Timucuan Woods

PLAT BOOK 1 PAGE 420

TIMUCUAN WOODS

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 SOUTH LINE OF SAID SECTION 22. S. 89°32'05" W.

5) FOR SECTION BREAKDOWN SEE JOB FILE THIS OFFICE.

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.

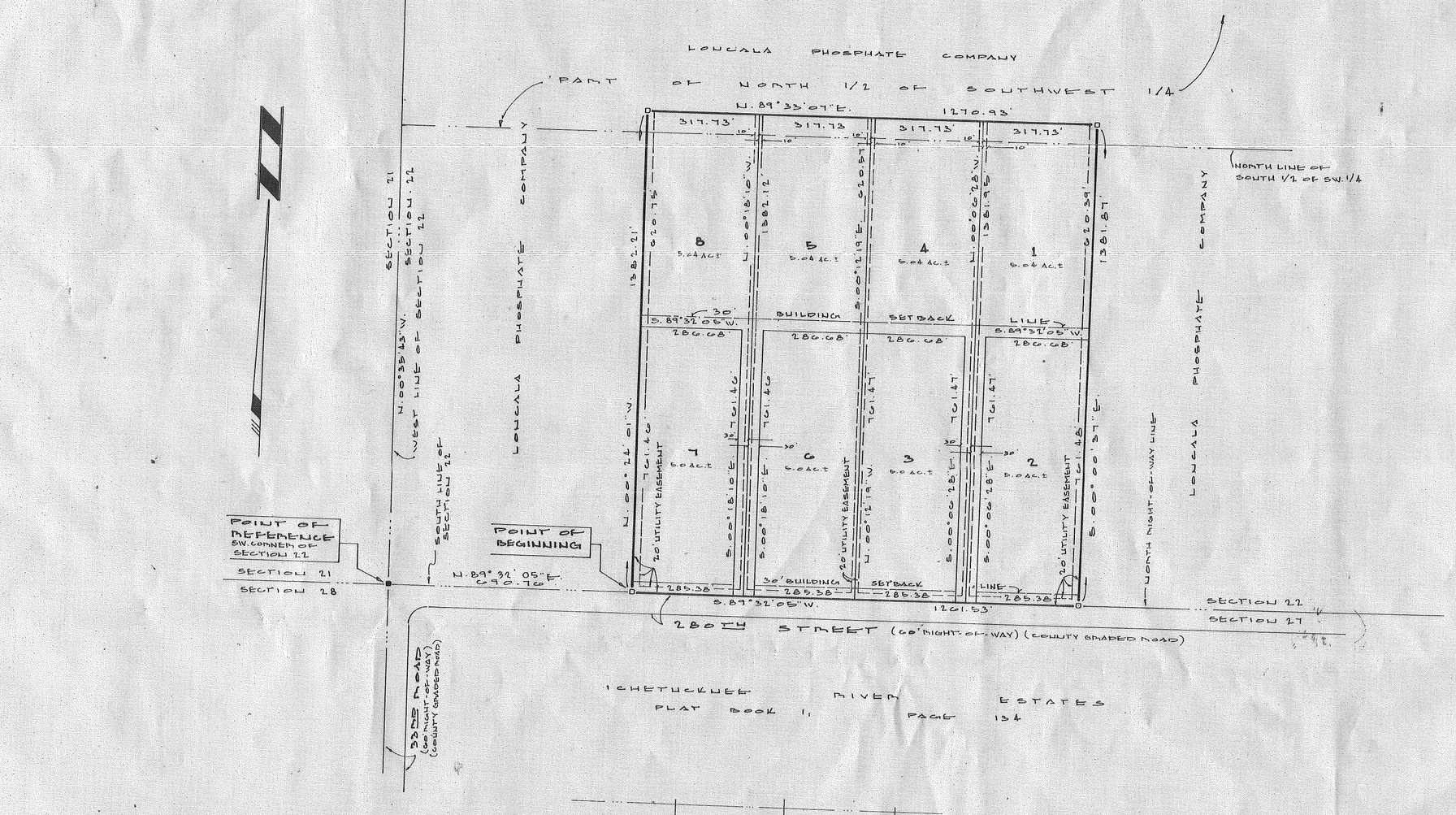
TIMUCUAN WOODS FALLS WITHIN ZONE X FLOOD HAZARD AREA ZONE X: DENOTES AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

SITUATED IN:

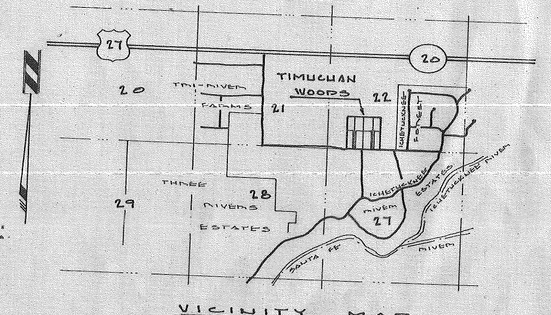
PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTH 63.84 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 16 EAST, SUWANNEE COUNTY FLORIDA.

DESCRIPTION:

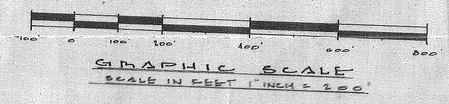
PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTH 63.84 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 6, SOUTH, RANGE 16 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE RUN NORTH 89°32'05" EAST ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 690.76 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°24'01" WEST, A DISTANCE OF 1882.21 FEET; THENCE RUN NORTH 89°33'07" EAST, A DISTANCE OF 1270.93 FEET; THENCE RUN SOUTH 00°00'37" EAST, A DISTANCE OF 1361.87 FEET TO SAID SOUTH LINE; THENCE RUN SOUTH 89°32'05" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1261.53 FEET TO THE POINT OF BEGINNING. CONTAINING 40.16 ACRES MORE OR LESS.



CHETUCKWEE RIVER ESTATES
PLAT BOOK 1, PAGE 134



VICINITY MAP
NOT TO SCALE
B - BACKE TRACTS
40.17 ACRES TOTAL



GRAPHIC SCALE
SCALE IN FEET 1 INCH = 200'

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.

FLAG LOT NOTE:

30.00 FOOT STEMS (FLAGS) ON LOTS 2,3,6,7,10,11,14 AND 15 CONSTITUTE A PORTION OF SAID LOTS AND WILL NOT BE MAINTAINED BY SUWANNEE COUNTY FOR ROADWAYS.

NOTICE:

THERE MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAYBE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT GULF ATLANTIC LAND AND TIMBER CORPORATION, A DELAWARE CORPORATION REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS TIMUCUAN WOODS AND THAT THE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES AND PURPOSES HEREIN STATED.

Joseph T. Clayton JR.

JOSEPH T. CLAYTON JR. VICE PRESIDENT
GULF ATLANTIC LAND AND TIMBER CORP.
ROUTE 10, BOX 318
LAKE CITY, FLORIDA 32055

WITNESS Jack Allen

WITNESS J. Sherman Frier

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS 23RD DAY OF SEPTEMBER A.D. 1994, BEFORE ME PERSONALLY APPEARED JOSEPH T. CLAYTON AS VICE PRESIDENT OF GULF ATLANTIC LAND AND TIMBER A DELAWARE CORPORATION AS OWNER TO ME KNOWN TO BE THE INDIVIDUAL 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 23RD DAY OF SEPTEMBER A.D. 1994.

Timothy Bruce Sloan
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: JUNE 13, 1995

DEDICATION FOR MORTGAGEE:

THIS IS TO CERTIFY THAT FIRST FEDERAL SAVINGS BANK OF FLORIDA, A CORPORATION UNDER THE LAWS OF THE UNITED STATES OF AMERICA, 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 KNOWN AS TIMUCUAN WOODS FOR THE USES AND PURPOSES HEREON EXPRESSED AND THE EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, IN WITNESS WHEREOF FIRST FEDERAL SAVINGS BANK OF FLORIDA, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS PRESIDENT, KEITH C. LEIBFRIED AND ITS ASSISTANT SECRETARY JOYCE WARNER BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 23RD DAY OF SEPTEMBER A.D. 1994.

KEITH C. LEIBFRIED, PRESIDENT

WITNESS: Paula Hacker

JOYCE WARNER, ASSISTANT SECRETARY

WITNESS: Robert L. Bryg

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT THIS 23RD DAY OF SEPTEMBER A.D. 1994 BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, KEITH C. LEIBFRIED, PRESIDENT AND JOYCE WARNER ASSISTANT SECRETARY OF FIRST FEDERAL SAVINGS BANK OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSONS 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 LIVE OAK, STATE OF FLORIDA,
THIS 23RD DAY OF SEPTEMBER A.D. 1994.

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: OCTOBER 4, 1994

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 4TH DAY OF OCTOBER A.D., 1994 IN PLAT BOOK 1, PAGE 420 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY FLORIDA.

CLERK OF CIRCUIT COURT, SUWANNEE COUNTY, FLORIDA.

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 0085A EXCEPT AS SHOWN.

J. Sherman Frier
REGISTERED LAND SURVEYOR
FLA. CERT. NO. 2245
DATE: Sept 23, 1994
JOB NO. 185-94

J. SHERMAN FRIER & ASSOCIATES
LAND SURVEYORS
120 NORTH OHIO AVENUE, P.O. BOX 580, LIVE OAK, FLORIDA 32060
PHONE: 904-362-4620
LB 1178