COUNTRY CROSSING

IN
SECTIONS 22 & 27
TOWNSHIP 03 SOUTH, RANGE 13 EAST
SUWANNEE COUNTY, FLORIDA

NORTH

0' 300' 600' 900'
GRAPHIC SCALE

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN COUNRTY CROSSING

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.

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 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.

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 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.

ZONING:

A-1 AGRICULTURAL 1

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 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 0260B

BUILDING SET BACKS:

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

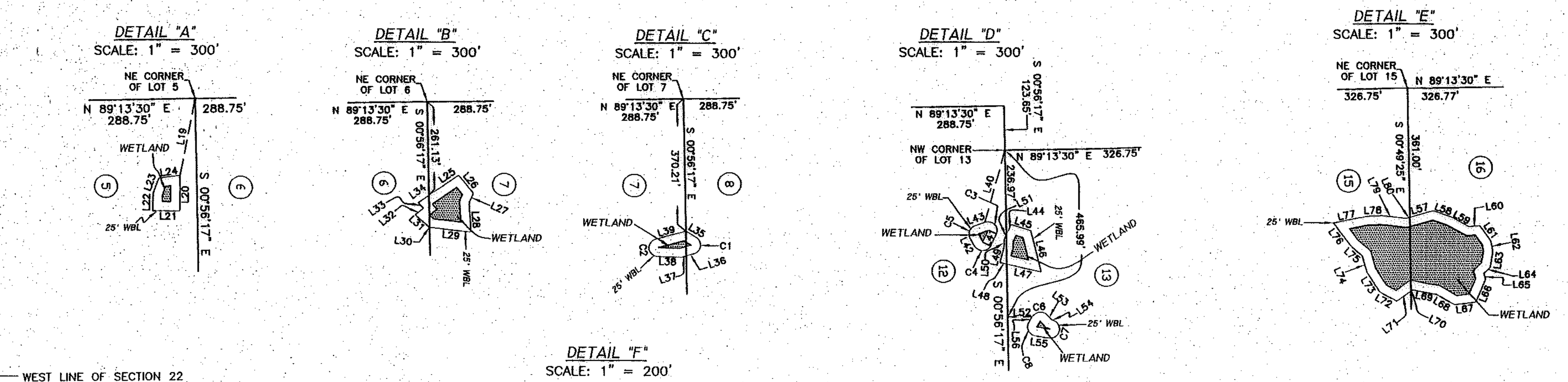
SPECIAL NOTE:

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

WETLANDS PROTECTION NOTE:

(A) THE OWNER OF ANY REAL PROPERTY SHALL REFRAIN FROM OBSTRUCTING ANY NATURAL DRAINAGE WAYS. NO ACTIVITY OF ANY TYPE SHALL BE CONDUCTED WITHIN WETLANDS (AS DEFINED IN 27?.019(22), FLA. STAT. (2003). FURTHERMORE, THE OWNER OF ANY REAL PROPERTY SHALL REFRAIN FROM ANY ACTIVITY INCONSISTENT WITH THE PERMIT ISSUED BY THE SRWMD, INCLUDING BUT NOT LIMITED TO (1) CONSTRUCTING OR PLACING BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES OR OTHER STRUCTURES ON OR ABOVE WETLANDS; (2) DUMPING OR PLACING SOIL OR OTHER SUBSTANCES OR MATERIAL AS LAND FILL OR DUMPING OR PLACING TRASH, WASTE OR UNSIGHTLY OR OFFENSIVE MATERIALS ON OR ABOVE WETLANDS; (3) REMOVING OR DESTROYING ANY TREES, SHRUBS OR OTHER VEGETATION ON OR ABOVE WETLANDS; (4) EXCAVATING, DREDGING OR REMOVING LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCES IN SUCH A MANNER AS TO EFFECT WETLANDS; (5) ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION OF WETLANDS; AND (6) ACTS OR USES DETRIMENTAL TO THE RETENTION OF WETLANDS.

DESCRIPTION:
PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 22; PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, ALL BEING IN TOWNSHIP 3 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE RUN NORTH 00°28'41" WEST ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 599.04 FEET; THENCE RUN NORTH 89°25'03" EAST, A DISTANCE OF 546.55 FEET; THENCE RUN SOUTH 00°44'01" EAST, A DISTANCE OF 1149.33 FEET; THENCE RUN NORTH 89°13'30" EAST, A DISTANCE OF 2130.35 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE RUN SOUTH 00°56'17" EAST ALONG SAID EAST LINE, A DISTANCE OF 123.65 FEET; THENCE RUN NORTH 89°13'30" EAST, A DISTANCE OF 1307.02 FEET; THENCE RUN SOUTH 00°47'01" EAST, A DISTANCE OF 668.35 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27; THENCE RUN SOUTH 89°13'30" WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, A DISTANCE OF 3975.67 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4; THENCE RUN NORTH 01°14'35" WEST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1344.18 FEET TO THE POINT OF BEGINNING.
CONTAINING 83.07 ACRES MORE OR LESS.
SUBJECT TO A 239.00 FOOT ELECTRICAL EASEMENT.



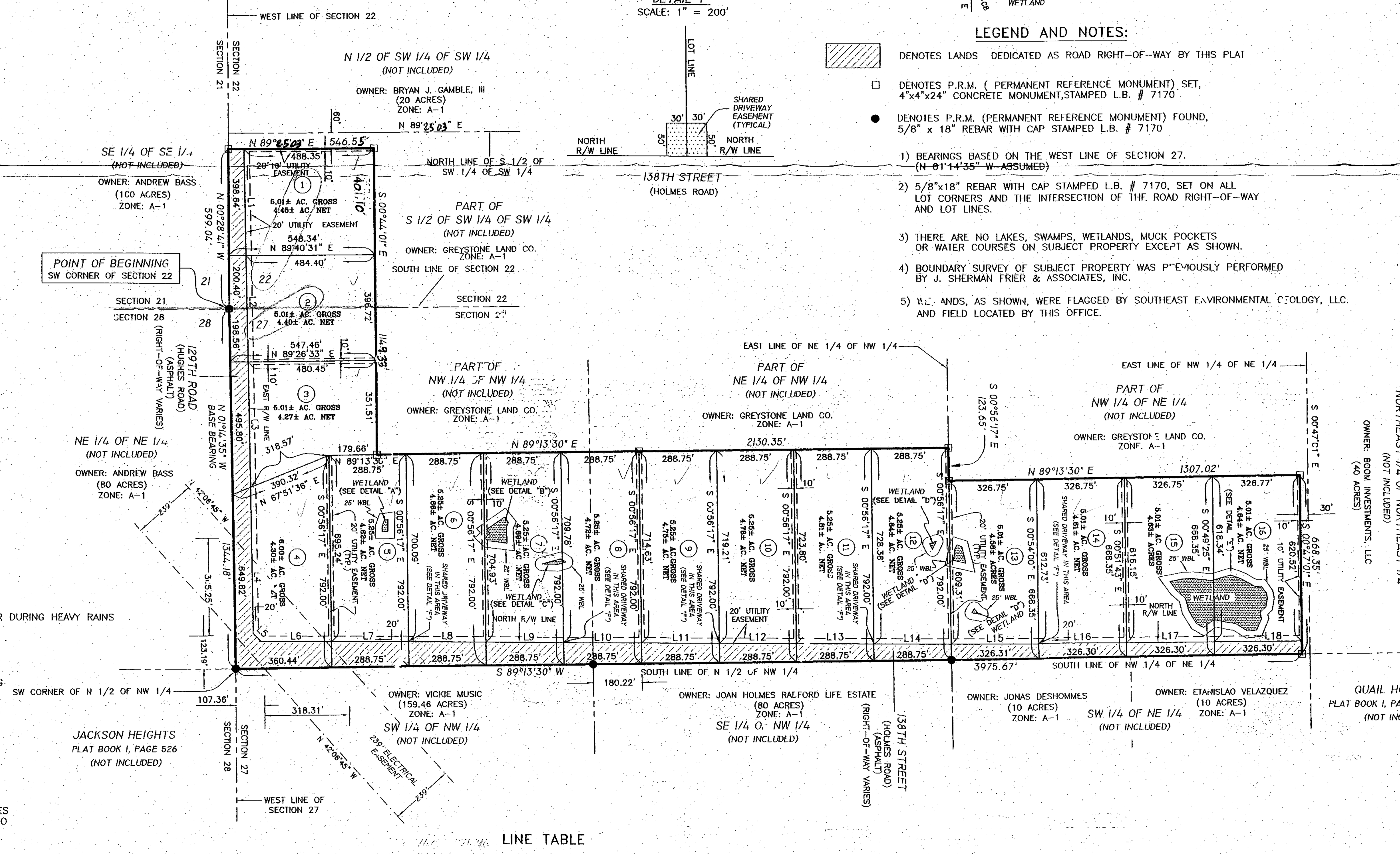
LEGEND AND NOTES:

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

□ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4"x4"x24" CONCRETE MONUMENT,STAMPED L.B. # 7170

● DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 5/8" x 18" REBAR WITH CAP STAMPED L.B. # 7170

1) BEARINGS BASED ON THE WEST LINE OF SECTION 27. (N 01°14'35" W-ASSUMED)
2) 5/8"x18" REBAR WITH CAP STAMPED L.B. # 7170, SET ON ALL LOT CORNERS AND THE INTERSECTION OF THE ROAD RIGHT-OF-WAY AND LOT LINES.
3) THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY EXCEPT AS SHOWN.
4) BOUNDARY SURVEY OF SUBJECT PROPERTY WAS PREVIOUSLY PERFORMED BY J. SHERMAN FRIER & ASSOCIATES, INC.
5) WETLANDS, AS SHOWN, WERE FLAGGED BY SOUTHEAST ENVIRONMENTAL ECOLOGY, LLC. AND FIELD LOCATED BY THIS OFFICE.



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	132°23'30"	25.00'	57.77'	56.67'	S 06°50'18" W	45.75'
C2	163°10'34"	25.00'	71.20'	169.06'	N 06°47'11" W	49.46'
C3	134°53'19"	25.00'	58.86'	60.19'	S 42°15'47" E	46.18'
C4	127°29'48"	25.00'	55.63'	50.69'	S 88°55'47" W	44.84'
C5	97°36'53"	25.00'	42.59'	28.56'	N 21°29'07" E	37.62'
C6	108°56'51"	25.00'	47.54'	35.01'	N 85°12'44" E	40.69'
C7	168°36'06"	25.00'	73.57'	250.51'	S 15°02'01" W	49.75'
C8	111°24'14"	25.00'	48.61'	36.65'	N 24°57'49" W	41.31'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°18'03" E	398.96'
L2	S 01°18'03" E	398.72'
L3	S 01°14'45" E	469.40'
L4	S 01°14'45" E	545.46'
L5	S 46°22'04" E	41.87'
L6	S 89°48'48" E	264.30'
L7	S 89°48'48" E	288.81'
L8	S 89°48'48" E	288.81'
L9	S 89°48'48" E	288.81'
L10	S 89°48'48" E	288.81'
L11	S 89°51'55" E	288.80'
L12	S 89°51'55" E	288.80'
L13	S 89°51'55" E	288.80'
L14	S 89°51'55" E	288.80'
L15	N 89°49'31" E	326.37'
L16	N 89°49'31" E	326.37'
L17	N 89°36'32" E	326.35'
L18	N 89°36'32" E	326.35'
L19	S 10°47'37" W	219.05'
L20	S 00°40'39" W	98.88'
L21	N 89°24'45" W	72.89'
L22	N 01°29'41" E	47.27'
L23	N 19°17'56" E	[illegible]
L24	N 82°12'36" E	58.31'
L25	N 54°42'06" E	97.01'
L26	S 38°48'50" E	64.37'
L27	S 23°36'56" W	29.35'
L28	S 03°29'40" E	82.47'
L29	N 83°01'18" W	112.16'
L30	N 83°01'19" W	0.67'

LINE	BEARING	DISTANCE
L31	N 47°21'01" W	51.22'
L32	N 49°49'45" E	29.48'
L33	N 42°54'48" W	21.18'
L34	N 54°42'06" E	35.25'
L35	S 57°35'42" E	32.66'
L36	S 73°02'03" W	21.94'
L37	S 73°02'03" W	13.65'
L38	N 88°22'28" W	63.77'
L39	N 74°38'39" E	84.52'
L40	S 15°01'02" W	208.37'
L41	S 25°10'53" W	34.73'
L42	N 27°19'20" W	24.82'
L43	N 70°17'33" E	27.80'
L44	N 25°09'49" E	32.11'
L45	S 71°30'29" E	55.57'
L46	S 13°41'59" E	119.34'
L47	N 76°41'24" W	95.85'
L48	N 76°41'24" W	19.06'
L49	N 13°56'40" E	43.54'
L50	N 03°40'22" E	24.98'
L51	N 25°09'49" E	12.00'
L52	N 89°03'43" E	16.36'
L53	S 40°18'51" E	15.66'
L54	[illegible]	7.10'
L55	N 80°39'16" [illegible]	36.81'
L56	N 30°44'1[illegible]" E	18.26'
L57	N 73°30'38" E	65.61'
L58	S 70°31'24" E	50.78'
L59	S 00°11'47" E	56.14'
L60	N 84°40'09" E	29.51'

LINE	BEARING	DISTANCE
L61	S 35°19'50" E	53.86'
L62	S 10°17'58" E	28.75'
L63	S 00°17'29" W	45.26'
L64	S 45°30'00" W	24.27'
L65	S 17°13'35" E	16.51'
L66	S 22°39'31" W	70.07'
L67	S 83°22'41" W	58.1[illegible]
L68	N [illegible]°47'53" W	57.70'
L69	N 79°14'05" W	63.99'
L70	S 53°10'10" W	6.85'
L71	S 53°10'10" W	47.23'
L72	N 60°16'17" W	52.57'
L73	N 32°03'04" W	64.46'
L74	N 14°23'04" W	47.12'
L75	N 48°02'19" W	41.63'
L76	N 36°01'09" W	81.48'
L77	N 78°27'40" E	92.11'
L78	N 87°51'42" E	40.70'
L79	S 83°0[illegible]'24" E	65.11'
L80	N 73°30'38" E	10.13'

ABBREVIATIONS

CONC. – CONCRETE
IP – IRON PIPE
REB. – REBAR
ST. – STREET
AVE. – AVENUE
NO ID. – NO IDENTIFICATION
FD. – FOUND
C& – CONCRETE MONUMENT
± – MORE OR LESS
ORB – OFFICIAL RECORDS BOOK
PG(S) – PAGE(S)
(M) – MEASURED
(P) – PLAT
(D) – DEED
(C) – CALCULATED
(A) – ACTUAL
(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
WBL – WETLAND BUFFER LINE
AC. – ACRES
FLA. STAT. – FLORIDA STATUTE
TYP. – TYPICAL

DEVELOPER:

GREYSTONE LAND COMPANY
P.O. BOX 1733
LAKE CITY, FLORIDA 32056
(386) 755-4050

SUBDIVIDER'S AGENT:

TIMOTHY B. ALCORN
P.O. 580
LIVE OAK, FLORIDA 32064
(386) 362-4629

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:
Scott [signature]
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT GREYSTONE LAND COMPANY, A FLORIDA CORPORATION, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "COUNTRY CROSSING" 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.

Audrey S. Bullard [signature]
AUDREY S. BULLARD
PRESIDENT/GREYSTONE LAND COMPANY
P.O. BOX 1733
LAKE CITY, FLORIDA 32056
(386) 755-4050

WITNESS: Holly Hanover [signature]
WITNESS: Robert S. Hester [signature]

STATE OF FLORIDA, COUNTY OF COLUMBIA:

I HEREBY CERTIFY ON THIS 7 DAY OF May A.D. 2012, BEFORE ME PERSONALLY APPEARED AUDREY S. BULLARD, PRESIDENT OF GREYSTONE LAND COMPANY, A FLORIDA CORPORATION, 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 LAKE CITY, STATE OF FLORIDA, THIS 7 DAY OF May A.D. 2012

SIGNED Holly Hanover [signature]
NOTARY PUBLIC

HOLLY C. HANOVER
Commission # DD 953514
[stamp]

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

[signature] CHAIRMAN
[signature] ATTEST
DATE: 05-24-2012

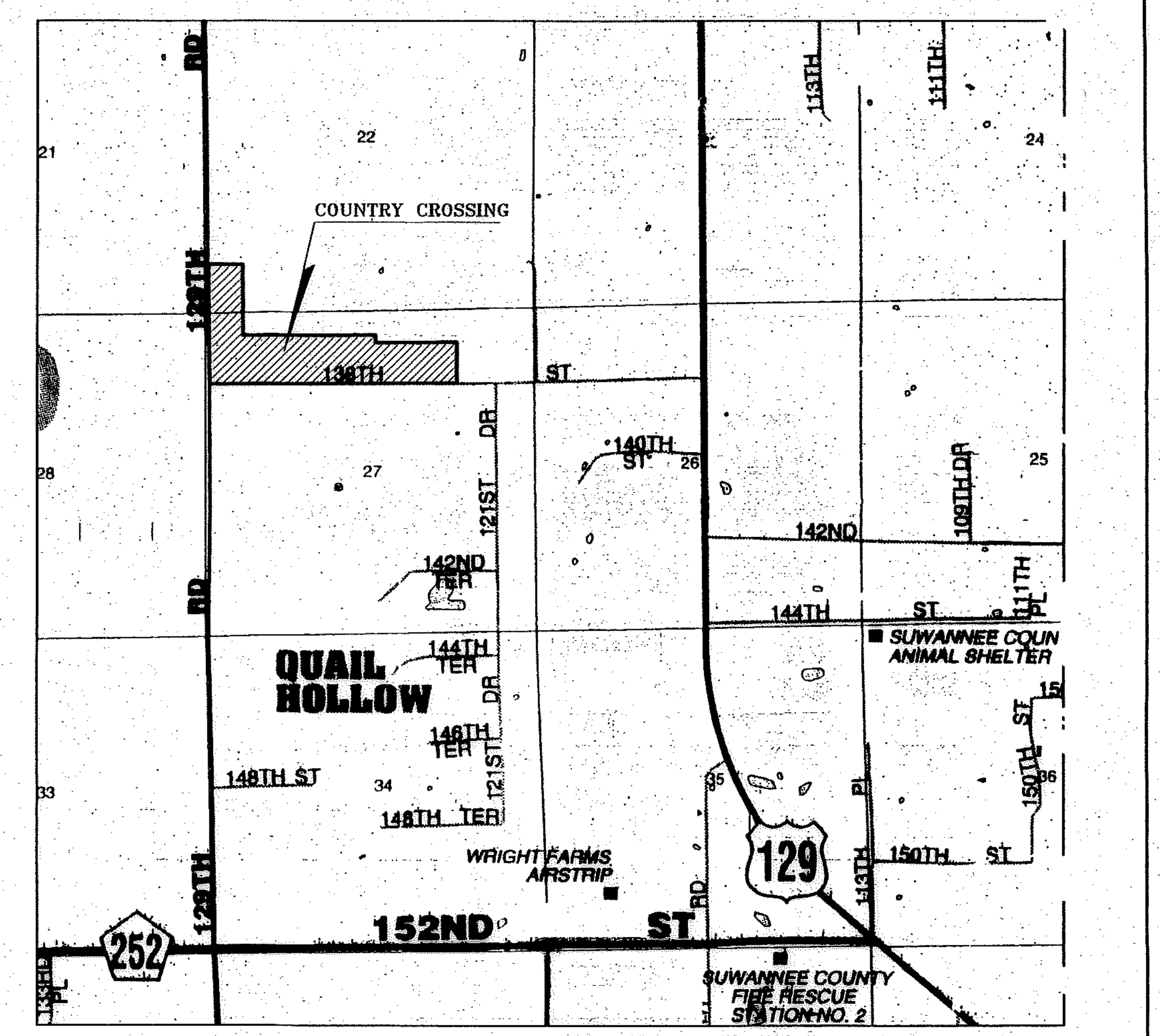
OFFICIAL SEAL

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 24 DAY OF May A.D. 2012, IN PLAT BOOK 1, PAGE 556 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Barry Baker / Hattie Law D.C. [signature]
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

VICINITY MAP
NOT TO SCALE



[signature]
TIMOTHY B. ALCORN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6332
DATE: MAY 04, 2012
JOB NO.: 41-05-2011 RP

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

SCALE: 1" = 300'	DATE SURVEYED:	DATE DRAWN: 05-04-12
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION - LB# 7170
130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064
PHONE: 386-362-4629 - FAX: 386-362-5270