HAWTHORNE ESTATES

LEGEND AND NOTES

○ DENOTES PERMANENT CONTROL POINT (PCP)

□ DENOTES PERMANENT REFERENCE MONUMENT (PRM) 4"x4"x24" CONCRETE MONUMENT WITH 2"x2" ALUMINUM PLATE STAMPED R.L.S. #2245

1) CLOSURE EXCEEDS 1:10,000.

2) BEARINGS BASED ON THE SOUTH LINE OF MOSS POINTE AS RECORDED IN PLAT BOOK 1, PAGE 417 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA. N. 89°04'21" E.

3) FOR SECTION BREAKDOWN SEE JOB NO. 301-91, THIS OFFICE.

4) CONCRETE MONUMENTS SET ON ALL LOT CORNERS, ■ 4"x4"x24" CONCRETE MONUMENTS WITH 2"x2" ALUMINUM PLATE STAMPED R.L.S. #2245.

UTILITY EASEMENT DETAIL:

DENOTES 20' UTILTY 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 ROAD NOTE:

THE 60.00 FOOT ROAD EASEMENT AS SHOWN FOR INGRESS AND EGRESS WILL BE PERMITTED BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND WILL MEET THE STANDARDS AS SPECIFIED IN CHAPTER 40B-4 OF THE FLORIDA ADMINISTRATIVE CODES AS REQUIRED BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT, SAID EASEMENT WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION AND NOT BY SUWANNEE COUNTY FLORIDA.

SPECIAL NOTE MILITARY TRAINING ROUTES:

HAWTHORNE ESTATES FALLS WITHIN THREE VISUAL FLIGHT RULES (VFR) MILITARY TRAINING ROUTES (VR1001, VR1002 AND VR1003). THESE ROUTES ARE FLOWN ROUTINELY BY VARIOUS MILITARY JET AIRCRAFT CONDUCTING LOW ALTITUDE, HIGH SPEED MANEUVERS BETWEEN 200 AND 1500 FEET ABOVE THE GROUND.

NOTICE:

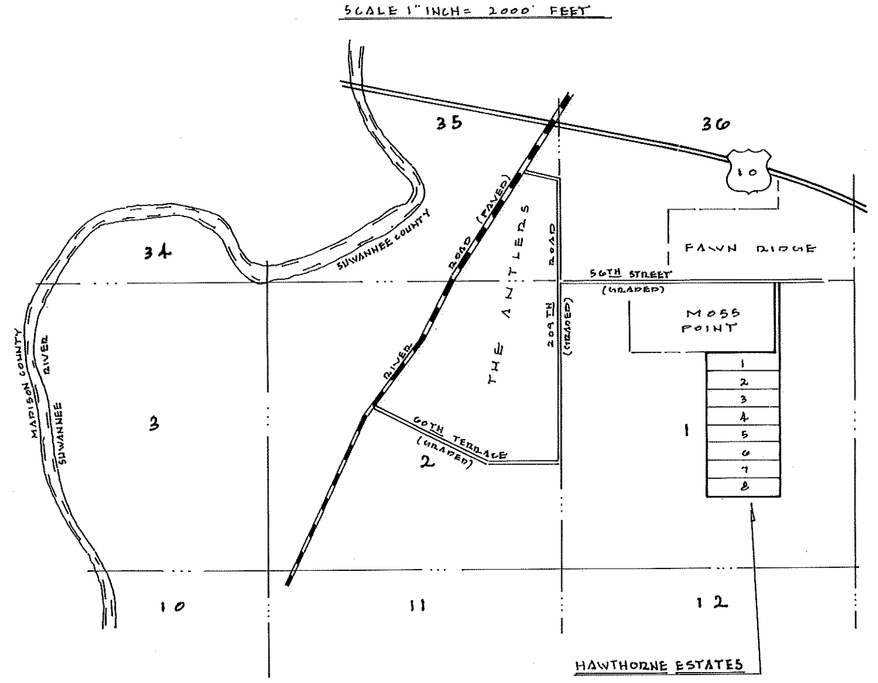
THERE MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

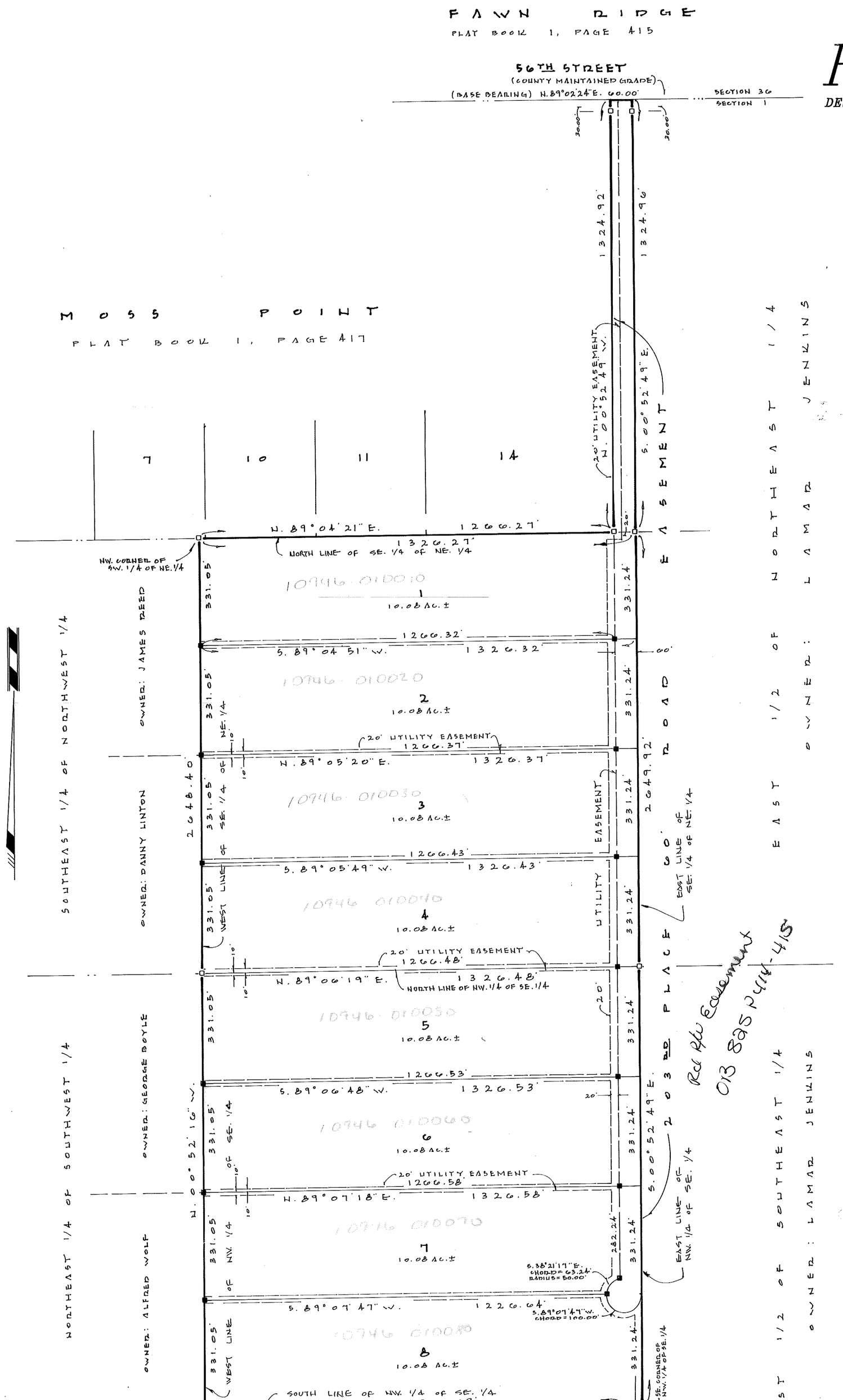
BUILDING PERMIT NOTE:

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.

VICINITY MAP

SCALE 1" INCH= 2000' FEET





DESCRIPTION:

THE EAST 60.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SUTHEAST 1/4, THENCE RUN NORTH 00°52'16" WEST, A DISTANCE OF 2648.40 FEET; THENCE RUN NORTH 89°04'21" EAST, A DISTANCE OF 1266.27 FEET; THENCE RUN NORTH 00°52'49" WEST, A DISTANCE OF 1324.92 FEET TO THE NORTH LINE OF SAID SECTION 1; THENCE RUN NORTH 89°02'24" EAST ALONG SAID NORTH LINE A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 00°52'49" EAST, A DISTANCE OF 3974.88 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 89°08'16" WEST, A DISTANCE OF 1326.69 FEET TO THE POINT OF BEGINNING. CONTAINING 82.46 ACRES MORE OR LESS.

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT THE LAWSON TRUST, WALTER J. LAWSON, TRUSTEE AND LLOYD C. HATHORNE AS OWNERS HAVE CAUSED THE LANDS HERRIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS HAWTHORNE ESTATES 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 FOR PROPER USES AND PURPOSES.

WALTER J. LAWSON, TRUSTEE
14952 U.S. #90
LIVE OAK, FLORIDA. 32060
904-362-7814

LLOYD C. HAWTHORNE
103 UNION AVENUE
LIVE OAK, FLORIDA 32060
904-362-1404

WITNESS:

WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY THAT ON THIS 11th DAY OF JUNE A.D. 1999, BEFORE ME PERSONALLY APPEARED WALTER J. LAWSON, TRUSTEE AND LLOYD C. HAWTHORNE 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 11th DAY OF JUNE A.D., 1999.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: June 13, 1999

Timothy Bruce Alcorn
Notary Public, State of Florida
Commission No. CC 471685
My Commission Expires 06/13/99
Lewis Agency - Fla. Notary Service & Bonding Co.

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 MAKETHEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT KNOWN AS HAWTHORNE ESTATES FOR THE USES AND PURPOSES HEREON EXPRESSED AND THE ROAD, 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 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 25TH DAY OF JUNE A.D. 1999.

KEITH C. LIEBFRIED, PRESIDENT

WITNESS:

JOYCE WARNER ASSISTANT SECRETARY

WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY THAT ON THIS 25TH DAY OF JUNE A.D. 1999, BEFORE ME PERSONALLY APPEARED AN OFFICIER DULY AUTHORIZED TO ADMISISTER OATHS AND TAKE ACKNOWLEDGEMENTS, KEITH C. LIEBFRIED, 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 VOLUNTARY 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 25TH DAY OF JUNE A.D. 1999.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 4-10-02

DONNA M. BAUMAN
MY COMMISSION # CC 729368
EXPIRES: April 10, 2002
Bonded Thru Notary Public Underwriters

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

CHAIRMAN

ATTEST

DATE: July 6, 1999

CERTIFICATE OF CLERK:

I HEREBY CERTIY 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 6TH DAY OF JULY A.D. 1999, IN PLAT BOOK 1, PAGE 444 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 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 X AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL 120300 0085A 120300 0125A

REGISTERED LAND SURVEYOR
FLA. CERT. NO. 2245

DATE: JUNE 22, 1999

STATE OF FLORIDA
LICENSED
J. SHERMAN FRYE
2245
REGISTERED LAND SURVEYOR