PLAT BOOK 1 PAGE 423

SOUTHRIDGE FARMS

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 NORTH LINE OF SAID SOUTHWEST 1/4. N. 88°44'11" E.

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

6) THE NORTH RIGHT-OF-WAY LINE OF 180th STREET AND THE EAST RIGHT-OF-WAY LINE OF 73rd ROAD ASTABLISHED BY THIS PLAT.

7) FRAME DWELLING ON LOT 10, NOT LOCATED.

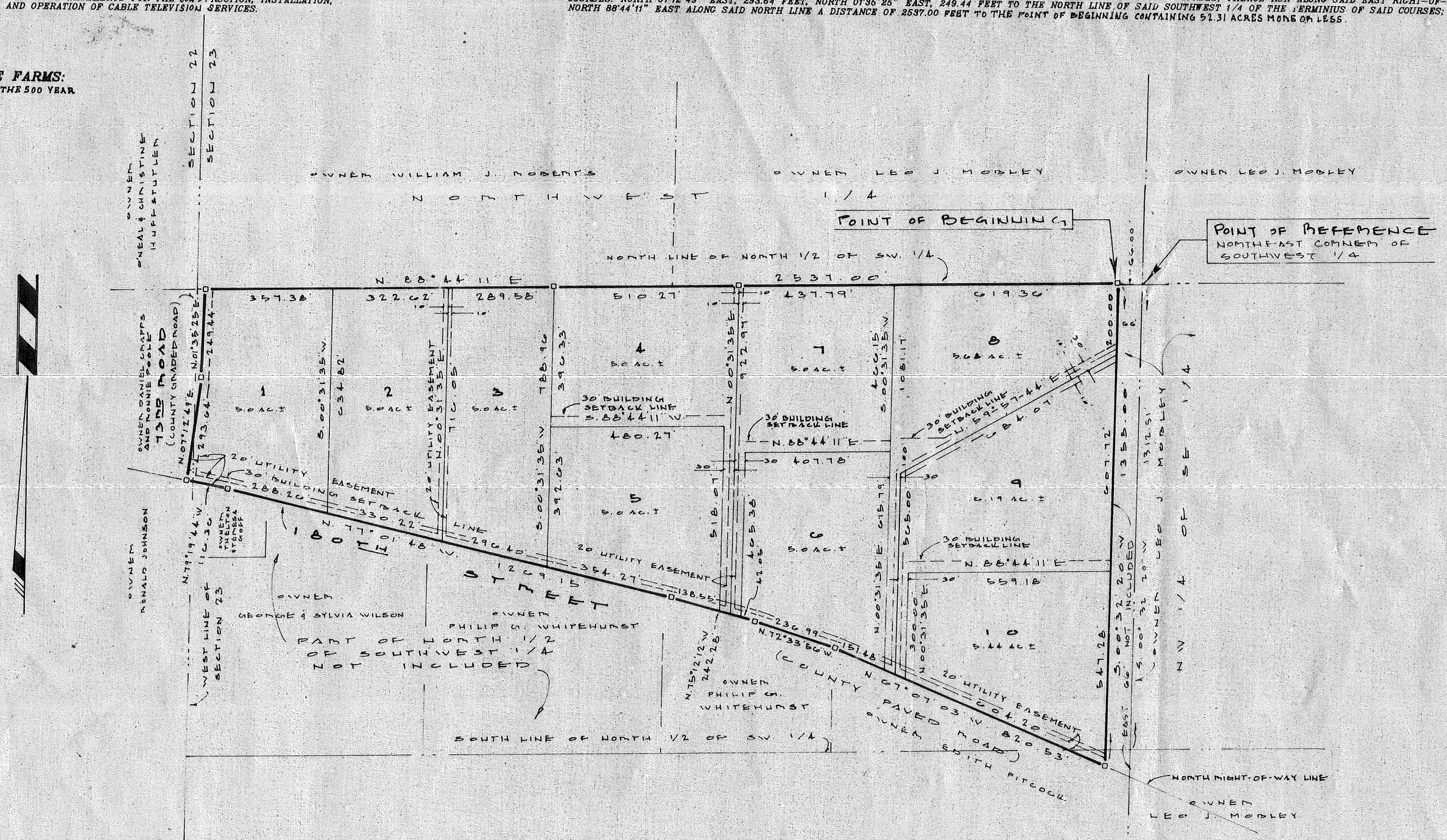
20' 20'

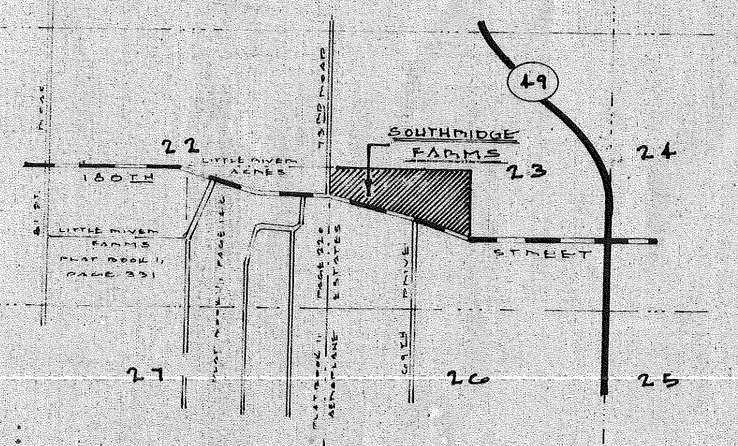
DENOTES 20' UTILITY EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES.

SITUATED IN: PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 LYING NORTH OF 180th STREET, LESS THE EAST 66.00 FEET THEREOF, THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 NORTH OF SAID 180th STREET OF SECTION 23 AND PART OF THE EAST 84.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 NORTH OF SAID 180th STREET OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA.

DESCRIPITION: PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 LYING NORTH OF 180th STREET, LESS THE EAST 66.00 FEET THEREOF, THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING NORTH OF SAID 180th STREET OF SECTION 23 AND PART OF THE EAST 84.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH OF SAID 180th STREET OF SAID SECTION 22, TOWNSHIP 4 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4, THENCE RUN SOUTH 88°44'11" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°32'20" WEST, A DISTANCE OF 1355.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID 180th STREET; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 67°07'03" WEST, 820.53 FEET, NORTH 72°33'56" WEST, 236.99 FEET, NORTH 75°12'12" WEST, 242.26 FEET, NORTH 77°01'48" WEST, 1269.15 FEET, NORTH 78°19'44" WEST, 116.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF 73rd ROAD AND THE TERMINUS OF SAID COURSES; THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 07°12'49" EAST, 293.64 FEET, NORTH 01°36'25" EAST, 249.44 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE TERMINUS OF SAID COURSES; THENCE RUN NORTH 88°44'11" EAST ALONG SAID NORTH LINE A DISTANCE OF 2537.00 FEET TO THE POINT OF BEGINNING CONTAINING 51.31 ACRES MORE OR LESS.

SOUTHRIDE FARMS:
FALLS OUTSIDE THE 500 YEAR FLOOD AREA.





VICINITY MAP
NOT TO SCALE

On Computer Mapping

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT DANIEL CRAPPS AND RONNIE POOLE HAS CAUSSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATED TO BE KNOWN AS SOUTHRIDGE FARMS AND THAT THE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES AND PURPOSES HEREIN STATED.

Daniel Crapps
DANIEL CRAPPS
ROUTE 15, BOX 1154C
LAKE CITY, FLORIDA. 32055
904-752-5110

WITNESS Keith Rappert
WITNESS Timothy Bruce Sloan

Ronnie Poole
RONNIE POOLE
123 EAST HOWARD STREET
LIVE OAK, FLORIDA. 32060
904-362-4539

WITNESS J. Sherman Fain
WITNESS Timothy Bruce Sloan

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS 9th DAY OF JUNE A.D. 1995, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS AND RONNIE POOLE THE INDIVIDUALS WHO EXCUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA,
THIS 9th DAY OF JUNE A.D. 1995.

Timothy Bruce Sloan
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: JUNE 13, 1995

DEDICATION FOR MORTGAGEE:

THIS IS HEREBY CERTIFIED THAT ED MUSIC AND VICKIE MUSIC BEING A MORTGAGEE OF THOSE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT DOES HEREBY JOIN IN AND MAKE THEMSELVES A PART OF THE DEDICATION OF SAID LANDS AND PLAT TO KNOWN AS SOUTHRIDGE FARS FOR THE USES AND PORPOSES HEREON EXPRESSED AND THE EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

E & M Music
ED MUSIC

Vickie Music
VICKIE MUSIC

WITNESS Keith Rappert
WITNESS Timothy Bruce Sloan
WITNESS J. Sherman Fain
WITNESS Keith Rappert

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS 9th DAY OF JUNE A.D. 1995, BEFORE ME PERSONALLY APPEARED ED MUSIC AND VICKIE MUSIC AS MORTGAGEES TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA,
THIS 9th DAY OF JUNE A.D., 1995.

Timothy Bruce Sloan
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: JUNE 13, 1995

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

CHAIRMAN ATTEST:

DATE:

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 BY COUNTY ROAD DEPARTMENT DIRECTOR.

NOTICE:

SAID SOUTHRIDGE FARMS LIES BENEATH THE AIRCRAFT APPROACH AND DEPARTURE ROUTES FOR LITTLE RIVER AIRPORT AND IS SUBJECT TO

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 DOES NOT FALL WITHIN A FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0350A EXCEPT AS SHOWN

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 26 DAY OF June A.D. 1995 IN PLAT BOOK 1, PAGE 423 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY FLORIDA.