ON map 6/3/04

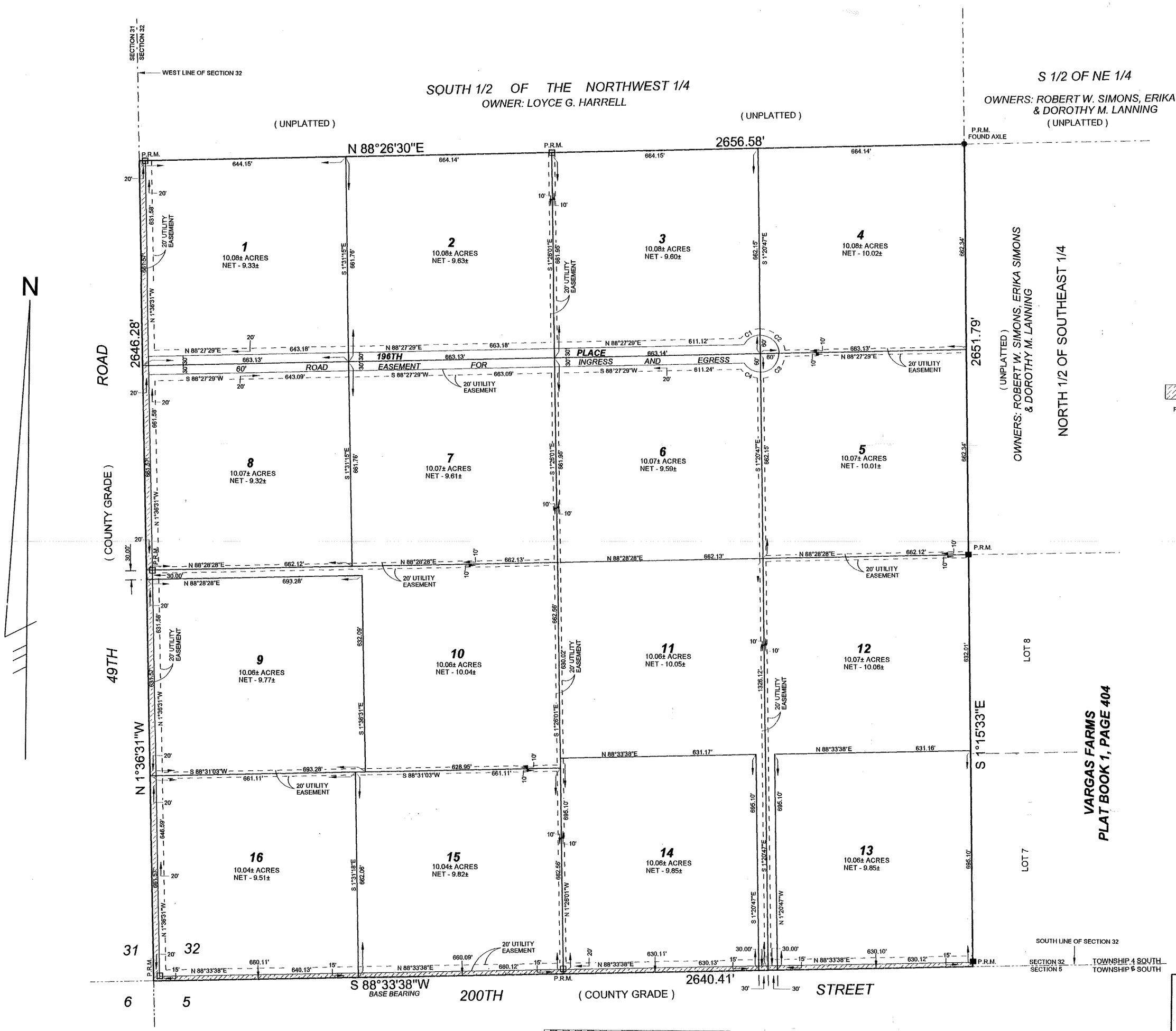
PLAT BOOK 1 PAGE 478

ROLLING OAKS

THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 15 EAST, SUWANNEE COUNTY, FLORIDA
CONTAINING 161.06 ACRES MORE OR LESS.
SUBJECT TO EXISTING COUNTY ROAD RIGHT-OF-WAY.

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	60°11'44"	60.00	63.04	34.78	60.18	N 58°33'21"E
2	89°48'16"	60.00	94.04	59.80	84.71	S 46°26'39"E
3	90°11'44"	60.00	94.45	60.21	85.00	S 43°33'21"W
4	59°48'16"	60.00	62.63	34.50	59.82	N 61°26'39"W



-200' -100' 0 200' 400'

GRAPHIC SCALE
SCALE IN FEET 1" = 200 FEET

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT BULLARD PROPERTIES, INC, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS "ROLLING OAKS" 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.

Chris A. Bullard Pres. WITNESS: Keith Rippert

CHRIS A. BULLARD, PRESIDENT
BULLARD PROPERTIES, INC.
P.O. BOX 1432
LAKE CITY, FLORIDA 32056
(386) 754-6699

WITNESS: Scott Hester

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS 8th DAY OF JAN A.D. 2004, BEFORE ME PERSONALLY APPEARED CHRIS A. BULLARD, AS PRESIDENT OF BULLARD PROPERTIES, INC. 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 8th DAY OF JAN A.D. 2004

Timothy Bruce Alcorn
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: June 6, 2007

TIMOTHY BRUCE ALCORN
MY COMMISSION # DD 216805
EXPIRES: June 20, 2007
Bonded Thru Budget Notary Services

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT CNB NATIONAL BANK, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS " ROLLING OAKS". 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 PRESENT 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 8th DAY OF January A.D. 2004.

ROBERT W. TURBEVILLE, SENIOR VICE-PRESIDENT

WITNESS: Melissa Norris

LEGEND AND NOTES:

DENOTES LANDS DEDICATED AS ROAD RIGHT-OF-WAY BY THIS PLAT.

P.R.M. DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" X 24" CONCRETE MONUMENT , STAMPED L.B. # 7170

P.R.M. DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4" x 4" X 24" CONCRETE MONUMENT , R.L.S. # 2090

1) 5/8" x 20" REBAR WITH CAP (STAMPED L.B. # 7170) SET ON ALL REAR LOT CORNERS AND THE INTERSECTIONS OF LOT LINES AND DEDICATED RIGHT-OF-WAY LINES.

2) BEARINGS BASED ON THE SOUTH LINE OF SECTION 32. (S 88°33'38"W)

3) FOR SECTION BREAKDOWN, SEE JOB FILE THIS OFFICE.

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS 8th DAY OF January 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 KNOW 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 8th DAY OF January A.D. 2004

Cassandra L. Norris
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 2-3-04

CASSANDRA L. NORRIS
MY COMMISSION # CC 907835
EXPIRES: February 3, 2004
Bonded Thru Notary Public Underwriters

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

CHAIRMAN
DATE: 2-19-04

ATTEST Michael Tyson D.C. 02-19-04

OFFICIAL SEAL

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 24th DAY OF Feb A.D. 2004, IN PLAT BOOK 1 PAGE 478 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY, FLORIDA
for Kenneth Cosker

CIRCUIT COURT

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

STUART P. MOORE
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 2090

THIS SURVEY MEETS THE MINIMUM TECHNICALSTANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TIMOTHY B. SCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: JANUARY 02, 2004

JOB NO. 254-03RP

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

ZONING:

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

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.

NOTICE:

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

SPECIAL NOTE:

WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT -OF-WAY MAY OCCUR DURING HEAVY RAINS

SPECIAL EASEMENT NOTE:

BUILDING SET BACKS:

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

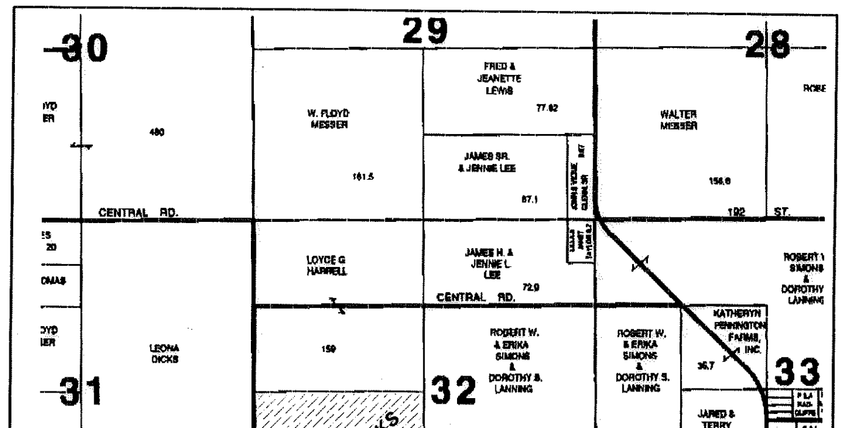
FLOOD ZONE INFORMATION:

THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0375A.

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 .

NOTICE:
All platted utility easements shall provide that

ABBREVIATIONS

N - NORTH
S - SOUTH
E - EAST
W - WEST
CONC - CONCRETE
STY - STORY
I.P. - 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
(C) - CALCULATED
(M) - MEASURED
(R) - RECORD
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 - RADIUS
R/W - RIGHT-OF-WAY
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT
E/P - EDGE OF PAVE
E/G - EDGE OF GRADE
C/G - CURB AND GUTTER
ST. MH - STORM MANIFOLD
SAN MH - SANITARY SEWER MANHOLE
ELEV - ELEVATION
B.M. - BENCHMARK
℄ - CENTERLINE

VICINITY MAP
NOT TO SCALE