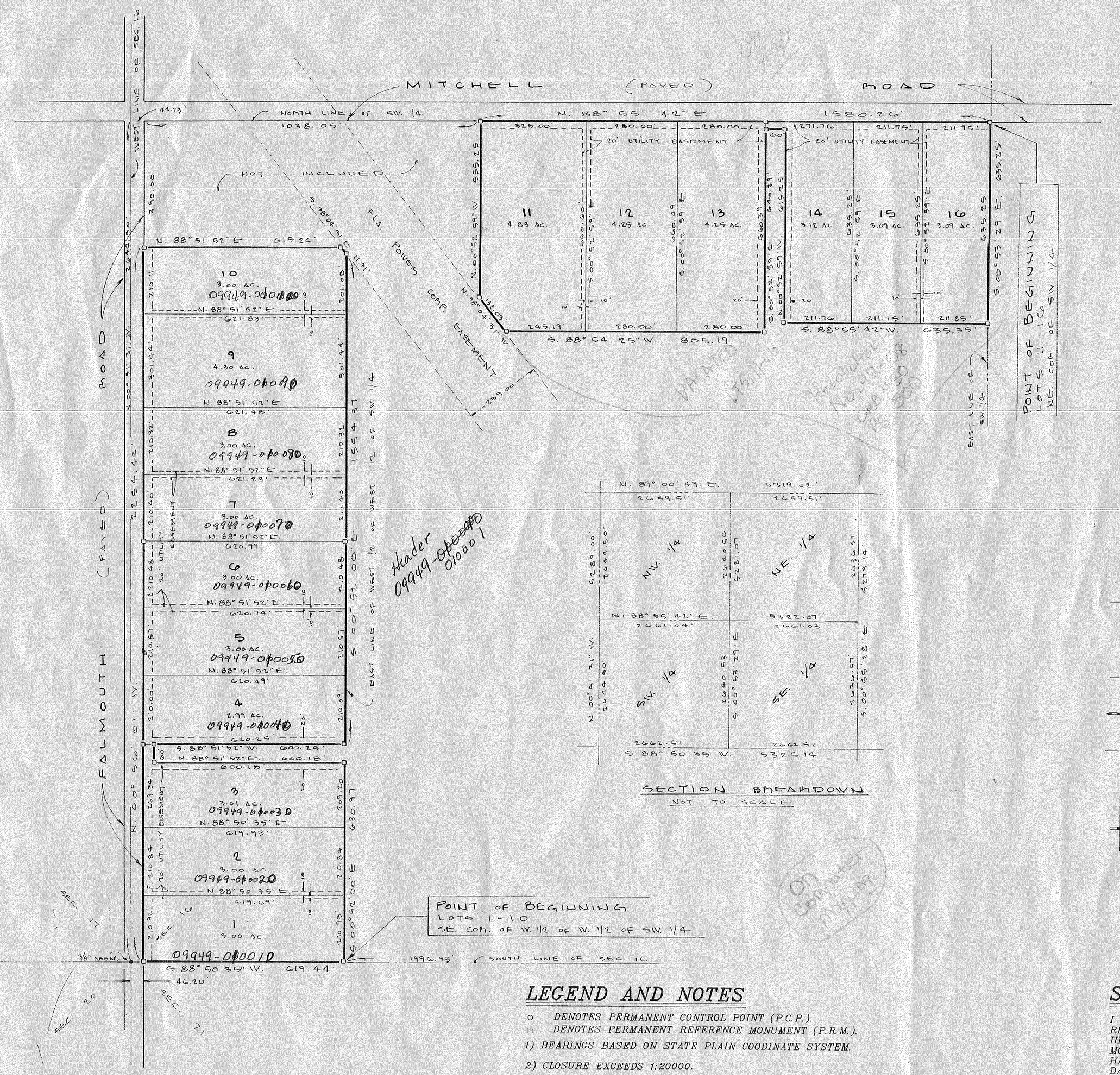
SCOTTLAND MEADOWS

PLAT BOOK 1 PAGE 382

SITUATED: IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA.



SECTION BREAKDOWN
NOT TO SCALE

POINT OF BEGINNING
LOTS 1-10
SE. COR. OF W. 1/2 OF W. 1/2 OF SW. 1/4

LEGEND AND NOTES

- o DENOTES PERMANENT CONTROL POINT (P.C.P.)
- □ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.).

1) BEARINGS BASED ON STATE PLAIN COODINATE SYSTEM.

2) CLOSURE EXCEEDS 1:20000.

3) SEE JOB FILE FOR SECTION BREAKDOWN.

4) CONCRETE MONUMENTS SET ON ALL LOT CORNERS.

GRAPHIC SCALE
200' 100' 0 200' 400' 600'

DENOTES 20' UTILITY EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE,

NOTICE

DESCRIPTION OF LOTS 1-10
PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4, THENCE RUN SOUTH 88° 50' 35" WEST ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 619.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF FALMOUTH ROAD; THENCE RUN NORTH 00° 56' 01" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2254.42 FEET; THENCE RUN NORTH 88° 51' 52" EAST, A DISTANCE OF 615.24 FEET; THENCE RUN SOUTH 38° 04' 31" EAST, A DISTANCE OF 11.31 FEET; THENCE RUN SOUTH 00° 52' 00" EAST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 1554.37 FEET; THENCE RUN SOUTH 88° 51' 52" WEST, A DISTANCE OF 600.25 FEET; THENCE RUN SOUTH 00° 56' 01" EAST, A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 88° 51' 52" EAST, A DISTANCE OF 600.18 FEET TO SAID EAST LINE; THENCE RUN SOUTH 00° 52' 00" EAST ALONG SAID EAST LINE, A DISTANCE OF 630.97 FEET TO THE POINT OF BECINNING.
CONTAINING 31.30 ACRES MORE OR LESS.

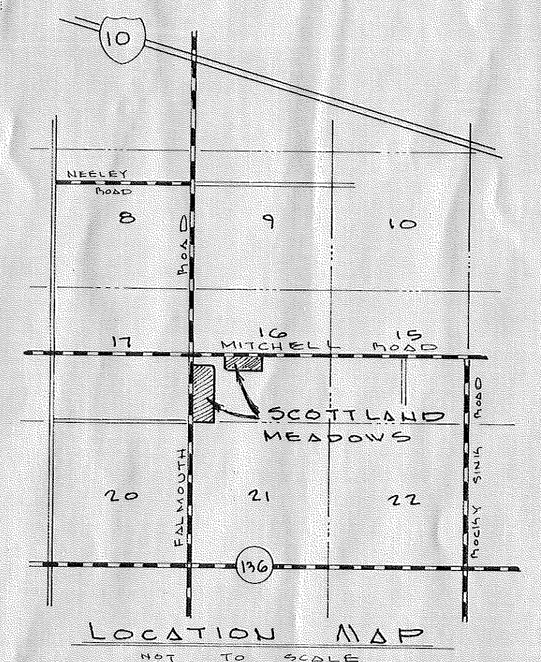
DESCRIPTION OF LOTS 11-16
PART OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4, THENCE RUN SOUTH 00° 53' 29" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 635.25 FEET; THENCE RUN SOUTH 88° 55' 42" WEST, A DISTANCE OF 635.35 FEET; THENCE RUN NORTH 00° 52' 59" WEST, A DISTANCE OF 615.25 FEET; THENCE RUN SOUTH 88° 55' 42" WEST, A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 00° 52' 59" EAST, A DISTANCE OF 640.39 FEET; THENCE RUN SOUTH 88° 54' 25" WEST, A DISTANCE OF 805.19 FEET; THENCE RUN NORTH 38° 04' 31" WEST, A DISTANCE OF 132.03 FEET; THENCE RUN NORTH 00° 52' 59" WEST, A DISTANCE OF 555.25 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MITCHELL ROAD; THENCE RUN NORTH 88° 55' 42" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1580.26 FEET TO THE POINT OF BEGINNING.
CONTAINING 22.62 ACRES MORE OR LESS.

ADOPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENT, THAT T. ALLISON SCOTT AND ELIZABETH A. SCOTT AS OWNERS, HAVED CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "SCOTTLAND MEADOWS" AND THAT ALL ROADS AND EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES AND PURPOSES HEREON STATED.

T. ALLISON SCOTT — WITNESS: Annette Alcorn

ELIZABETH A. SCOTT — WITNESS:



LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT 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 SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS PLATTED DOES NOT FALL WITHIN A FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. H11-21 EXCEPT AS SHOWN.

J. Sherman Fuss

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS 6TH DAY OF MARCH A.D., 1989, BEFORE ME PERSONALLY APPEARED T. ALLISON SCOTT AND ELIZABETH A. SCOTT AS OWNERS TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXCUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 6TH DAY OF MARCH A.D., 1989.

Shirley A. Warner
NOTARY PUBLIC, STATE OF FLORIDA — MY COMMISSION EXPIRES:

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

SIGNED: Elbert E. Scott, CHAIRMAN — ATTEST: _____, CLERK

DATE: MARCH 21, 1989

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 21ST DAY OF MARCH A.D. 1989 IN PLAT BOOK 1, PAGE 382 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

J. D. Wilder
CLERK OF CIRCUIT COURT, SUWANNEE COUNTY, FLORIDA.

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.