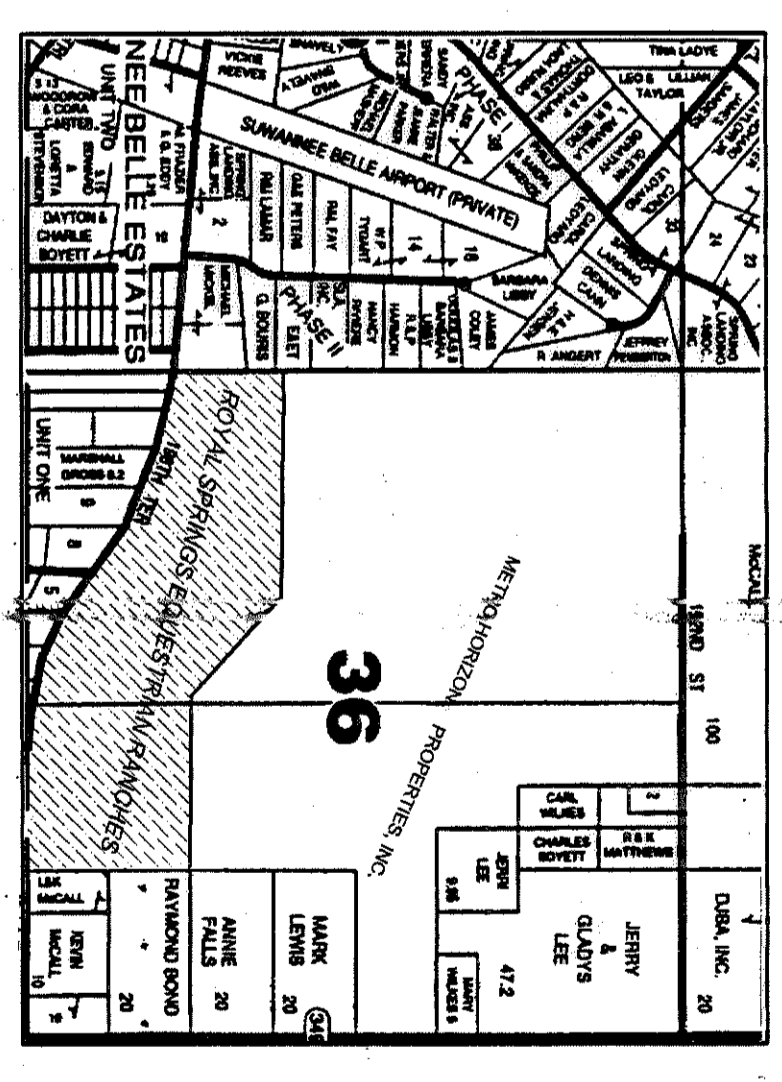
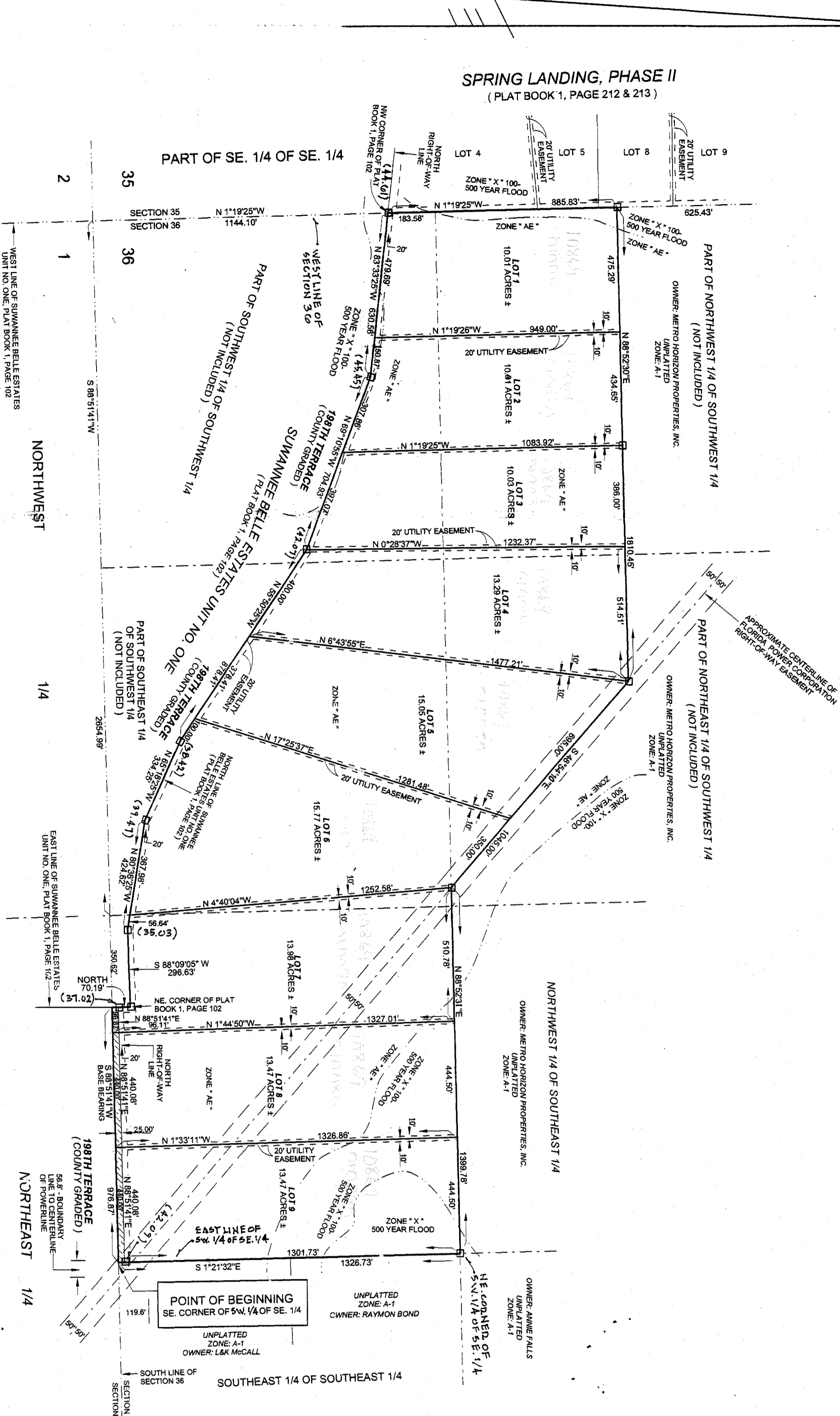


GRAPHIC SCALE
SCALE IN FEET 1" = 300 FEET

000
10126105 KT

ROYAL SPRINGS EQUESTRIAN RANCHES

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THENCE RUN SOUTH 88°51'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 976.87 FEET TO A POINT ON THE EAST LINE OF SUWANNEE BELLE ESTATES UNIT ONE, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE RUN NORTH ALONG SAID EAST LINE A DISTANCE OF 70.19 FEET TO THE NORTHEAST CORNER OF SAID PLAT BOOK 1, PAGE 102 AND THE NORTH RIGHT-OF-WAY LINE OF 198TH TERRACE AS PER SAID PLAT BOOK 1, PAGE 102, THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID PLAT BOOK 1, PAGE 102 THE FOLLOWING COURSES: SOUTH 88°09'05" WEST, 236.69 FEET, NORTH 80°36'25" WEST, 424.62 FEET, NORTH 65°18'25" WEST, 334.25 FEET, NORTH 55°30'25" WEST, 878.41 FEET, NORTH 69°10'59" WEST, 704.93 FEET, NORTH 83°33'25" WEST, 630.56 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 36, SAID POINT BEING THE NORTHWEST CORNER OF SAID PLAT BOOK 1, PAGE 102, AND PERIMETERS OF SAID COURSES, THENCE RUN NORTH 11°29'25" WEST TO A POINT ON THE CENTERLINE OF AN EXISTING 100.00 FOOT FLORIDA POWER CORPORATION RIGHT-OF-WAY EASEMENT, THENCE RUN SOUTH 48°54'10" EAST ALONG SAID CENTERLINE A DISTANCE OF 1045.00 FEET, THENCE RUN NORTH 88°52'31" EAST, A DISTANCE OF 1389.78 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THENCE RUN SOUTH 11°21'32" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1326.73 FEET TO THE POINT OF BEGINNING. CONTAINING 115.10 ACRES MORE OR LESS.



NOTICE:
All plotted utility assessments shall provide that such assessments shall also be assessments for the construction, installation, maintenance, and operation of water, sewer, gas, telephone, and cable television lines, or services, printed, and, in addition, the location of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other utility. The location of any such utility shall be shown on the plat. If a public utility, it shall be solely responsible for the damages.

NOTICE:
This plat, as recorded in the public form, is a final document. It is not subject to amendment, and it will, in no circumstances be superseded in authority by any other graphic or digital form of the plat. There may be additional conditions that are not recorded on this plat that may be found in the public records of this county.

ZONING:
A-1 (AGRICULTURAL), 1 - ONE DWELLING UNIT PER FIVE ACRES

BUILDING PERMIT NOTE:
A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATION OF ANY RESIDENTIAL BUILDING OR STRUCTURE SHALL NOT BE ISSUED FOR LESS THAN ONE ENTIRE ACRE BEING DEPOSITED ON THIS SUBDIVISION, EXCEPT AS OTHERWISE PROVIDED BY LAW.

SPECIAL NOTE:
WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT-OF-WAY MAY OCCUR DURING HEAVY RAINS

FLOOD DATA
RIVER MILE: 91
10 YEAR FLOOD: 40.00
100 YEAR FLOOD: 46.00

BUILDING SET BACKS:
FRONT: 20 FEET
REAR: 15 FEET

UTILITY EASEMENT DETAIL:

FINISHED FLOOR CRITERIA:
PORTIONS OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SAID AREA, UNLESS IT IS A STRUCTURE THAT IS SPECIFICALLY DESIGNED TO WITHSTAND A STRUCTURE. THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION TO BE A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION FOOTPRINT. IN ADDITION, ON SLOPING LOTS, THE NATURAL DRAINAGE SHALL BE DIRECTED AROUND STRUCTURES WITH SWALES.

SPECIAL NOTE:
DWELLINGS PLACED ON LOTS WILL REQUIRE A MINIMUM FINISHED FLOOR ELEVATION OF ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION LOT PURCHASERS WILL NEED TO CHECK WITH THE SUWANNEE COUNTY BUILDING DEPARTMENT FOR REQUIREMENTS.

LEGEND AND NOTES:

1) DENOTES LANDS DEDICATED AS ROAD RIGHT-OF-WAY BY THIS PLAT.

2) DENOTES P.A.M. (PERMANENT REFERENCE MONUMENT) SET.

3) 4" x 4" CONCRETE MONUMENT, STAMPED L.S. # 7170

4) DENOTES BENCHMARK ELEVATION SET ON P.A.M. (PERMANENT REFERENCE MONUMENT) BASED ON U.S.C. & G. DATUM.

5) BEARINGS BASED ON THE SOUTH LINE OF SECTION 36.

6) FOR SECTION BREAK/DOWN, SEE JOB FILE THIS OFFICE.

7) SET BEARS WITHIN CAR STAMPED, L.S. # 7170, SET AT ON ALL LOT CORNERS, UNLESS NOTED OTHERWISE.

(35-23)

ADoption AND DEDICATION:
PERSONAL MEN BY THESE PRESENT THAT METRO HORIZON PROPERTIES, INC. AS OWNER HAS CAUSED THE LANDS HEREIN DESCRIBED TO SURVEYED AND PLATED TO BE KNOWN AS ROYAL SPRINGS EQUESTRIAN RANCHES, AND THAT THE ROADS TO BE KNOWN AS ROYAL SPRINGS EQUESTRIAN RANCHES, AND THAT THE ROADS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

STATE OF FLORIDA, COUNTY OF SUWANNEE

HEREBY CERTIFY ON THIS 29th DAY OF September, 2008, BEFORE ME PERSONALLY APPEARED _____, THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 29th DAY OF September, A.D. 2008.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 10/21/09
DB210501

DEDICATION OF MORTGAGEE:
THIS IS TO CERTIFY THAT LOT 107, MCGALL AND DOROTHY M. MCGALL, BEING MORTGAGEES OF THE LANDS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGE EXECUTION THEREOF FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

THIS 29th DAY OF September, A.D. 2008.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 10/21/09
DB210501

STATE OF FLORIDA, COUNTY OF SUWANNEE

HEREBY CERTIFY ON THIS 29th DAY OF September, A.D. 2008, BEFORE ME PERSONALLY APPEARED _____, THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 29th DAY OF September, A.D. 2008.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 10/21/09
DB210501

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

DATE: 10-5-08

CERTIFICATE OF CLERK:
I HEREBY CERTIFY THAT THE FOREGOING PLAT, HAVING BEEN DULY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, SUWANNEE COUNTY, FLORIDA, AND RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA, P. 35-23, OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

SEAL OF SUWANNEE COUNTY, FLORIDA