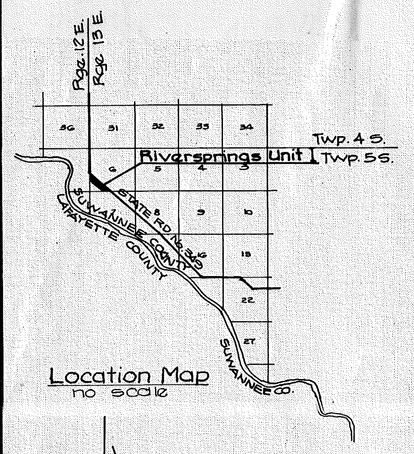
Riverssprings Unit I

Plat Book I, Page 161

RIVERSPRINGS UNIT I

A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 13 EAST SUWANNEE COUNTY, FLORIDA.



Location Map
no scale

LEGAL DESCRIPTION

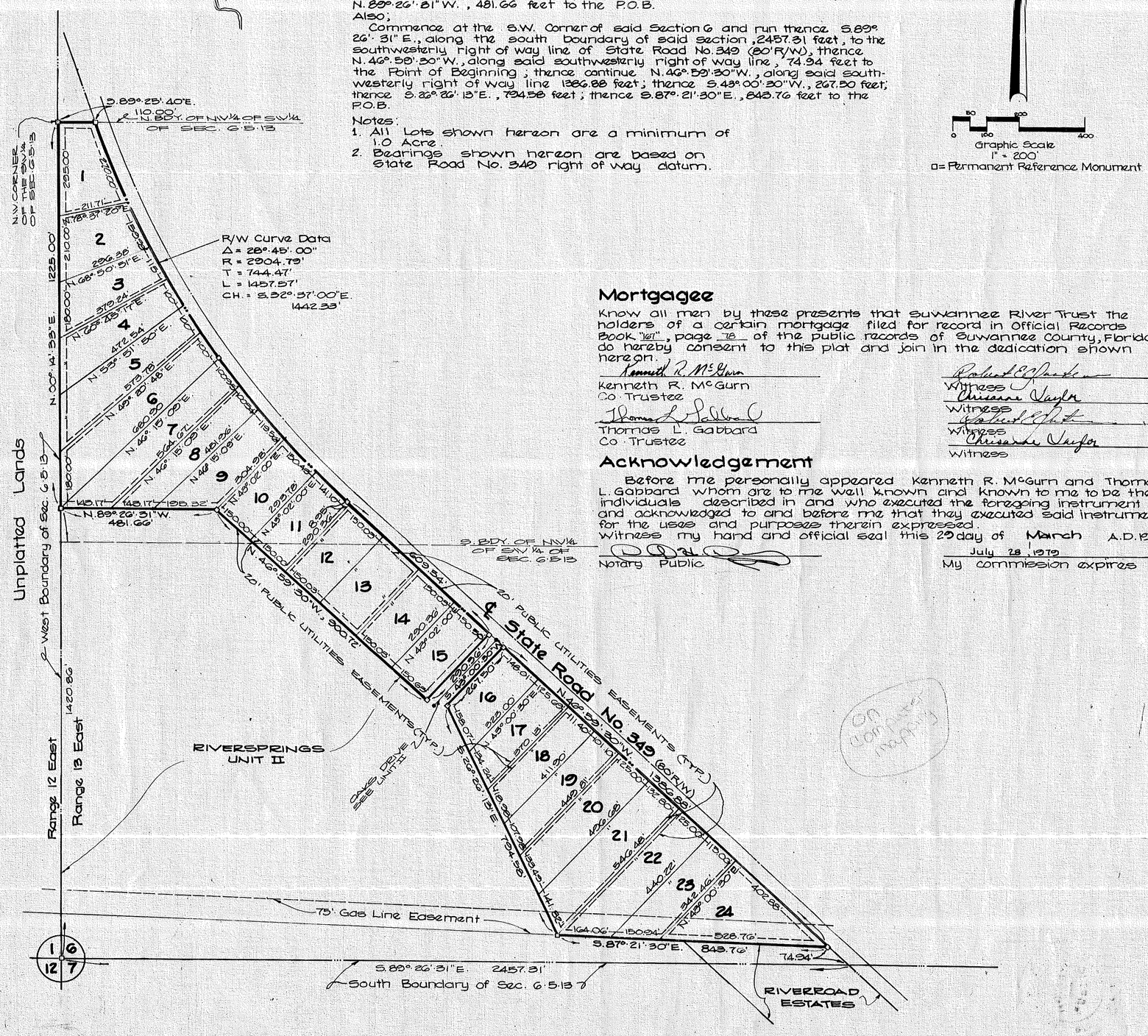
A portion of Section 6, Township 5 South, Range 13 East, Suwannee County, Florida; being more particularly described as follows:

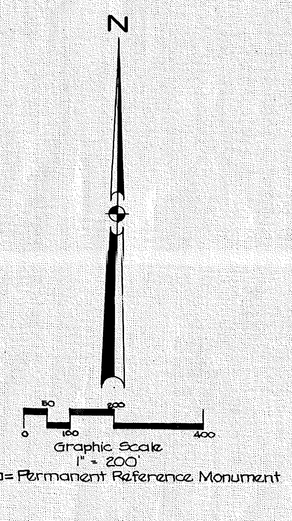
Commence at the S.W. Corner of said Section 6 and run thence N.00° 14'.33"E., along the west boundary of said section, 1420.86 feet to the Point of Beginning; thence continue N.00° 14'.33"E., along said west boundary, 1225.00 feet; thence S.89°.25'.40"E., 110.00 feet to the southwesterly right of way line of State Road No. 349 (80' R/W) and a point on a curve concave northeasterly and having a radius of 2904.79 feet; thence southeasterly along the arc of said curve and along said southwesterly right of way line through a central angle of 28°.45'.00" an arc distance of 1457.57 feet, to the end of said curve, said arc being subtended by a chord having a bearing and distance of S.32° 37'.00"E., 1442.33 feet; thence S.46°.59'.30"E., along said southwesterly right of way line 609.54 feet; thence S. 43°.00'.30"W., 290.36 feet; thence N.46°.59'.30"W. 200.72 feet; thence N.89°.26'.31"W., 481.66 feet to the P.O.B.

Also;

Commence at the S.W. Corner of said Section 6 and run thence S.89°.26'.31"E., along the south boundary of said section, 2457.31 feet, to the southwesterly right of way line of State Road No. 349 (80' R/W), thence N.46°.59'.30"W., along said southwesterly right of way line, 74.94 feet to the Point of Beginning; thence continue N.46°.59'.30"W., along said southwesterly right of way line 1266.88 feet; thence S.43°.00'.30"W., 267.50 feet; thence S.25°.26'.15"E., 794.58 feet; thence S.87°.21'.30"E., 843.76 feet to the P.O.B.

Notes:
1. All Lots shown hereon are a minimum of 1.0 Acre.
2. Bearings shown hereon are based on State Road No. 349 right of way datum.





□= Permanent Reference Monument

Mortgagee

Know all men by these presents that Suwannee River Trust the holders of a certain mortgage filed for record in Official Records Book 161, page 78 of the public records of Suwannee County, Florida; do hereby consent to this plat and join in the dedication shown hereon.

Kenneth R. McGurn
Co-Trustee

Witness
Witness

Thomas L. Gabbard
Co-Trustee

Witness
Witness

Acknowledgement

Before me personally appeared Kenneth R. McGurn and Thomas L. Gabbard whom are to me well known and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged to and before me that they executed said instrument for the uses and purposes therein expressed.

Witness my hand and official seal this 29 day of March A.D. 1978.

Notary Public

My commission expires July 28, 1979

Adoption and Dedication

Kenneth R. McGurn does hereby certify that he is the owner of the hereon described land and as owner does hereby grant and dedicate to the public forever the streets and easements shown on this plat of "Riversprings Unit I."

Kenneth R. McGurn — Signed

Witness
Witness

Acknowledgement

State of Florida, County of Alachua

Before me personally appeared Kenneth R. McGurn who is to me well known and known to me to be the individual in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the uses and purposes therein expressed.

Witness my hand and official seal this 29 day of March A.D., 1978.

Notary Public

My Commission Expires July 28 1979

Mortgagee

Know all men by these presents that Louis Y. El'Chonen and Gloria El'Chonen, his wife, are the holders of a 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

Signed

Witness
Witness

Acknowledgement

State of New Jersey County of Essex

Before me personally appeared Louis Y. Le'Chonen and Gloria Le'Chonen, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged to and before me that they executed said instrument for the uses and purposes therein expressed.

Witness my hand and official seal this 21st day of FEBRUARY A.D. 1978.

Notary Public

My Commission Expires

JOEL [illegible]
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 29, 1979

Surveyor's Certificate

I hereby certify that the plat of "Riversprings Unit I" 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.

Wayne Chance
Registered Land Surveyor No. 1824

3/20/78
Date

Suwannee County Commissioners' Approval

Approved by the Board of County Commissioners of Suwannee County, Florida.

Chairman — Signed

Clerk - Attest

Suwannee County Clerk's Certificate of Filing

This plat has been filed for record and recorded in the public records of Suwannee County Florida, this 2nd day of May A.D. 1978.

Clerk

Deputy Clerk

Curve Data

Lot #	Δ	Radius	Tangent	Arc Lgth	Chord Bearing & Dist.
1	05°. 10'. 32"	2904.79'	135.10'	270.00'	S 20° 22'.16" E. 269.90'
2	03°. 00'. 21"	2904.79'	80.02'	160.00'	S 25° 08'.42" E. 159.97'
3	02°. 16'. 00"	"	57.51'	115.00'	S 27° 51'. 20" E. 114.99'
4	01°. 58'. 21"	"	50.01'	100.00'	S 29° 58'. 20" E. 100.00'
5	01°. 58'. 21"	"	50.01'	100.00'	S 31° 57'. 00" E. 100.00'
6	01°. 58'. 21"	"	50.01'	100.00'	S 33° 55'. 21" E. 100.00'
7	01°. 50'. 25"	"	50.48'	100.95'	S 35° 54'. 12" E. 100.94'
8	01°. 58'. 50"	"	50.27'	100.54'	S 37° 53'. 20" E. 100.53'
9	02°. 21'. 30"	"	59.70'	119.52'	S 40° 08'.44" E. 119.50'
10	02°. 58'. 02"	"	75.23'	150.43'	S. 42° 48'. 30" E. 150.42'
11	02°. 46'. 55"	2904.79'	70.56'	141.10'	S. 45° 35'. 00" E. 141.08'

Aerial Maps 3-1

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