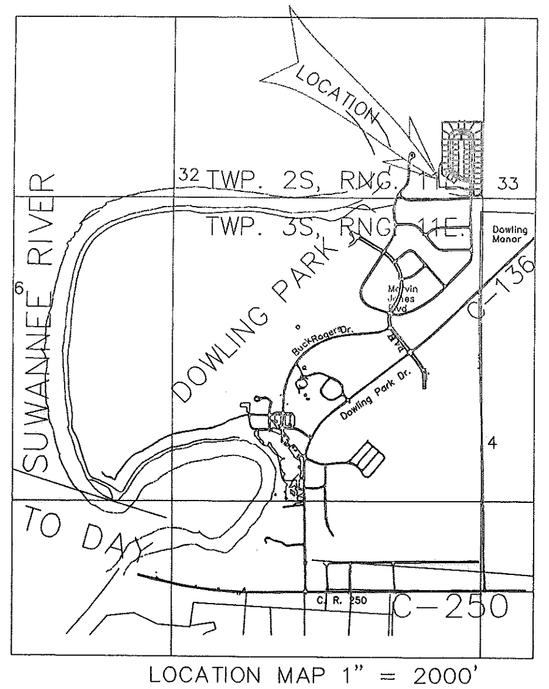
DN Map
6/8/04

RIVER WOODS SUBDIVISION UNIT NO. 4

PLAT BOOK 01 PAGE 484

SITUATED IN: THE SE 1/4 OF THE SE 1/4 OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA.



LOCATION MAP 1" = 2000'

Scale: 1" = 100'

0 50 100

BEARINGS ARE ASSUMED

LINES TABLES

LINE	BEARING	DISTANCE
L 1	N 00°26'26"W	2.54'
L 2	S 53°09'13"E	29.98'
L 3	S 53°09'13"E	41.63'
L 4	S 53°09'13"E	41.63'
L 5	N 89°33'34"E	29.39'
L 6	S 00°26'26"E	20.41'
L 7	S 53°09'13"E	78.80'
L 8	S 53°09'13"E	72.78'
L 9	N 89°33'34"E	29.39'
L 10	N 00°16'58"W	68.27'
L 11	N 00°14'54"W	8.27'
L 12	N 00°14'54"W	8.23'
L 13	N 00°26'26"W	25.09'
L 14	N 00°14'54"W	8.31'
L 15	N 00°26'26"W	27.58'
L 16	N 01°07'08"W	41.75'
L 17	S 89°40'45"W	12.70'
L 18	S 89°47'13"W	50.40'
L 19	S 89°47'13"W	49.60'
L 20	N 00°26'26"W	2.80'
L 21	N 00°26'26"W	3.20'

LEGEND

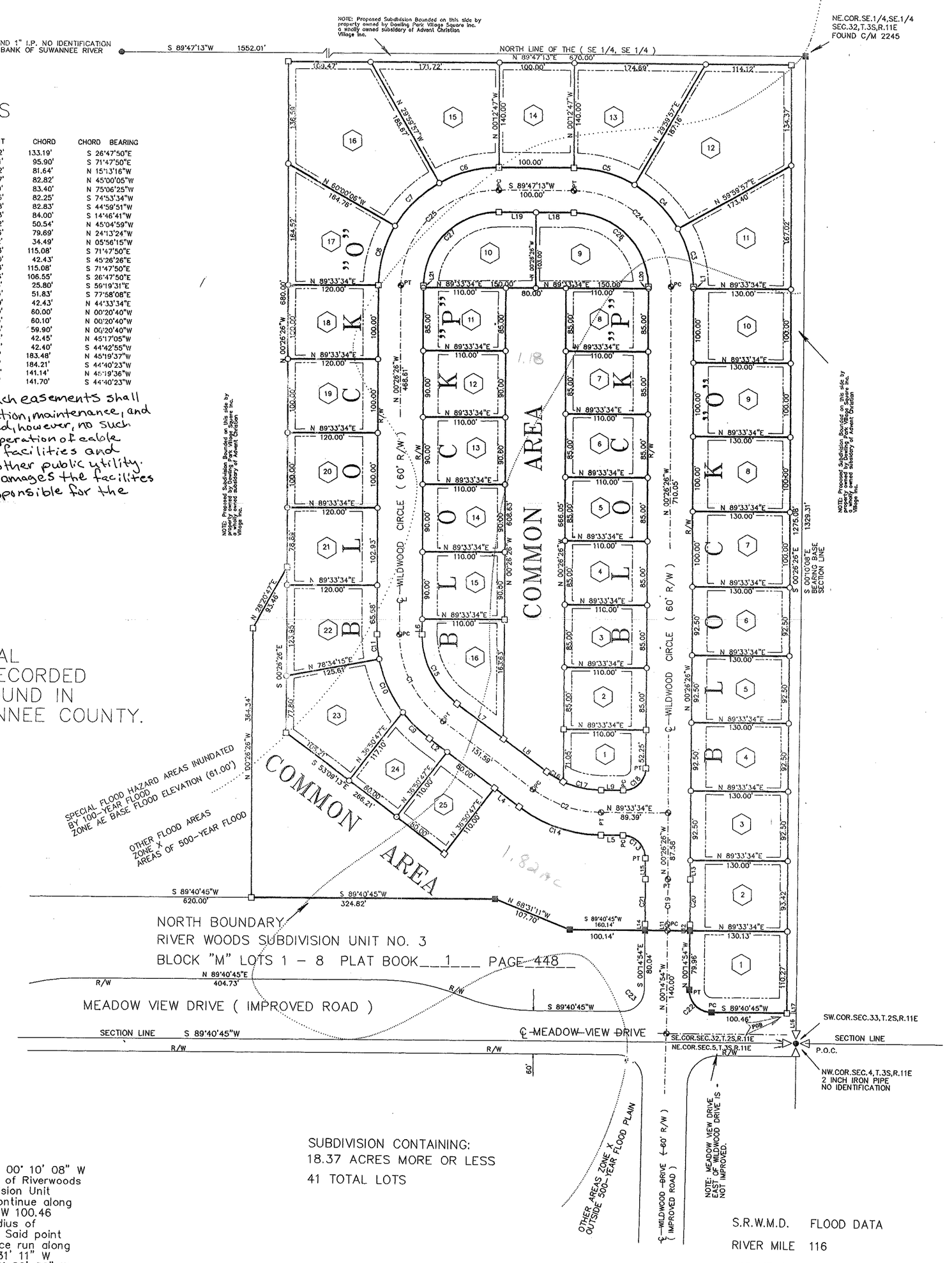
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MARKER
R.L.S. = REGISTERED LAND SURVEYOR
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
SEC. = SECTION
C/M = CONCRETE MONUMENT
R/W = RIGHT OF WAY
℄ = CENTERLINE
T. = TOWNSHIP
R. = RANGE
N = NORTH
E = EAST
S = SOUTH
W = WEST
S.R.W.M.D. = SUWANNEE RIVER WATER MANAGEMENT DEPARTMENT
■ = FOUND C/M P.R.M. R.L.S. #1428 UNLESS OTHERWISE NOTED
○ = SET 5/8 INCH IRON PIN R.L.S. #6264
● = FOUND 5/8 INCH IRON PIN R.L.S. #1428
◔ = SET NAIL & DISK P.C.P. R.L.S #6264
□ = SET C/M P.R.M. R.L.S. #6264
° = DEGREES
' = MINUTES
" = SECONDS
= NOT TO SCALE
= FOUND 2" I.P. SECTION CORNER NO IDENTIFICATION
(1) = LOT DESIGNATION

Notice:
All plated Utility easements shall provide that such easements shall also be easements for the Construction, installation, maintenance, and operation of Cable television services; provided, however, no such Construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilites of a public utility, it shall be solely responsible for the damages.

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

CURVE TABLES

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	52°42'47"	150.00'	138.00'	74.32'	133.19'	S 26°47'50"E
C 2	37°17'12"	150.00'	97.62'	50.61'	95.90'	S 71°47'50"E
C 3	29°33'41"	160.00'	82.55'	42.22'	81.64'	N 15°13'16"W
C 4	29°58'05"	160.00'	83.73'	42.83'	82.82'	N 45°00'05"W
C 5	30°12'45"	160.00'	84.37'	43.19'	83.40'	N 75°06'25"W
C 6	29°47'18"	160.00'	83.18'	42.56'	82.25'	S 74°53'34"W
C 7	30°00'08"	160.00'	83.78'	42.88'	82.83'	S 44°59'51"W
C 8	30°26'13"	160.00'	85.00'	43.53'	84.00'	S 14°46'41"W
C 9	16°08'29"	180.00'	50.71'	25.52'	50.54'	N 45°04'58"W
C 10	25°34'41"	180.00'	80.36'	40.86'	79.69'	N 24°13'24"W
C 11	10°59'38"	180.00'	34.54'	17.32'	34.49'	N 05°56'15"W
C 12	37°17'12"	180.00'	117.14'	60.73'	115.08'	S 71°47'50"E
C 13	90°00'00"	30.00'	47.12'	30.00'	42.43'	S 45°26'26"E
C 14	37°17'12"	180.00'	117.14'	60.73'	115.08'	S 71°47'50"E
C 15	52°42'47"	120.00'	110.40'	59.46'	106.55'	S 26°47'50"E
C 16	17°26'35"	120.00'	25.85'	12.98'	25.80'	S 56°19'31"E
C 17	24°56'37"	120.00'	52.24'	26.54'	51.83'	S 77°58'08"E
C 18	90°00'00"	30.00'	47.12'	30.00'	42.43'	N 44°33'34"E
C 19	0°11'32"	17884.22'	60.00'	30.00'	60.00'	N 00°30'40"W
C 20	0°11'32"	17914.22'	60.10'	30.05'	60.10'	N 00°20'40"W
C 21	0°11'32"	17854.22'	59.90'	29.95'	59.90'	N 00°20'40"W
C 22	90°04'21"	30.00'	47.16'	30.04'	42.45'	N 45°17'05"W
C 23	89°55'38"	30.00'	47.09'	29.96'	42.40'	S 44°42'55"W
C 24	89°46'21"	130.00'	203.69'	128.49'	183.48'	N 45°19'37"W
C 25	90°13'39"	130.00'	204.72'	130.52'	184.21'	S 44°40'23"W
C 26	89°46'21"	100.00'	156.68'	99.40'	141.14'	N 45°19'36"W
C 27	90°13'39"	100.00'	157.48'	100.40'	141.70'	S 44°40'23"W



SUBDIVISION CONTAINING:
18.37 ACRES MORE OR LESS
41 TOTAL LOTS

S.R.W.M.D. FLOOD DATA
RIVER MILE 116
100 YEAR FLOOD ELEVATION 61.0 FEET

DESCRIPTION:

A portion of the SE 1/4 of the SE 1/4 of Section 32, Township 2 South, Range 11 East, Suwannee County, Florida.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the SE corner of Section 32, Township 2 South, Range 11 East, Suwannee County Florida; thence run N 00° 10' 08" W Bearing Base along the East Section Line 41.75 feet; thence run S 89° 40' 45" W 12.70 feet to the Southeast corner of Riverwoods Subdivision Unit No. 4 for the Point of Beginning; Said point also being the North Boundary Line of Riverwoods Subdivision Unit No. 3, also the North Right-of-Way of Meadow View Drive; Said road having a Right-of-Way of 60.00 feet; thence continue along the said North Boundary Line of Riverwoods Subdivision Unit No. 3 on the following (6) courses; (1.) S 89° 40' 45" W 100.46 feet to the Point of Curvature; (2.) thence 47.16 feet along the Arc of a curve to the right; Said curve having a Radius of 30.00 feet; Delta Angle of 90° 04' 21" a Chord of 42.45 feet which bears N 45° 17' 05" W to the Point of Tangency; Said point also being on the Easterly Right-of-Way of Wildwood Drive, Said road having a Right-of-Way of 60.00 feet; (3.) thence run along said Easterly Right-of-way N 00° 14' 54" W 79.96 feet; (4.) thence S 89° 40' 45" W 160.14 feet; (5.) thence N 68° 31' 11" W 107.70 feet; (6.) thence S 89° 40' 45" W 324.82 feet; thence leaving said Riverwoods Subdivision Unit No. 3 run N 00° 26' 26" W 364.34 feet; thence N 28° 20' 47" E 93.46 feet; thence N 00° 26' 26" W 680.00 feet; thence run N 89° 47' 13" E 670.00 feet; thence run S 00° 26' 26" E 1275.08 feet Back to the Point of Beginning. Containing 18.37 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. 4.

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, Attell 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 (386-658-5319) Agent: James Schenek

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I hereby certify that on this 10th day of February A.D. 2004 ~~2001~~ before me 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. As personal Knowledge.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA
THIS 10th DAY OF February A.D. ~~2001~~ 2004

Mary B. Crawford
NOTARY PUBLIC, STATE OF FLORIDA
Mary B. Crawford

MY COMMISSION EXPIRES: August 21, 2005

OFFICIAL NOTARY SEAL MARY B CRAWFORD COMMISSION NUMBER DD040526 MY COMMISSION EXPIRES AUG. 21, 2005

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, SUWANNEE COUNTY, FLORIDA:

CHAIRMAN

DATE: 3-22-04

ATTEST 03-22-04

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 22nd day of March A.D. 2004 IN PLAT BOOK 1 PAGE 484 of the Public Records of said Suwannee County, Florida.

CLERK OF CIRCUIT COURT, SUWANNEE COUNTY, FLORIDA

COMPLIANCE CERTIFICATION

This plat has been reviewed for conformance with Chapter 177 of the Florida Statue by Registered Surveyor and Mapper.

Florida Certificate Number 2090

CERTIFICATE OF SUBDIVIDERS ENGINEER

This is to certify, that on 2/3/2004 PETER M. HAHN, Registered Florida Engineer, PO Box 1388 Livaook Fl. 32064 (386-362-7750), as Specified within Chapter 471, Florida Statutes, License No. 12538 Does hereby certify that all required improvements have been installed in compliance with the approved construction plans and is applicable, 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 32, TOWNSHIP 2 SOUTH, AND RANGE 11 EAST, SUWANNEE COUNTY,FLORIDA

BLUES LAND SURVEYING LICENSE BUSSINESS # 0006941

ROBERT N. BLUE REG. NO. 6264

DATE: 02/03/04

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 32, Township 2 South, Range 11 East.
(3) Adjacent property owned by Advent Christian Village and Dowling Park Development . Inc.
(4) 41 Total lots contained in this Subdivision.

Note: TYPICAL UTILITY EASEMENTS ON ALL LOT LINES
(a) Front Line Easements Are 20' Wide
(b) Rear Line Easements Are 10' Wide
(c) Side Line Easements Are 5' Wide

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

FIRM FLOOD ZONE DATA:

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

(1) Special Flood Hazard Areas inudated by 100-year Flood Zone AE, Base Flood Elevations Determined (61.00')

(2) 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.

(3) 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 lands 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."

SEAL

BLUES LAND SURVEYING LB# 0006941
ROBERT N. BLUE SURVEYOR & MAPPER #6264

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
FEBRUARY 3, 2004

PLAT DRAWING DATE
FEBRUARY 3, 2004

FIELD BOOK S-01 D-PARK
FILE NAME RWD-NO-4