PLAT BOOK 1 PAGE 468

SUNRISE FARMS

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5 ; PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 13 EAST; PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31 AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 31, THENCE RUN SOUTH 00°04'34" EAST ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 57.97 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 104TH STREET AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89°40'05" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1318.89 FEET; THENCE RUN NORTH 02°38'05" WEST, A DISTANCE OF 398.05 FEET TO A POINT ON THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4; THENCE RUN NORTH 00°27'32" EAST ALONG SAID WEST LINE AND THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 2277.94 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 88°12'33" EAST ALONG THE SOUTH LINE OF HIDDEN OAKS (UNRECORDED), A DISTANCE OF 1339.21 FEET TO THE SOUTHEAST CORNER OF LOT 96 OF SAID HIDDEN OAKS (UNRECORDED); THENCE RUN SOUTHEAST 1/4; THENCE RUN SOUTH 88°12'33" EAST ALONG THE SOUTH LINE OF HIDDEN OAKS (UNRECORDED), A DISTANCE OF 1339.21 FEET TO THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 89°31'42" EAST ALONG SAID NORTH LINE, NORTH 00°35'25" WEST ALONG THE EAST LINE OF SAID HIDDEN OAKS (UNRECORDED), A DISTANCE OF 2.11 FEET TO THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 02°28'39" EAST, A DISTANCE OF 1075.66 FEET; THENCE RUN A DISTANCE OF 269.16 FEET; THENCE RUN SOUTH 00°20'38" WEST, A DISTANCE OF 828.60 FEET; THENCE RUN SOUTH 89°31'42" EAST, A DISTANCE OF 402.02 FEET; THENCE RUN SOUTH 00°20'38" WEST, A DISTANCE OF 715.44 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF 104TH STREET; THENCE RUN SOUTH 89°40'05" WEST ALONG SAID NORTH RIGHT-OF-WAY NORTH 89°40'05" EAST, A DISTANCE OF 292.05 FEET; THENCE RUN SOUTH 00°20'38" WEST, A DISTANCE OF 715.44 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF 104TH STREET; THENCE RUN SOUTH 89°40'05" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1020.04 FEET TO THE POINT OF BEGINNING.
CONTAINING 120.64 ACRES MORE OR LESS.

LEGEND AND NOTES:

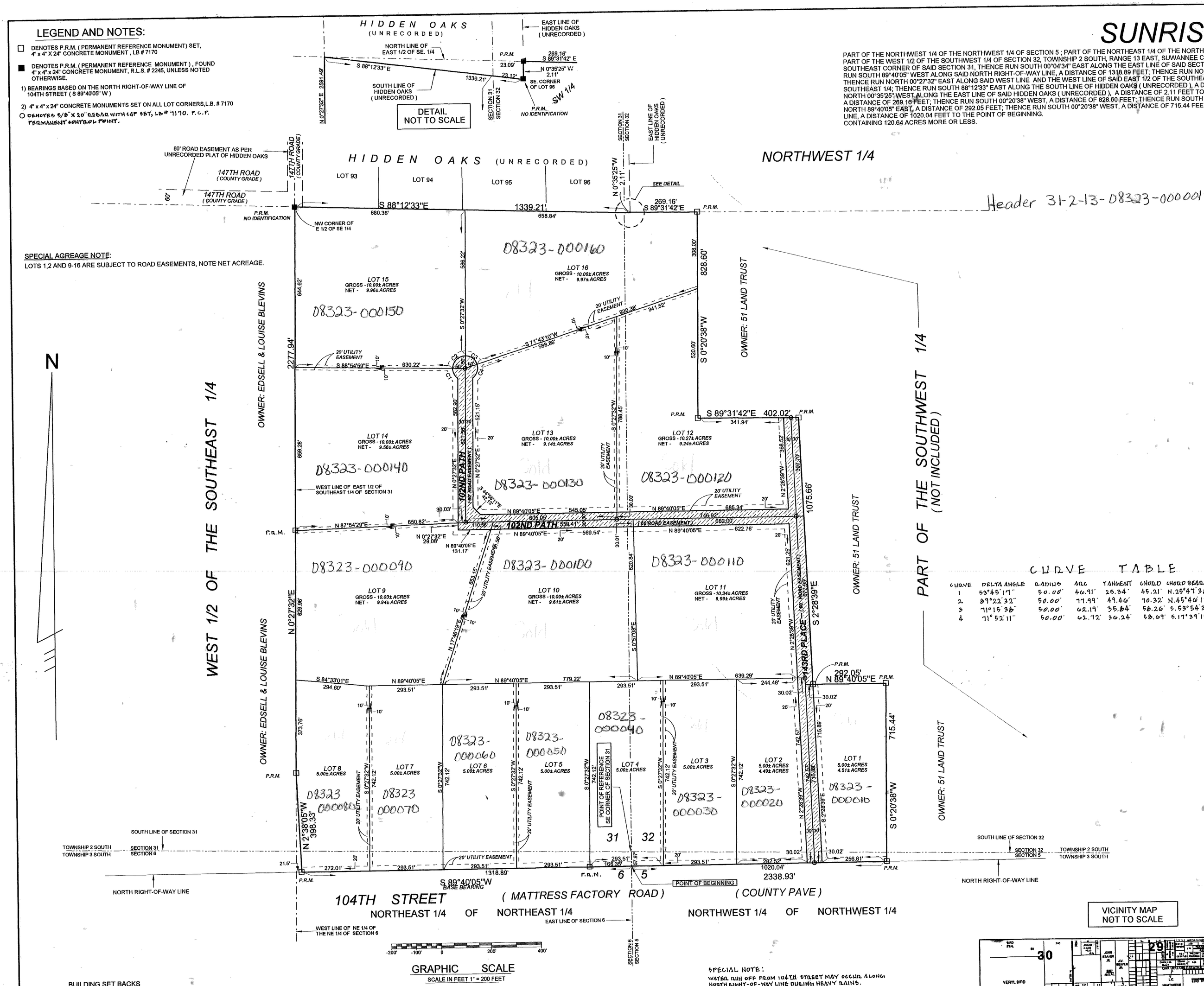
☐ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" X 24" CONCRETE MONUMENT , LB # 7170

■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) , FOUND 4" x 4" x 24" CONCRETE MONUMENT, R.L.S. # 2245, UNLESS NOTED OTHERWISE.

1) BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF 104TH STREET (S 89°40'05" W)

2) 4" x 4" x 24" CONCRETE MONUMENTS SET ON ALL LOT CORNERS,L.B. # 7170

○ DENOTES 5/8" X 20" REBAR WITH CAP 6BT, LB # 7170. F.C.P. PERMANENT CONTROL POINT.



SPECIAL AGREAGE NOTE:
LOTS 1,2 AND 9-16 ARE SUBJECT TO ROAD EASEMENTS, NOTE NET ACREAGE.

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT DANIEL CRAPPS FAMILY LLC AND RONALD D. POOLE AS OWNERS HAVE CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS SUNRISE FARMS 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.

DANIEL CRAPPS
123 EAST HOWARD STREET
LIVE OAK, FLORIDA 32064
386-362-4539

RONALD D. POOLE
123 EAST HOWARD STREET
LIVE OAK, FLORIDA 32064
386-362-4539

WITNESS:
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 28 DAY OF APRIL, A.D. 2003, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS AND RONALD D. POOLE AS OWNERS 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 28 DAY OF APRIL, A.D. 2003

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-20-03

TIMOTHY BRUCE ALCORN
MY COMMISSION # CC 847697
EXPIRES: June 20, 2003
1-800-NOTARY Fla. Notary Service & Bonding Co.

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT FARM CREDIT OF NORTH FLORIDA, ACA, 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 SUNRISE FARMS, 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 FARM CREDIT OF NORTH FLORIDA, ACA, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS' EXECUTIVE VICE PRESIDENT, JAMES W. CLOUSE BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS' CORPORATE SEAL AFFIXED THIS 23rd DAY OF APRIL, A.D. 2003.

JAMES W. CLOUSE, EXECUTIVE VICE PRESIDENT

WITNESS:

STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY ON THIS 21st DAY OF APRIL, A.D. 2003, BEFORE ME PERSONALLY APPEARED JAMES W. CLOUSE, AS EXECUTIVE VICE PRESIDENT 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 ALACHUA, STATE OF FLORIDA THIS 21st DAY OF APRIL, A.D. 2003

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

SYLVIA WELCH LOAR
MY COMMISSION # DD 046818
EXPIRES: July 18, 2004
Bonded Thru Atlantic Bonding Co., Inc.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	53°45'17"	50.00'	46.91'	25.34'	45.21'	N.25°47'38"W.
2	89°22'32"	50.00'	77.99'	49.46'	70.32'	N.45°40'17"E.
3	71°15'36"	50.00'	62.19'	35.84'	58.26'	S.53°54'39"E.
4	71°52'11"	50.00'	62.72'	36.24'	58.69'	S.17°39'15"W.

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

CHAIRMAN

DATE: 05 06 03

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 8 DAY OF May A.D. 2003, IN PLAT BOOK 1 PAGE 468 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

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

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

BUILDING SET BACKS

FRONT:	30.00 FEET
SIDE:	15.00 FEET
REAR:	15.00 FEET

FLOOD ZONE INFORMATION:

THIS IS HEREBY CERTIFIED THAT THE PROPERTY AS SURVEYED FALLS WITHIN ZONE X AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NC. 120300 0125A

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

ZONING:
A-1 (AGRICULTURAL 1) - ONE DWELLING UNIT PER FIVE ACRES.

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SPECIAL ROAD NOTE:
143RD PALCE AND 102ND PATH ARE PRIVATE RIGHT-OF-WAYS AND WILL NOT BE MAINTAINED BY SUWANNEE 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.

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN SUNRISE FARMS:

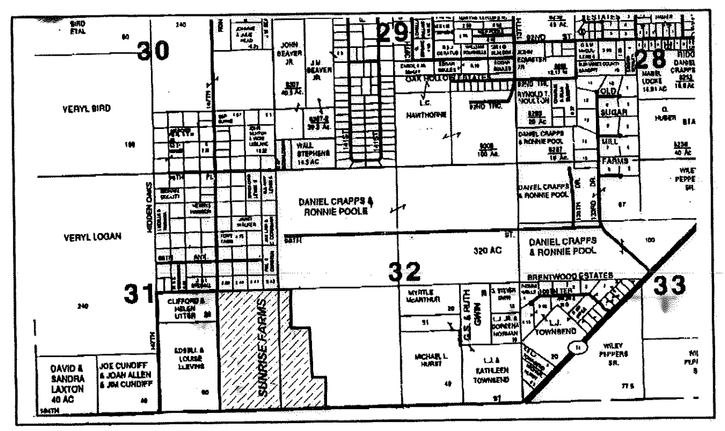
THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS. BE AWARE THAT SUCH AGRICULTURAL OPERATIONS MAY CAUSE ODORS, FLIES,POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

SPECIAL NOTE:
WATER RUN OFF FROM 104TH STREET MAY OCCUR ALONG NORTH RIGHT-OF-WAY LINE DURING HEAVY RAINS.

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.

VICINITY MAP
NOT TO SCALE



THIS SURVEY MEETS THE MINIMUM TECHNICALSTANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO.
DATE: APRIL 17,2003

JOB NO. 202-02RP

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

SCALE: 1"=200'	DATE SURVEYED: 04-17-03	DATE DRAWN: 04-17-03
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