Pecan Ridge Unit 4

PECAN RIDGE UNIT FOUR

PLAT BOOK 1, PAGE 346

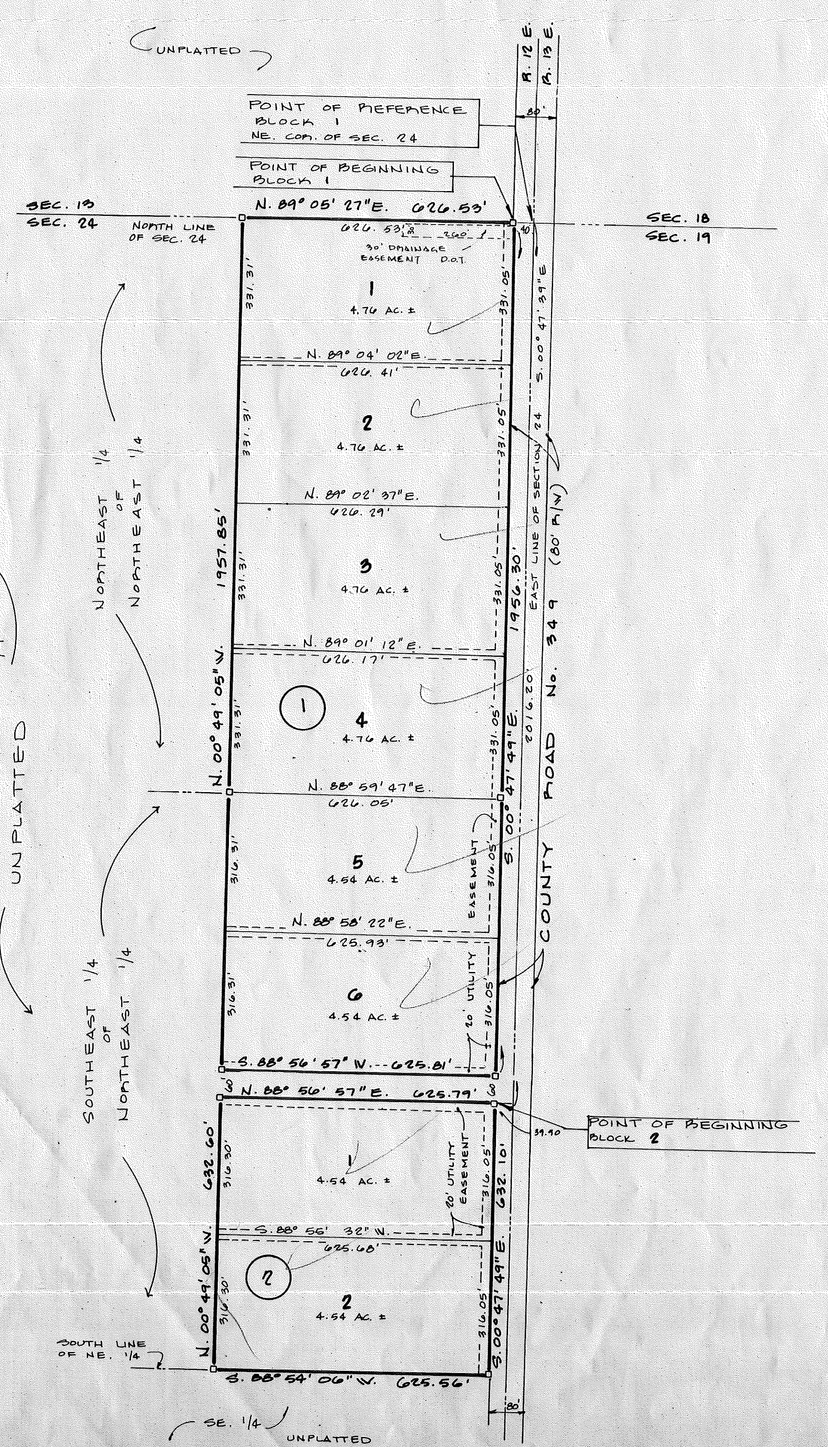
SITUATED IN: THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA.

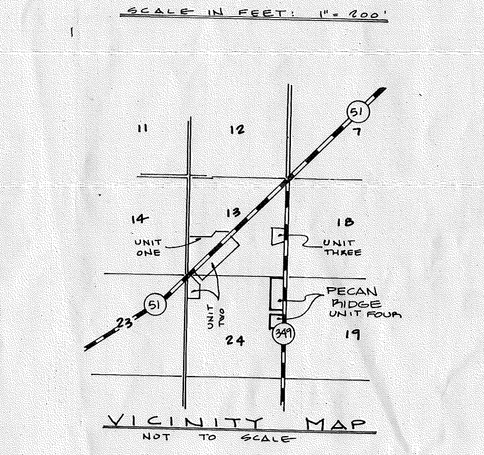
DESCRIPTION:

BLOCK "1" PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE RUN SOUTH 89° 05' 27" WEST ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD #349, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 00° 47' 49" EAST ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1956.30 FEET; THENCE RUN SOUTH 88° 56' 57" WEST, A DISTANCE OF 625.81 FEET; THENCE RUN NORTH 00° 49' 05" WEST, A DISTANCE OF 1957.85 FEET; THENCE RUN NORTH 89° 05' 27" EAST ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 626.53 FEET TO THE POINT OF BEGINNING. CONTAINING 28.18 ACRES MORE OR LESS.

BLOCK "2" PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 12 EAST SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE RUN SOUTH 00° 47' 49" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2016.20 FEET; THENCE RUN SOUTH 88° 56' 57" WEST, A DISTANCE OF 39.90 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD #349, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 00° 47' 49" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 632.10 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE RUN SOUTH 88° 54' 06" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 625.56 FEET; THENCE RUN NORTH 00° 49' 05" WEST, A DISTANCE OF 632.60 FEET; THENCE RUN NORTH 88° 56' 57" EAST, A DISTANCE OF 625.79 FEET TO THE POINT OF BEGINNING. CONTAINING 9.08 ACRES MORE OR LESS.

003
324.56





VICINITY MAP
NOT TO SCALE

LEGEND & NOTES

- ○ DENOTES (P.R.M) PERMANENT REFERENCE MONUMENT
- ▭ DENOTES 20' UTILITY EASEMENT

1) FOR SECTION BREAKDOWN, SEE JOB FILE, THIS OFFICE.
2) BEARINGS PROJECTED FROM (STATE ROAD No. 349) COUNTY ROAD No. 349.

ADOPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENT, THAT SEYMOUR CHOTINER AND DANIEL CRAFFS, AS TRUSTEES, HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS PECAN RIDGE, UNIT FOUR AND THAT THE EASEMENT AS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES AND PURPOSES HEREON STATED.

Daniel Craffs
DANIEL CRAFFS

Seymour Chotiner
SEYMOUR CHOTINER

Tony Smith
WITNESS

Ted Box
WITNESS

Tony Smith
WITNESS

Ted Box
WITNESS

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS 10th DAY OF December, A.D. 1985 BEFORE ME PERSONALLY APPEARED SEYMOUR CHOTINER AND DANIEL CRAFFS, AS TRUSTEES, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGE EXECUTED THEREOF.

WITNESS MY HAND AND SEAL AT Live Oak, STATE OF FLORIDA, THIS 10th DAY OF December, A.D. 1985.

Ronald D. Rowland
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: [illegible]

DEDICATION FOR MORTGAGEE:

THIS IS TO CERTIFY THAT NCNB NATIONAL BANK OF FLORIDA, A CORPORATION UNDER THE LAWS OF THE UNITED STATES OF AMERICA, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT KNOWN AS PECAN RIDGE, UNIT FOUR, FOR THE USES AND PURPOSES THEREIN EXPRESSED AND THE ROAD RIGHT-OF-WAY AND EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF NCNB NATIONAL BANK OF FLORIDA HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS VICE PRESIDENT, J. KENNETH LEE, AND ITS VICE PRESIDENT, RONALD A. PARKER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED. THIS 10th DAY OF December A.D., 1985.

VICE PRESIDENT, J. KENNETH LEE

VICE PRESIDENT, RONALD A. PARKER

Martha L. Wilkes
WITNESS

Suzanne L. Mullins
WITNESS

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, J. KENNETH LEE, VICE PRESIDENT, AND RONALD A. PARKER, VICE PRESIDENT, OF NCNB NATIONAL BANK OF FLORIDA A CORPORATION UNDER THE LAWS OF THE UNITED STATES OF AMERICA, TO ME WELL KNOWN TO BE THE PERSONS WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE OFFICAL SEAL OF SAID CORPORATION AFFIXED THERETO.

WITNESS MY HAND AND SEAL AT Live Oak, STATE OF FLORIDA. THIS 10th DAY OF December A.D., 1985.

Suzanne L. Mullins
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

APPROVED BY BOARD OF COUNTY COMMISSIONERS SUWANNEE COUNTY, FLORIDA:

SIGNED: Vernal H Johnson, CHAIRMAN

DATE: Dec. 23, 1985

ATTEST: Jerry A Scarborough CLERK
By Eleanor Robinson DC

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 23rd DAY OF Dec., A.D., 1985 IN PLAT BOOK 1, PAGE 346 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Jerry A Scarborough by Eleanor Robinson Deputy Clerk
CLERK OF CIRCUIT COURT, SUWANNEE COUNTY FLORIDA

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED SHOWN HEREON, THAT P.R.M.S, PERMANENT REFERENCE MONUMENT, 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 STATUES.

J. Sherman Frier
J. SHERMAN FRIER P.L.S.

FLA. CERT. No. 2245

DATE: DEC. 6, 1985

J. SHERMAN FRIER & ASSOCIATES
LAND SURVEYORS
P.O. BOX 580 LIVE OAK, FLORIDA 32060
PHONE: 904-362-4629