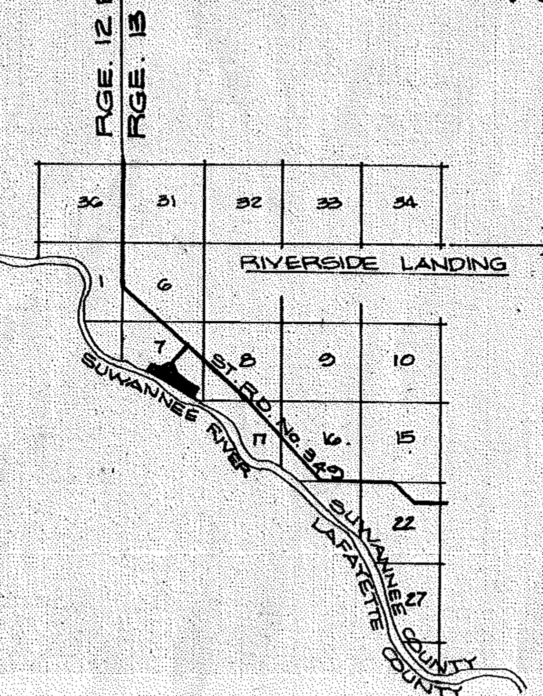
RIVERSIDE LANDING

A SUBDIVISION OF A PORTION OF SECTION 7, TOWNSHIP 5 SOUTH RANGE 13 EAST SUWANNEE COUNTY FLORIDA



N

SCALE: 1" = 200'

GRAPHIC SCALE

LEGEND

- □ = PERMANENT REFERENCE MONUMENTS
- ● = PERMANENT CONTROL POINTS
- --- = PUBLIC UTILITIES EASEMENT
- ○ = IRON PIPE

LEGAL DESCRIPTION

A portion of Section 7, Township 5 South Range 13 East Suwannee County, Florida being more particularly described as follows:
Commence at the N.W. corner of said Section 7 and run thence S.00°18'12"W. along the west boundary of said section 1324.53 feet thence S.00°17'47"W. along said West boundary 209.81 feet thence S.89°42'13"E. 495.01 feet thence S.00°17'47"W. parallel to said West boundary 401.61 feet thence S.88°41'36"E. 119.54 feet thence S.81°57'38"E. 313.01 feet thence N.82°57'15"E. 132.20 feet thence S.73°38'51"E. 224.98 feet thence S.51°52'28"E. 221.80 feet thence S.66°56'33"E. 1269.61 feet to the south boundary of the NW¼ of said section thence N.89°07'34"W. along said South boundary 191.46 feet to the Point of Beginning thence S.89°07'34"E. along said south boundary 191.46 feet thence S.66°56'33"E. 456.51 feet thence S.61°25'53"E. 93.82 feet thence S.71°04'31"E. 28.85 feet thence N.87°42'34"E. 71.04 feet thence S.86°11'09"E. 214.67 feet thence S.76°15'49"E. 51.68 feet thence S.65°46'20"E. 50.71 feet thence S.50°14'11"E. 37.60 feet thence S.16°27'27"E. 69.48 feet thence N.36°31'00"E. 1489.85 feet to the southwesterly right of way line of State Road No. 349 (80' R/W) thence S.48°42'00"E. along said right of way line 60.21 feet thence S.36°31'00"W. 1530.09 feet thence S.16°27'27"E. 20.76 feet to the beginning of a curve concave northeasterly and having a radius of 293.45 feet thence southeasterly along the arc of said curve through a central angle of 34°21'36" an arc distance of 175.98 feet to the end of said curve thence S.50°49'03"E. 1848.61 feet thence S.39°31'00"W. 981 feet more or less to the water's edge of the Suwannee River thence northwesterly along said water's edge 2970 feet more or less to a point which bears S.21°52'26"W. from the P.O.B. thence N.21°52'26"E. 952 feet more or less to the P.O.B.

NOTES:
1. ALL LOTS SHOWN HEREON ARE A MINIMUM OF 2.0 ACRES.
2. BEARINGS SHOWN HEREON ARE BASED ON STATE RD. No. 349 RIGHT OF WAY DATUM.

Property Line Curve Data

Curve	Δ	Radius	Tangent	Arc Lgth	Chord Bearing & Dist.
▲	34°21'36"	293.45	90.73	175.98	S.33°38'15"E. 173.36

Centerline Curve Data

Curve	Δ	Radius	Tangent	Arc Lgth	Chord Bearing & Dist.
Ⓐ	34°21'36"	323.45	100.00	193.97	S.33°38'15"E. 191.08

R/W Curve Data

Lot	Δ	Radius	Tangent	Arc Lgth	Chord Bearing & Dist.
30	10°26'39"	353.45	32.30	64.43	S.21°40'47"E. 64.34
31	22°14'45"	353.45	69.49	137.23	S.38°01'29"E. 136.37
32	01°40'12"	353.45	5.15	10.30	S.49°58'57"E. 10.30
48	78°07'45"	50.00	40.58	68.18	S.11°25'09"E. 63.02
49	180°20'03"	50.00	NONE	157.37	NONE

CENTERLINE BEARINGS & DISTANCES

1	S.61°25'53"E.	94.90'
2	S.71°04'31"E.	37.00'
3	N.87°42'34"E.	75.06'
4	S.86°11'09"E.	210.47'
5	S.76°15'49"E.	46.32'
6	S.65°46'20"E.	43.86'
7	S.50°14'11"E.	24.40'
8	S.16°27'27"E.	156.29'

MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT SUWANNEE RIVER TRUST THE HOLDER OF A CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK "162" PAGE 233 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOIN IN THE DEDICATION SHOWN HEREON

KENNETH R. McGURN — WITNESS Chrisanne Taylor — WITNESS
THOMAS L. GABBARD — WITNESS — WITNESS

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED KENNETH R. McGURN WHO IS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF MARCH A.D. 1978

NOTARY PUBLIC — MY COMMISSION EXPIRES 28 1979

ADOPTION & DEDICATION

OWNER

FRONTIER CORPORATION, A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE HEREON DESCRIBED PROPERTY AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREETS AND EASEMENTS SHOWN ON THIS PLAT OF "RIVERSIDE LANDING."

LINDA C. McGURN PRESIDENT — WITNESS Chrisanne Taylor — WITNESS

MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT LOUIS Y. EL'CHONEN AND GLORIA EL'CHONEN, HIS WIFE, ARE THE HOLDERS OF CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK 108 PAGE 365 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE DEDICATION SHOWN HEREON

SIGNED — WITNESS
— WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF MARCH A.D. 1978 BY LINDA C. McGURN PRESIDENT OF FRONTIER CORPORATION A FLORIDA CORPORATION ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC — JULY 28, 1979 MY COMMISSION EXPIRES:

STATE OF NEW YORK
COUNTY OF KINGS

BEFORE ME PERSONALLY APPEARED LOUIS Y. EL'CHONEN AND GLORIA EL'CHONEN, HIS WIFE, WHOM ARE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE USES AND PURPOSES THEREIN EXPRESSED WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF Oct A.D. 1977

NOTARY PUBLIC — MY COMMISSION EXPIRES:

SUWANNEE COUNTY COMMISSIONER'S APPROVAL

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

Wayne Long CHAIRMAN — SIGNED — CLERK — ATTEST
DATED: 5-17-78

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "RIVERSIDE LANDING" IS A TRUE AND CORRECT REPRESENTATION OF HEREIN DESCRIBED LAND 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 THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 F.S. 1975.

DATED: 2/28/78 — Wayne Chance SIGNED
REG. FLA. LAND SURVEYOR NO. 1824

SUWANNEE COUNTY CLERK'S CERTIFICATE OF FILING

THIS PLAT HAS BEEN FILED FOR RECORD AND RECORDED