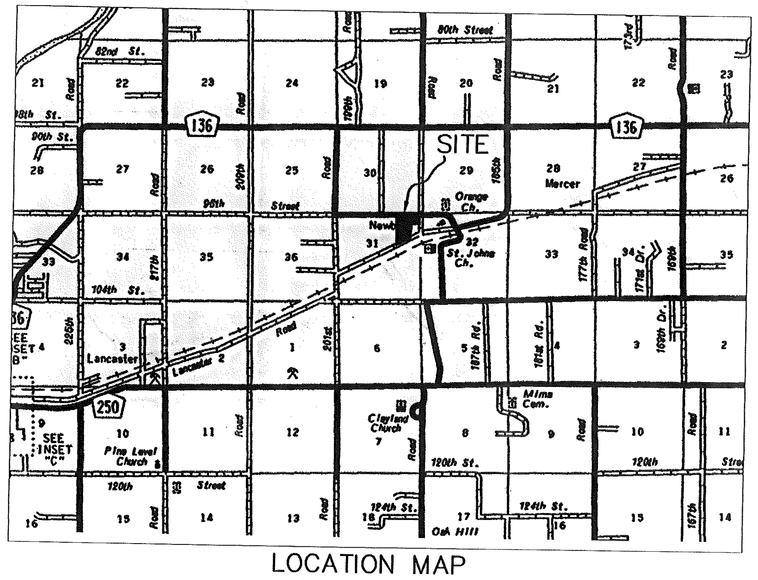
Suwanneeland

Suwanneeland Subdivision

located in Section 31, Township 2 South, Range 12 East, Suwannee County, Florida

Plat Book 1 Page 469

Header
31-2-12-10084-010000



LOCATION MAP
1" = 1 MILE

Description:

Commence at the Northeast corner of Section 31, Township 2 South, Range 12 East, Suwannee County, Florida; Thence run South 00 degrees 32 minutes 21 seconds East along the East Boundary of Section 31, a distance of 914.958 feet to an iron rod; Thence run South 89 degrees 45 minutes 11 seconds West 24.07 feet to a concrete marker, being on the west edge of a County Graded Road for the POINT OF BEGINNING; Thence run North 00 degrees 05 minutes 59 seconds East along the West edge of County Graded Road 864.11 feet to a concrete marker, being on the South right-of-way of County Paved Road; Thence run North 89 degrees 22 minutes 58 seconds West along the South right-of-way of County Paved Road 1610.79 feet to a concrete marker; Thence run South 00 degrees 32 minutes 21 seconds East, Parallel with the East boundary of Section 31, a distance of 2129.60 feet to a concrete marker; Thence run North 89 degrees 45 minutes 25 seconds East 587.98 feet to a concrete marker, being on the Northerly right-of-way line of the Live Oak, Perry, & Gulf Southern Railroad (abandoned); Thence run North 64 degrees 19 minutes 28 seconds East along the Northerly right-of-way line of said railroad 479.06 feet to a concrete marker; thence run North 00 degrees 32 minutes 21 seconds West, Parallel with the East boundary of Section 31, a distance of 1035.54 feet to a concrete marker; Thence run North 89 degrees 45 minutes 11 seconds East, Parallel with the North boundary of Section 31, a distance of 579.17 feet back to the Point of Beginning; Containing 60.38 acres more or less. Described lands lying in the Northeast Quarter of Section 31, Township 2 South, Range 12 East, Suwannee County, Florida.

Flood Zone Information:

The hereon property lies in Flood Zone "X" according to the Flood Insurance Rate Map for Suwannee County Florida Panel 1203000095A.

Building Set Backs:

Front: 30 feet
Side: 15 feet
Rear: 15 feet

Zoning:

AC-1 One residence per 5 acres

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:

This plat, as recorded in it's graphical 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 Suwannee County, Florida.

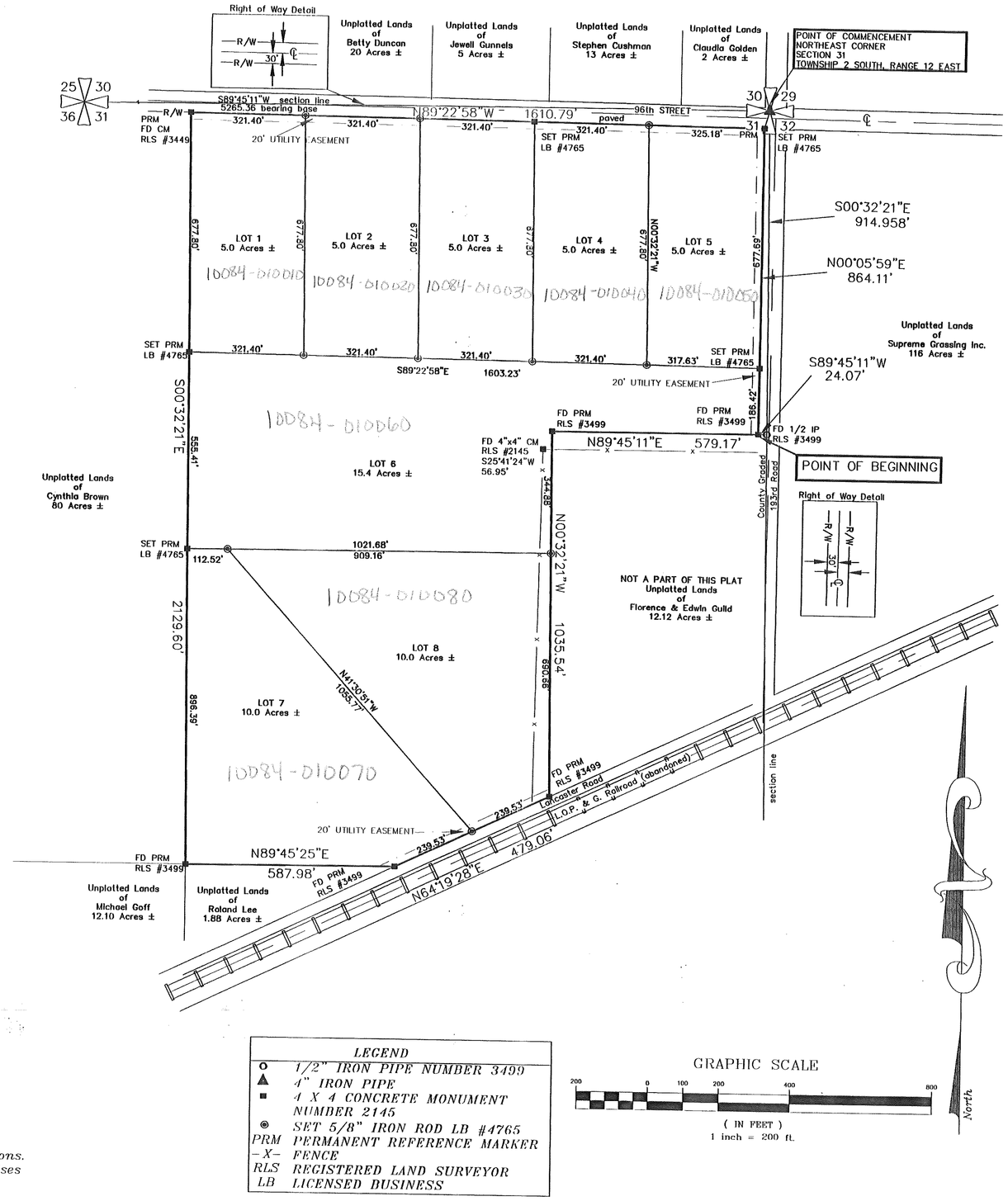
Notice:

All platted utilities 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 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.

SURVEYORS NOTES:

1. *Bearings based on the north boundary line of Section 31, Township 2 South, Range 12 East, Suwannee County, Florida. (S89°45'11"W)*
2. *If no difference is shown, field measurements are the same as Plat call.*
3. *Boundary information from Robert S. Folsom Registered Land Surveyor, # 3499 completed March 27, 1991.*
4. *There may be other restrictions of record not shown on this plat that may be found in the public records of Suwannee County, Florida.*
5. *The hereon-signed surveyor has not been provided a current title opinion of abstract of matter affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments, which could affect the boundaries.*
6. *Unless it bears the signature and raised seal of a Florida Licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.*
7. *Field work completed on April 7, 2003.*

Notice and Warning to Prospective Purchasers of Lots in Suwannee Land Subdivision: 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.



LEGEND	
○	1/2" IRON PIPE NUMBER 3499
▲	4" IRON PIPE
■	4 X 4 CONCRETE MONUMENT NUMBER 2145
◉	SET 5/8" IRON ROD LB #4765
PRM	PERMANENT REFERENCE MARKER
-X-	FENCE
RLS	REGISTERED LAND SURVEYOR
LB	LICENSED BUSINESS

Adoption and Dedication:

Known all men by these present that Donald R. Curtis, Jr. and Michele R. Curtis as owners have caused the lands hereon described to surveyed and platted to be known as Suwanneeland Subdivision 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 R Curtis Jr
Donald R. Curtis, Jr.
5135 Preston Sheffield Road
Perry, Florida 32347
(850)584-9561

Witness: William G. Moody

Michele R. Curtis
Michele R. Curtis
5135 Preston Sheffield Road
Perry, Florida 32347
(850)584-9561

Witness:

State of Florida, County of Suwannee

I hereby certify on this 29 day of April A.D., 2003, before me personally appeared Donald R. Curtis, Jr. and Michele R. Curtis as owners to me known the individuals described in and who executed the foregoing dedication and they acknowledges execution thereof.

Witness my hand and seal at Live Oak, State of Florida, This 29 day of April A.D., 2003.

Glenda M. Citovi
Notary Public, State of Florida

Glenda M. Citovi MY COMMISSION # CC999771 EXPIRES January 4, 2004 BONDED THRU TROY FAIN INSURANCE, INC.

My commission Expires:

Abstractor's Certificate:

I hereby certify to Donald R. Curtis, Jr. and Michele R. Curtis are the apparent record owners of the lands hereby platted, and there are no delinquent taxes on such lands and the the County of Suwannee, State of Florida, holds that record title to all access roads.
Signed this 30 day of April, 2003.

John H. Parker, III — Date: 4/30/03

Suwannee Valley Title Services, Inc.
120 East Howard Street
PO Box 1563
Live Oak, Florida 32064

Mortgage Approval:

KNOW ALL MEN BY THESE PRESENTS, that Farm Credit of North Florida, the holders of that certain mortgage filed for record in Official Record Book 948 Pages 127-134, Public Records of Suwannee County, Florida, does hereby consent to this plat and join in the dedication shown hereon in witness whereof, James W. Clouse, has caused his signature to be shown as executive president of said Farm Credit of North Florida, ACA

James W. Clouse — 4-30-2003

James W. Clouse, Executive Vice-President *Date:*
12960 NS Highway 441
Alachua, Florida 32615-8500

Approved by Board of Suwannee County, Florida Commissioners:

Chairman — Date: 6-3-03

Attest — Date: 06 03 03

Certificate of Clerk of Suwannee County, Florida

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 10th day of ~~April~~ June A.D., 2003, in Plat Book 1 Page 469 of the Public Records of said Suwannee County, Florida.

Clerk of Court, Suwannee County, Florida

Certificate of Surveyor:

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 472, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on ____, he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes, as amended; and that said is located in Section 31, Township 2 South, Range 12 East, Suwannee County, Florida.

Lawrence D. Rowell — 04/28/03

Lawrence D. Rowell, PRC No. 3223 *Date:*

Certificate of County Surveyor:

This plat has been reviewed for conformity to Chapter 177, Florida Statutes By:

Stuart P. Moore 5/14/03

Stuart P. Moore *Date:*
Registered Surveyor and Mapper
Florida Certificate No. 2090

Scale: 1"=200'	Date Surveyed: 03/27/91 Boundary Survey completed by Ronald S. Folsom, RLS #3499	Date Drawn: 04/08/03
Revised:	Approved By: SOL	Drawn By: Elizabeth Rowell

PREPARED BY DELTA LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 4765
114 WEST GREEN STREET
PERRY, FLORIDA 32347
PHONE(850)584-2849 FAX(850)584-7809