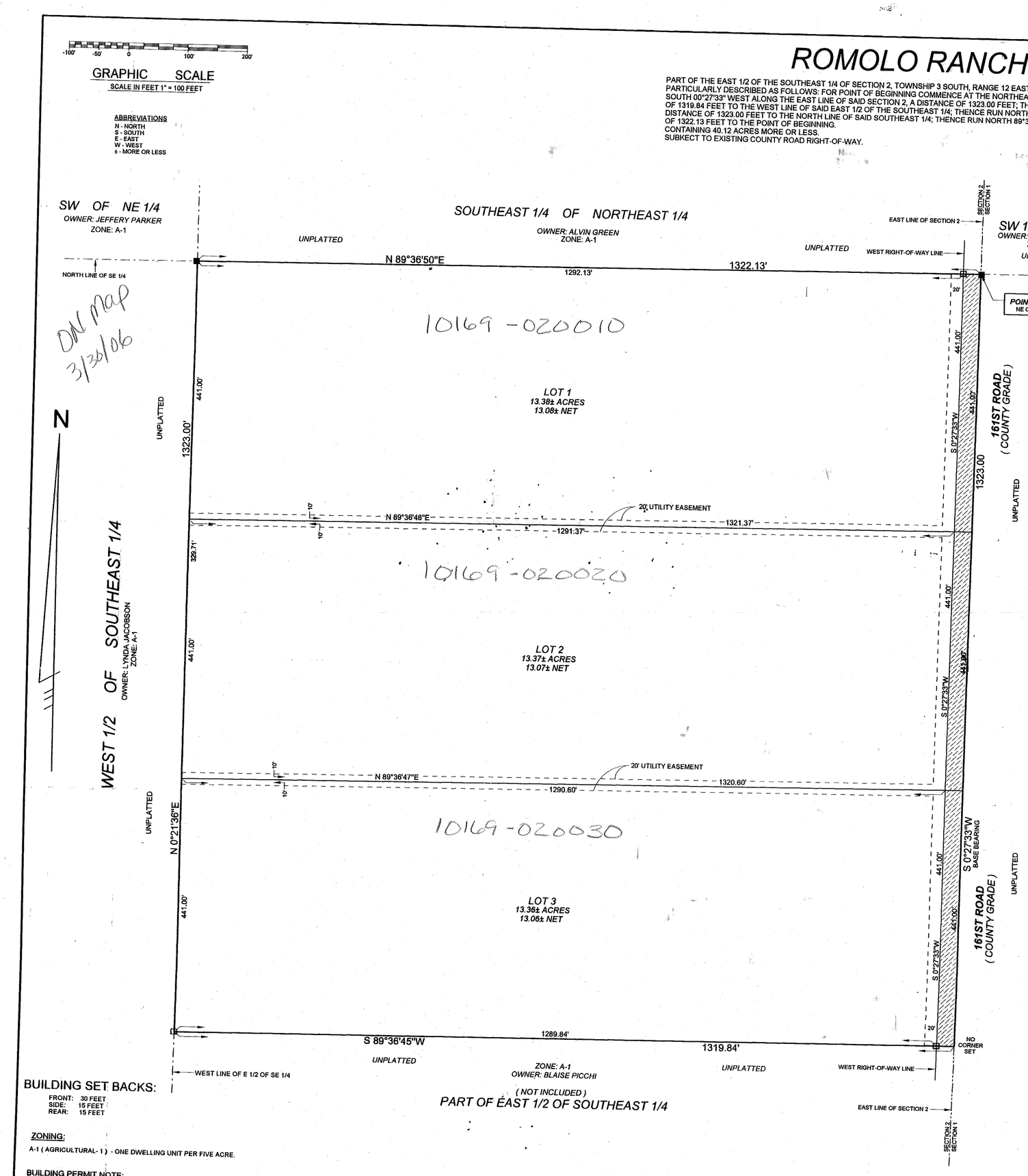
Romolo Ranches

ROMOLO RANCHES

PLAT BOOK 1 PAGE 524

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4, THENCE RUN SOUTH 00°27'33" WEST ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 1323.00 FEET; THENCE RUN SOUTH 89°36'45" WEST, A DISTANCE OF 1319.84 FEET TO THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4; THENCE RUN NORTH 00°21'36" EAST ALONG SAID WEST LINE, A DISTANCE OF 1323.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE RUN NORTH 89°36'50" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1322.13 FEET TO THE POINT OF BEGINNING.
CONTAINING 40.12 ACRES MORE OR LESS.
SUBKECT TO EXISTING COUNTY ROAD RIGHT-OF-WAY.



ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT BLAISE PICCHI, AS OWNER, HAS CAUSED THE LANDS HEREON TO BE SURVEYED AND PLATTED TO BE KNOWN AS "ROMOLO RANCHES" AND THAT THE ROADS, STREETS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES HEREON SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

BLAISE PICCHI, OWNER
SUITE 205 NORTHMARK BUILDING
33 NE 2ND STREET
FT. LAUDERDALE, FL 33301
(954) 462-0190

WITNESS: Tabitha Warren
WITNESS: Angelina Namia

STATE OF FLORIDA, COUNTY OF BROWARD

I HEREBY CERTIFY ON THIS 7TH DAY OF OCTOBER A.D. 2005, BEFORE ME PERSONALLY APPEARED BLAISE PICCHI, AS OWNER, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF

WITNESS MY HAND AND SEAL AT FT. LAUDERDALE, STATE OF FLORIDA, THIS 7TH DAY OF OCTOBER A.D. 2005

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 04/04/08

Angelina Namia
Commission #DD307385
Expires: Apr 06, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

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

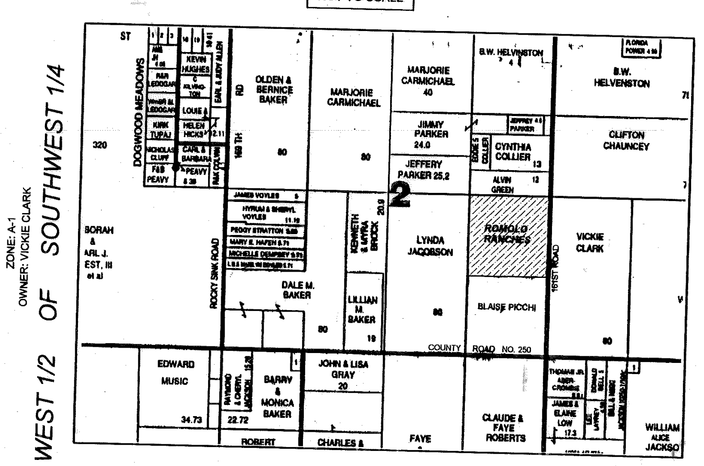
CHAIRMAN Billy Maxwell
ATTEST Michael Tyson, D.C.
DATE: 10-24-05 10.24.05

CERTIFICATE OF CLERK:

I HEREBY CERTIFY THAT THE FOREGOING PLAT, HAVING BEEN DULY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA WAS ACCEPTED AND FILED FOR RECORD THIS 24 DAY OF OCT A.D. 2005, IN PLAT BOOK 1 PAGE 524 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

VICINITY MAP
NOT TO SCALE



LEGEND AND NOTES:

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

DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" X 24" CONCRETE MONUMENT , LB # 7170

DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4" x 4" X 24" CONCRETE MONUMENT , R.L.S. # 2245

1) BASE BEARINGS ON THE EAST LINE OF SECTION 2. (S 0°27'33"W)

2) FOR SECTION BREAKDOWN, SEE JOB FILE THIS OFFICE.

3) 5/8" REBAR (WITH CAP STAMPED, L.B. # 7170) ON LOT CORNER AND THE INTERSECTION OF LOT LINES AND RIGHT-OF-WAY LINES, UNLESS NOTED OTHERWISE.

NOTICE:
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic 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 .

NOTICE:
All platted utility easements shall provide that such easements shall also be easements 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 an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

BUILDING SET BACKS:

FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET

ZONING:

A-1 (AGRICULTURAL- 1) - ONE DWELLING UNIT PER FIVE ACRE.

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 LOT AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERWISE PROVIDED BY LAW.

SPECIAL NOTE:

WATER RUN-OFF FROM 161ST ROAD MAY OCCUR DURING HEAVY RAINS.

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN ROMOLO RANCHES

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.

FLOOD ZONE INFORMATION:

THIS IS HEREBY CERTIFIED THAT THE PROPERTY AS SURVEYED FALLS WITHIN ZONE " X " AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0125A

UTILITY EASEMENT DETAIL:

DENOTES 20' EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

FINISHED FLOOR CRITERIA:

NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SWALES, DRAINAGE FEATURES OR DEPRESSIONS. WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL ABIDE BY FINISHED FLOOR ELEVATIONS AS SHOWN ON INDIVIDUAL LOTS. IN ADDITION, ON SLOPING LOTS, THE NATURAL DRAINAGE SHALL BE DIRECTED AROUND STRUCTURES WITH SWALES.

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:

STUART P. MOORE
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 2090

THIS SURVEY MEETS THE MINIMUM TECHNICALSTANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: AUGUST 22, 2005

JOB NO. 62-2005RP

* NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER*

SCALE: 1"=100'	DATE SURVEYED: 04-17-05	DATE DRAWN: 8-22-05
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION, LB# 7170
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064
PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270