PLAT BOOK 1, PAGE 364

RIVERGLEN FARMS

A SUBDIVISION IN SECTION 22, TOWNSHIP 4 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA.

GRAPHIC SCALE: 1" = 200'

LEGEND

- ▫ – PERMANENT REFERENCE MONUMENT (P.R.M.)
- – – – – PUBLIC UTILITIES EASEMENT
- SD 281 – BENCHMARK ELEVATION SET ON TOP OF PROPERTY CORNER (BASED ON U.S.C. & G.S. DATUM)

NOTES:

1. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1': 10,000'.
2. BEARINGS SHOWN HEREON ARE BASED ON A PREVIOUS SURVEY BY THIS OFFICE.
3. CONTOURS SHOWN HEREON ARE PHOTOGRAPHICALLY EXTRAPOLATED FROM SHEET NUMBERS I-7-5 AND I-7-6 OF THE ORTHO-PHOTOGRAPH BASE MAP, TOPOGRAPHIC BASE MAP FOR SUWANNEE RIVER BASIN BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT.
4. THERE ARE NO BODIES OF WATER ON OR BORDERING THE HEREON DESCRIBED PROPERTY.
5. ALL LOTS FRONT ON EXISTING COUNTY ROADS, NO NEW CONSTRUCTION IS REQUIRED IN CONNECTION WITH THIS SUBDIVISION.

CONTINUED

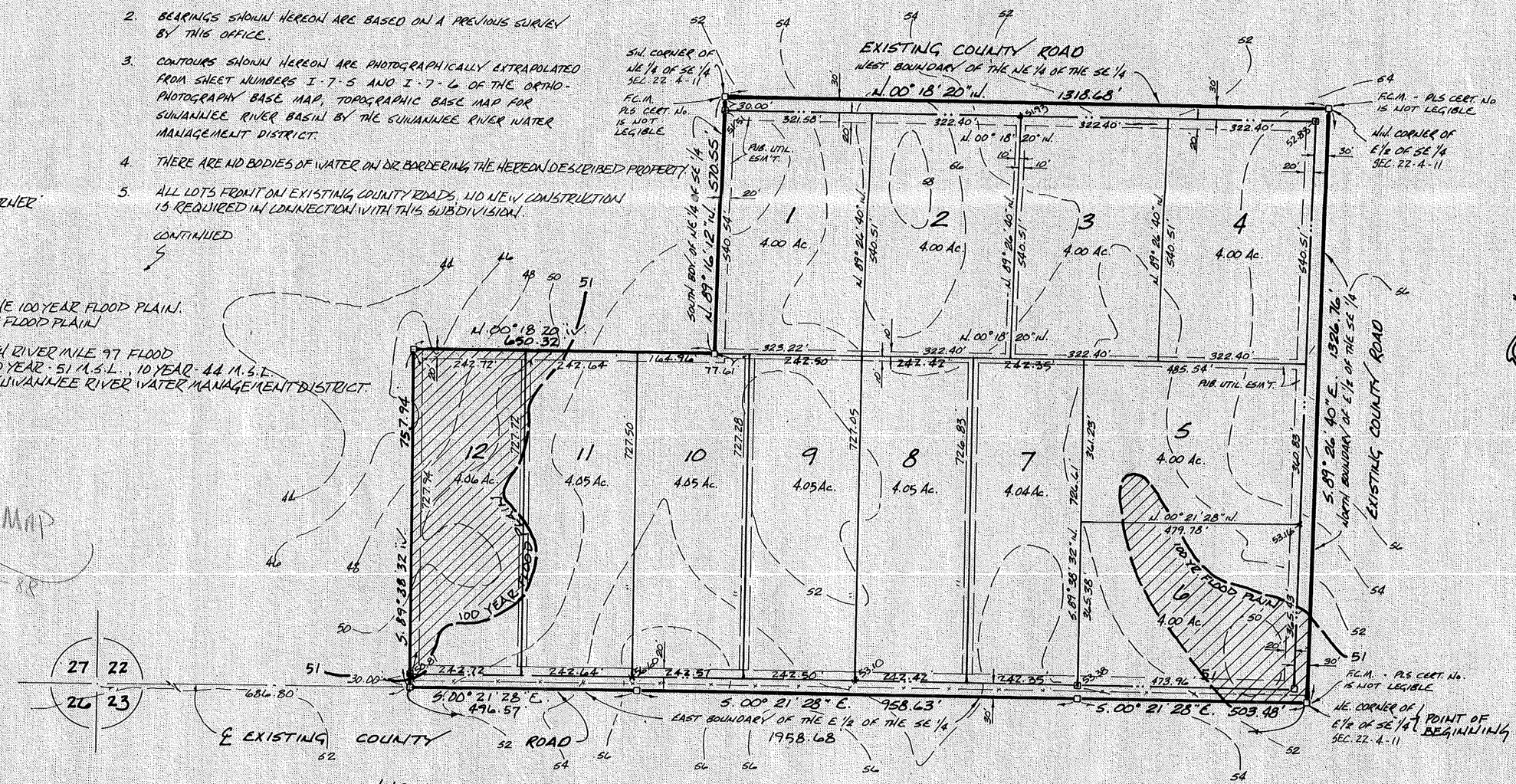
6. ▨ DENOTES LANDS LYING WITHIN THE 100 YEAR FLOOD PLAIN. THERE ARE NO LANDS LYING WITHIN THE 10 YEAR FLOOD PLAIN
7. THE LANDS SHOWN HEREON ARE ASSOCIATED WITH RIVER MILE 97 FLOOD PLAIN ELEVATIONS WHICH ARE AS FOLLOWS: 100 YEAR - 51 M.S.L., 10 YEAR - 44 M.S.L. INFORMATION OBTAINED 5-13-87 FROM THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT.

O.B. 3-1-88

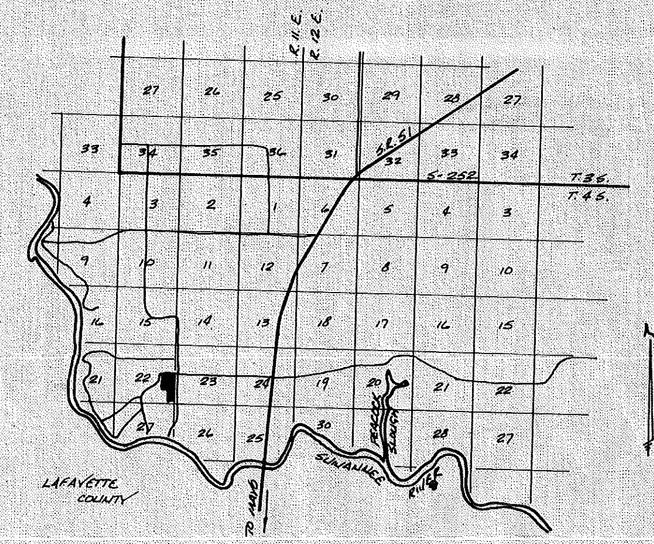
ON NEW 1985 MAP 3-29-88

-20328

On computer mapping



NOTE: ADDITIONAL R/W IS BEING DEDICATED ALONG THE EASTERLY BOUNDARY TO PROVIDE A 30' R/W.



LOCATION MAP
1" = 2 mi.

FLOOD HAZARD WARNING

PORTIONS OR ALL OF THIS PROPERTY ARE SUBJECT TO FLOODING. THE OFFICE OF PLANNING AND ZONING OF SUWANNEE COUNTY SHOULD BE CONTACTED TO OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY.

LEGAL DESCRIPTION

A PART OF THE E. EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEG IN AT THE NORTHEAST CORNER OF SAID EAST 1/2 OF SOUTHEAST 1/4 AND RUN THENCE SOUTH 00°21'28" EAST, ALONG THE EAST BOUNDARY OF SAID EAST 1/2 OF SOUTHEAST 1/4, 1958.68 FEET; THENCE SOUTH, 89°38'32" WEST, 757.94 FEET; THENCE NORTH 00°18'20" WEST, 650.32 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 89°16'12" WEST, ALONG SAID SOUTH BOUNDARY 570.58 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4; THENCE NORTH 00°18'20" WEST, ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4, 1318.68 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF SOUTHEAST 1/4; THENCE SOUTH 89°26'40" EAST, ALONG THE NORTH BOUNDARY OF SAID EAST 1/2 OF SOUTHEAST 1/4, 1326.76 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: ROAD RIGHT OF WAY AS DESCRIBED IN O.R. BOOK 129, PAGE 416 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF 'RIVERGLEN FARMS' IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET AS CALLED FOR UNDER CHAPTER 177, SECTION 091 (7&8) LAWS OF FLORIDA AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS PURSUANT TO F.S. 472.027.

Wayne Chance
REG. FLA. LAND SURVEYOR No. 1824

3/18/87
DATED

ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA WOODLAND CONSOLIDATED, INC. IS THE OWNER OF THE HEREON DESCRIBED PROPERTY AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE EASEMENTS AND ADDITIONAL RIGHTS OF WAY AS SHOWN ON THIS PLAT OF RIVERGLEN FARMS.

Dennis G. Lee 3-18-87
DENNIS G. LEE — PRESIDENT

Wayne Chance
WITNESS

Charlie Flowers
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME PERSONALLY APPEARED DENNIS G. LEE, TO ME WELL KNOWN AND KNOWN TO BE THE PRESIDENT OF FLORIDA WOODLAND CONSOLIDATED INC., AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE USES AND PURPOSES THEREIN EXPRESSED ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: AUG. 21, 1987

MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT FIRST FEDERAL SAVINGS BANK OF FLORIDA, THE HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK 312, PAGE 083 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION SHOWN HEREON.

K. Pfeiffer Ass.

Joyce Johnson Asst. Sec.

Nancy Davis
WITNESS

Alesha A. Miller
WITNESS

Nancy Davis
WITNESS

Alesha A. Miller
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Suwannee

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO AND BEFORE ME THIS 24th DAY OF March A.D. 1987 BY Keith C. Pfeiffer, President and Joyce Johnson Asst. Sec.

ON BEHALF OF THE FIRST FEDERAL SAVINGS BANK OF FLORIDA.

NOTARY PUBLIC STATE OF FLORIDA

SUWANNEE COUNTY COMMISSIONER'S APPROVAL

APPROVED BY THE BOARD OF COMMISSIONER'S OF SUWANNEE COUNTY, FLORIDA THIS 19th DAY OF May A.D. 1987.

Elaine Corrie
CHAIRMAN

John H. Worley by Elaine Robinson D.C.
CLERK - ATTEST

SUWANNEE COUNTY CLERK'S FILING CERTIFICATE

THIS PLAT HAS BEEN FILED FOR RECORD AND RECORDED IN THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA THIS 19th DAY OF May, A.D. 1987.

John H. Worley
CLERK

Elaine Robinson
DEPUTY - CLERK