ROYAL SPRINGS EQUESTRIAN ESTATES

ROYAL SPRINGS EQUESTRIAN ESTATES

PLAT BOOK 1 PAGE 533

PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4; THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 LYING WEST OF COUNTY ROAD NO. 349 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 NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THENCE RUN SOUTH 88°52'30" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 958.74 FEET; THENCE RUN NORTH 61°06'03" WEST, A DISTANCE OF 667.55 FEET; THENCE RUN SOUTH 89°21'47" WEST, A DISTANCE OF 233.35 FEET TO THE CENTERLINE OF AN EXISTING FLORIDA POWER CORPORATION RIGHT-OF-WAY EASEMENT; THENCE RUN NORTH 48°54'11" WEST ALONG SAID CENTERLINE, A DISTANCE OF 545.00 FEET; THENCE RUN SOUTH 88°52'30" WEST, A DISTANCE OF 1810.45 FEET TO THE WEST LINE OF SAID SECTION 36; THENCE RUN NORTH 01°19'25" WEST ALONG SAID WEST LINE, A DISTANCE OF 1289.27 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4; THENCE RUN NORTH 88°53'45" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 5267.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 349; THENCE RUN SOUTH 01°22'18" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 663.21 FEET TO ITS' INTERSECTION WITH THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE RUN SOUTH 88°53'20" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1286.90 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 01°21'32" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1326.72 FEET TO THE POINT OF BEGINNING. CONTAINING 163.55 ACRES MORE OR LESS.

BUILDING SET BACKS:
FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET

ZONING:
A-1 (AGRICULTURAL 1) - ONE DWELLING UNIT PER FIVE ACRES.
ESA-1 - ENVIRONMENTALLY SENSITIVE AREA 1

GRAPHIC SCALE
SCALE IN FEET 1" = 200 FEET
-200' -100' 0 200' 400'

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.

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 .

FLOOD ZONE INFORMATION:

THE PROPERTY AS SURVEYED FALLS WITHIN ZONES "AE" , "X 100-500 YEAR" AND "X 500 YEAR AND ABOVE" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0305A

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

UTILITY EASEMENT DETAIL:

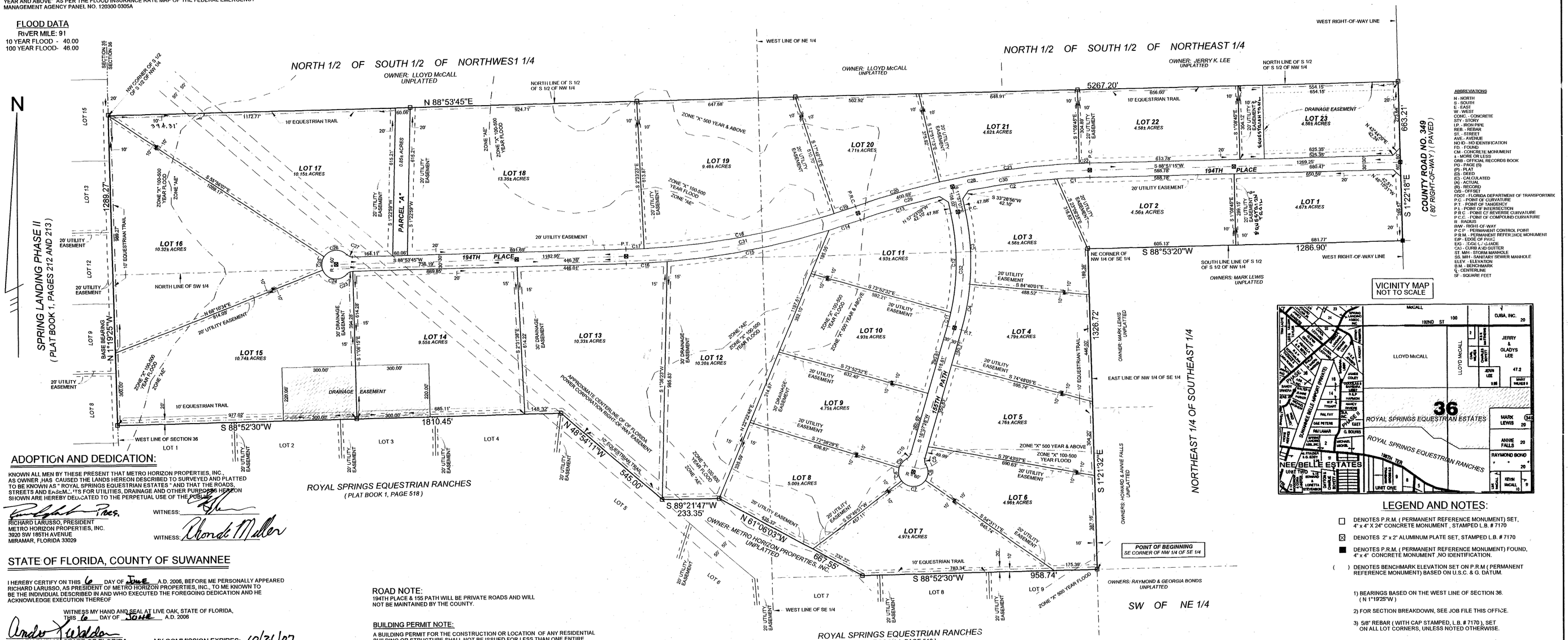
DENOTES 20' EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

FINISHED FLOOR CRITERIA:

PORTIONS OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SWALES, DRAINAGE FEATURES OF DEPRESSIONS. WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR 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.

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	2°37'01"	2970.00	135.65	67.84	135.64	S 87°32'45"W
2	7°30'54"	2970.00	364.50	182.48	364.27	S 82°42'17"W
3	17°17'06"	1030.00	310.73	156.55	309.55	S 3°18'34"E
4	10°47'28"	1030.00	193.99	97.28	193.70	S 10°43'43"W
5	48°11'23"	30.00	25.23	13.42	24.49	S 7°58'14"E
6	87°52'44"	60.00	70.73	40.13	66.71	S 1°42'27"W
7	107°18'02"	60.00	112.35	81.53	96.65	S 89°07'50"W
8	64°34'40"	60.00	67.15	36.95	65.02	N 9°35'49"W
9	46°57'20"	60.00	49.17	26.06	47.81	N 40°50'16"E
10	48°11'23"	30.00	25.23	13.42	24.49	N 40°11'09"E
11	3°30'36"	970.00	59.42	29.72	59.42	N 14°22'09"E
12	24°33'58"	970.00	415.90	211.19	412.72	N 0°19'52"E
13	6°29'43"	2970.00	336.69	168.52	336.51	S 73°38'35"W
14	2°33'55"	3030.00	135.66	67.84	135.65	S 71°40'41"W
15	12°45'30"	3030.00	674.70	338.75	673.31	S 79°20'24"W
16	3°16'36"	3030.00	188.00	94.02	187.98	S 87°18'27"W
17	1°27'08"	2970.00	75.28	37.64	75.28	N 88°10'11"E
18	15°19'52"	2970.00	791.25	397.98	788.91	N 79°48'41"E
19	1°47'01"	2970.00	92.46	46.23	92.46	N 71°17'14"E
20	6°45'03"	3030.00	357.01	178.71	356.81	N 73°46'15"E
21	10°54'34"	3030.00	576.93	289.34	576.06	N 83°36'04"E
22	0°47'54"	3030.00	42.22	21.11	42.22	N 88°27'18"E
23	48°11'23"	30.00	25.23	13.42	24.49	S 64°48'03"W
24	117°28'12"	60.00	123.01	98.82	102.57	N 80°33'32"W
25	55°53'19"	60.00	58.53	31.83	56.23	N 6°07'13"E
26	103°01'15"	60.00	107.88	75.46	93.93	S 85°34'30"E
27	48°11'23"	30.00	25.23	13.42	24.49	S 67°00'34"E
28	18°27'32"	3000.00	966.50	487.47	962.32	S 79°13'29"W
29	7°39'10"	3000.00	400.69	200.65	400.40	N 74°13'19"E
30	10°48'22"	3000.00	565.81	283.74	564.97	S 83°27'04"W
31	18°30'01"	3000.00	968.68	488.59	964.47	S 79°38'44"W
32	28°04'34"	1000.00	490.02	250.03	485.13	S 2°05'16"W



ABBREVIATIONS
N - NORTH
S - SOUTH
E - EAST
W - WEST
CONC. - CONCRETE
STY - STORY
I.P. - IRON PIPE
REB. - REBAR
ST. - STREET
AVE. - AVENUE
NO ID - NO IDENTIFICATION
FD - FOUND
CM - CONCRETE MONUMENT
± - MORE OR LESS
ORB - OFFICIAL RECORDS BOOK
PG(S) - PAGE (S)
(P) - PLAT
(D) - DEED
(C) - CALCULATED
(A) - ACTUAL
(R) - RECORD
O/S - OFFSET
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
R - RADIUS
R/W - RIGHT OF WAY
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT
E/P - EDGE OF PAVE.
E/G - EDGE / G.-RADE
CA/ - CURB AND GUTTER
ST. MH - STORM MANHOLE
SS. MH - SANITARY SEWER MANHOLE
ELEV - ELEVATION
B.M. - BENCHMARK
C - CENTERLINE
SF - SQUARE FEET

VICINITY MAP
NOT TO SCALE

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT METRO HORIZON PROPERTIES, INC., AS OWNER ,HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS " ROYAL SPRINGS EQUESTRIAN ESTATES " AND THAT THE ROADS, STREETS AND EASEM..'ITS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES HEREON SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

RICHARD LARUSSO, PRESIDENT
METRO HORIZON PROPERTIES, INC.
3920 SW 185TH AVENUE
MIRAMAR, FLORIDA 33029

WITNESS:
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 6 DAY OF JUNE A.D. 2006, BEFORE ME PERSONALLY APPEARED RICHARD LARUSSO, AS PRESIDENT OF METRO HORIZON PROPERTIES, INC., TO ME KNOWN TO BE 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 6 DAY OF JUNE A.D. 2006

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: 10/21/07
DD260301

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT COLUMBIA COUNTY BANK, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS " ROYAL SPRINGS EQUESTRIAN ESTATES " FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF COLUMBIA COUNTY BANK, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS' SR. VICE PRESIDENT , GERALD H. GRAY, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS' NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 8 DAY OF JUNE A.D. 2006

GERALD H. GRAY, SR. VICE PRESIDENT
COLUMBIA COUNTY BANK

WITNESS:

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS 8 DAY OF JUNE A.D. 2006, BEFORE ME PERSONALLY APPEARED GERALD H. GRAY, AS SR. VICE PRESIDENT OF COLUMBIA COUNTY BANK, 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 LAKE CITY, STATE OF FLORIDA, THIS 8 DAY OF JUNE A.D. 2006

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: June 20, 2007

ROAD NOTE:
194TH PLACE & 155 PATH WILL BE PRIVATE ROADS AND WILL NOT BE MAINTAINED BY THE COUNTY.

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

SPECIAL NOTE:
WATER RUN-OFF FROM EXISTING COUNTY ROAD NO. 349 MAY OCCUR DURING HEAVY RAINS

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN ROYAL SPRINGS EQUESTRIAN ESTATES
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.

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

CHAIRMAN
ATTEST
DATE: 6-22-06

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 22 DAY OF JUNE A.D. 2006, IN PLAT BOOK 1 , PAGE 533 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

CERTIFICATE OF SUBDIVIDER'S ENGINEER:

THIS IS TO CERTIFY, THAT ON 6-22-06 LEONARD WAYNE WILLIAMS REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUES, LICENSE NO. 63119 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 SUWANNEE COUNTY, FLORIDA.

REGISTERED FLORIDA ENGINEER

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

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

LEGEND AND NOTES:

- ☐ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4"x 4" X 24" CONCRETE MONUMENT , STAMPED L.B. # 7170
- ☒ DENOTES 2" x 2" ALUMINUM PLATE SET, STAMPED L.B. # 7170
- ■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4"x 4" CONCRETE MONUMENT ,NO IDENTIFICATION.
- ( ) DENOTES BENCHMARK ELEVATION SET ON P.R.M.(PERMANENT REFERENCE MONUMENT) BASED ON U.S.C. & G. DATUM.

1) BEARINGS BASED ON THE WEST LINE OF SECTION 36. (N 1°19'25"W)

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

3) 5/8" REBAR (WITH CAP STAMPED, L.B. # 7170), SET ON ALL LOT CORNERS, UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AND P.C.P.'S (PERMANENT CONTROL POINTS) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: MAY 30, 2006

JOB NO. 479-2005 P2

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

SCALE: 1" = 300'	DATE SURVEYED: 7-29-05	DATE DRAWN: 05-30-06
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