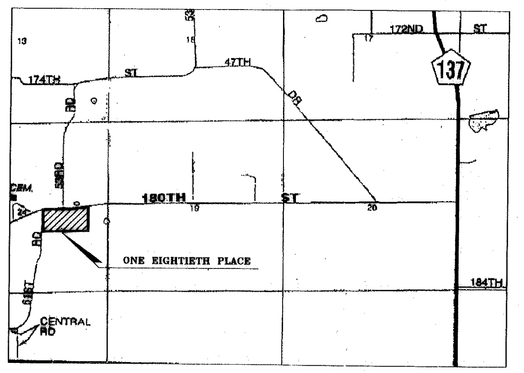
ONE Eightieth Place

PLAT BOOK 1 PAGE 558

ONE EIGHTIETH PLACE

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4, THENCE RUN SOUTH 88°53'43" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 568.69 FEET; THENCE RUN SOUTH 00°11'02" EAST, A DISTANCE OF 68.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 180TH STREET AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°11'02" EAST, A DISTANCE OF 744.77 FEET; THENCE RUN SOUTH 88°53'15" WEST, A DISTANCE OF 1360.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF 61ST ROAD; THENCE RUN NORTH 00°09'53" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 602.55 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 07°58'36" EAST, A DISTANCE OF 62.59 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF 180TH STREET, SAID POINT BEING IN A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 1721.54 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF NORTH 84°11'51" EAST, 252.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 88°34'05" EAST, A DISTANCE OF 616.55 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 82°15'47" EAST, A DISTANCE OF 488.34 FEET TO THE POINT OF BEGINNING.
CONTAINING: 21.72 ACRES MORE OR LESS.

VICINITY MAP
NOT TO SCALE



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.

LEGEND AND NOTES:

○ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 5/8" REBAR WITH CAP STAMPED L.B. # 7170 SET.

● DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, TYPE, SIZE AND NUMBER NOTED ON PLAT.

1) BEARINGS BASED ON THE SOUTH LINE OF SUBJECT PROPERTY (N 88°53'15" E-DEED).

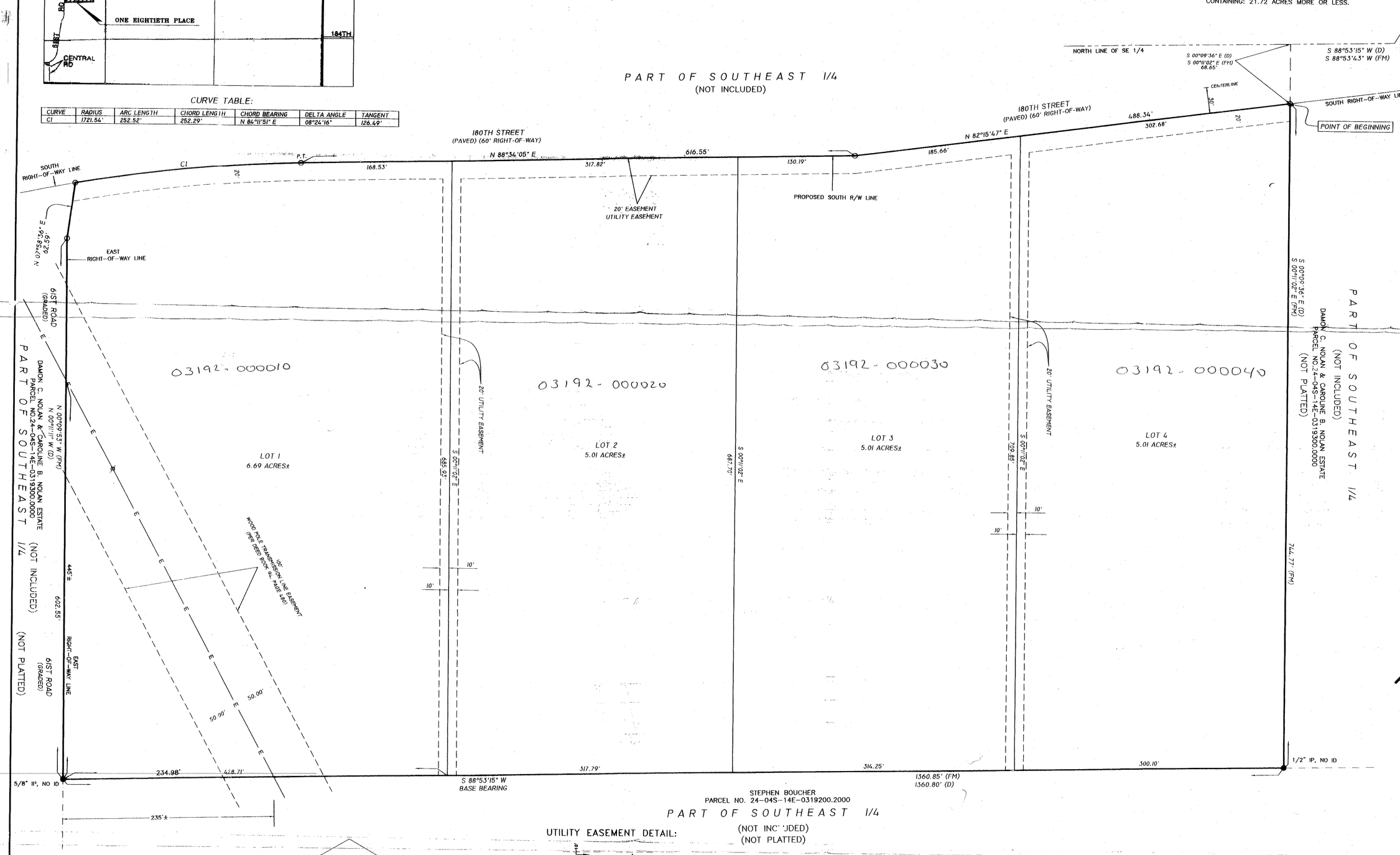
2) THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY.

3) DISTANCES MEASURED IN U.S. FEET

4) 5/8" REBAR WITH CAP STAMPED L.B. # 7170 SET ON LOT CORNERS UNLESS NOTED OTHERWISE.

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1721.54'	252.52'	252.29'	N 84°11'51" E	08°24'16"	126.49'



ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT DEAS-BULLARD PROPERTIES, LLP, AS OWNER, SURVEYED AND PLATTED THESE LANDS TO BE KNOWN AS "ONE EIGHTIETH PLACE" 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.

MARTHA JO KHACHIGIAN, GENERAL PARTNER
DEAS-BULLARD PROPERTIES, LLP
672 EAST DUVAL STREET
LAKE CITY, FLORIDA 32055
(386) 752-4339

WITNESS: Holly C. Hanover
Holly C. Hanover

WITNESS: Keith Reppert
KEITH REPPERT

STATE OF FLORIDA, COUNTY OF COLUMBIA:

I HEREBY CERTIFY ON THIS 12 DAY OF January A.D. 2015, BEFORE ME PERSONALLY APPEARED MARTHA JO KHACHIGIAN, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SHE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT COLUMBIA COUNTY, STATE OF FLORIDA, THIS 12 DAY OF January A.D. 2015

Holly C. Hanover
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 5-18-18

HOLLY C. HANOVER
Commission # FF 084960
Expires May 18, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

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

CHAIRMAN

ATTEST

DATE: January 20, 2015

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 28 DAY OF January A.D. 2015, IN PLAT BOOK 1 PAGE 558 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Barry Baker by Hattie Lewis DC
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

ABBREVIATIONS

CONC. – CONCRETE
IP – IRON PIPE
REB. – REBAR
ST. – STREET
AVE. – AVENUE
NO ID – NO IDENTIFICATION
FD. – FOUND
CM – CONCRETE MONUMENT
± – MORE OR LESS
ORB – OFFICIAL RECORDS BOOK
PG – PAGE (S)
(P) – PLAT
(D) – DEED
O/S – OFFSET
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
P.C. – POINT OF CURVATURE
P.T. – POINT OF TANGENCY
P.I. – POINT OF INTERSECTION
P.R.C. – POINT OF REVERSE CURVATURE
P.C.C. – POINT OF COMPOUND CURVATURE
R/W – RIGHT-OF-WAY
P.C.P. – PERMANENT CONTROL POINT
P.R.M. – PERMANENT REFERENCE MONUMENT
(FM) – FIELD MEASURED
(R) – RECORD
(C) – CALCULATED

ZONING:
A-1 AGRICULTURAL

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

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 ONE EIGHTIETH PLACE:
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.

NORTH
1" = 60 FT. SCALE
0' 60' 120' 190'

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.

FINISHED FLOOR CRITERIA:
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 MINUMUM 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.

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 0405B

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

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:
BRIAN SCOTT DANIEL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE 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.

TIMOTHY B. BLACKORN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6332
DATE: SEPTEMBER 22, 2104
JOB NO. 14-0918-BE
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

SCALE: 1" = 60'	DATE SURVEYED: 07-17-14	DATE DRAWN: 09-22-2014
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION – LB# 7170
130 W. HOWARD ST. LIVE OAK, FL 32064
PHONE: 386-362-4629 – FAX: 386-362-5270