TUCKNEE TRAILS

1) DENOTES: PERMANENT CONTROL POINT (PCP).

2) DENOTES: PERMANENT REFERENCE MONUMENT (PRM)

3) ERROR EXCEEDS 1:10,000

4) CONCRETE MONUMENTS: SET ON ALL LOT CORNERS.

5) SAID PROPERTY FALLS WITHIN AGRICULTURE ONE CLASSIFICATION ONE DWELLING UNIT PER FIVE ACRES.

6) BEARINGS BASED ON THE EAST LINE OF SAID SECTION 22 S 00°35'43" E

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

P.C.P.

P.R.M.

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

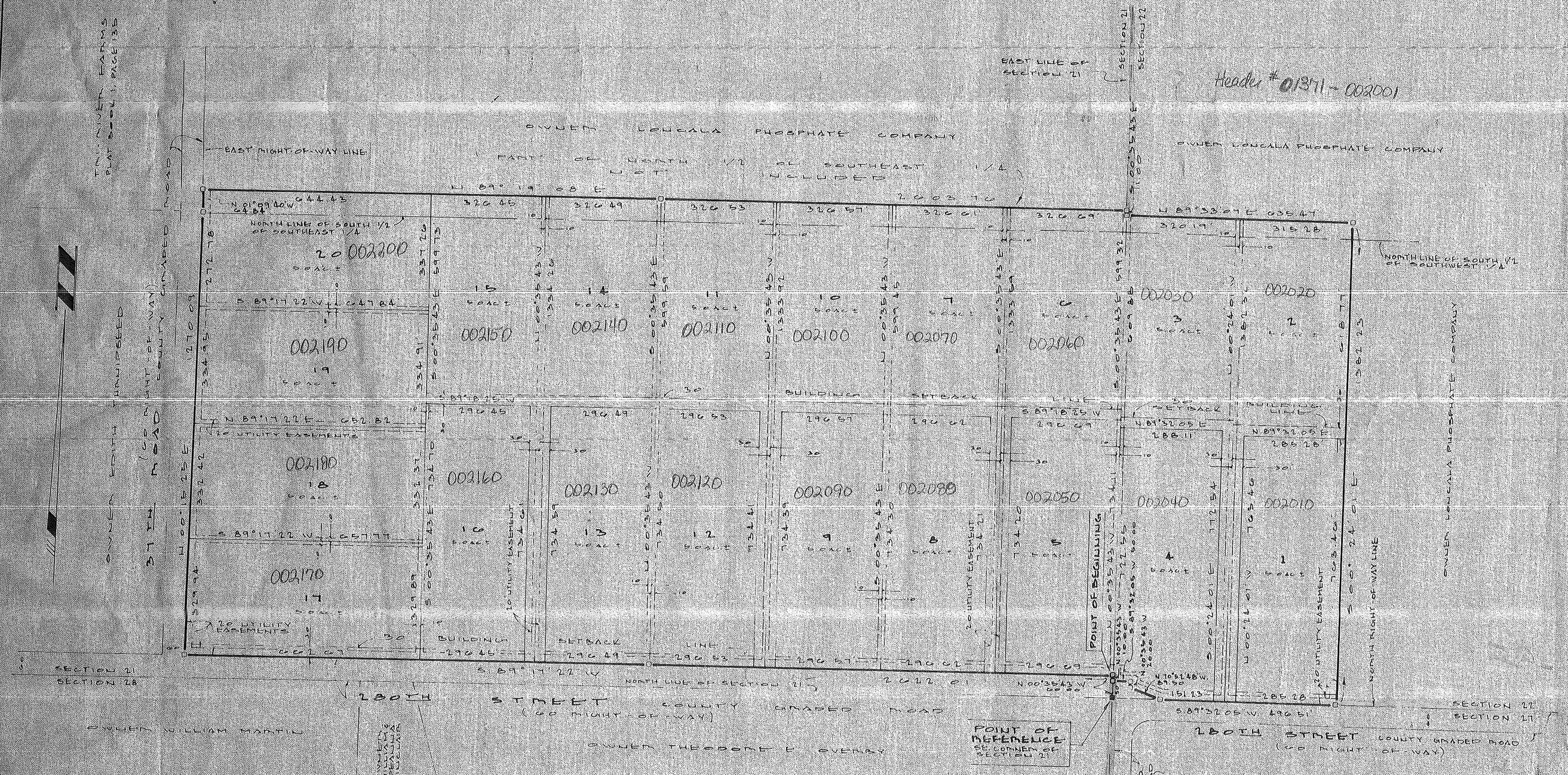
TUCKNEE TRAILS: FALLS WITHIN ZONE X FLOOD HAZARD AREA. ZONE X DENOTES AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

SITUATED IN:

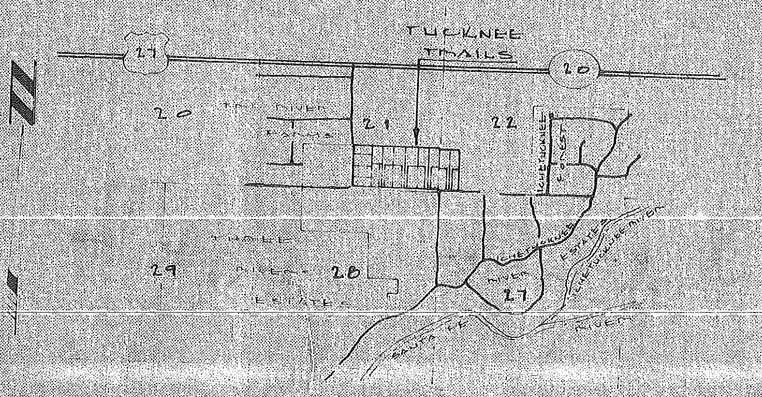
PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4, PART OF THE SOUTH 64.84 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21 AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22 TOWNSHIP 6 SOUTH, RANGE 15 EAST, SUWANNEE COUNTY FLORIDA.

DESCRIPTION:

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4, PART OF THE SOUTH 64.84 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21 AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 15 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE RUN NORTH 00°35'43" WEST ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 280th STREET AND THE POINT OF BEGINNING, THENCE RUN SOUTH 89°17'22" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2622.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF 87th ROAD, THENCE RUN NORTH 00°35'45" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 1270.09 FEET, THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°35'45" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 64.84 FEET TO THE NORTH LINE OF SAID SOUTH 64.84 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, THENCE RUN NORTH 89°19'47" WEST A DISTANCE OF 64.85 FEET TO THE NORTH LINE OF SAID SOUTH 64.84 FEET OF 00°35'45" EAST ALONG SAID EAST LINE A DISTANCE OF 1100.00 FEET, THENCE RUN SOUTH 89°33'05" EAST, A DISTANCE OF 2603.76 FEET TO SAID EAST LINE OF SECTION 21, THENCE RUN SOUTH A DISTANCE OF 1352.23 FEET TO SAID NORTH RIGHT-OF-WAY LINE, THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 89°32'05" WEST, 496.51 FEET, NORTH 70°52'48" WEST, 89.50 FEET, NORTH 00°35'43" EAST, 20.00 FEET, SOUTH 89°32'05" WEST, 50.00 FEET TO SAID EAST LINE AND THE TERMINUS OF SAID COURSES; THENCE RUN NORTH 00°35'43" WEST ALONG SAID EAST LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING CONTAINING 100.86 ACRES MORE OR LESS



GRAPHIC SCALE
SCALE IN FEET 1" = 200'



VICINITY MAP
NOT TO SCALE
20 SAME LOTS

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 SHALL BE REQUIRED 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 SECTION OF 911 ADDRESS AND SHALL 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 LAND HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS TUCKNEE TRAILS 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. VICE PRESIDENT
GULF ATLANTIC LAND AND TIMBER CORP.
ROUTE 10, BOX 370
LAKE CITY, FLORIDA 32055

WITNESS: Keith Prescott

WITNESS: J. Sherman Jr.

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS 6TH 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 AND THEY ACKNOWLEDGED EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 6TH DAY OF SEPTEMBER A.D. 1994

Timothy Bruce Rice
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 DEDICATION DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND BIND THEMSELVES AS TUCKNEE TRAILS FOR THE USES AND PURPOSES HEREON EXPRESSED AND THE EASEMENTS ARE HEREBY DEDICATED, CAUSED THESE PRESENT TO BE SIGNED IN ITS PRESENCE, IN WITNESS WHEREOF FIRST FEDERAL SAVINGS BANK OF FLORIDA HAS CAUSED THESE PRESENT TO BE SIGNED IN ITS NAME BY ITS PRESIDENT, KEITH C. LEDBETTER AND ITS ASSISTANT SECRETARY JOYCE WARNER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, AND ITS CORPORATE SEAL AFFIXED THIS 6TH DAY OF SEPTEMBER A.D. 1994

KEITH C. LEDBETTER, PRESIDENT

WITNESS: Paula Hacker

JOYCE WARNER, ASSISTANT SECRETARY

WITNESS: Jackie Cooper

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT THIS 6TH DAY OF SEPTEMBER A.D. 1994 BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, KEITH C. LEDBETTER PRESIDENT AND JOYCE WARNER ASSISTANT SECRETARY OF FIRST FEDERAL SAVINGS BANK OF FLORIDA TO ME 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 6TH DAY OF SEPTEMBER A.D. 1994

Timothy Bruce Rice
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: JUNE 13, 1994

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

CHAIRMAN

ATTEST:

DATE 9/20/94

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 20 DAY OF SEPTEMBER A.D. 1994 IN PLAT BOOK 1, PAGE 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 PERMANENT REFERENCE MONUMENTS AND 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 / DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 FLORIDA EXCEPT AS SHOWN.

REGISTERED LAND SURVEYOR
FLA. CERT. NO. 2243
DATE: SEPT 6, 1994
JOB NO. 165-94