Turkey Trott

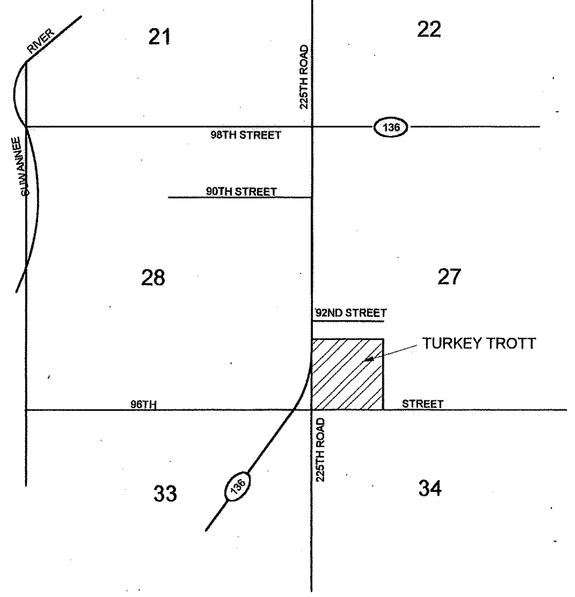
PLAT BOOK 1 PAGE 454

10/22/01
On Map = 1998
Peggy Cherry
On 2001
9-18-02
TF

# MAP SHOWING PLAT OF:
# TURKEY TROTT

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THENCE RUN SOUTH 00°20'41" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 , A DISTANCE OF 1321.02 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE RUN SOUTH 89°54'08" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1316.31 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE RUN NORTH 00°23'26" WEST ALONG SAID WEST LINE, A DISTANCE OF 421.04 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 136, SAID EAST RIGHT-OF-WAY LINE BEING IN A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 1472.39 FEET; THENCE RUN ALONG AND AROUND SAID CURVE A CHORD BEARING AND DISTANCE OF NORTH 09°05'53" EAST, 485.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°23'26" WEST, A DISTANCE OF 419.68 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN NORTH 89°50'39" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1237.36 FEET TO THE POINT OF BEGINNING. CONTAINING 38.55 ACRES MORE OR LESS.

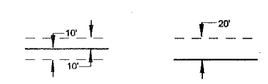
VICINITY MAP
SCALE: 1" = 2000'



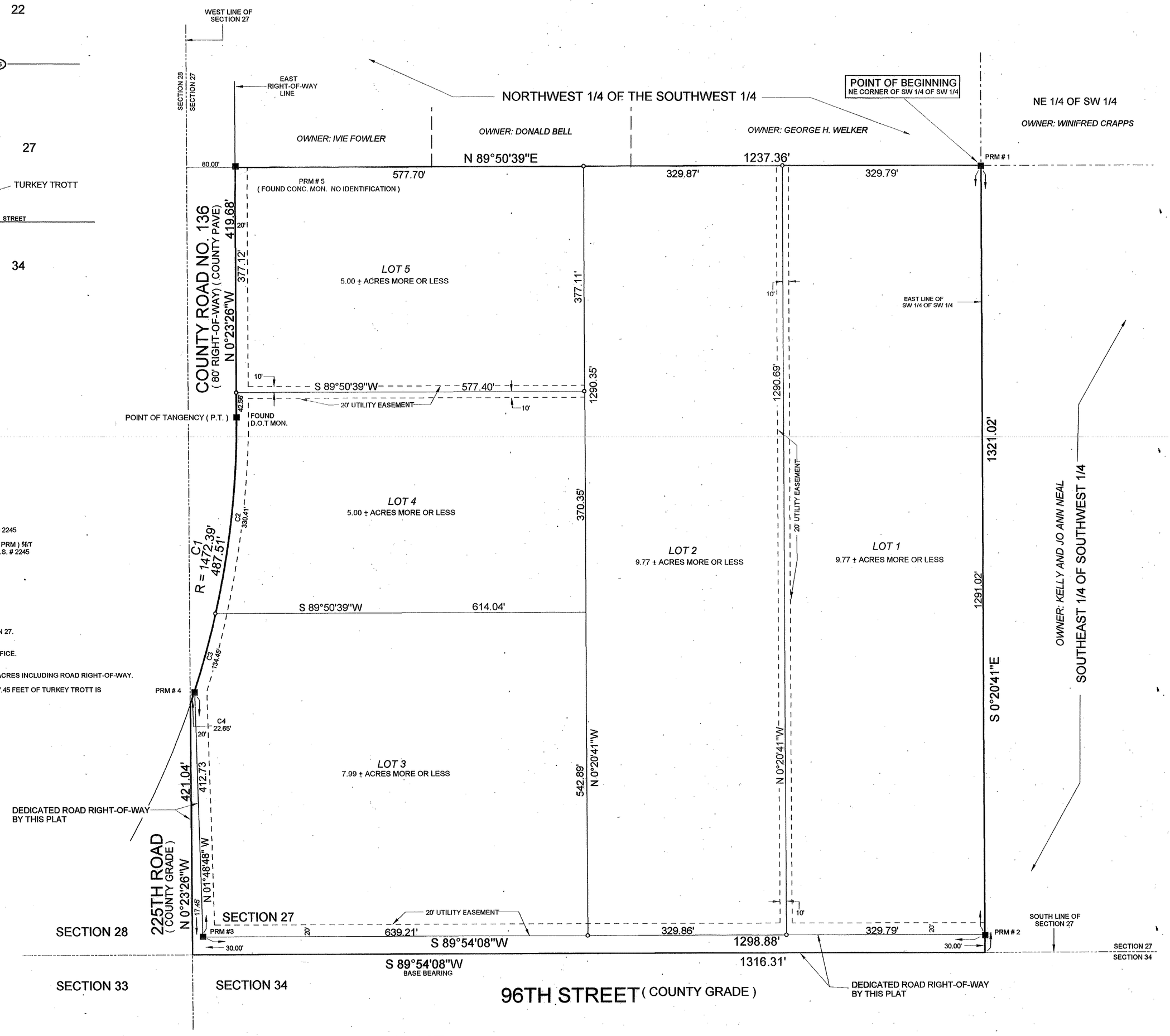

CURVE DATA

| Curve | Delta Angle | Radius | Arc | Tangent | Chord | Chord Bearing |
|---|---|---|---|---|---|---|
| 1 | 18°58'14" | 1472.39 | 487.51 | 246.01 | 485.28 | N 9°05'53"E |
| 2 | 12°51'26" | 1472.39 | 330.40 | 165.90 | 329.71 | N 6°02'32"E |
| 3 | 5°13'55" | 1472.39 | 134.45 | 67.27 | 134.41 | N 15°05'10" E |
| 4 | 0°52'53" | 1472.39 | 22.65 | 11.32 | 22.65 | N 18°08'34" E |

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.




## LEGEND AND NOTES

- ○ DENOTES 1/2" REBAR WITH CAP STAMPED R.L.S. # 2245
- ■ DENOTES PERMANENT REFERENCE MONUMENT ( PRM ) 5&T 4" x 4" X 24" CONCRETE MONUMENT STAMPED R.L.S. # 2245
- P.C. DENOTES POINT OF CURVE
- P.T. DENOTES POINT OF TANGENCY OF CURVE
- P.R.C. DENOTES POINT OF REVERSE CURVE

1) CLOSURE EXCEEDS 1: 10,000

2) BEARINGS BASED ON THE SOUTH LINE OF SECTION 27. S 89°54'08" W

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

4) LOTS 1 AND 2 ARE BASED ON A MINIMUM OF 10.00 ACRES INCLUDING ROAD RIGHT-OF-WAY.

5) THE SOUTH 30.00 FEET AND PART OF THE WEST 17.45 FEET OF TURKEY TROTT IS HEREBY DEDICATED FOR ROAD RIGHT-OF-WAY.

## ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT RONNIE POOLE AND DANIEL CRAPPS AS OWNERS HAVE CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS TURKEY TROTT 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.

RONNIE POOLE, OWNER
123 EAST HOWARD STREET
LIVE OAK, FLORIDA 32060
904-362-4539

DANIEL CRAPPS, OWNER
123 EAST HOWARD STREET
LIVE OAK, FLORIDA 32060
904-362-4539

WITNESS:
WITNESS:

## STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 26 DAY OF JULY A.D. 2001, BEFORE ME PERSONALLY APPEARED RONNIE POOLE AND DANIEL CRAPPS AS OWNERS OF TURKEY TROTT 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 26 DAY OF JULY A.D. 2001

TIMOTHY BRUCE ALCORN
MY COMMISSION # CC 847697
EXPIRES: June 20, 2003
1-800-3-NOTARY Fla. Notary Service & Bonding Co.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-20-2003

## DEDICATION OF 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 TO BE KNOWN AS TURKEY TROTT, 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 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 27 DAY OF JULY A.D. 2001.

KEITH C. LEIBFRIED, PRESIDENT

JOYCE WARNER, ASSISTANT SECRETARY

WITNESS:
WITNESS:

## STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 27 DAY OF JULY A.D. 2001, 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 KNOW TO BE THE PERSONS WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID SAID CORPORATION AFFIXED THERETO. EXECUTION THEREOF

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 27 DAY OF JULY A.D. 2001

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-20-2003

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

CHAIRMAN

ATTEST

DATE: Aug. 7, 2001

## 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 8th DAY OF AUGUST A.D. 2001, IN PLAT BOOK 1, PAGE 454 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF 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 THE 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 SURVEYED FALLS WITHIN ZONE AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO.

REGISTERED LAND SURVEYOR

FLA. CERT. NO. 2245

DATE: JULY 24, 2001

JOB. NO. 35-2001RP

-100' -50' 0 100' 200'

GRAPHIC SCALE
SCALE IN FEET 1" = 100 FEET

SPECIAL NOTE:

THE PLAT OF TURKEY TROTT LIES BENEATH A VISUAL FLIGHT RULES MILITARY TRAINING ROUTE ( VR 1003 ). THIS ROUTE IS USED ROUTINELY BY VARIOUS MILITARY JET AIRCRAFT CONDUCTING LOW ALTITUDE, HIGH SPEED MANEUVERS BETWEEN 200 AND 1500 FEET ABOVE THE GROUND.

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

ZONING:
A-1 AGRICULTUAL 1- ONE DWELLING UNIT PER FIVE ACRES

NOTICE:

THIS PLAT AS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:
Curtis E. Keen 8/6/01

BUILDING SET BACKS

J. SHERMAN FRIER & ASSOCIATES
LAND SURVEYORS