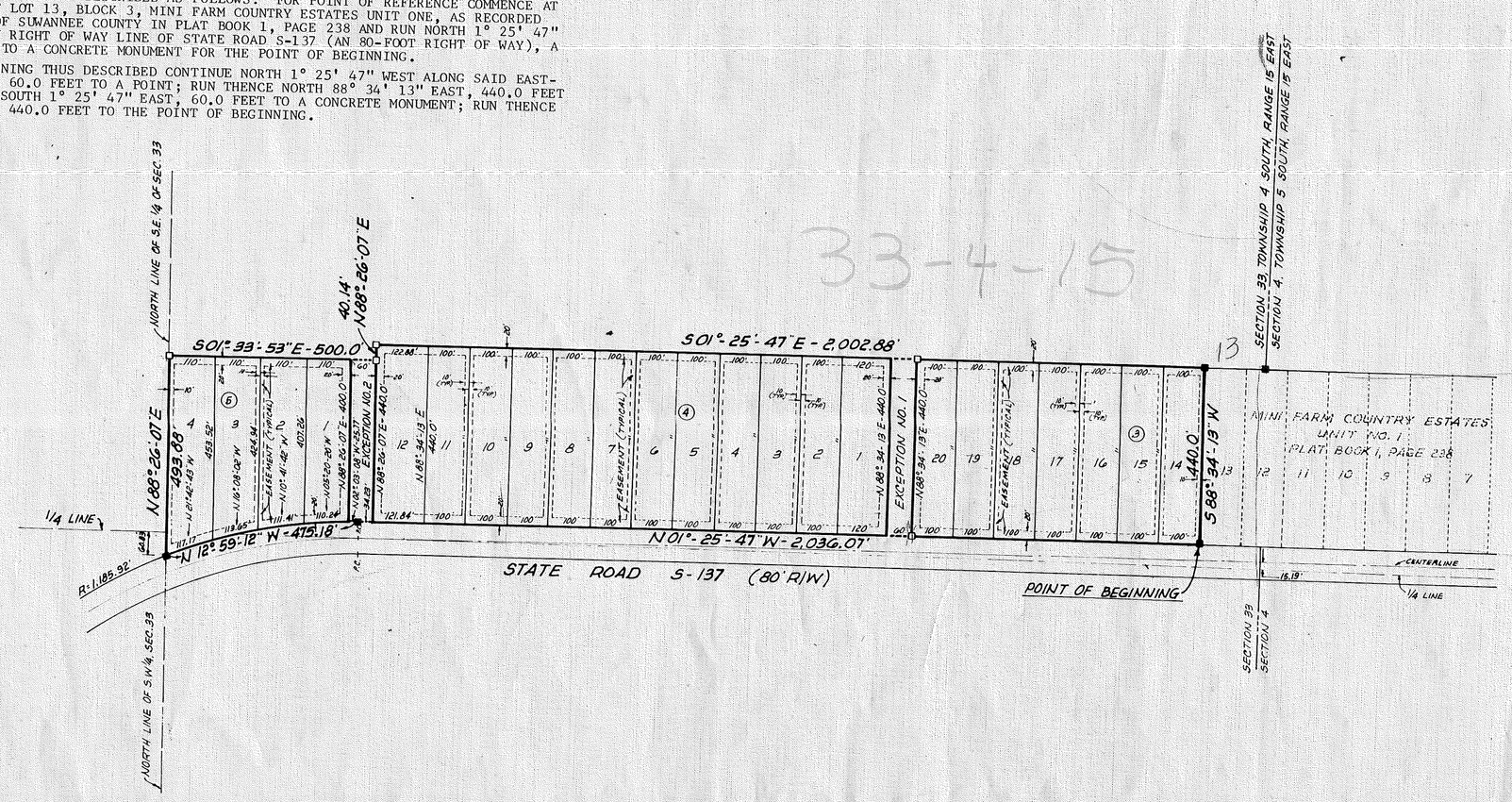
NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON BEARING OF NORTH 01° 23' 45" WEST SHOWN ON D.O.T. RIGHT OF WAY MAPS FOR CENTERLINE OF STATE ROAD S-137.
2. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES.
3. PERMANENT REFERENCE MONUMENT FOUND SHOWN THUS: ■
4. PERMANENT REFERENCE MONUMENT SET SHOWN THUS: □
5. BLOCK NUMBERS SHOWN THUS: ②

TIMBER LEASE NOTE:

CERTAIN LOTS IN THIS SUBDIVISION ARE SUBJECT TO RIGHTS OF THE BUCKEYE CELLULOSE CORPORATION PURSUANT TO A TIMBER CONVEYANCE DATED JULY 15, 1969, NOTICE OF WHICH WAS RECORDED IN O.R.B. 66, PAGE 669, PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA, WHICH TIMBER RIGHTS EXPIRE ON DECEMBER 31, 1985.

SOLD Lots 16.00 FF
UnSOLD Lots 12.00 FF



33-4-15

N

0 50 100 150 200 300 400 600

GRAPHIC SCALE
1" = 200'

CERTIFICATE OF CLERK

I DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD AND RECORDED IN PLAT BOOK NUMBER I ON PAGE 250 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA, THIS 6TH DAY OF January A.D., 1981.

CLERK

APPROVED BY COUNTY COMMISSION
SUWANNEE COUNTY, FLORIDA

WE DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA, THIS 6th DAY OF January A.D., 1981.

CHAIRMAN

CLERK

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SUWANEE PINES ESTATES CORP., A CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS MINI FARM COUNTRY ESTATES UNIT TWO, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS, AND THAT ALL ROADS AND EASEMENTS FOR DRAINAGE AND UTILITIES, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE COUNTY OF SUWANNEE AND ITS SUCCESSORS.

Jane A. Hill
WITNESS

John Hunter
JOHN HUNTER, PRESIDENT

Susan L. Richardson
WITNESS

STATE OF FLORIDA ; COUNTY OF DUVAL

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOHN HUNTER, PRESIDENT OF SUWANEE PINES ESTATES CORP., TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO SEVERALLY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION. WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS 11TH DAY OF NOVEMBER A.D., 1980.

Wayne N. Haddock
NOTARY PUBLIC,
MY COMMISSION EXPIRES 11-28-81

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER NO. 177 OF THE LAWS OF THE STATE OF FLORIDA. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE ABOVE REFERENCED LAWS, AND THAT ALL THE ZONING RULES AND REGULATIONS OF SUWANNEE COUNTY, FLORIDA, CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH. SIGNED THIS 11TH DAY OF NOVEMBER A.D., 1980.

RICHARD P. CLARSON AND ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS

Richard P. Clarson
REGISTERED SURVEYOR NO. 753, FLORIDA.