

Tyler's Trail

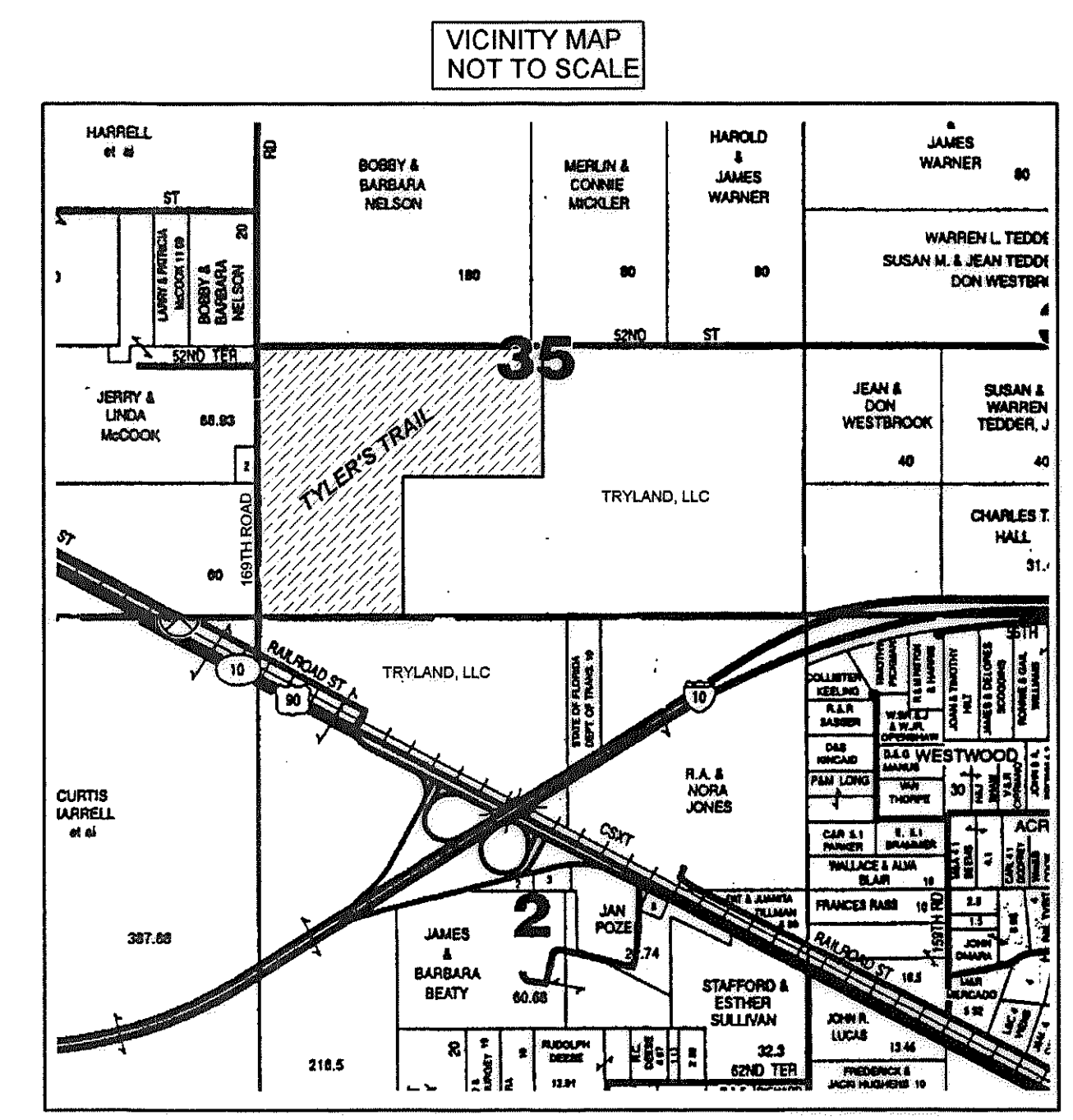
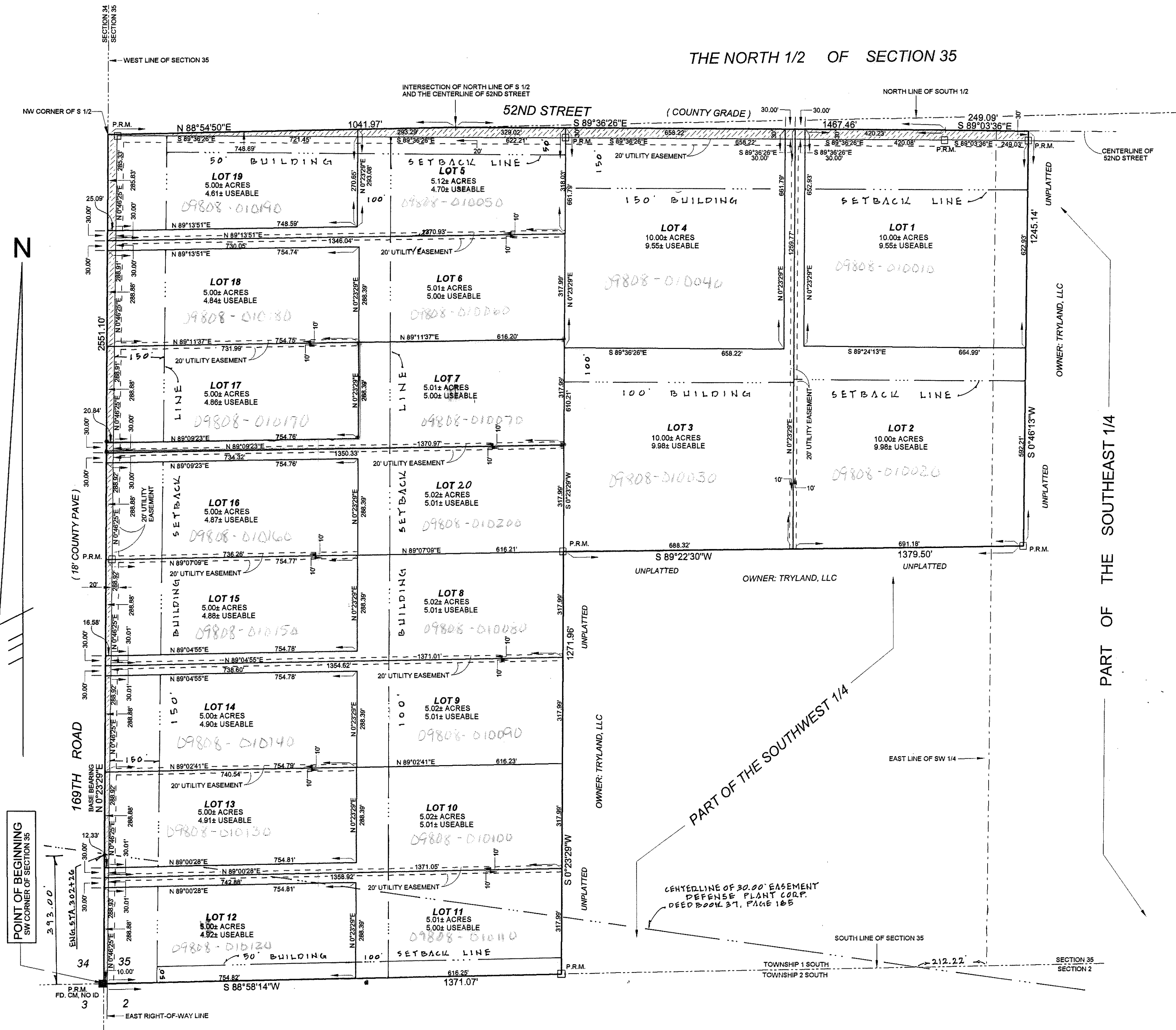
TYLER'S TRAIL

PART OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35, THENCE RUN NORTH 00°23'29" EAST ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 2551.10 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF SECTION 35; THENCE RUN NORTH 88°54'50" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2, A DISTANCE OF 1041.97 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF 52ND STREET; THENCE RUN SOUTH 89°36'26" EAST ALONG SAID CENTERLINE, A DISTANCE OF 1467.46 FEET; THENCE CONTINUE ALONG SAID CENTERLINE, SOUTH 89°03'36" EAST, A DISTANCE OF 249.09 FEET; THENCE RUN SOUTH 00°46'13" WEST, A DISTANCE OF 1245.14 FEET; THENCE RUN SOUTH 89°22'30" WEST, A DISTANCE OF 1379.50 FEET; THENCE RUN SOUTH 00°23'29" WEST, A DISTANCE 1271.96 FEET TO THE SOUTH LINE OF SAID SECTION 35; THENCE RUN SOUTH 88°58'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1371.07 FEET TO THE POINT OF BEGINNING, CONTAINING 120.26 ACRES MORE OR LESS.

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.

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.

Heaver
35-112-09808-010000



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

SPECIAL NOTE:
WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT-OF-WAY MAY OCCUR DURING HEAVY RAINS



FINISHED FLOOR CRITERIA:
NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SWALES, DRAINAGE FEATURES OR DEPRESSIONS. WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION TO BE A MINIMUM OF 6" ABOVE THE HIGHEST POINT WITHIN 25 FEET OF THE BUILDING FOOTPRINT. IN ADDITION, ON SLOPING LOTS, THE NATURAL DRAINAGE SHALL BE DIRECTED AROUND STRUCTURES WITH SWALES.



BUILDING SET BACKS:
FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET

FLOOD ZONE INFORMATION:
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0125A

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN TYLER'S TRAIL
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.

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT TRYLAND, LLC, AS OWNER HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "TYLER'S TRAIL" 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.

Randy K. Nobles
RANDY K. NOBLES, MANAGING MEMBER
TRYLAND, LLC
14902 U.S. HIGHWAY 90
LIVE OAK, FLORIDA 32060
(386) 362-7814

WITNESS: *Heather Law*

Ronny W. Nobles
RONNY W. NOBLES, MANAGING MEMBER
TRYLAND, LLC
14902 U.S. HIGHWAY 90
LIVE OAK, FLORIDA 32060
(386) 362-7814

WITNESS: *Heather Law*

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 28 DAY OF June, A.D. 2004, BEFORE ME PERSONALLY APPEARED RANDY K. NOBLES AND RONNY W. NOBLES, AS MANAGING MEMBERS OF TRYLAND, LLC, 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 June, A.D. 2004.

Timothy Bruce Alcorn
TIMOTHY BRUCE ALCORN
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: June 20, 2007

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT CNB NATIONAL BANK, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, 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 "TYLER'S TRAIL" 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 CNB NATIONAL BANK HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT, ROBERT W. TURBEVILLE, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 25 DAY OF June, A.D. 2004.

Robert W. Turbeville
ROBERT W. TURBEVILLE, SENIOR VICE-PRESIDENT

WITNESS: *Heather Law*

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS 25 DAY OF June, A.D. 2004, BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ROBERT W. TURBEVILLE, AS SENIOR VICE-PRESIDENT OF CNB NATIONAL BANK, TO ME KNOWN TO BE THE PERSON 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 LAKE CITY, STATE OF FLORIDA, THIS 25 DAY OF June, A.D. 2004.

Timothy Bruce Alcorn
TIMOTHY BRUCE ALCORN
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: June 20, 2007

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

James Cantelmo
CHAIRMAN
DATE: 7-27-04

Michael Ryan, Jr.
ATTEST
DATE: 07-27-04

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 29 DAY OF JULY, A.D. 2004, IN PLAT BOOK 1, PAGE 494 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

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

LEGEND AND NOTES:

- DEVOTES LANDS DEDICATED AS ROAD RIGHT-OF-WAY BY THIS PLAT.
- DEVOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" x 24" CONCRETE MONUMENT, STAMPED L.B. # 7170
- DEVOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4" x 4" x 24" CONCRETE MONUMENT, R.L.S. # 2245
- 1) 4" x 4" x 24" CONCRETE MONUMENT (STAMPED L.B. # 7170) SET ON ALL REAR LOT CORNERS AND THE INTERSECTIONS OF LOT LINES AND DEDICATED RIGHT-OF-WAY LINES.
- 2) BEARINGS BASED ON THE WEST LINE OF SECTION 35. (N 0°23'29"E)
- 3) FOR SECTION BREAKDOWN, SEE JOB FILE THIS OFFICE.

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

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

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS 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
TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 8332
DATE: MAY 07, 2004
JOB NO. 21-2004RPI

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

SCALE: 1" = 200'	DATE SURVEYED:	DATE DRAWN: 06-07-04
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: 386-362-9270