

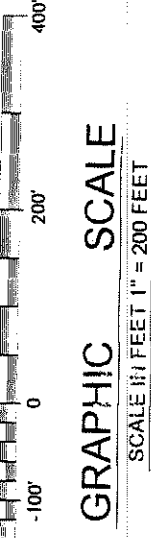
Pines of

Pennington

West

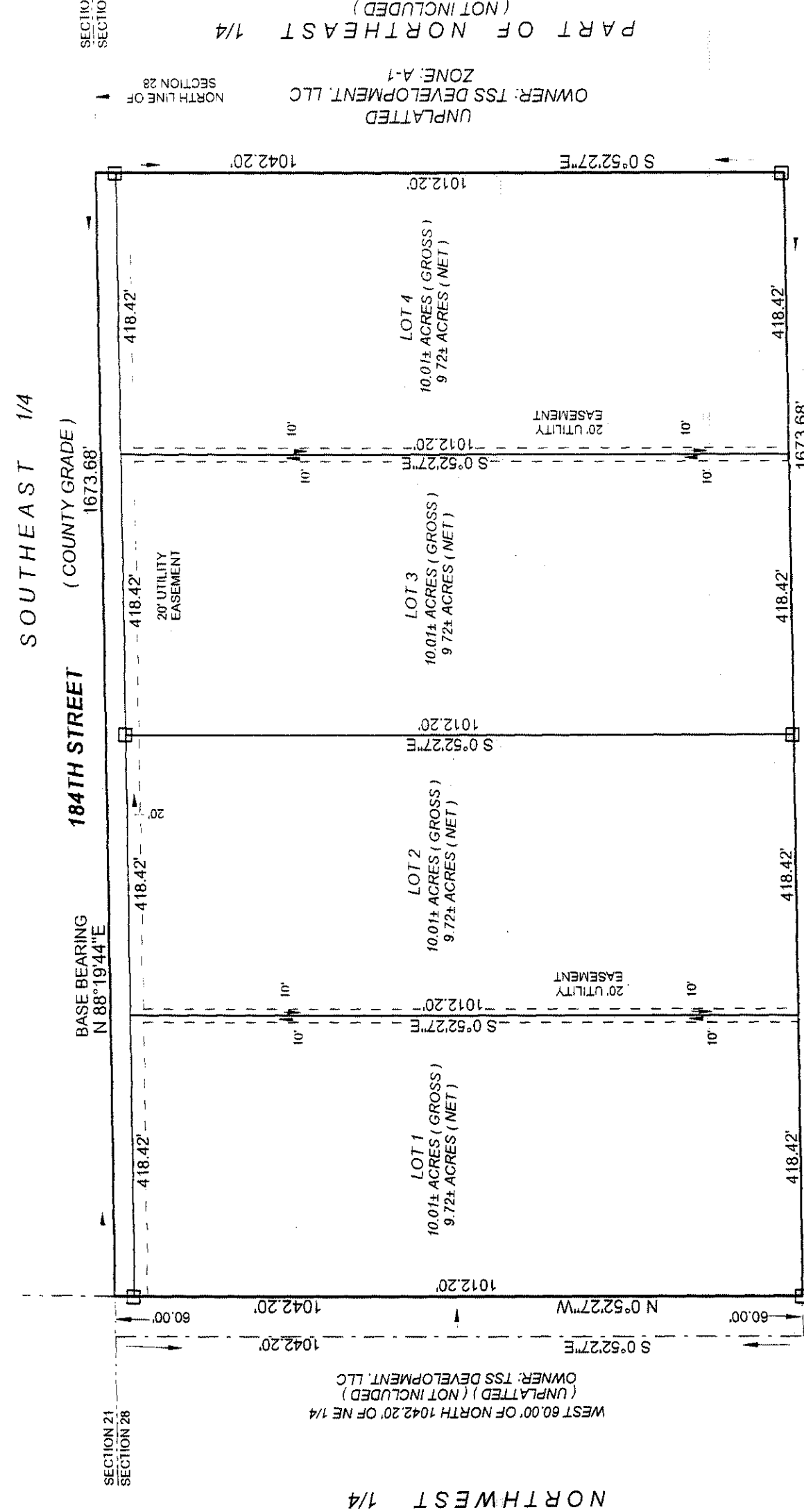
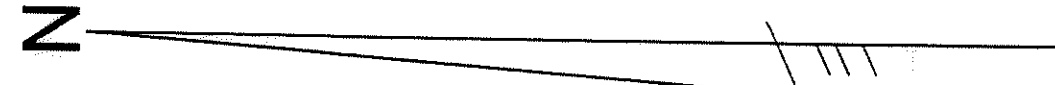
PINES OF PENNINGTON WEST

THE EAST 1673.68 FEET OF THE WEST 1733.68 FEET OF THE NORTH 1042.20 FEET OF THE NORTH-EAST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 15 EAST, SUWANNEE COUNTY, FLORIDA, CONTAINING 40.04 ACRES MORE OR LESS



NOTICE: This plat, as recorded in its graphic form, is the official record of the survey and shall be the basis for all other records in no circumstances be supplanted in authority by any other graphic record. These may be additional records of the survey, but they may be found in the public records of this county.

NOTICE: All public utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television service. The easement shall be subject to the construction, installation, maintenance, and operation of cable television service. The easement shall be subject to the use and services of an electric television company public utility. In the event a cable television company public utility is established, it shall be solely responsible for the damage.



OWNER: TSS DEVELOPMENT, LLC
UNPLATTED
ZONE: A-1
SOUTHEAST 1/4
PART OF NORTHEAST 1/4
(NOT INCLUDED)

OWNER: TSS DEVELOPMENT, LLC
UNPLATTED
ZONE: A-1
NORTHWEST 1/4
PART OF NORTHEAST 1/4
(NOT INCLUDED)

UTILITY EASEMENT DETAIL:



DEVELOPER: TSS DEVELOPMENT, LLC
OWNER: TSS DEVELOPMENT, LLC
UNPLATTED
ZONE: A-1
NORTHWEST 1/4
PART OF NORTHEAST 1/4
(NOT INCLUDED)

- ABBREVIATIONS
- A: NORTH
- B: SOUTH
- C: WEST
- D: EAST
- E: POINT OF BEGINNING
- F: POINT OF TERMINATION
- G: CENTERLINE
- H: CENTERLINE
- I: CENTERLINE
- J: CENTERLINE
- K: CENTERLINE
- L: CENTERLINE
- M: CENTERLINE
- N: CENTERLINE
- O: CENTERLINE
- P: CENTERLINE
- Q: CENTERLINE
- R: CENTERLINE
- S: CENTERLINE
- T: CENTERLINE
- U: CENTERLINE
- V: CENTERLINE
- W: CENTERLINE
- X: CENTERLINE
- Y: CENTERLINE
- Z: CENTERLINE

DEVELOPER: TSS DEVELOPMENT, LLC
OWNER: TSS DEVELOPMENT, LLC
UNPLATTED
ZONE: A-1
NORTHWEST 1/4
PART OF NORTHEAST 1/4
(NOT INCLUDED)

FINISHED FLOOR CRITERIA:

NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA OR DEPRESSIONS, WHEN ESTABLISHING A FINISHED FLOOR ELEVATION TO BE A MINIMUM OF 6" ABOVE THE ANNUAL FRESHWATER FLOOD ELEVATION OF THE BUILDING FOOTPRINT. IN ADDITION, ON SLOPING LOTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE DETERMINED BY THE ANNUAL FRESHWATER FLOOD ELEVATION OF THE BUILDING FOOTPRINT.

BUILDING SET BACKS:

FRONT: 15 FEET
SIDE: 15 FEET
REAR: 15 FEET

FLOOD ZONE INFORMATION:

THE PROPERTY AS SHOWN FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 100000103A.

BUILDING PERMIT NOTE:

NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA OR DEPRESSIONS, WHEN ESTABLISHING A FINISHED FLOOR ELEVATION TO BE A MINIMUM OF 6" ABOVE THE ANNUAL FRESHWATER FLOOD ELEVATION OF THE BUILDING FOOTPRINT. IN ADDITION, ON SLOPING LOTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE DETERMINED BY THE ANNUAL FRESHWATER FLOOD ELEVATION OF THE BUILDING FOOTPRINT.

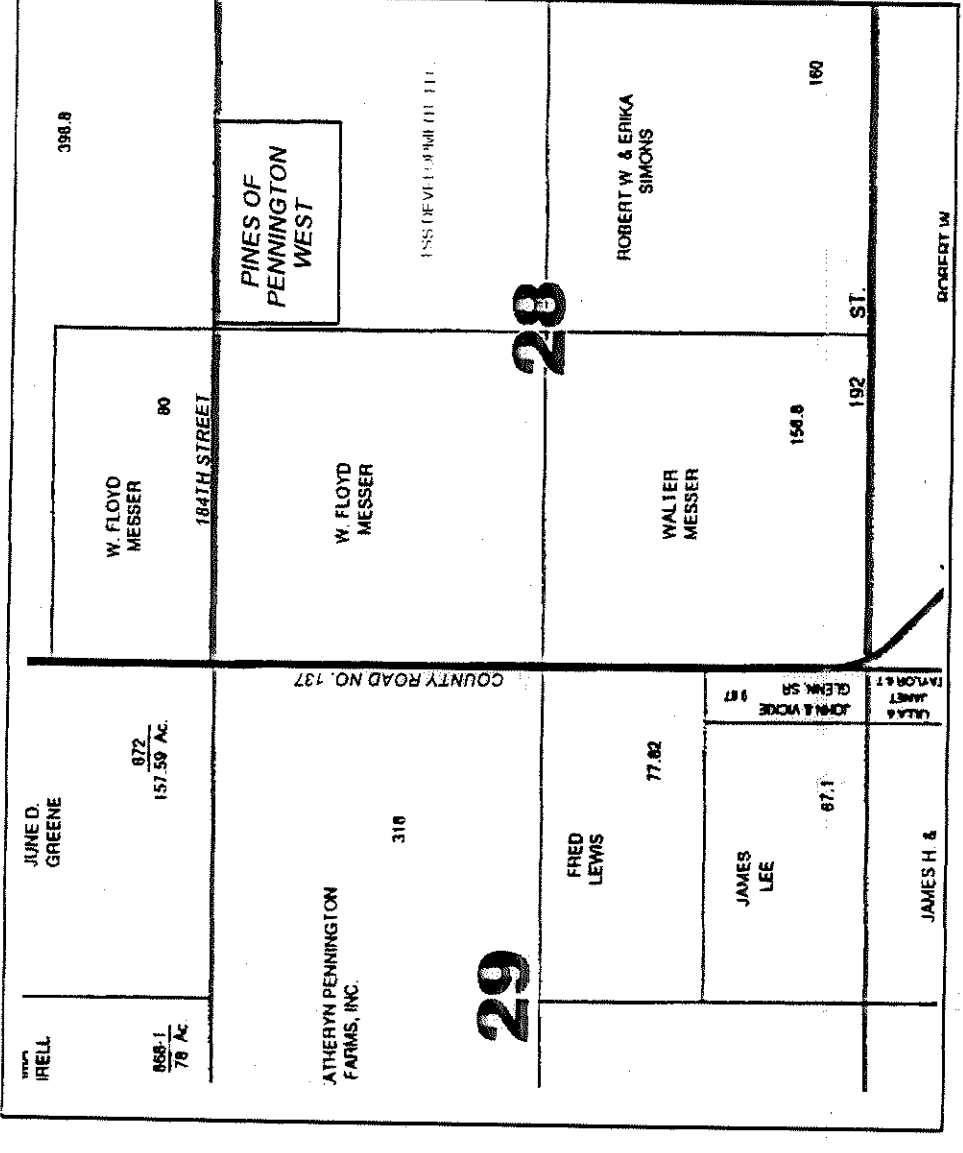
SPECIAL NOTE:

WATER RUN-OFF FROM 184TH STREET RIGHT-OF-WAY MAY OCCUR DURING HEAVY RAINS.

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN PINES OF PENNINGTON WEST: THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS. BE AWARE THAT SUCH AGRICULTURAL OPERATIONS MAY CAUSE ODORS, FLEES POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

VICINITY MAP

NOT TO SCALE



LEGEND AND NOTES:

- 1) HEADINGS BASED ON THE NORTH LINE OF SECTION 28 (1887944E)
- 2) FOR SECTION BREAKDOWN, SEE JOB FILE OF SECTION 28
- 3) 5/4' REBAR (WITH CAP STAMPED, LB # 7770), SET ON ALL LOT CORNERS, UNLESS NOTED OTHERWISE

BUILDING SET BACKS:

FRONT: 15 FEET
SIDE: 15 FEET
REAR: 15 FEET

FLOOD ZONE INFORMATION:

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ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT PRESIDENT, CLERK, AND MEMBER OF THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA, HAVE CAUSED THE LANDS DESCRIBED HEREIN TO BE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

WITNESSES: *[Signatures]*
TIMOTHY BRUCE ALDRON
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: *June 29, 2007*

STATE OF FLORIDA, COUNTY OF SUWANNEE

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: *June 29, 2007*

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT COLUMBIA COUNTY, FLORIDA, HAS CAUSED THE LANDS DESCRIBED HEREIN TO BE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

WITNESSES: *[Signatures]*
TIMOTHY BRUCE ALDRON
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: *June 29, 2007*

STATE OF FLORIDA, COUNTY OF COLUMBIA

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: *June 29, 2007*

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

[Signatures]
DATE: *4-25-2006*

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 FILED FOR RECORD IN THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA, ON *4-25-2006* AT *10:00 AM* IN PLAT BOOK *1*, PAGE *528* OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:

[Signature]
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 2000

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
100 WEST HAWAII, SUWANNEE COUNTY, FLORIDA 32064
PHONE: 386-392-4829 FAX: 386-392-5070