Pine Hill 2

PINE HILL 2

PLAT BOOK 1 PAGE 422

LEGEND AND NOTES

○ DENOTES PERMANENT CONTROL POINT (PCP)

□ DENOTES PERMANENT REFERENCE MONUMENT (PRM)

1) CLOSURE EXCEEDS 1:10,000.

2) CONCRETE MONUMENTS SET ON ALL LOT CORNERS.

3) SAID PROPERTY FALLS WITHIN AGRICULTURE ONE CLASSIFICATION ONE DWELLING UNIT PER FIVE ACRES.

4) BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF 217th ROAD, PINE LEVEL ROAD. N. 00°37'54" W.

5) FOR SECTION BREAKDOWN SEE JOB FILE, THIS OFFICE.

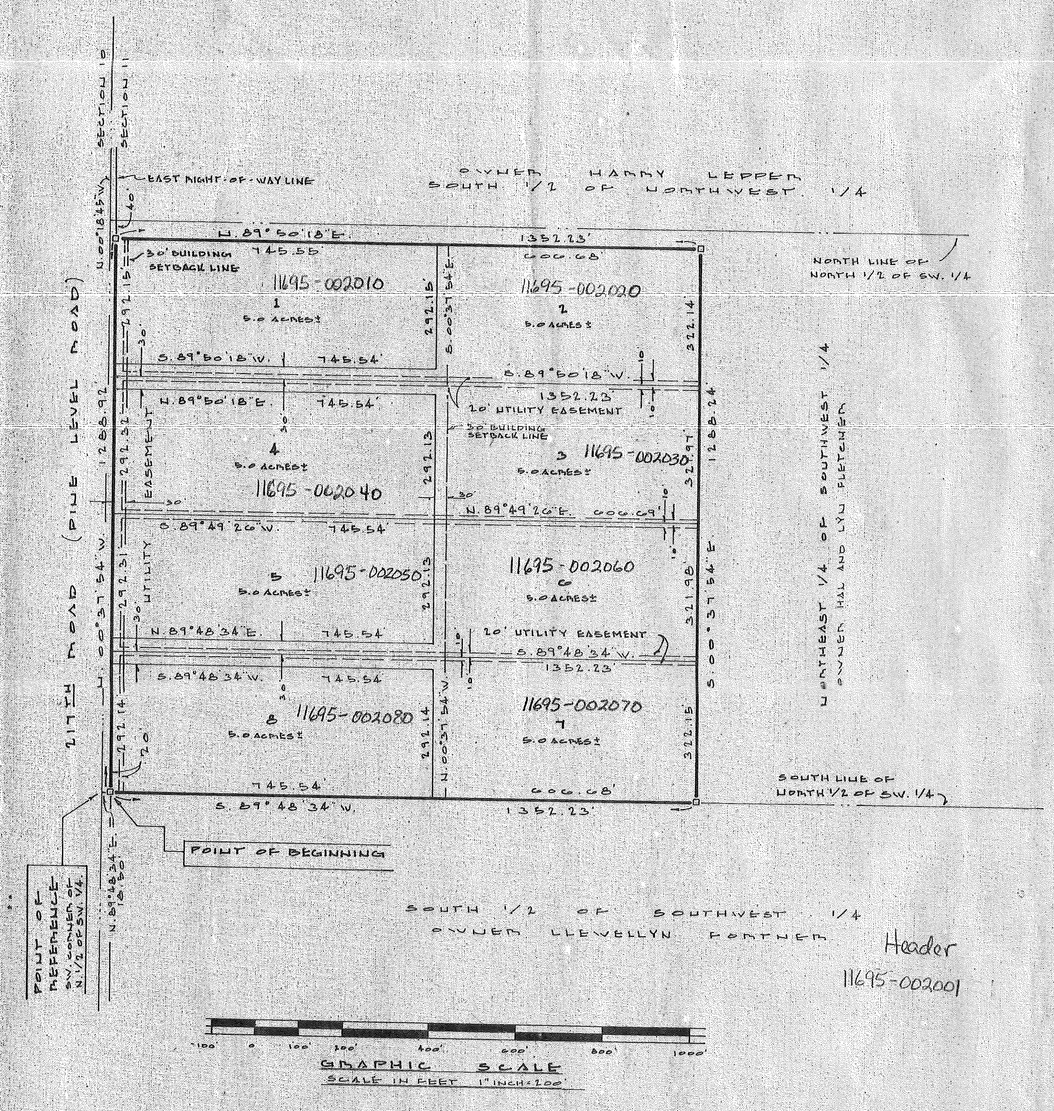
7) FRAME DWELLING ON LOT 1, NOT LOCATED.

DENOTES 20' UTILITY EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES.

PINE HILL FALLS WITHIN ZONE X FLOOD HAZARD AREA. ZONE X: DENOTES AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

SITUATED IN: PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA.

DESCRIPTION: PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4, THENCE RUN NORTH 89°48'34" EAST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 18.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF 217th ROAD (PINE LEVEL ROAD) AND POINT OF BEGINNING; THENCE RUN NORTH 00°37'54" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1288.92 FEET; THENCE RUN NORTH 89°50'18" EAST, A DISTANCE OF 1352.23 FEET; THENCE RUN SOUTH 00°37'54" EAST, A DISTANCE OF 1288.24 FEET TO SAID SOUTH LINE; THENCE RUN SOUTH 89°48'34" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1352.23 FEET TO THE POINT OF BEGINNING. CONTAINING 40.00 ACRES MORE OR LESS.



GRAPHIC SCALE
SCALE IN FEET 1" INCH=100'

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESES PRESENT THAT HAL FLETCHER AND LYN FLETCHER HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "PINE HILL 2," AND THAT THE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PURPOSES HEREIN STATED.

HAL FLETCHER
RT. 6, BOX 676
LIVE OAK, FLORIDA. 32060
904-362-1236

WITNESS J. Sherman Frier
WITNESS Keith Heppert

LYN FLETCHER
RT. 6, BOX 676
LIVE OAK, FLORIDA. 3260
904-362-1236

WITNESS Keith Heppert
WITNESS [illegible]

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS 9 DAY OF JANUARY A.D. 1995, BEFORE ME PERSONALLY APPEARED HAL FLETCHER AND LYN FLETCHER AS OWNERS TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA,
THIS 9 DAY OF JANUARY A.D. 1995.

Timothy Dance Dean
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: JUNE 13, 1995

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

Lawn O. Nelson Jr. CHAIRMAN

ATTEST: [illegible]

DATE: January 20, 1995

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 FILLED FOR RECORDED THIS 17 DAY OF JANUARY A.D. 1995, IN PLAT BOOK 1, PAGE 422 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY FLORIDA.

CLERK OF CIRCUIT COURT, SUWANNEE COUNTY, FLORIDA.

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 AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS PLATTED DOES NOT FALL WITHIN A FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0180A. EXCEPT AS SHOWN.

J. Sherman Frier
REGISTERED LAND SURVEYOR
FLA. CERT. NO. 2245
DATE: January 6, 1995
JOB NO. 149-94

J. SHERMAN FRIER & ASSOCIATES
LAND SURVEYORS
120 NORTH OHIO AVENUE, P.O. BOX 520, LIVE OAK, FLORIDA 32060
PHONE: 904-362-4629

TA /KR

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.

DRIVEWAY CULVERT NOTE:

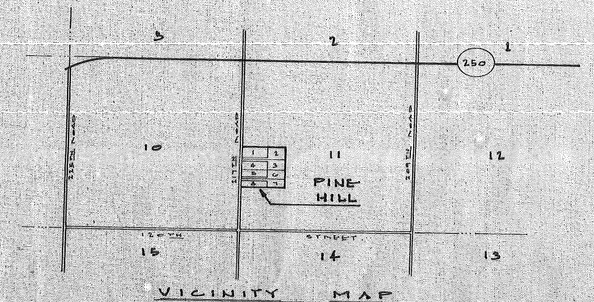
INTERIOR LOTS WITH COMMON ACCESS SHALLBE REQIRED TO HAVE COMMON DRIVEWAYS INSTALLED AT DEVELOPERS EXPENSE, SUBJECT TO DIRECTION BY COUNTY ROAD DEPARTMENT DIRECTOR.

FLAG LOT NOTE:

30.00 FOOT STEMS (FLAGS) ON LOTS 2,3,6,7, CONSTITUTE A PORTION OF SAID LOTS AND WILL NOT BE MAINTAINED BY SUWANNEE COUNTY FOR ROADWAYS.

NOTICE:

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



VICINITY MAP
NOT TO SCALE

8 - 5 ACRE LOTS
40 ACRES TOTAL