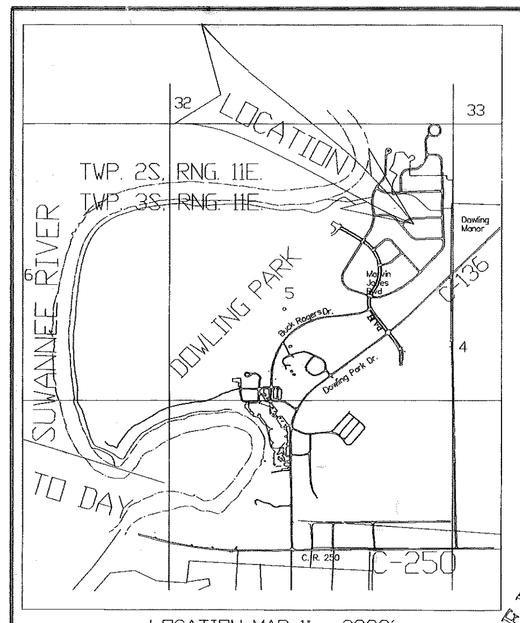
River Woods Unit III

DN Map 6/8/04

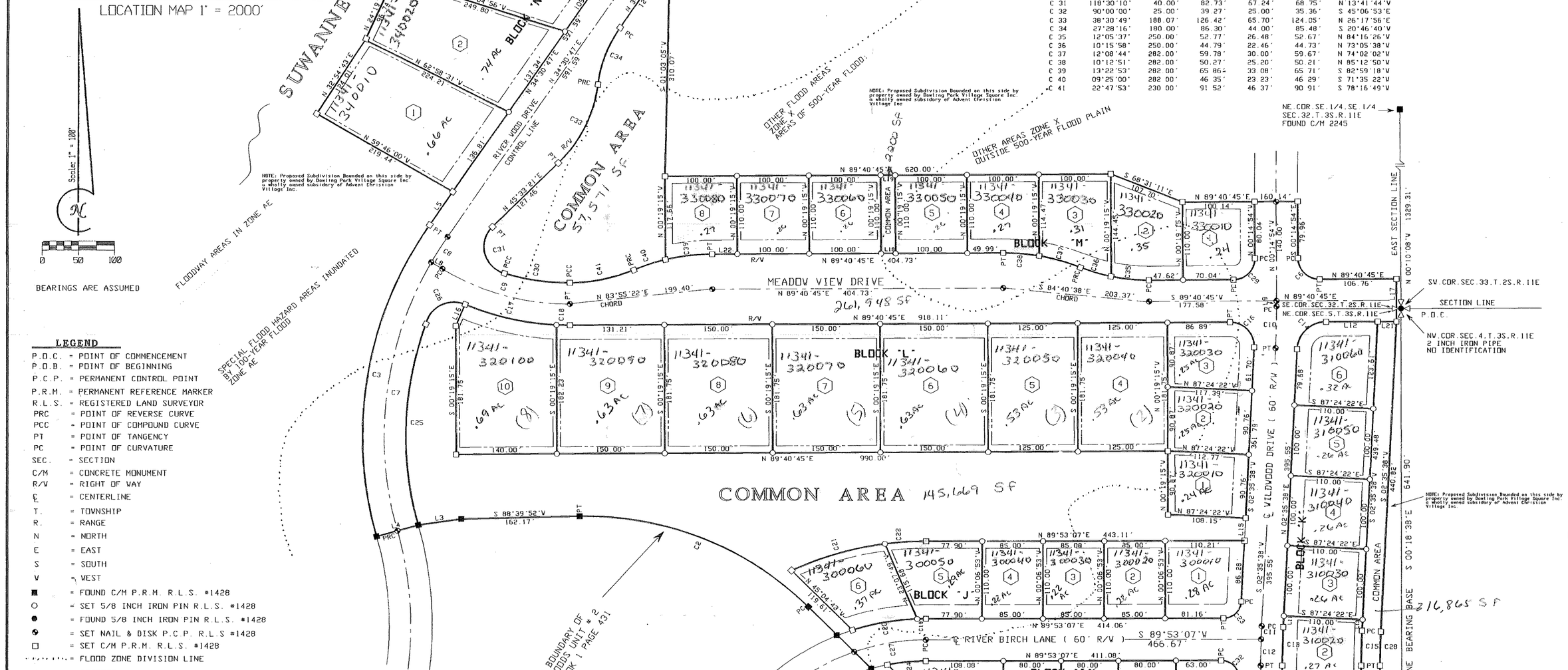
RIVER WOODS SUBDIVISION UNIT NO. 3

PLAT BOOK 1 PAGE 448

SITUATED IN: The North half of the NE1/4 OF Section 5, Township 3 South, Range 11 East, Suwannee County, Florida.
AISO SITUATED IN: The South half of the SE1/4 of Section 32, Township 2 South, Range 11 East, Suwannee County, Florida.



LOCATION MAP 1" = 2000'



LINE TABLES

LINE	BEARING	DISTANCE
L 1	N 89°42'02"V	30.46'
L 2	S 46°05'12"V	76.20'
L 3	S 81°45'28"V	60.52'
L 4	S 74°09'43"V	60.00'
L 5	N 34°30'47"E	56.34'
L 6	N 34°30'47"E	51.61'
L 7	S 55°29'13"E	30.00'
L 8	S 58°13'59"E	18.14'
L 9	S 00°14'54"E	7.99'
L 10	N 00°06'53"V	33.94'
L 11	N 02°35'38"E	15.87'
L 12	N 89°40'45"E	71.81'
L 13	S 00°18'38"V	15.87'
L 14	S 00°06'53"E	34.74'
L 15	N 02°35'38"E	32.30'
L 16	S 23°13'52"V	33.11'
L 17	S 00°14'54"E	60.00'
L 18	N 89°40'45"E	20.00'
L 19	N 89°40'45"E	20.00'
L 20	N 89°42'02"V	31.22'
L 21	N 89°40'45"E	36.25'
L 22	S 89°40'45"V	34.74'

CURVE TABLES

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	45°02'10"	160.00'	125.76'	66.33'	122.55'	N 67°35'48"V
C 2	46°15'25"	440.00'	355.23'	187.93'	345.66'	N 68°12'25"V
C 3	50°21'04"	527.46'	463.53'	247.93'	448.75'	N 09°20'15"E
C 4	246°25'19"	60.00'	258.05'		100.40'	S 22°16'34"E
C 5	66°25'19"	40.00'	46.37'	26.19'	43.82'	S 67°43'26"V
C 6	90°04'21"	30.00'	47.16'	30.04'	42.45'	S 45°17'05"E
C 7	45°24'08"	497.46'	394.19'	208.10'	383.96'	N 06°51'47"E
C 8	04°56'57"	497.46'	42.97'	21.50'	42.96'	N 32°02'19"E
C 9	32°01'16"	334.28'	186.82'	95.92'	184.40'	S 74°18'37"E
C 10	02°50'32"	1185.14'	58.79'	29.40'	58.78'	S 01°10'22"V
C 11	00°54'14"	1185.14'	18.69'	9.35'	18.69'	S 02°08'31"V
C 12	01°48'17"	1185.14'	37.33'	18.67'	37.33'	S 00°47'16"V
C 13	02°42'31"	1155.14'	54.61'	27.31'	54.60'	N 01°14'23"E
C 14	87°05'06"	40.33'	61.30'	38.33'	55.56'	N 46°08'13"E
C 15	02°42'31"	1045.14'	49.41'	24.71'	49.40'	S 01°14'23"V
C 16	92°54'48"	33.52'	54.36'	35.27'	48.60'	N 43°51'48"V
C 17	20°35'45"	364.28'	130.94'	66.19'	130.24'	S 77°03'51"E
C 18	02°57'22"	364.28'	18.80'	9.40'	18.79'	S 88°50'34"E
C 19	02°06'03"	330.00'	12.10'	6.05'	12.10'	S 88°50'05"V
C 20	15°56'51"	330.00'	91.85'	46.22'	91.55'	S 79°48'39"V
C 21	17°37'51"	440.00'	135.39'	68.24'	134.86'	N 73°35'02"E
C 22	07°29'10"	440.00'	57.49'	28.79'	57.45'	N 86°08'32"E
C 23	87°17'25"	25.00'	38.09'	23.84'	34.51'	S 46°14'22"V
C 24	11°22'19"	270.00'	53.59'	26.88'	53.50'	S 84°11'57"V
C 25	35°32'33"	467.46'	289.98'	149.83'	285.35'	N 01°55'59"E
C 26	100°32'25"	40.00'	70.19'	48.13'	61.53'	N 62°57'40"E
C 27	19°24'54"	300.00'	101.66'	51.32'	101.17'	S 80°10'40"V
C 28	02°42'31"	1018.92'	48.17'	24.09'	48.16'	S 01°14'24"V
C 29	89°55'38"	30.00'	47.09'	29.96'	42.40'	S 44°42'55"V
C 30	17°22'26"	304.28'	92.27'	46.49'	91.91'	N 81°38'02"V
C 31	118°30'10"	40.00'	82.73'	67.24'	68.75'	N 13°41'44"V
C 32	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 45°06'53"E
C 33	38°30'49"	188.07'	126.42'	65.70'	124.05'	N 26°17'56"E
C 34	27°28'16"	180.00'	86.30'	44.00'	85.48'	S 20°46'40"V
C 35	12°05'37"	250.00'	52.77'	26.48'	52.67'	N 84°16'26"V
C 36	10°15'58"	250.00'	44.79'	22.46'	44.73'	N 73°05'38"V
C 37	12°08'44"	282.00'	59.78'	30.00'	59.67'	N 74°02'02"V
C 38	10°12'51"	282.00'	50.27'	25.20'	50.21'	N 85°12'50"V
C 39	13°22'53"	282.00'	65.86'	33.08'	65.71'	S 82°59'18"V
C 40	09°25'00"	282.00'	46.35'	23.23'	46.29'	S 71°35'22"V
C 41	22°47'53"	230.00'	91.52'	46.37'	90.91'	S 78°16'49"V

LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MARKER
R.L.S. = REGISTERED LAND SURVEYOR
PRC = POINT OF REVERSE CURVE
PCC = POINT OF COMPOUND CURVE
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
SEC. = SECTION
C/M = CONCRETE MONUMENT
R/W = RIGHT OF WAY
℄ = CENTERLINE
T. = TOWNSHIP
R. = RANGE
N = NORTH
E = EAST
S = SOUTH
V = WEST
■ = FOUND C/M P.R.M. R.L.S. #1428
○ = SET 5/8 INCH IRON PIN R.L.S. #1428
● = FOUND 5/8 INCH IRON PIN R.L.S. #1428
= SET NAIL & DISK P.C.P. R.L.S #1428
□ = SET C/M P.R.M. R.L.S. #1428
= FLOOD ZONE DIVISION LINE
' = DEGREES
" = MINUTES
= SECONDS

DESCRIPTION:

A portion of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section 5, Township 3 South, Range 11 East. Also a portion of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section 32, Township 2 South, Range 11 East, Suwannee County, Florida.

Being More Particularly Described As Follows:

Commence at the Northeast (NE) corner of Section 5, Township 3 South, Range 11 East, Suwannee County Florida; thence run S 00°18'38" E along the East Section line 641.90 feet; thence run N 89°42'02" V 30.46 Feet to the Southeast corner of Riverwoods Subdivision Unit No. 3 For the POINT OF BEGINNING; Said point also being the North line of Riverwoods Subdivision Unit No. 2; thence from said P.O.B., continue along the said North line of Riverwoods Subdivision Unit No. 2 on the Following Nine (9) Courses: (1) N 89°42'02" V 166.22 Feet; (2) S 46°05'12" V 76.20 Feet; (3) S 89°53'07" V 238.00 Feet to the Point of Curvature; (4) thence 125.76 Feet along the Arc of a curve to the right, said curve having a Radius of 160.00 Feet; Delta Angle of 45°02'10"; and a Chord of 122.55 Feet which bears N 67°35'48" V to the Point of Tangency; (5) N 45°04'43 V 316.17 Feet to the Point of Curvature; (6) thence 355.23 Feet along the Arc of a curve to the left, said curve having a Radius of 440.00 Feet; Delta Angle of 46°15'25"; and a Chord of 345.66 Feet which bears N 68°12'25 V to the Point of Tangency; (7) S 88°39'52 V 162.17 Feet; (8) S 81°45'28" V 60.52 Feet to the Easterly Right of Way of Riverwood Drive; (9) S 74°09'43 V 60.00 Feet to the Westerly Right of Way line of Riverwood Drive, said point being a Point of Curvature; thence 463.53 Feet along the Arc of a curve to the right said curve having a Radius of 527.46 Feet; Delta Angle of 50°21'04"; and a Chord of 448.75 feet; which bears N 09°20'15" E to the Point of Tangency; thence continue along said Westerly Right of Way N 34°30'47" E 56.34 Feet; thence along said Road Right of Way run N 59°46'00" V 219.44 Feet; thence N 32°54'83" E 124.01 Feet; thence N 24°19'57" E 96.74 Feet; thence N 11°05'12" E 143.61 Feet; thence N 12°36'18" E 95.92 Feet; thence N 87°53'14" E 186.87 Feet; thence S 39°44'15" E 189.42 Feet to the said Westerly Right of Way line of Riverwood Drive; thence N 34°30'47" E 51.61 Feet to the Point of Curvature; thence 258.05 Feet along the Arc of a curve to the right, said curve having a Radius of 60.00 Feet; Delta Angle of 246°25'19"; and a Chord of 100.40 Feet which bears S 22°16'34" E to a Point of Reverse Curvature; thence 46.37 Feet along the Arc of a curve to the left, said curve having a Radius of 40.00 Feet; Delta Angle of 66°25'19"; and a Chord of 43.82 Feet which bears S 67°43'26" V to a Point of Tangency; thence leaving said road from the Easterly Right of Way run S 01°03'05" V 310.07 Feet; thence N 89°40'45" E 620.00 Feet; thence S 68° 31'11" E 107.70 Feet; thence N 89°40'45" E 160.14 Feet; to the Easterly Right of Way line of Vildwood Drive said road having a Right of Way of 60.00 Feet; thence run along said Easterly Right of Way S 00°14'54" E 79.96 Feet to the Point of Curvature; thence 47.16 Feet along the Arc of a curve to the left, said curve having a Radius of 30.00 Feet; Delta Angle of 90°04'21"; and a Chard of 42.45 Feet which bears S 45°17'05" E to the Point of Tangency; said point being on the Northerly Right of Way of Meadowview Drive; thence N 89°40'45" E along said Right of Way 106.76 feet; thence run S 00°14'54" E 60.00 Feet to the Southerly Right of Way line of said Meadowview Drive; thence S 02°35'38" V 440.82 Feet to the Point of Curvature; thence 48.17 Feet along the Arc of a curve to the left, said curve having a Radius of 1018.92 Feet; Delta Angle of 02°42'31", and a chard of 48.16 Feet which bears S 01°14'24" V to the Point of Tangency; thence S 00°06'53" E 134.93 Feet Back to the POINT OF BEGINNING. Containing 26.12 Acres more or less.

ADOPTION AND DEDICATION:

Known all men by these present that the DOWLING PARK VILLAGE SQUARE, INC. A corporation under the laws of the STATE OF FLORIDA, has caused the lands herein described to be surveyed subdivided and platted to be known as the RIVER WOODS SUBDIVISION UNIT NO. 3.

ROADS:
Roads and rights of ways depicted within the RIVER WOODS SUBDIVISION will not be dedicated to the county but shall be held as private roads, under the ownership of DOWLING PARK VILLAGE SQUARE, INC. a perpetual easement is here by granted in favor of all Property owners within the SUBDIVISION, their SUCCESSORS, LICENSES and assigns, FOR THE PURPOSE OF ACCESS TO THEIR PROPERTY.
UTILITY EASEMENTS:
Easements within the road right of ways designated herein are dedicated For the use of Suwannee Valley Electric, Alltell Telephone Company, and the ADVENT CHRISTIAN VILLAGE. For the extension of electrical, telephone and water and sewer utilities respectively.
COMMON AREAS:
Common areas designated as GREEN SPACES within the Subdivision are hereby reserved For the common use and enjoyment of the property owners of the Subdivision and such others as may be designated by the DOWLING PARK VILLAGE SQUARE INC. these areas shall be maintained as GREEN SPACES in perpetuity.

JAMES L. HUMBLES
PRESIDENT

WITNESS
WITNESS

SUBDIVIDER:
DOWLING PARK VILLAGE SQUARE, INC. PO Box 4329 Dowling Park, Fl. 32064 (904-658-5319) Agent: Jones Schenek

STATE OF FLORIDA, COUNTY OF SUVANNEE:

I hereby certify that on this 11th day of JANUARY A.D. 2001 before ne personally appeared JAMES L. HUMBLES President, Secretary of the DOWLING PARK VILLAGE SQUARE, INC. the individuals who executed the foregoing dedication and they acknowledge execution thereof

NOTARY PUBLIC, STATE OF FLORIDA

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA
THIS 11th DAY OF JANUARY A.D. 2001
MY COMMISSION EXPIRES:

JANE L. YATROS
MY COMMISSION # CC771413
EXPIRES: September 10, 2002
Bonded Thru Notary Public Underwriters

DEDICATION OF MORTGAGEE:

This is to certify that First Federal Savings Bank of Florida of being a mortgagee of those lands described in the foregoing caption of this plat. All roads and common areas to remain private and under the ownership of the DOWLING PARK VILLAGE SQUARE, INC.

PRESIDENT

WITNESS
WITNESS

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

CHAIRMAN
DATE: 1/16/01

ATTEST

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 22 day of FEB A.D. 2001 IN PLAT BOOK 1 PAGE 448 of the Public Records of said Suwannee County, Florida.

CLERK OF CIRCUIT COURT, SUVANNEE COUNTY, FLORIDA

CERTIFICATE OF SUBDIVIDERS ENGINEER

This is to certify, that on GREGORY G. BAILEY, Registered Florida Engineer, PO Box 3717 Lake City Fl. 32056 (904-752-5640), as Specified within Chapter 471, Florida Statutes, License No. Does hereby certify that all required improvements have been installed in compliance with the approved construction plans and is applicable, any any submitted "AS BUILTS" blue prints in accordance with the requirements of the BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA.

REGISTERED FLORIDA ENGINEER (SEAL)

CERTIFICATE OF SURVEYOR

Know all men by these presents, that the undersigned, being a Licensed and Registered Land Surveyor, as provided under CHAPTER 61G17-6, F.A.C., pursuant to section 472.027, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on he completed the survey of the lands as shown in the Foregoing plat of plan: That said plat is a correct representation of the lands therein described and platted or subdivided; That permanent reference monuments have been placed as shown thereon as required by 61G17-6, Florida Statutes, as amended;
and that the said is located in SECTION 5, TOWNSHIP 3 SOUTH, AND RANGE 11 EAST, SUVANNEE COUNTY, FLORIDA

BLUES LAND SURVEYING LICENSE BUSSINESS # 0006941

NOLAN J. BLUE REG. NO. 1428

01-08-01
DATE:

This Plat not valid without the signature and original raised seal of the above signed Florida licensed surveyor and mapper.

SURVEYOR NOTES:

(1) Survey closure exceeds 1: 10,000
(2) Bearing base on East Line of Section 5, Township 3 South, Range 11 East.
(3) Utility Easements adjacent to roadways are 20' wide on each side.
(4) Rear line easements are 10' wide.
(5) 10' Typical utility easements on all rear lots.
(6) Adjacent property owned by Advent Christion Village and Dowling Park Development Inc.
(7) 39 Total lots contained in this Subdivision.
(8) Sideline easements between lots are 5' wide on each lot.

Note: Minimum building set back lines
(a) Front 20'
(b) Back 15'
(c) Side 10'

FIRM FLOOD ZONE DATA:

According to Feno Flood Map Panel No. 120300 0090A
Subject property lies within the following Four Flood Zones.

(1)Floodway areas in Zone AE, Base Flood Elevations Determined (61.0').

(2) Special Flood Hazard Areas Inudated by 100-year Flood Zone AE, Base Flood Elevations Determined.

(3) Other Flood Areas Zone X, areas of 500-year Flood; Areas of 100-year Flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas Protected by levees From 100-year flood

(4) Other areas Zone X, areas Determined to be outside 500-year Flood Plain

'NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided land described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.'

Additional Adopters:
The undersigned mortgagees hold title to property contained within the boundaries of this plat, to the extent as not as of filed, they do join with Dowling Park Village Square Inc. and agree to the inclusion of their property in this plat. And do further agree to all comments and restrictions contained therein.

Block N Lot 3 10083 River Wood Drive
Robert Cole Kim L. Cole Witness
Block N Lot 10 10093 River Wood Drive
John C. Stone Virginia C. Stone Witness
Block L Lot 10a 23058 Meadow View Drive
Anthony J. Banks Sheila C. Banks Witness
Block L Lot 7 23060 Meadow View Drive
Gary L. Fulford Kara C. Fulford Witness
Block L Lot 3 23080 Meadow View Drive
Kenneth J. Gill Mary H. Gill Witness
Block L Lot 1 23090 Meadow View Drive
Robert A. Hudson Barbara A. Hudson Witness
Block L Lot 2 23340 Meadow View Drive
Fred DeVeau Dorothy M. DeVeau Witness

NORTH BOUNDARY OF RIVERWOODS UNIT # 2 PLAT BOOK 1 PAGE 431

SUBDIVISION CONTAINING:
26.12 ACRES MORE OR LESS
39 TOTAL LOTS

Compliance Certification

This plat has been reviewed for compliance with Chapter 177 of the Florida Statutes by Registered Surveyor and Mapper
Florida Certificate Number:

CURTIS E. KEEN
STATE OF FLORIDA
3712
PROFESSIONAL SURVEYOR AND MAPPER

NOLAN J. BLUE REGISTERED LAND SURVEYOR No 1428 STATE OF FLORIDA

BLUES LAND SURVEYING LB# 0006941
NOLAN J. BLUE SURVEYOR & MAPPER #1428

CERTIFICATION

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED CHAPTER 61G17-6, F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BLUES LAND SURVEYING
2509 CW McCLELLAN ROAD PERRY, FLORIDA 32347 (850-584-5507)

BOUNDARY SURVEY DATE 09-17-00

PLAT DRAWING
DATE 09-17-00
REVISED 11-10-00
REVISED 01-08-01

FIELD BOOK 1-00 D-PARK
FILE NAME RVD-ND-3
SHEET No. 1 OF 1