

# Newburn Pines

## NEWBURN PINES

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 40.00 FEET THEREOF, CONTAINING 39.23 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.

### ADOPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE HORIZON GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "NEWBURN PINES" 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.

*Daniel Crapps*  
DANIEL CRAPPS, MANAGER  
HORIZON GROUP, LLC  
2806 U.S. HIGHWAY 90, STE. 101  
LAKE CITY, FLORIDA 32025  
(386) 755-5110

WITNESS: *Leather Row*  
*John A. Alcorn*

### STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS 24 DAY OF June, A.D. 2004, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS, AS MANAGER OF HORIZON GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 24 DAY OF June, A.D. 2004.

*Timothy B. Alcorn*  
TIMOTHY BRUCE ALCORN  
MY COMMISSION # 00 214  
EXPIRES: June 20, 2007  
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 PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS "NEWBURN PINES" 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 PRESENTS 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: *Leather Row*

### 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 ACKNOWLEDGEMENTS, 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 B. Alcorn*  
TIMOTHY BRUCE ALCORN  
MY COMMISSION # 00 214  
EXPIRES: June 20, 2007  
Notary Public, State of Florida

MY COMMISSION EXPIRES: June 20, 2007

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

*James Caruth*  
CHAIRMAN  
DATE: 8-20-04

*Michael Tyson, P.C.*  
ATTY.  
DATE: 08-20-04

### 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 20 DAY OF August, A.D. 2004, IN PLAT BOOK 1 PAGE 496 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

*Kath Dorn*  
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA



- ABBREVIATIONS:**
- N - NORTH
  - S - SOUTH
  - E - EAST
  - W - WEST
  - CONC. - CONCRETE
  - STY. - STORY
  - IP - IRON PIPE
  - REB. - REBAR
  - ST. - STREET
  - AVE. - AVENUE
  - NO. - NO. IDENTIFICATION
  - FO. - FOUND
  - CONC. - CONCRETE MONUMENT
  - ± - MORE OR LESS
  - OSB. - OFFICIAL RECORDS BOOK
  - PG. - PAGE(S)
  - PL. - PLAT
  - CALC. - CALCULATED
  - ACT. - ACTUAL
  - RECORD
  - OFFSET
  - FOOT - FLORIDA DEPARTMENT OF TRANSPORTATION
  - P.C. - POINT OF CURVATURE
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVATURE
  - P.O.C. - POINT OF COMPOUND CURVATURE
  - R - RADIUS
  - R.W. - RIGHT-OF-WAY
  - P.C.P. - PERMANENT CONTROL POINT
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - ED. - EDGE OF DRIVE
  - CO. - CURB AND GUTTER
  - ST. MH. - STORM MANHOLE
  - SE. MH. - SANITARY SEWER MANHOLE
  - ELEV. - ELEVATION
  - B.M. - BENCHMARK
  - C - CENTERLINE

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

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

**FLOOD ZONE INFORMATION:**  
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PLAN NO. 120300 0085A.

**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.

**NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN NEWBURN PINES**  
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.

**GRAPHIC SCALE**  
SCALE IN FEET 1" = 100 FEET

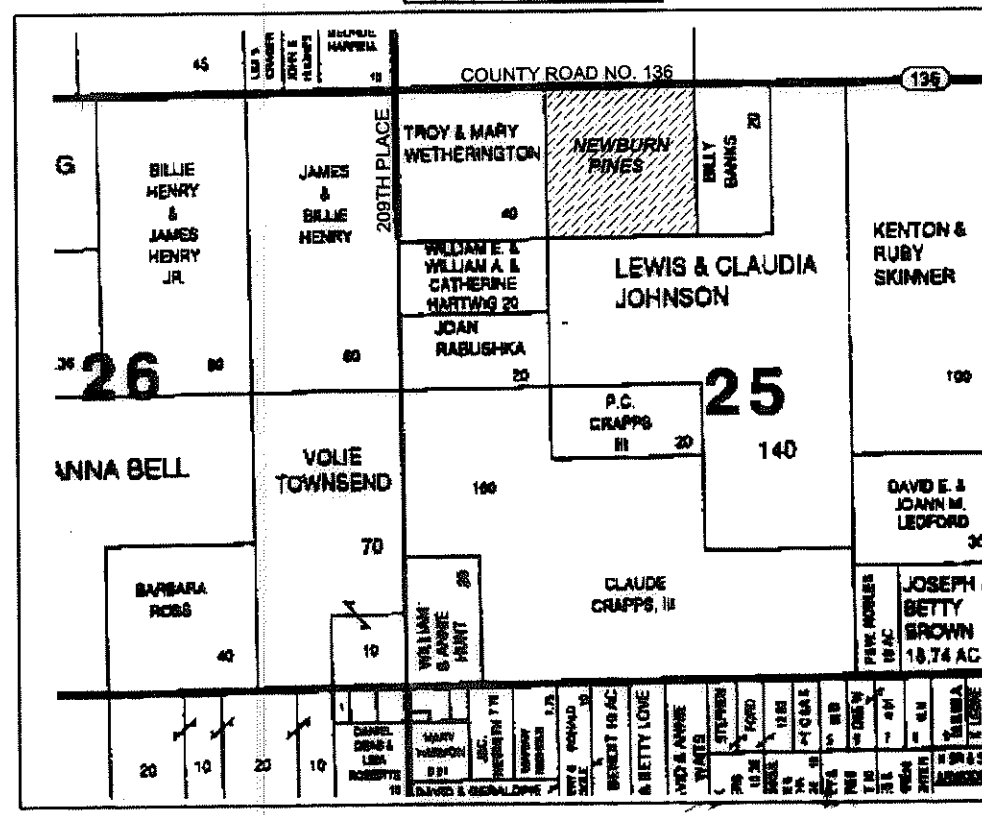
**UTILITY EASEMENT DETAIL:**

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.

**BUILDING SET BACKS:**

FRONT: 30 FEET  
SIDE: 15 FEET  
REAR: 15 FEET

**VICINITY MAP NOT TO SCALE**



### LEGEND AND NOTES:

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND. 4" x 4" x 24" CONCRETE MONUMENT, R.L.S. # 2245 (L.B. # 7170) SET ON ALL LOT CORNERS.
- 1) 4" x 4" x 24" CONCRETE MONUMENT (STAMPED L.B. # 7170) SET ON ALL LOT CORNERS.
- 2) BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 136 (N 89°32'27" E)
- 3) FOR SECTION BREAKDOWN, SEE JOB FILE, THIS OFFICE.

### FINISHED FLOOR CRITERIA:

NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SWALES. DRAINAGE FEATURES OF DEPRESSIONS, WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION TO BE A MINIMUM OF 1' 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.

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 61G17-5, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Timothy B. Alcorn*  
TIMOTHY BRUCE ALCORN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 00 214  
DATE: JUNE 11, 2004  
JOB NO. 280-2003RP

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

SCALE: 1" = 100' DATE SURVEYED: 06-10-04 DATE DRAWN: 06-11-04  
REVISED: APPROVED BY: DRAWN BY: SH

**J. SHERMAN FRIER & ASSOCIATES, INC.**  
LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION, LSW 7170  
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064  
PHONE: 386-352-4629 FAX: 386-352-5270