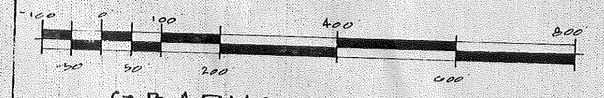
SOUTHERN COMFORT ESTATES

PLAT BOOK 1 PAGE 429

SITUATED IN: PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA, BEING EAST OF U.S. HIGHWAY NO. 129.

03523-000000

DESCRIPTION: PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4, THENCE RUN NORTH 00°31'09" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 220th STREET; THENCE RUN SOUTH 89°22'52" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°22'52" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 648.00 FEET; THENCE RUN SOUTH 00°31'09" EAST, A DISTANCE OF 181.40 FEET; THENCE RUN NORTH 00°31'09" WEST, A DISTANCE OF 270.40 FEET; THENCE RUN TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 129; THENCE RUN NORTH 05°34'16" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 622.11 FEET; THENCE RUN NORTH 00°31'09" WEST, A DISTANCE OF 341.80 FEET; THENCE RUN SOUTH 89°22'52" EAST, A DISTANCE OF 578.93 FEET; THENCE RUN SOUTH 00°31'09" EAST, A DISTANCE OF 741.77 FEET; THENCE RUN NORTH 89°22'52" EAST, A DISTANCE OF 622.11 FEET; THENCE RUN NORTH 05°34'16" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 556.78 FEET SAID EAST RIGHT-OF-WAY LINE; THENCE RUN NORTH 00°31'09" WEST, A DISTANCE OF 341.80 FEET; THENCE RUN SOUTH 89°22'52" WEST, A DISTANCE OF 652.33 FEET TO THENCE RUN NORTH 89°18'43" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1442.05 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 216th STREET; THENCE RUN NORTH 05°34'16" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 652.33 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°22'52" WEST, A DISTANCE OF 664.18 FEET; THENCE RUN SOUTH 00°31'09" EAST ALONG SAID EAST LINE A DISTANCE OF 1212.49 FEET; THENCE RUN SOUTH 89°22'52" WEST, A DISTANCE OF 664.18 FEET; THENCE RUN SOUTH 00°31'09" EAST, A DISTANCE OF 504.00 FEET; THENCE RUN NORTH 89°22'52" EAST, A DISTANCE OF 578.93 FEET; THENCE RUN SOUTH 00°31'09" EAST, A DISTANCE OF 894.00 FEET TO THE POINT OF BEGINNING. CONTAINING 76.63 ACRES MORE OR LESS.



LEGEND AND NOTES

- ○ DENOTES PERMANENT CONTROL POINT (PCP)
- □ DENOTES PERMANENT REFERENCE MONUMENT (PRM)
1) CLOSURE EXCEEDS 1:10,000.
2) CONCRETE MONUMENTS SET ON ALL LOT CORNERS.
3) SAID PROPERTY FALLS WITHIN AGRICULTURE ONE CLASSIFICATION ONE DWELLING UNIT PER FIVE ACRES.
4) BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 129.N. 05°34'16" W.
5) FOR SECTION BREAKDOWN SEE JOB FILE, THIS OFFICE.
6) SOUTHYERN COMFORT ESTATES FALLS OUTSIDE ANY NAVY MILITARY TRAINING ROUTES, AS PER LETTER FROM THE DEPARTMENT OF THE NAVY.

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

SOUTHERN COMFORT ESTATES FLOOD INFORMATION:

THE PLAT OF SOUTHERN COMFORT ESTATES FALLS WITHIN ZONE X AS PER THE FLOOD INSURANCE RATE MAPS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER SAID FLOOD MAPS, ZONE X DENOTES AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT CHESTER S. JABLONKA, AS OWNER HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS SOUTHERN COMFORT ESTATES AND THAT THE EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PURPOSES HEREON STATED.

CHESTER S. JABLONKA
ROUTE 1, BOX2496
O'BRIEN FLORIDA 32071
904-935-2718

WITNESS J. Thomas Finn

WITNESS Heidi Duppler

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFIY THAT ON THIS 16 DAY OF AUGUST A.D. 1996, BEFORE ME PERSONALLY APPEARED CHESTER S. JABLONKA AS OWNER TO ME KNOWN TO BE THE INDIVIDUAL DESCRIED IN AND WHO EXECUTED THE FORECOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA,
THIS 16 DAY OF AUGUST A.D. 1996.

Timothy Bruce Alon
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-13-99

Timothy Bruce Alon, Notary Public, State of Florida, Commission No. CC 471169, My Commission Expires June 13, 1999

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

DATE: 9/9/96 CHAIRMAN 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 FILLED FOR RECORDED THIS ___ DAY OF ___ A.D. 1996 PLAT BOOK 1, PAGE 429 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY FLORIDA.

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.

DRIVEWAY CULVERT NOTE:

INTERIOR LOTS WITH COMMON ACCESS SHALLBE REQIRED TO HAVE COMMON DRIVEWAYS INSTALLED AT DEVELOPERS EXPENSE, SUBJECT TO DIRECTION OF COUNTY ROAD DEPARTMENT DIRECTOR AND/OR STATE ROAD DEPARTMENT OF TRANSPORTATION.

FLAG LOT NOTE:

30.00 FOOT STEM (FLAGS) ON LOTS 5,6,7,10,11,12 AND 13 CONSTITUTE A PERMANENT EASEMENT.

On computer mapping

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 AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS PLATTED FALLS WITHIN ZONE X AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 12086C 0205D