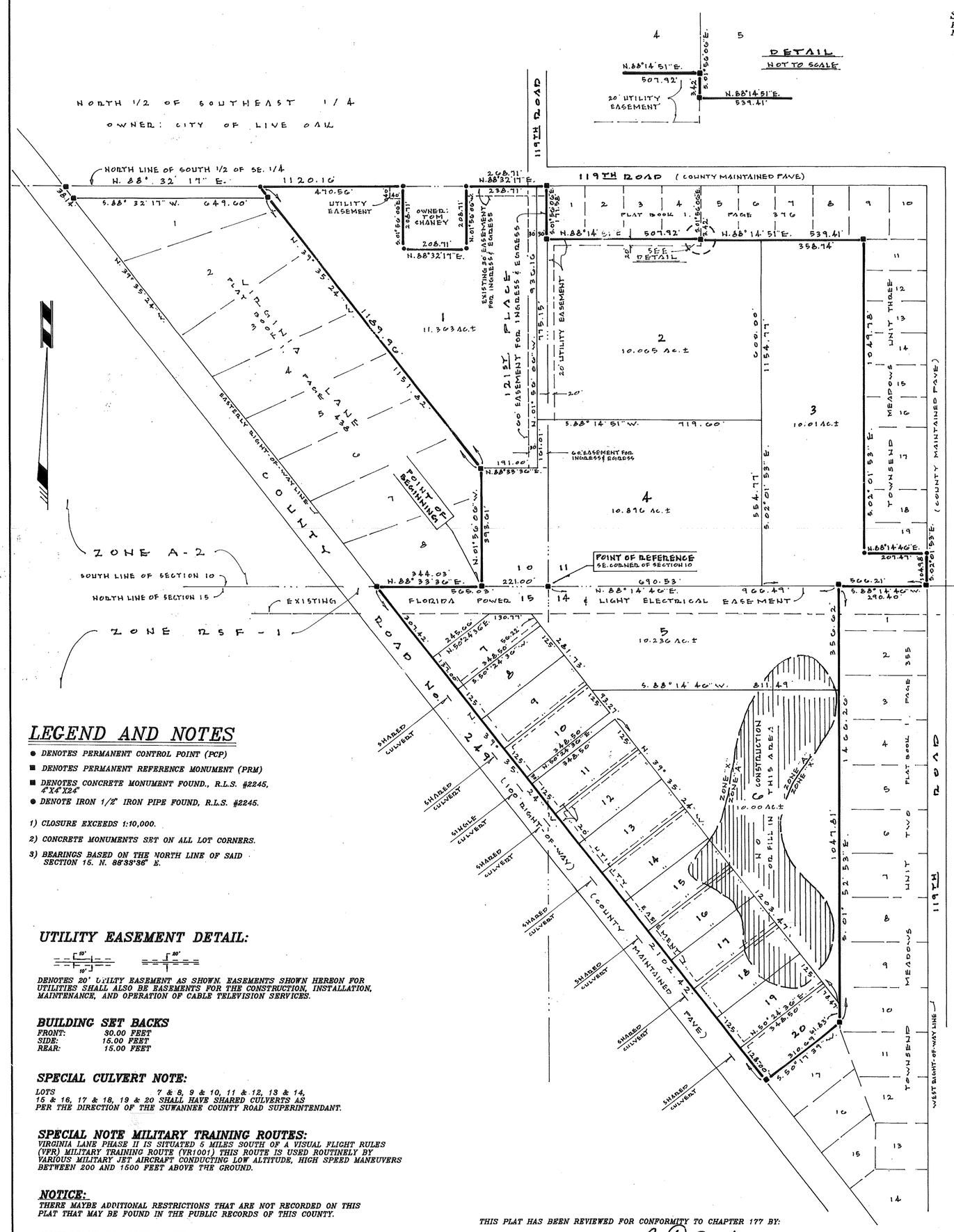
VIRGINIA Lane Phase II

VIRGINIA LANE PHASE II

PLAT BOOK 1 PAGE 445



SITUATED IN:

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA.

DESCRIPTION:

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10, THENCE RUN SOUTH 88°33'36" WEST ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 221.00 FEET TO THE SOUTHEAST CORNER OF VIRGINIA LANE, AS RECORDED IN PLAT BOOK 1, PAGE 438 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE RUN NORTH 01°56'06" WEST, A DISTANCE OF 393.61 FEET; THENCE RUN NORTH 88°32'17" EAST ALONG SAID NORTH LINE A DISTANCE OF 470.56 FEET; THENCE RUN SOUTH 01°56'06" EAST, A DISTANCE OF 1189.96 FEET TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4; THENCE RUN NORTH 88°32'17" EAST ALONG SAID NORTH LINE A DISTANCE OF 649.60 FEET; THENCE RUN NORTH 01°56'06" WEST, A DISTANCE OF 208.71 FEET TO SAID NORTH LINE; THENCE RUN NORTH 88°32'17" EAST A DISTANCE OF 208.71 FEET; THENCE RUN NORTH 88°32'17" EAST, A DISTANCE OF 208.71 FEET; THENCE RUN NORTH 01°56'06" WEST, A DISTANCE OF 208.71 FEET TO SAID NORTH LINE; THENCE RUN NORTH 88°32'17" EAST ALONG SAID NORTH LINE A DISTANCE OF 268.71 FEET TO THE NORTHWEST CORNER OF TOWNSEND MEADOWS UNIT THREE, AS RECORDED IN PLAT BOOK 1, PAGE 376 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 01°56'06" EAST, A DISTANCE OF 3.42 FEET; THENCE RUN NORTH 88°14'51" EAST, A DISTANCE OF 507.92 FEET; THENCE RUN SOUTH 01°56'06" EAST, A DISTANCE OF 539.41 FEET; THENCE RUN NORTH 88°14'51" EAST, A DISTANCE OF 358.74 FEET; THENCE RUN SOUTH 01°56'06" EAST, A DISTANCE OF 171.58 FEET; THENCE RUN NORTH 88°14'51" EAST, A DISTANCE OF 507.92 FEET; THENCE RUN SOUTH 01°56'06" EAST, A DISTANCE OF 3.42 FEET; THENCE RUN NORTH 88°14'51" EAST, A DISTANCE OF 539.41 FEET; THENCE RUN SOUTH 02°01'53" EAST, A DISTANCE OF 1049.78 FEET; THENCE RUN NORTH 88°14'46" EAST, A DISTANCE OF 207.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF 119th ROAD; THENCE RUN SOUTH 02°01'53" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 104.98 FEET TO THE NORTHEAST CORNER OF LOT 1, TOWNSEND MEADOW UNIT TWO, AS RECORDED IN PLAT BOOK 1, PAGE 355 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 88°14'46" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 290.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 01°52'53" EAST, A DISTANCE OF 1466.26 FEET; THENCE RUN SOUTH 50°17'33" WEST, A DISTANCE OF 310.69 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 249; THENCE RUN NORTH 39°36'24" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2102.42 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 15; THENCE RUN NORTH 88°33'36" EAST ALONG SAID NORTH LINE A DISTANCE OF 344.03 FEET TO THE POINT OF BEGINNING. CONTAINING 76.12 ACRES MORE OR LESS.

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT WILLIAM I. JOHNSON, VIRGINIA C. JOHNSON, AND WAYNE D. FRIER AS TRUSTEE OF THE WAYNE D. FRIER LIVING TRUST AS OWNERS HAVE CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS VIRGINIA LANE PHASE II AND THAT THE ROADS, STREETS AND EASEMENTS FOR UTILITES, DRAINAGE AND OTHER PURPOSES HEREON SHOWN ARE HERRBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES AND PURPOSES.

WILLIAM I. JOHNSON
11674 129th ROAD
LIVE OAK, FLORIDA 32060
904-362-1564

VIRGINIA C. JOHNSON
11674 129th ROAD
LIVE OAK, FLORIDA 32060
904-362-1564

WAYNE D. FRIER AS TRUSTEE OF THE WAYNE D. FRIER LIVING TRUST
ROUTE 8, BOX 1048
LIVE OAK, FLORIDA 32060
904-362-6306

WITNESS: Ruth Doggett

WITNESS: Timothy Bruce Alcorn

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY THAT ON THIS 24th DAY OF SEPTEMBER A.D. 1999, BEFORE ME PERSONALLY APPEARED WILLIAM I. JOHNSON, VIRGINIA C. JOHNSON AND WAYNE D. FRIER, AS TRUSTEE OF THE WAYNE D. FRIER LIVING TRUST AS OWNERS 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 24th DAY OF SEPTEMBER A.D. 1999.

Timothy Bruce Alcorn
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-20-2003

TIMOTHY BRUCE ALCORN MY COMMISSION # CC 841997 EXPIRES: June 20, 2003 1-800-3NOTARY FL Notary Service & Bonding Co.

DEDICATION OF MORTGAGEE:

THIS IS HERBY CERTIFIED THAT FRIER FINANCE, INC. A FLORIDA CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, BEING A MORTGAGE OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT ENOFN AS VIRGINIA LANE PHASE II FOR THE USES AND PURPOSES HEREON EXPRESSED AND THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF FRIER FINANCE INC. HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS PRESIDENT WAYNE D. FRIER, WITH ITS CORPORATE SEAL AFFIXED THIS 24th DAY OF SEPTEMBER A.D. 1999.

WAYNE D. FRIER, PRESIDENT
FRIER FINANCE INC. A FLORIDA CORPORATION

WITNESS: Ruth Doggett

WITNESS: Timothy Bruce Alcorn

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY THAT ON THIS 24th DAY OF SEPTEMBER A.D. 1999, BEFORE ME PERSONALLY APPEARED AND OFFICIER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS WAYNE D. FRIER, PRESIDENT OF FRIER FINANCE INC. TO ME ENOFN TO BE THE PERSON WHO EXECUTED THE SAME FREELY AND VOLUNTARY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID CORPORATION AFFIXED HERETO.

WITNESS MY HAND AND SEAL, AT LIVE OAK, STATE OF FLORIDA, THIS 24th DAY OF SEPTEMBER A.D. 1999.

Timothy Bruce Alcorn
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-20-2003

TIMOTHY BRUCE ALCORN MY COMMISSION # CC 841997 EXPIRES: June 20, 2003 1-800-3NOTARY FL Notary Service & Bonding Co.

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

CHAIRMAN

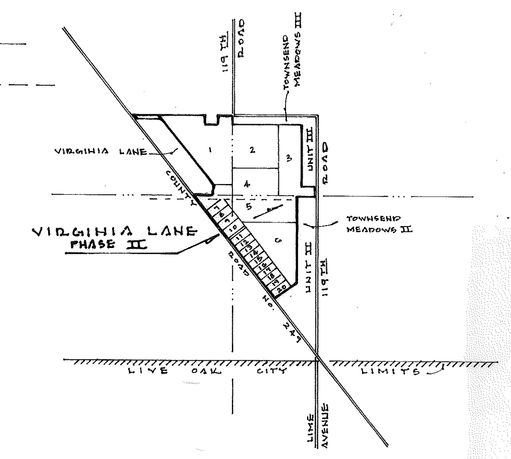
ATTEST

DATE: October 5, 1999

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 12 DAY OF OCTOBER A.D. 1999, IN PLAT BOOK 1, PAGE 445 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY FLORIDA.



VICINITY MAP
SCALE 1" = 1500'

GRAPHIC SCALE
-200' -100' 0' 100' 200' 400' 600'
SCALE IN FEET: 1" = 200'

LEGEND AND NOTES

- ● DENOTES PERMANENT CONTROL POINT (PCP)
- ■ DENOTES PERMANENT REFERENCE MONUMENT (PRM)
- ■ DENOTES CONCRETE MONUMENT FOUND., R.L.S. #2245, 4"X4"X24"
- ● DENOTE IRON 1/2" IRON PIPE FOUND, R.L.S. #2245.

1) CLOSURE EXCEEDS 1:10,000.
2) CONCRETE MONUMENTS SET ON ALL LOT CORNERS.
3) BEARINGS BASED ON THE NORTH LINE OF SAID SECTION 15. N. 88°33'36" E.

UTILITY EASEMENT DETAIL:

10' 10' — 20'

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.

BUILDING SET BACKS

FRONT: 30.00 FEET
SIDE: 15.00 FEET
REAR: 15.00 FEET

SPECIAL CULVERT NOTE:

LOTS 7 & 8, 9 & 10, 11 & 12, 13 & 14, 15 & 16, 17 & 18, 19 & 20 SHALL HAVE SHARED CULVERTS AS PER THE DIRECTION OF THE SUWANNEE COUNTY ROAD SUPERINTENDANT.

SPECIAL NOTE MILITARY TRAINING ROUTES:

VIRGINIA LANE PHASE II IS SITUATED 5 MILES SOUTH OF A VISUAL FLIGHT RULES (VFR) MILITARY TRAINING ROUTE (VR1001) THIS ROUTE IS USED ROUTINELY BY VARIOUS MILITARY JET AIRCRAFT CONDUCTING LOW ALTITUDE, HIGH SPEED MANEUVERS BETWEEN 200 AND 1500 FEET ABOVE THE GROUND.

NOTICE:

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

BUILDING PERMIT NOTE:

A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATION OR LOCATION OF ANY RESIDENTIAL BUILDING OF STRUCTURE SHALL NOT BE ISSUED FOR LESS THAN ONE ENTIRE LOT AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERWISE PROVIDED BY LAW.

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

REGISTERED SURVEYOR AND MAPPER Curtis E. Keen

FLORIDA CERTFICATE NO. 3712

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 SURVEYED FALLS WITHIN ZONE A/X AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL 120300 0125A AND PANEL NO. 120300 0150A

REGISTERED LAND SURVEYOR
FLA. CERT. NO. 2245
DATE: SEPTEMBER 24, 1999
JOB NO. 189-98-99

J. SHERMAN FRIER & ASSOCIATES
LAND SURVEYORS
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK FLORIDA. 32064
PHONE: 904-362-4629 FAX: 904-362-5270

TA /KR