Farms of Nobles Ferry

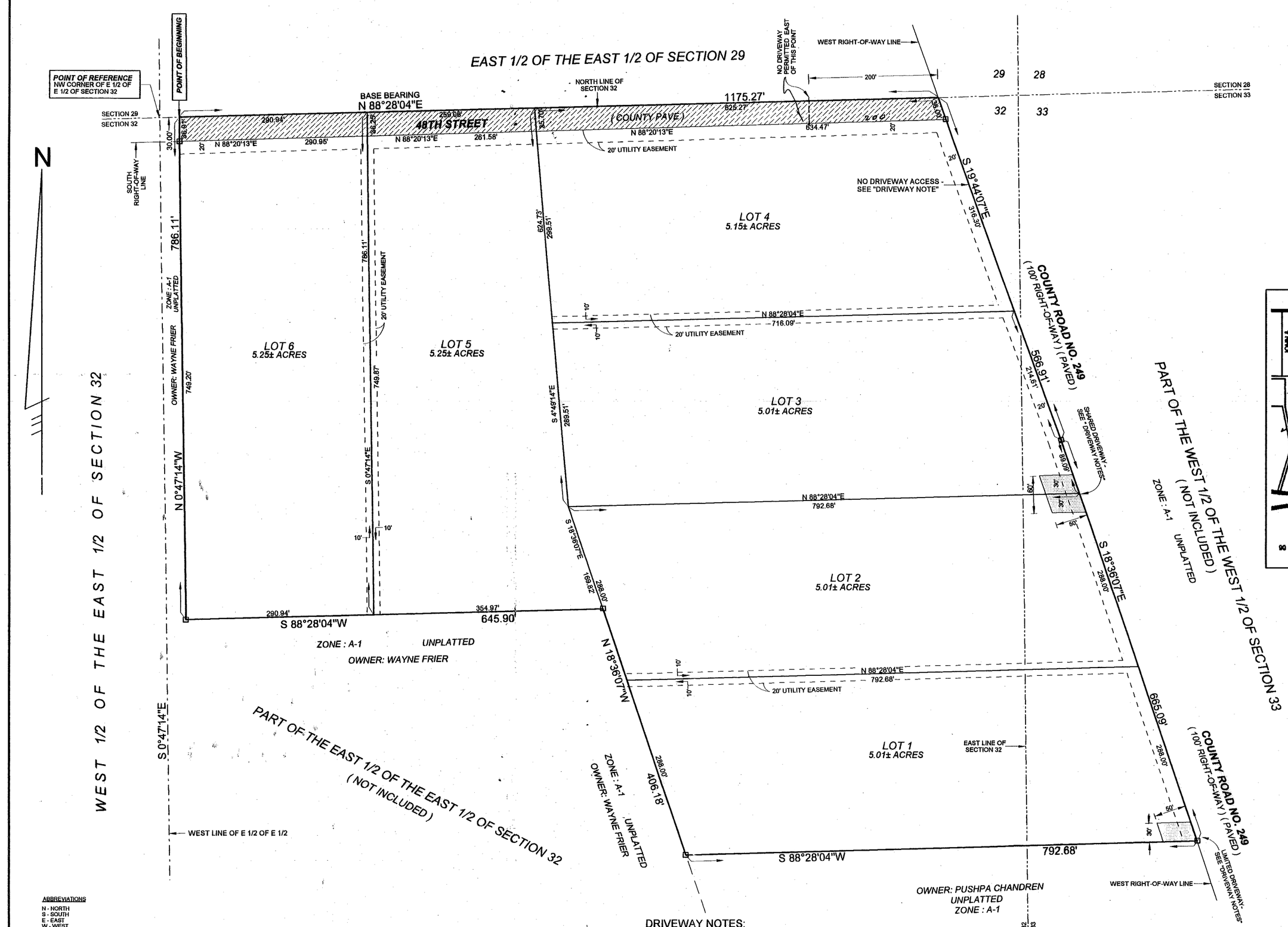
ON Map 5/16/06 KT

FARMS OF NOBLES FERRY

PLAT BOOK 1 PAGE 521

PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 32 AND PART OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE EAST 1/2 OF SECTION 32; THENCE RUN NORTH 88°28'04" EAST ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°28'04" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1175.27 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 249; THENCE RUN SOUTH 19°44'07" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 566.91 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 18°36'07" EAST, A DISTANCE OF 665.09 FEET; THENCE RUN SOUTH 88°28'04" WEST, A DISTANCE OF 792.68 FEET; THENCE RUN NORTH 18°36'07" WEST, A DISTANCE OF 406.18 FEET; THENCE RUN SOUTH 88°28'04" WEST, A DISTANCE OF 645.90 FEET; THENCE RUN NORTH 00°47'14" WEST, A DISTANCE OF 786.11 FEET TO THE POINT OF BEGINNING.
CONTAINING 30.68 ACRES MORE OR LESS.
SUBJECT TO EXISTING COUNTY ROAD RIGHT-OF-WAY.

GRAPHIC SCALE
SCALE IN FEET 1" = 100 FEET



ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT FRIER FARMS, INC., AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS "FARMS OF NOBLES FERRY " 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.

WAYNE FRIER
FRIER FARMS, INC.
12788 U.S. HIGHWAY NO. 90
LIVE OAK, FL 32060
(386) 362-6306

WITNESS: Keith Reppert
WITNESS: Scott Potter

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 10 DAY OF October A.D. 2005, BEFORE ME PERSONALLY APPEARED WAYNE FRIER, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF

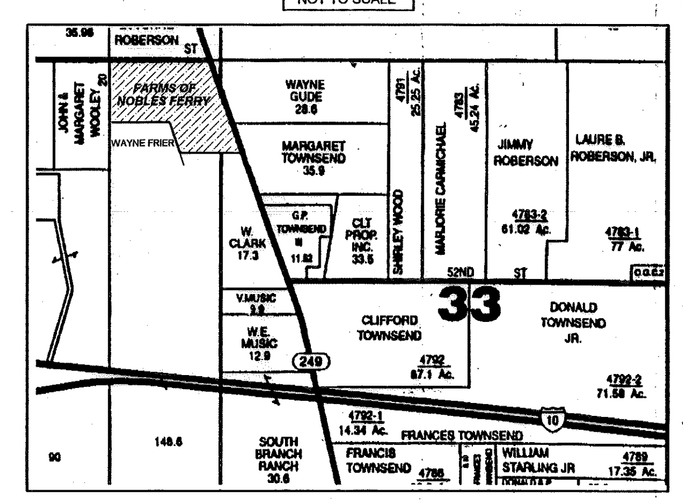
WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 10 DAY OF October A.D. 2005

Timothy Bruce Alcorn
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: June 20, 2007

TIMOTHY BRUCE ALCORN
MY COMMISSION # DD 214805
EXPIRES: June 20, 2007
Bonded Thru Budget Notary Services

VICINITY MAP
NOT TO SCALE



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

Billy Maxwell
CHAIRMAN

Michael Ryan, D.C.
ATTEST

DATE: 10-24-05 10-24-05

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 OCT A.D. 2005, IN PLAT BOOK 1 PAGE 521 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

LEGEND AND NOTES:

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

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

1) BEARINGS BASED ON THE NORTH LINE OF SECTION 32. (N 88°28'04" E)

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

3) 5/8" REBAR (WITH CAP STAMPED, L.B. # 7170) ON LOT CORNER AND THE INTERSECTION OF LOT LINES AND RIGHT-OF-WAY LINES, UNLESS NOTED OTHERWISE.

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.

ABBREVIATIONS
N - NORTH
S - SOUTH
E - EAST
W - WEST
CONC - CONCRETE
STY - STORY
I.P. - IRON PIPE
REB. - REBAR
ST. - STREET
AVE. - AVENUE
I.D. - IDENTIFICATION
HD - HOUSE
CM - CONCRETE MONUMENT
± - MORE OR LESS
ORB - OFFICIAL RECORDS BOOK
PG - PAGE (S)
(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(S)
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 MANHOLE
S.S.M.H. - SANITARY SEWER MANHOLE
EL/EV. - ELEVATION
B.M. - BENCHMARK
℄ - CENTERLINE

BUILDING SET BACKS:

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

ZONING:

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

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 0305A

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 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.

DRIVEWAY NOTES:

LOT 1 - DRIVEWAY ACCESS WILL BE LIMITED TO THE SOUTH 30.00 FEET ALONG COUNTY ROAD NO. 249.

LOTS 2 AND 3 WILL HAVE A SHARED DRIVEWAY. NO OTHER DRIVEWAY WILL BE PERMITTED.

LOT 4 - DRIVEWAY ACCESS IS LIMITED TO THE WEST 425.27 FEET ALONG 48TH STREET. NO OTHER DRIVEWAY WILL BE PERMITTED.

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 FARMS OF NOBLES FERRY

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.

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 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 5332
DATE: OCTOBER 10, 2005

JOB NO. 429-2005 RP

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

SCALE: 1" = 100'	DATE SURVEYED: 10-4-05	DATE DRAWN: 10-10-05
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION, LB# 7170
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064