Newbern Acres - Phase 2

PLAT BOOK 7 PAGE 314

SHEET 1 OF 1

NEWBERN ACRES - PHASE "2"

A PART OF THE EAST 1/2 OF SECTION 36,
TOWNSHIP - 2- SOUTH, RANGE - 11 - EAST, SUWANNEE COUNTY, FLORIDA

DESCRIPTION

A PART OF THE EAST 1/2 OF SECTION 36, TOWNSHIP - 2 - SOUTH, RANGE - 11 - EAST, SUWANNEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36 AND RUN ALONG THE EAST LINE OF SAID SECTION NORTH 00° 17' 53" EAST, 30.00 FEET; THENCE RUN NORTH 89° 43' 59" WEST, 30.00 FEET TO A CONCRETE MONUMENT ON THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DISTRICT LINE ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF BROWN ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00° 17' 53" EAST, 931.40 FEET TO A CONCRETE MONUMENT AND ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LIVE OAK PERRY & GULF RAILROAD (A 120 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE LANCASTER ROAD; THENCS RUN ALONG SAID SOUTHERLY RIGHT-OFWAY LINE SOUTH 64° 16' 13" WEST, 2124.93 FEET TO A CONCRETE MONUMENT AND ITS INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF DISTRICT LINE ROAD; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89° 43'59" EAST, 1909.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.40 ACRES OF LAND, MORE OR LESS.

CLERKS CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE SUWANNEE COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 22 DAY OF March A.D. 1988 IN PLAT BOOK 7 . PAGE 314

CLERK OF THE CIRCUIT COURT
SUWANNEE COUNTY, FLORIDA

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT PERMANENT CONTROL POINTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH THE SUWANNEE COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

BENNETT R. WATTLES
FLORIDA REG. CERT. NO. 1443
DATE: 2/19/1988

COUNTY ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE SUWANNEE COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: _____ SIGNATURE _____

STATE OF FLORIDA, COUNTY OF SUWANNEE

KNOW ALLMEN BY THESE PRESENTS THAT PATTEN CORPORATION SOUTH ATLANTIC AS OWNER HAS CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS NEWBERN ACRES , PHASE "2" AND THAT ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSE AND ALL PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

WITNESS _____ JEFFERY L. FORBES, VICE PRESIDENT

WITNESS _____

STATE OF FLORIDA - COUNTY OF SUWANNEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF March, 1988. BY JEFFERY L. FORBES, VICE PRESIDENT, OF PATTEN CORPORATION SOUTH ATLANTIC, A FLORIDA CORPORATION ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES

COUNTY COMMISSION CERTIFICATE

APPROVED BY THE SUWANNEE COUNTY COMMISSION THIS 1st DAY OF March A.D. 1988 .

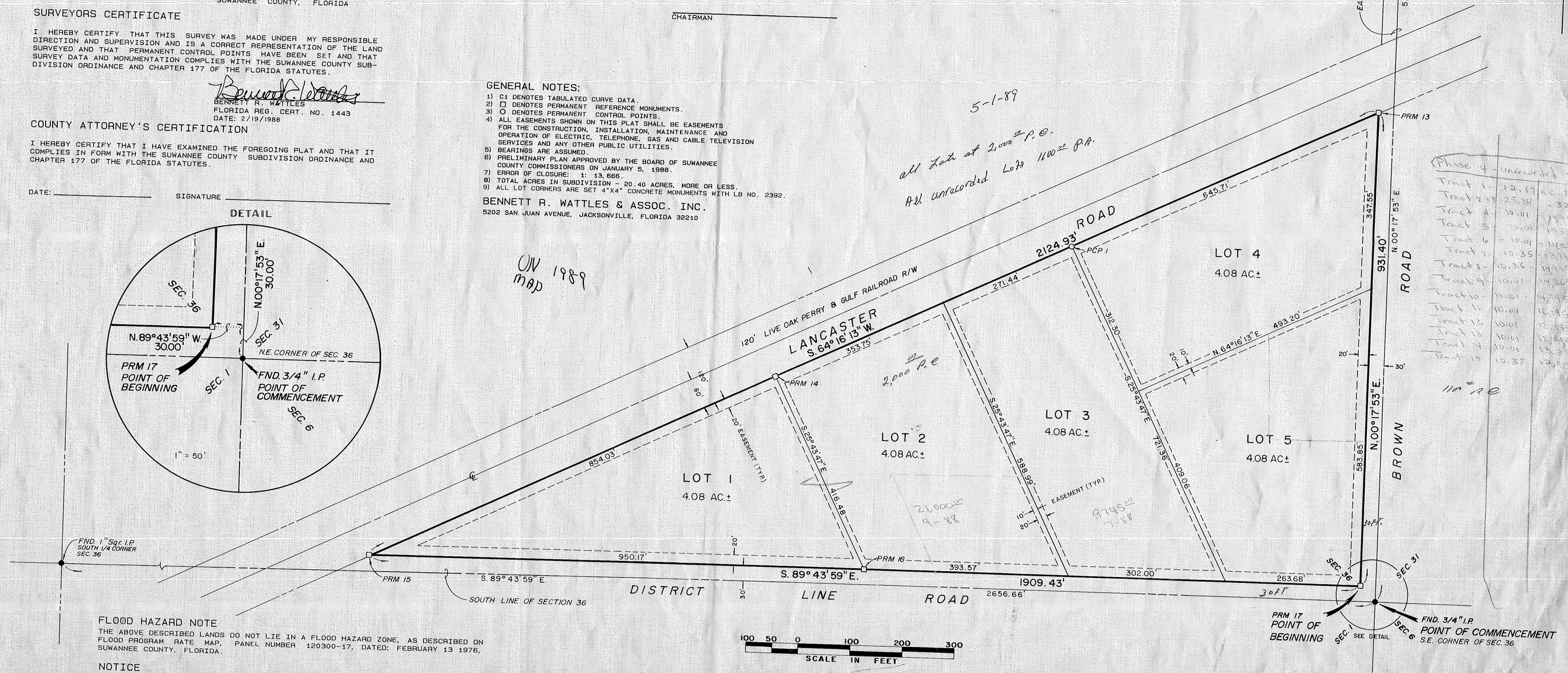
CHAIRMAN

GENERAL NOTES:

1) C1 DENOTES TABULATED CURVE DATA.
2) □ DENOTES PERMANENT REFERENCE MONUMENTS.
3) ○ DENOTES PERMANENT CONTROL POINTS.
4) ALL EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.
5) BEARINGS ARE ASSUMED.
6) PRELIMINARY PLAN APPROVED BY THE BOARD OF SUWANNEE COUNTY COMMISSIONERS ON JANUARY 5, 1988.
7) ERROR OF CLOSURE: 1: 13,666.
8) TOTAL ACRES IN SUBDIVISION - 20.40 ACRES, MORE OR LESS.
9) ALL LOT CORNERS ARE SET 4"X4" CONCRETE MONUMENTS WITH LB NO. 2392.

BENNETT R. WATTLES & ASSOC. INC.
5202 SAN JUAN AVENUE, JACKSONVILLE, FLORIDA 32210

DETAIL



ON MAP 1989

FLOOD HAZARD NOTE

THE ABOVE DESCRIBED LANDS DO NOT LIE IN A FLOOD HAZARD ZONE, AS DESCRIBED ON FLOOD PROGRAM RATE MAP, PANEL NUMBER 120300-17, DATED: FEBRUARY 13 1976, SUWANNEE COUNTY, FLORIDA.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.