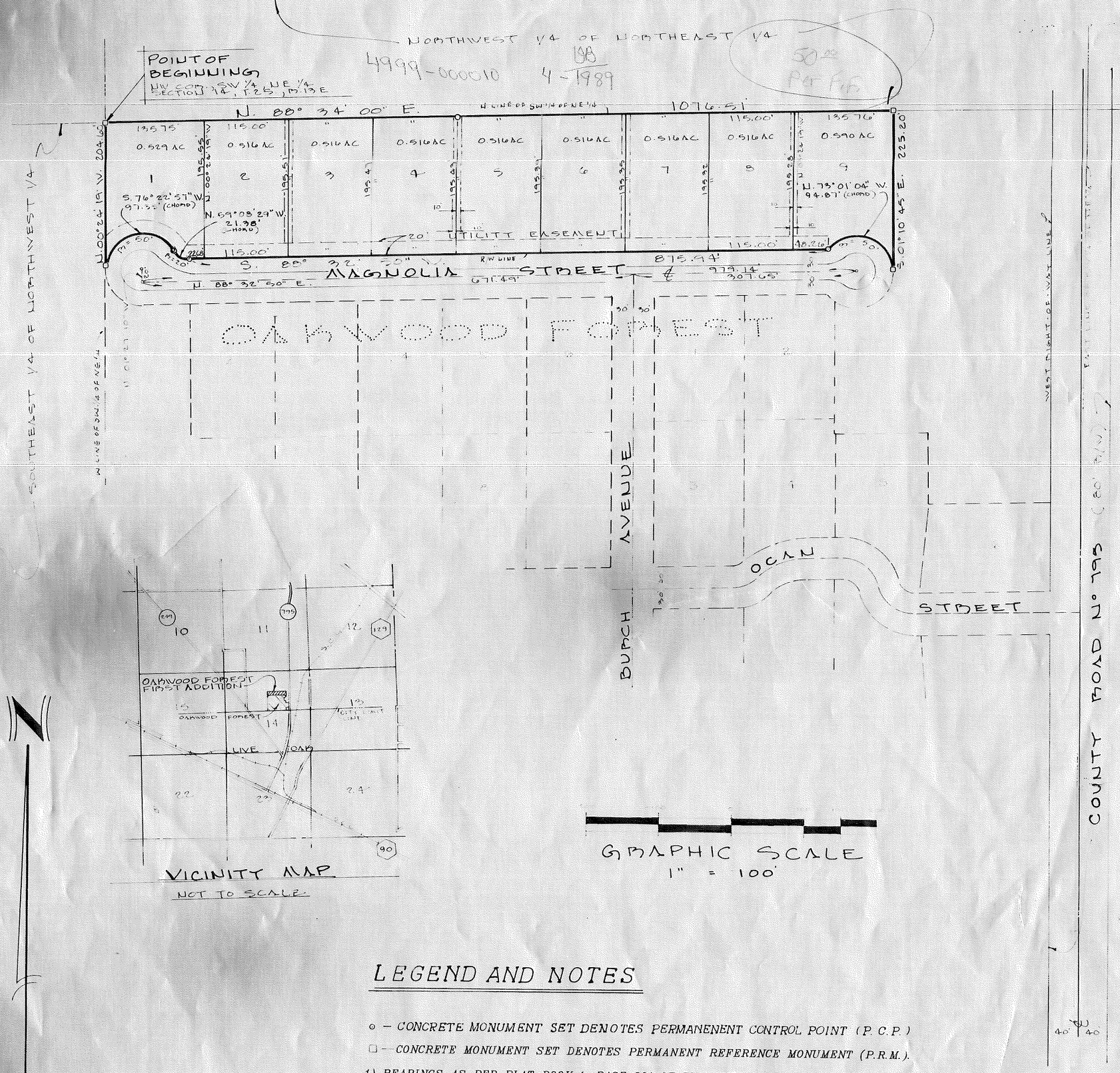
PLAT BOOK 1 PAGE 1

OAKWOOD FOREST FIRST ADDITION

DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE RUN NORTH 88° 34' 00" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1076.51 FEET, THENCE RUN SOUTH 01° 10' 45" EAST, A DISTANCE OF 225.20 FEET TO A POINT ON MAGNOLIA STREET, AS SHOWN ON PLAT OF OAKWOOD FOREST, AS RECORDED IN PLAT BOOK 1, PAGE 281 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING IN A CUL-DE-SAC, HAVING A RADIUS OF 50.00 FEET; THENCE RUN ALONG AND AROUND SAID CUL-DE-SAC, A CHORD BEARING AND DISTANCE OF, NORTH 73° 01' 04" WEST, 94.87 FEET, THENCE RUN SOUTH 88° 32' 50" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MAGNOLIA STREET, A DISTANCE OF 875.94 FEET TO A POINT OF CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF, NORTH 59° 08' 29" WEST, 21.38 FEET TO A POINT OF REVERSE CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF, SOUTH 76° 22' 57" WEST, 97.35 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH 00° 24' 19" WEST ALONG SAID WEST LINE, A DISTANCE OF 204.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.73 ACRES MORE OR LESS.



GRAPHIC SCALE
1" = 100'

LEGEND AND NOTES

⊙ – CONCRETE MONUMENT SET DENOTES PERMANENT CONTROL POINT (P.C.P.)

□ – CONCRETE MONUMENT SET DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.).

1) BEARINGS AS PER PLAT BOOK 1, PAGE 281 OF THE PUBLIC RECORDS OF SAID COUNTY.

2) ALL LOTS CONTAIN 0.50 ACRES OR MORE.

3) CLOSURE EXCEEDS 1: 20,000 FEET.

4) CONCRETE MONUMENTS SET ON ALL CORNERS.

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.

NOTICE:

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

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT R.M. FRIER AND WAYNE FRIER, AS OWNERS, HAVE CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS OAKWOOD FOREST FIRST ADDITION AND THAT THE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES AND PURPOSES HEREIN STATED.

R.M. Frier
R.M. FRIER

Wayne Frier
WAYNE FRIER

WITNESS: Shirley J. Hart

WITNESS: Linda R. Slater

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS 13th DAY OF October A.D., 19 88, BEFORE ME PERSONALLY APPEARED R.M. FRIER AND WAYNE FRIER TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THAT ACKNOWLEDGED THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 13th DAY OF October A.D., 19 88.

Shirley J. Hart
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

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

SIGNED: Vernal B Johnson, CHAIRMAN ATTEST: J. D. DeLaney CLERK

DATE: 11-1-88

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 1st DAY OF Nov., A.D. 19 88 IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

J. D. DeLaney
CLERK OF CIRCUIT COURT & SUWANNEE COUNTY, FLORIDA.

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.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT P. R. M.'S-PERMANENT REFERENCE MONUMENTS AND P. C. P.'S-PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN, AND THAT THE SURVEY DATA SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Grant P. Moore
PROFESSIONAL LAND SURVEYOR
FLA. CERT. No. 2090
DATE: OCTOBER 11, 1988