"ROLLING PINES"

SECTION 1, TOWNSHIP 4 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA

PLAT BOOK 1
PAGES 551

NOTE
USE NET ACREAGE
Per L.J. 2/6/09

Need to be put on Aerial map 2/6/09

Keyed + OB 2/6/09 TF

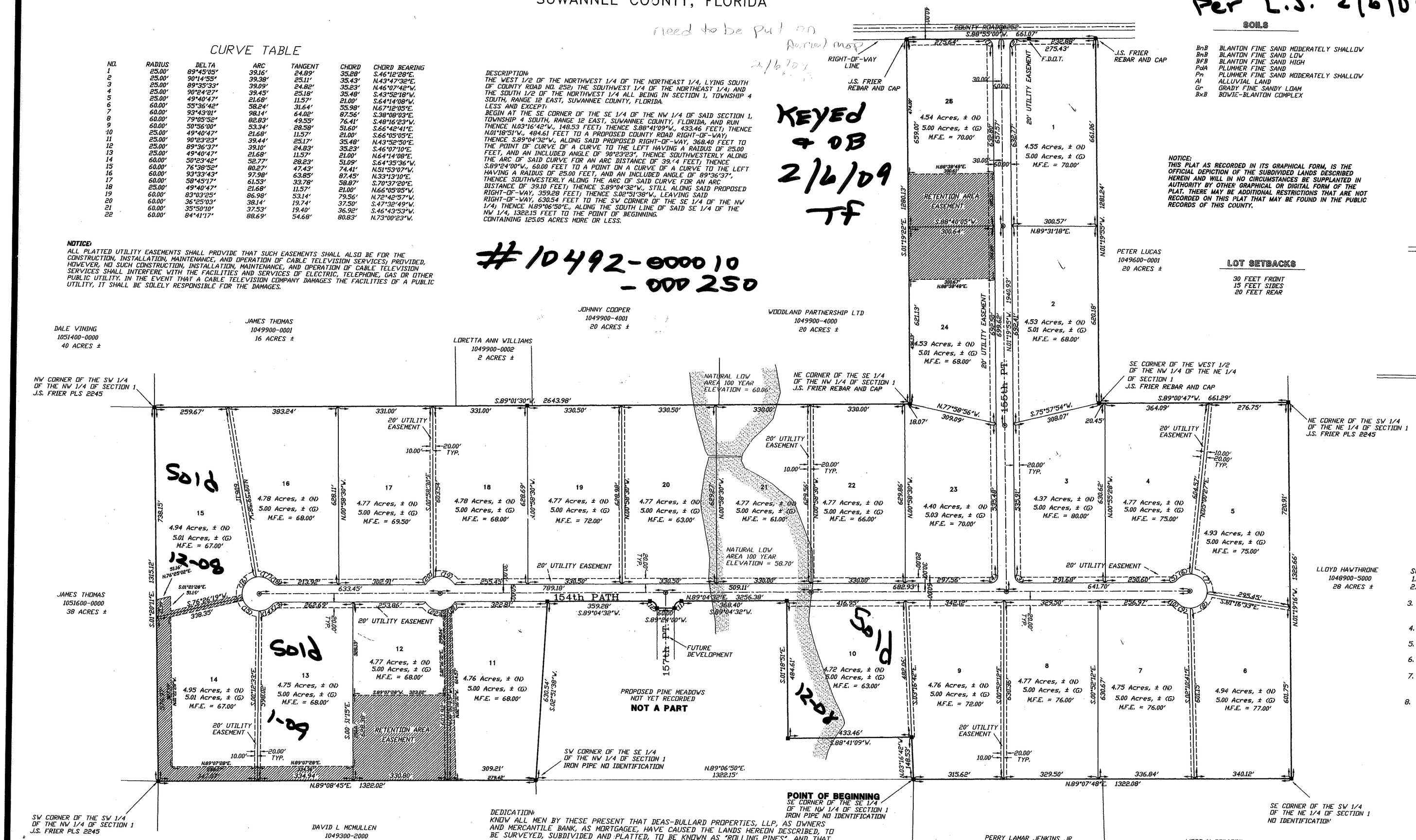
#10492-000010
-000250

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	89°45'05"	39.16'	24.89'	35.28'	S.46°12'28"E.
2	25.00'	90°14'55"	39.38'	25.11'	35.43'	N.43°47'32"E.
3	25.00'	89°35'33"	39.09'	24.82'	35.23'	N.46°07'42"W.
4	25.00'	90°24'27"	39.45'	25.18'	35.48'	S.43°52'18"W.
5	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.64°14'08"W.
6	60.00'	35°36'42"	38.24'	31.64'	55.98'	N.67°12'05"E.
7	60.00'	93°43'01"	98.14'	64.06'	87.56'	S.38°08'03"E.
8	60.00'	79°05'52"	82.83'	49.55'	76.41'	S.48°16'23"W.
9	60.00'	90°36'00"	93.34'	59.59'	51.60'	S.66°48'41"E.
10	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.66°05'05"E.
11	25.00'	90°23'23"	39.44'	25.17'	35.48'	N.43°52'50"E.
12	25.00'	89°36'37"	39.10'	24.83'	35.23'	S.46°07'10"E.
13	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.64°14'08"E.
14	60.00'	90°23'42"	52.77'	28.23'	51.09'	S.64°33'36"W.
15	60.00'	76°38'58"	80.27'	47.43'	74.41'	N.51°53'07"W.
16	60.00'	93°33'43"	97.98'	63.85'	87.45'	N.33°13'10"E.
17	60.00'	58°45'17"	61.53'	33.78'	58.87'	S.70°37'20"E.
18	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.66°05'05"W.
19	60.00'	83°03'25"	86.99'	53.14'	79.50'	N.72°42'57"W.
20	60.00'	36°25'03"	38.14'	19.74'	37.50'	S.47°32'49"W.
21	60.00'	35°58'10"	37.53'	19.40'	36.92'	S.46°43'53"W.
22	60.00'	84°41'17"	88.69'	54.68'	80.83'	N.73°00'23"W.

DESCRIPTION:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING SOUTH OF COUNTY ROAD NO. 252; THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 ALL BEING IN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 12 EAST, SUVANNEE COUNTY, FLORIDA.
LESS AND EXCEPT:
BEGIN AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 1, TOWNSHIP 4 SOUTH, RANGE 12 EAST, SUVANNEE COUNTY, FLORIDA, AND RUN THENCE N.03°16'42"W., 148.53 FEET; THENCE S.88°41'09"W., 433.46 FEET; THENCE N.01°18'51"W., 494.61 FEET TO A PROPOSED COUNTY ROAD RIGHT-OF-VAY; THENCE S.89°04'32"V., ALONG SAID PROPOSED RIGHT-OF-VAY, 368.49 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AND AN INCLUDED ANGLE OF 90°23'23"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 39.14 FEET; THENCE S.89°24'00"W., 60.00 FEET TO A POINT ON A CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AND AN INCLUDED ANGLE OF 89°36'37", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 39.10 FEET; THENCE S.89°04'32"V., STILL ALONG SAID PROPOSED RIGHT-OF-VAY, 339.28 FEET; THENCE S.82°51'38"V., LEAVING SAID RIGHT-OF-VAY, 630.54 FEET TO THE SV CORNER OF THE SE 1/4 OF THE NV 1/4; THENCE N.89°06'50"E., ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE NV 1/4, 1322.15 FEET TO THE POINT OF BEGINNING.
CONTAINING 125.05 ACRES MORE OR LESS.

NOTICE:
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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 ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.



SOILS

BnB	BLANTON FINE SAND MODERATELY SHALLOW
BwB	BLANTON FINE SAND LOW
BrB	BLANTON FINE SAND HIGH
PdA	PLUMMER FINE SAND
Pm	PLUMMER FINE SAND MODERATELY SHALLOW
Al	ALLUVIAL LAND
Gr	GRADY FINE SANDY LOAM
BxB	BOWIE-BLANTON COMPLEX

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL 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.

SCALE: 1" = 200'
GRAPHIC SCALE

SYMBOL LEGEND:

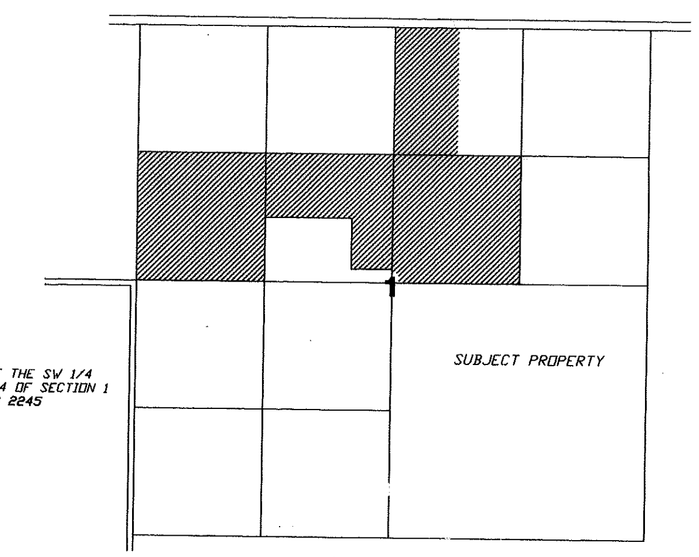
P.R.M.	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
℄	CENTERLINE
■	4"X4", CONCRETE MONUMENT
MFE	MINIMUM FLOOR ELEVATION
TYP	TYPICAL
⊙	PERMANENT CONTROL POINT
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
M.F.E.	MINIMUM FLOOR ELEVATION

UNLESS OTHERWISE SHOWN HEREON ALL CORNERS SHOWN HEREON ARE L.S. BRITT PLS #5757

SECTION 1, TOWNSHIP 4 SOUTH, RANGE 12 EAST.

LOT SETBACKS

30 FEET FRONT
15 FEET SIDES
20 FEET REAR



LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.89°01'30"V. FOR THE NORTH LINE OF THE SOUTH 1/2 OF THE NV 1/4 OF SAID SECTION 1.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NUMBER 120070 0225 A, HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON LATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. THERE IS AN EXISTING PREIMITER FENCE LINE ON THE SOUTH LINE OF THIS PARCEL THAT IS NOT SHOWN HEREON, PLEASE REFER TO THE BOUNDARY SURVEY FOR THIS PARCEL FOR ITS LOCATION.
8. ALL OF THE INTERIOR LOT BOUNDARY CORNERS HAVE BEEN ESTABLISHED WITH AN 1/2" REBAR AND IDENTIFICATION CAP OR A CONCRETE MONUMENT STAMPED "BRITT LB 7593".

CERTIFICATE OF COUNTY SURVEYOR:
KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF SUVANNEE COUNTY, FLORIDA ON THE DATE BELOW I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES.

NAME: [signature] DATE: 8/18/08 REGISTRATION #: 6127
PRINT: Wesley M Rabon

CERTIFICATE OF ENGINEER:
THIS IS TO CERTIFY, THAT ON Aug. 4, 2008, Harry R. Hawkins, A REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 35663, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND AS APPLICABLE, ANY SUBMITTED "AS BUILT" BLUE PRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS, OF SUVANNEE COUNTY, FLORIDA.

NAME: [signature]

CERTIFICATE OF SURVEYOR:
KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON THE DATE BELOW, HE COMPLETED THE SURVEY OF LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN; THAT SAID IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177 FLORIDA STATUTES, ASAMENDED; AND THAT SAID IS LOCATED IN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 12 EAST, SUVANNEE COUNTY, FLORIDA.

NAME: [signature] DATE: 8/04/08 REGISTRATION #: LS5757
PRINT: L. SCOTT BRITT

DRAWING DATE: 08/01/08

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA.

THIS IS TO CERTIFY THAT ON 08-18-08 2008, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA.

CHAIRMAN

SUWANNEE CIRCUIT COURT
AND EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA

FILED FOR RECORD ON:

CLERK OF CIRCUIT COURT

for Kenneth Dasher

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR SUWANNEE COUNTY, FLORIDA

EXAMINED ON _____

APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY _____

COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT

EXAMINED ON _____

AND

OFFICIAL SEAL
ROBERT W. DELLRICH
NOTARY PUBLIC
STATE OF FLORIDA
Commission #DD553935
My Commission Expires
May 18, 2010

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT DEAS-BULLARD PROPERTIES, LLP, AS OWNERS AND MERCANTILE BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "ROLLING PINES", AND THAT ALL ROADS, STREETS, RETENTION AREAS AND ALL EASEMENTS FOR UTILITIES AND OR DRAINAGE, AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTEST:

WITNESS AS TO OWNER — WITNESS AS TO OWNER — MARTHA JO KNACHIGAN AS PARTNER DEAS-BULLARD PROPERTIES, LLP.

WITNESS AS TO MORTGAGEE — WITNESS AS TO MORTGAGEE — CLARENCE CANNON, AS SENIOR VICE-PRESIDENT MERCANTILE BANK

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 5 DAY OF Aug 2008 A.D., BEFORE ME PERSONALLY APPEARED MARTHA JO KNACHIGAN AS A PARTNER OF DEAS-BULLARD PROPERTIES, LLP, AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Holly C. Hanover
Commission # DD553935
Expires May 18, 2010
Bonded Thru Fain - Insurance, Inc 800-385-7019

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 5th DAY OF August 2008 A.D., BEFORE ME PERSONALLY APPEARED CLARENCE CANNON, AS SENIOR VICE-PRESIDENT OF MERCANTILE BANK, AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.
IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

ROBERT W. DELLRICH
NOTARY PUBLIC
STATE OF FLORIDA
Commission #DD553935
My Commission Expires
May 18, 2010

NOTE:
154th PATH & 155th PT. SHALL BE PRIVATE AND NOT MAINTAINED BY

SPECIAL NOTES:
1. AS PER OUR OBSERVATION THERE ARE NO LAKES, MARSHES, SWAMPS, WETLANDS, MUCKPOCKETS OR WATER COURSES ON THIS PARCEL.
2. WATER RUN-OFF FROM EXISTING COUNTY ROADS MAY OCCUR DURRING HEAVY RAINS.

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN ROLLING PINES:

THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS. BE AWARE THAT SUCH AGRICULTURAL OPERATIONS MAY CAUSE ODORS, FLIES, POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

BUILDING PERMIT NOTE:

A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATION OF ANY RESIDENTIAL BUILDING OR STRUCTURE SHALL NOT BE ISSUED FOR LESS THAT ONE ENTIRE LOT AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERWISE PROVIDED BY LAW.

FLOOD ZONE CRITERIA:

NO PORTIONS OF THIS PARCEL RESIDE IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SWALES OR DRAINAGE FEATURES OF DEPRESSIONS. WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOD ELEVATION TO BE A MINIMUM OF 6" ABOVE THE HIGHEST POINT WITHIN 25 FEET OF THE BUILDING FOOTPRINT. IN ADDITION, ON SLOPING LOTS THE NATURAL DRAINAGE SHALL BE DIRECTED AROUND STRUCTURES WITH SWALES.

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS

DEVELOPER:
DEAS-BULLARD PROPERTIES, LLP
673 E. TRUMAN AVE.
LAKE CITY, FL 32055

SHEET

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