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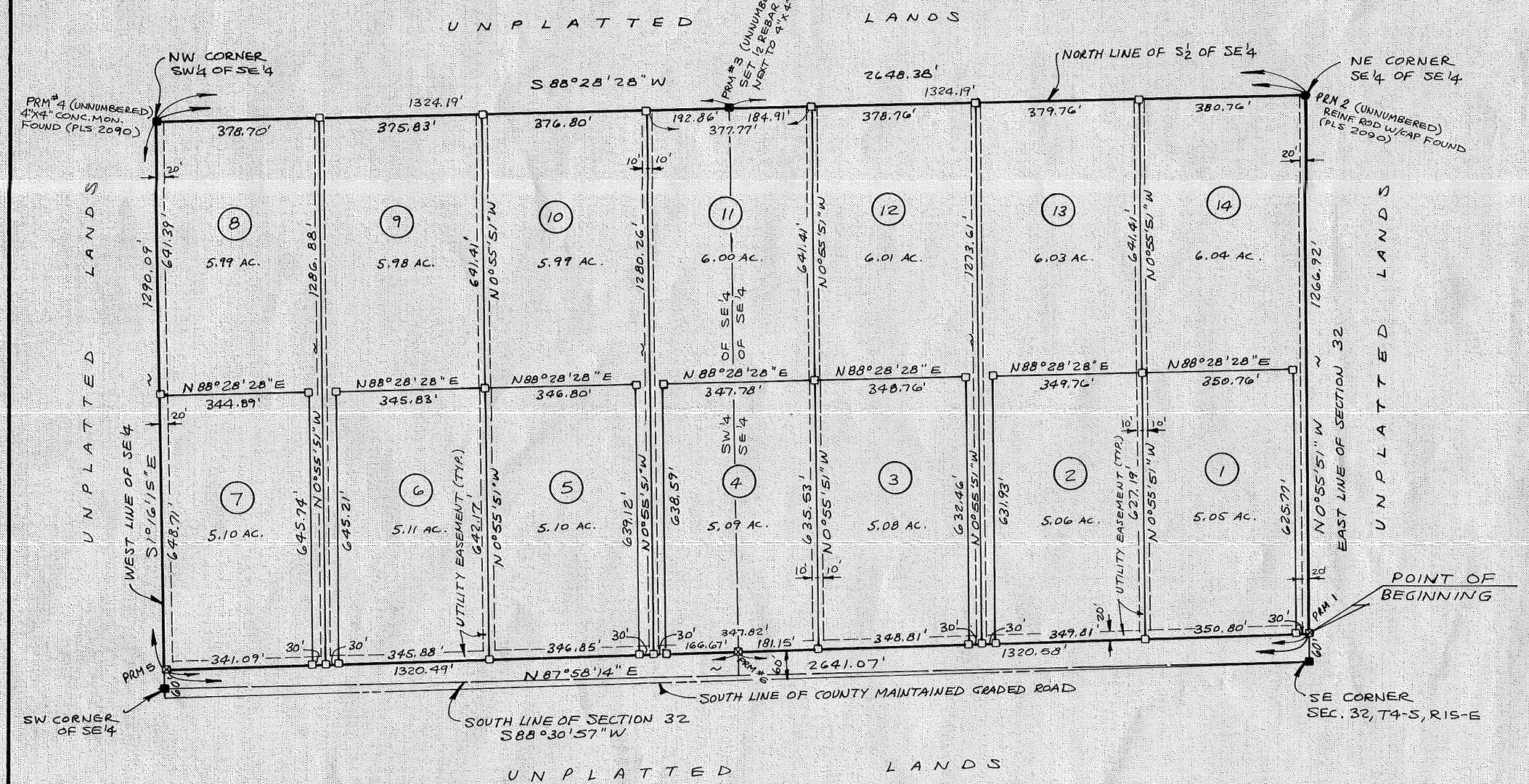
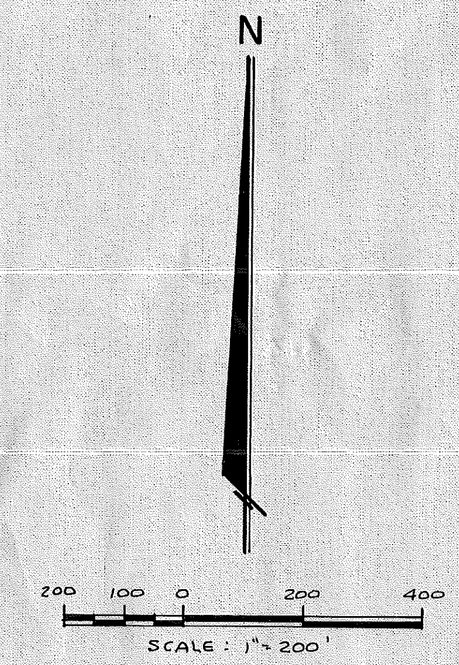
PLAT BOOK I
PAGE 404

VARGAS FARMS

A SUBDIVISION IN
THE S1/2 OF SE1/4, SECTION 32, T4-S, R15-E
SUWANNEE COUNTY, FLORIDA





DESCRIPTION

ALL OF THE S1/2 OF THE SE1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 15 EAST, SUWANNEE COUNTY, FLORIDA LYING NORTH OF A COUNTY MAINTAINED GRADED ROAD DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 15 EAST AND RUN THENCE N 0°55'51"W ALONG THE EAST LINE OF SAID SECTION 32, 60.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 0°55'51"W ALONG SAID EAST LINE, 1266.92 FEET TO THE NORTHEAST CORNER OF THE SE1/4 OF THE SE1/4, THENCE S 88°28'28"W ALONG THE NORTH LINE OF THE S1/2 OF SAID SE1/4, 2648.38 FEET TO THE NORTHWEST CORNER OF THE SW1/4 OF THE SE1/4, THENCE S 1°16'15" E ALONG THE WEST LINE OF SAID SE1/4, 1290.09 FEET; THENCE N 87°58'14" E, 2641.07 FEET TO THE POINT OF BEGINNING.

LEGEND

- ■ 4"x4" CONCRETE MONUMENT FOUND AS NOTED
- ● REINF ROD W/CAP FOUND (PLS 2090)
- ⊠ PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT
- □ 4"x4" CONCRETE MONUMENT SET AT EACH LOT CORNER

UTILITY EASEMENTS

SIDE LOT LINES

ALONG ROADS

NOTES

1. PRELIMINARY PLAT APPROVED BY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 1, 1991.
2. ERROR OF CLOSURE ADJUSTED TO PERFECT CLOSURE PRECISION.
3. TOTAL AREA IN SUBDIVISION IS 77.62 ACRES.
4. BEARINGS PROJECTED FROM PREVIOUS WORK BY W.C. HALE & ASSOC. IN SECTIONS 27 AND 28, T4-S, R15-E.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120300 0375 A) THE SUBDIVISION LIES IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

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 DESIGNATED ON THIS SUBDIVISION PLAT EXCEPT AS OTHERWISE PROVIDED BY LAW.

NOTICE

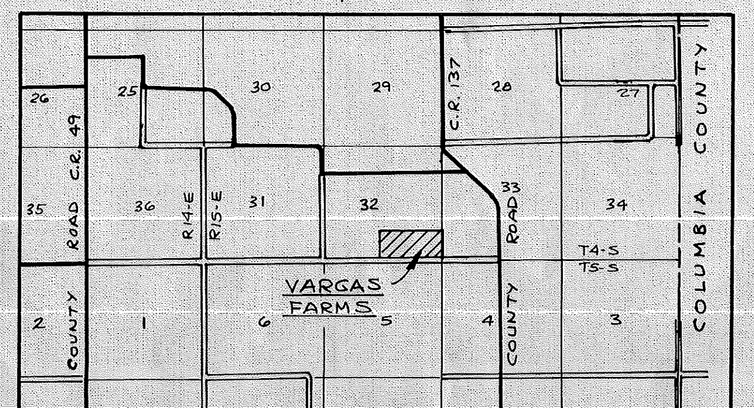
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

EASEMENT NOTE

THE EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES

LOCATION MAP

SECTION 32, T4-S, R15-E



ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NORTH FLORIDA TIMBERLAND, INC. AS OWNER, AND FIRST UNION NATIONAL BANK OF FLORIDA, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "VARGAS FARMS" AND THAT ALL ROADS AND EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES AND PURPOSES HEREON STATED.

OWNER: NORTH FLORIDA TIMBERLANDS, INC.

ERNEST R. VARGAS, PRES. — WITNESS — WITNESS

MORTGAGEE: FIRST UNION NATIONAL BANK OF FLORIDA

JERRY POWER, ASST. VICE PRES. — WITNESS — WITNESS

ACKNOWLEDGEMENT (OWNER)

STATE OF FLORIDA, COUNTY OF Columbia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF October, A.D. 1991 BY ERNEST R. VARGAS, PRESIDENT, ON BEHALF OF AND FOR NORTH FLORIDA TIMBERLANDS, INC., AS OWNER.

MY COMMISSION EXPIRES — NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT (MORTGAGEE)

STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 1991 BY JERRY POWER, ASSISTANT VICE PRESIDENT, ON BEHALF OF AND FOR FIRST UNION NATIONAL BANK OF FLORIDA, AS MORTGAGEE.

MY COMMISSION EXPIRES — NOTARY PUBLIC, STATE OF FLORIDA

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS (PRM'S) AND PERMANENT CONTROL POINTS (PCP'S) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE.

DATE Oct. 29, 1991 SIGNED W. C. Hale

W.C. HALE, LAND SURVEYOR.
FLORIDA CERTIFICATE NO. 1519

SUWANNEE COUNTY COMMISSIONERS APPROVAL

EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA THIS 19th DAY OF November, A.D., 1991.

CHAIRMAN — ATTEST

SUWANNEE COUNTY CLERK'S FILING CERTIFICATE

THIS PLAT HAS BEEN FILED FOR RECORD AND RECORDED IN THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA THIS 9th DAY OF December A.D., 1991

CLERK — DEPUTY CLERK