Shady Hollow Estates

PLAT BOOK 1 PAGE 546

SHADY HOLLOW ESTATES

SITUATED IN
SECTION 14
TOWNSHIP 02 SOUTH, RANGE 13 EAST
SUWANNEE COUNTY, FLORIDA.

DESCRIPTION:

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, THENCE RUN NORTH 01°08'58" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 915.22 FEET; THENCE RUN NORTH 88°51'02" EAST, A DISTANCE OF 327.00 FEET; THENCE RUN SOUTH 01°08'58" EAST, A DISTANCE OF 266.50 FEET; THENCE RUN NORTH 88°51'02" EAST, A DISTANCE OF 229.80 FEET; THENCE RUN SOUTH 01°08'58" EAST, A DISTANCE OF 283.00 FEET; THENCE RUN SOUTH 88°51'02" WEST, A DISTANCE OF 20.16 FEET TO A POINT LYING ON A CUL-DE-SAC, CONCAVED WESTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE RUN ALONG AND AROUND SAID CUL-DE-SAC, A CHORD BEARING AND DISTANCE OF SOUTH 06°25'16" WEST, 73.17 FEET; THENCE RUN SOUTH 01°08'58" EAST, A DISTANCE OF 287.51 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN SOUTH 88°13'57" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 527.03 FEET TO THE POINT OF BEGINNING.
CONTAINING 10.03 ACRES MORE OR LESS.

ABBREVIATIONS

CONC. – CONCRETE
IP – 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 – PAGE(S)
(M) – MEASURED
(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
EP – EDGE OF PAVEMENT
EG – EDGE OF GRADE
C&G – CURB AND GUTTER
ST. MH – STORM MANHOLE
SS. MH – SANITARY SEWER MANHOLE
ELEV. – ELEVATION
B.M. – BENCHMARK

NORTH
0' 100' 200' 300'

LEGEND AND NOTES:

- ⊡ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4"x4"x24" CONCRETE MONUMENT,STAMPED L.B. # 7170
- ■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4"x4" CONCRETE MONUMENT", R.L.S.# 2245
- ⊠ DENOTES P.C.P. (PERMANENT CONTROL POINT) SET, 2"x2" ALUMINUM PLATE, STAMPED L.B. # 7170

1) BEARINGS BASED ON THE WEST LINE OF SECTION 12 (N 01°19'16" E).

2) 5/8"x 20" REBAR (WITH CAP STAMPED L.B. # 7170) SET ON ALL LOT CORNERS EXCEPT AS SHOWN.

3) THERE ARE NO WOODED AREAS, STREAMS, LAKES, MARSHES OR MUCK POCKETS ON SUBECT PROPERTY.

ZONING:
RSF-1 RESIDENTIAL SINGLE FAMILY-1

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

FLOOD ZONE INFORMATION
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X"
AS PER THE FLOOD INSURANCE RATE MAP OF THE
RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY
PANEL NO. 120300 0155B

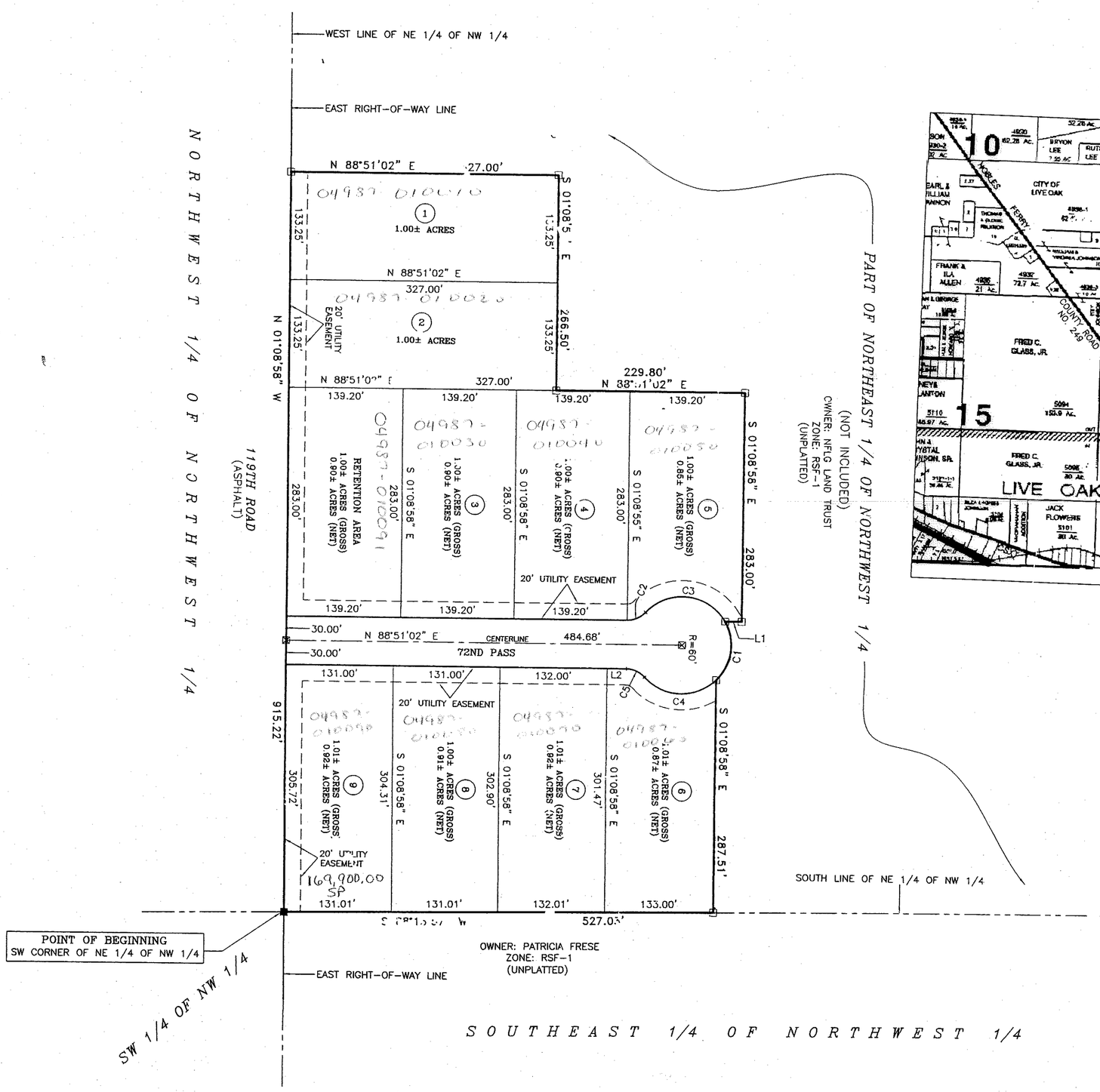
FINISHED FLOOR CRITERIA:
NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SWALES, DRAINAGE FEATURES OF DEPRESSIONS. WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION TO BE A MINIMUM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

UTILITY EASEMENT DETAIL:
20'
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.

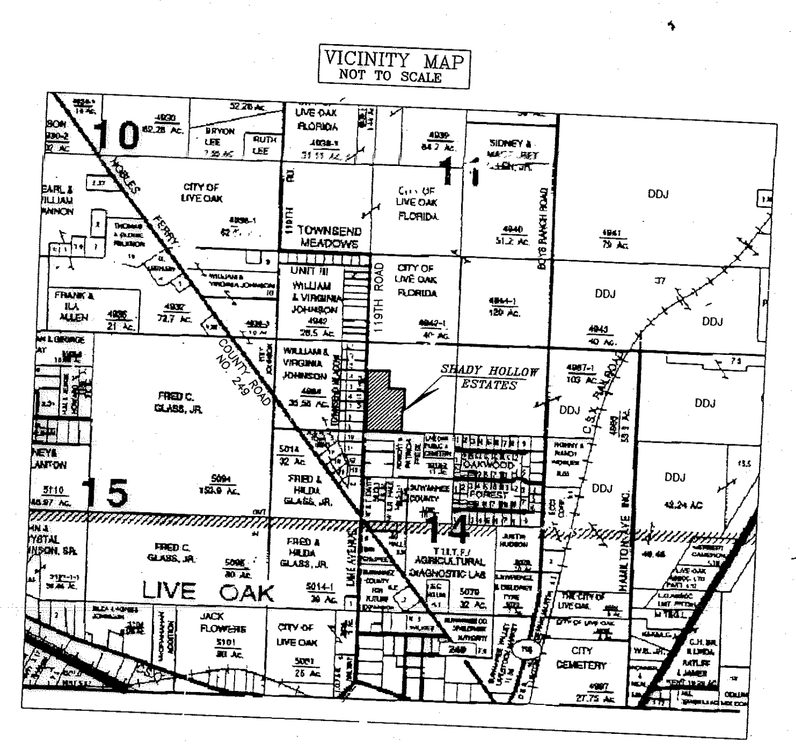
BUILDING PERMIT NOTE:
A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATION OF ANY RESIDENTIAL BUILDING OR STRUCTURE SHALL NOT BE ISSUED FOR LESS THAN ONE ENTIRE LOT AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERWISE PROVIDED BY LAW.

PRIVATE ROAD NOTE:
60' ROAD RIGHT-OF-WAY WILL BE A PRIVATE ROAD AND WILL NOT MAINTAINED BY SUWANEE COUNTY, FLORIDA

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN SHADY HOLLOW 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.



VICINITY MAP
NOT TO SCALE



ADOPTION AND DEDICATION:
KNOWN ALL MEN BY THESE PRESENT THAT NFLG LAND TRUST, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "SHADY HOLLOW ESTATES" 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.

DONALD E. EDWARDS
TRUSTEE, NFLG LAND TRUST
13544 76TH STREET
LIVE OAK, FLORIDA 32064
(386) 208-2384

CLAY ROSS
TRUSTEE, NFLG LAND TRUST
13544 76TH STREET
LIVE OAK, FLORIDA 32064
(386) 208-2384

WITNESS:
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE:
I HEREBY CERTIFY ON THIS 13th DAY OF November A.D. 2007, BEFORE ME PERSONALLY APPEARED DONALD E. EDWARDS, TRUSTEE OF NFLG LAND TRUST, AND CLAY ROSS, TRUSTEE OF NFLG LAND TRUST, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 13th DAY OF November A.D. 2007

SIGNED Kimberly H. Shiver
NOTARY PUBLIC

KIMBERLY H. SHIVER
MY COMMISSION # DD539367
EXPIRES: Mar. 19, 2010
(407) 398-0153 Florida Notary Service.com

DEDICATION OF MORTGAGEE:
THIS IS TO CERTIFY THAT COLUMBIA COUNTY BANK, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, BEING THE 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 " SHADY HOLLOW ESTATES", FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED AND THAT USE OF THE PUBLIC IN WITNESS WHEREOF COLUMBIA COUNTY BANK, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS' SENIOR VICE PRESIDENT, ROGER W. WARD, AND WITH THE AUTHORITY OF ITS' BOARD OF DIRECTORS IN ITS' NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 12th DAY OF November A.D. 2007.

ROGER W. WARD, SENIOR VICE PRESIDENT
ATTEST:
WITNESS: Elaine Gonzalez
WITNESS: Angela Land

STATE OF FLORIDA, COUNTY OF COLUMBIA:
I HEREBY CERTIFY ON THIS 13th DAY OF November A.D. 2007, BEFORE ME PERSONALLY APPEARED ROGER W. WARD, SENIOR VICE PRESIDENT OF COLUMBIA COUNTY BANK, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID CORPORATION AFFIXED THERETO.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 12th DAY OF November A.D. 2007

SIGNED Kimberly H. Shiver
NOTARY PUBLIC

KIMBERLY H. SHIVER
MY COMMISSION # DD539367
EXPIRES: Mar. 19, 2010
(407) 398-0153 Florida Notary Service.com

APPROVED BY BOARD OF COUNTY COMMISSIONERS, SUWANNEE COUNTY, FLORIDA:
CHAIRMAN
DATE: 12/21/07
ATTEST

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 December A.D. 2007, IN PLAT BOOK 1, PAGE 546 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 THIS 2nd OF JANUARY 2008, CHADWICK WILLIAMS A REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 63464 DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCEWITH THE APPROVED CONSTRUCTION PLANS AND IF APPLICABLE, ANY SUBMITTED "AS-BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA.

REGISTERED FLORIDA ENGINEER

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.

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
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6332
DATE: NOVEMBER 6, 2007
JOB NO. 344-03-2007RP

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°51'02" W	20.16'
L2	N 88°51'02" E	23.60'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	75°08'25"	60.00'	78.69'	46.16'	S 06°25'16" W	73.17'
C2	48°11'24"	30.00'	25.23'	13.42'	S 64°45'20" W	24.50'
C3	108°11'26"	60.00'	113.30'	82.87'	S 85°14'39" E	97.20'
C4	93°07'55"	60.00'	97.44'	63.28'	N 42°29'04" W	87.08'
C5	48°11'22"	30.00'	25.23'	13.42'	S 64°03'17" E	24.49'

SUBDIVIDER
NFLG LAND TRUST
13544 76TH STREET
LIVE OAK, FLORIDA 32064
(386) 208-2384

SUBDIVIDER'S AGENT:
TIMOTHY B. ALCORN
P.O. 580
LIVE OAK, FLORIDA 32064
(386) 362-4629

CERTIFICATE NO. 6127 STATE OF FLORIDA

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:
REGISTERED SURVEYOR AND MAPPER 12/17/07
FLORIDA CERTIFICATE NO. 6127

SCALE: 1" = 100'
REVISED:
DATE SURVEYED: 10-16-07
APPROVED BY:
DATE DRAWN: 10-24-07
DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION – LB# 7170
130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064
PHONE: 386-362-4629