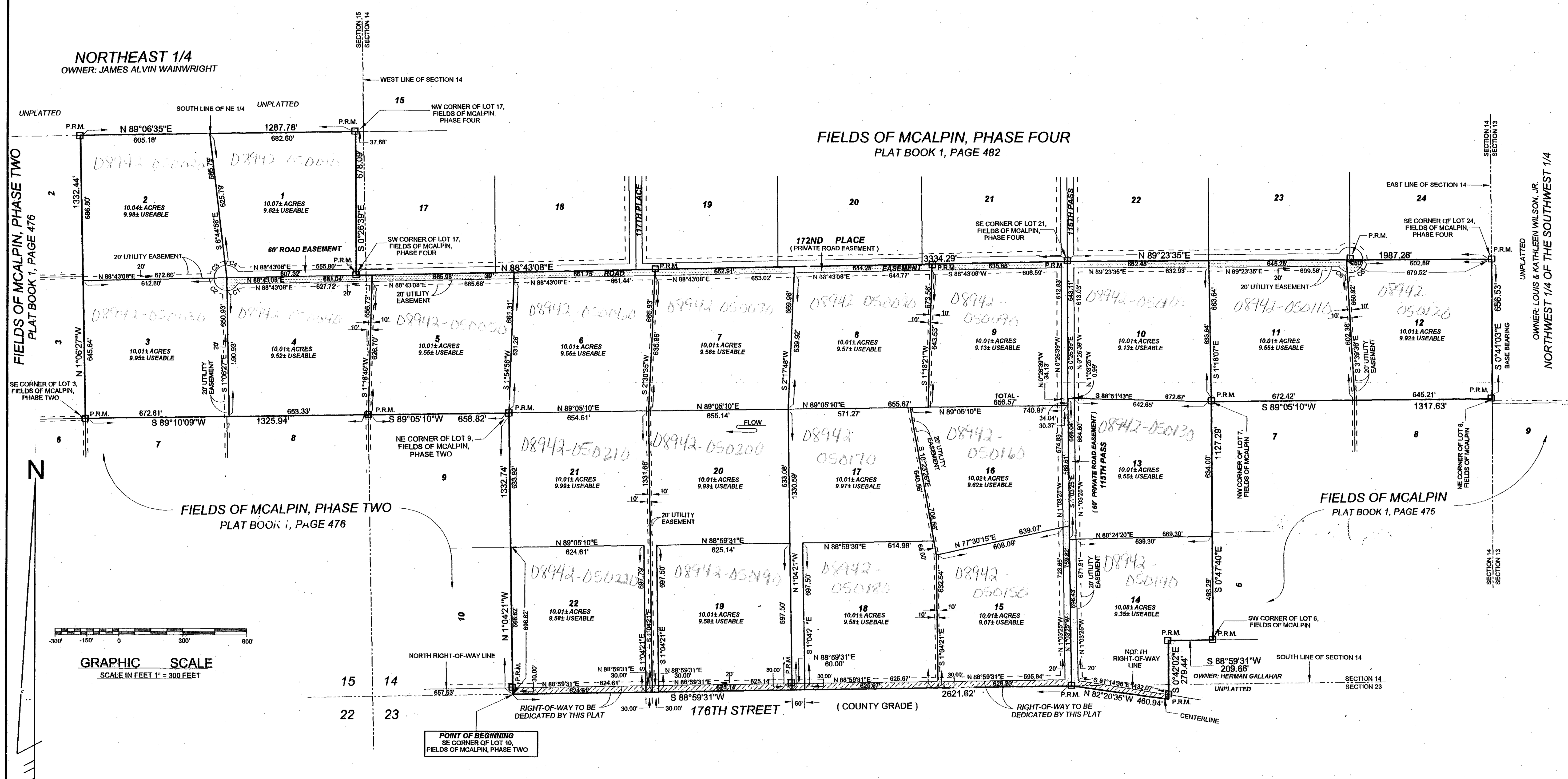
Fields of McAlpin Phase 5

Header
14-4-13
08942-050000

PLAT BOOK 1 PAGE 488

FIELDS OF MCALPIN, PHASE FIVE

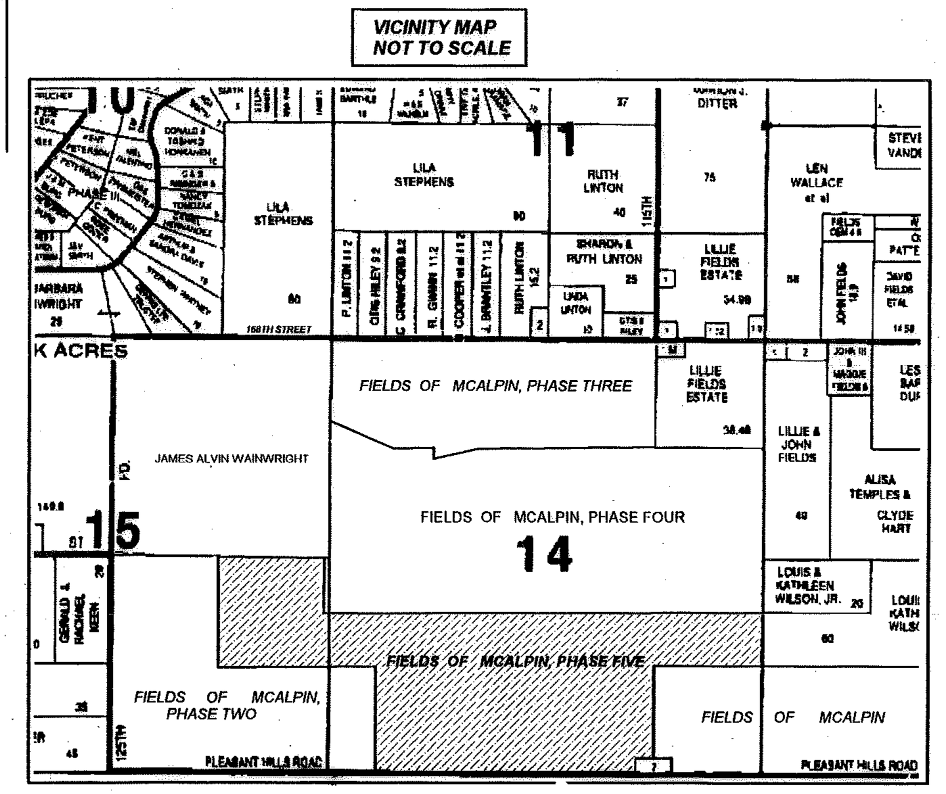
PART OF SECTION 14 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF LOT 10, FIELDS OF MCALPIN, PHASE TWO AS RECORDED IN PLAT BOOK 1, PAGE 476 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE RUN NORTH 01°04'21" WEST ALONG THE EAST LINE OF SAID LOT 10 AND THE EAST LINE OF LOT 9, SAID FIELDS OF MCALPIN, PHASE TWO, A DISTANCE OF 1332.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE RUN SOUTH 89°05'10" WEST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 658.82 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE RUN SOUTH 89°10'09" WEST ALONG THE NORTH LINE OF LOTS 7 AND 8, SAID FIELDS OF MCALPIN, PHASE TWO TO THE SOUTHEAST CORNER OF LOT 3, SAID FIELDS OF MCALPIN, PHASE TWO; THENCE RUN NORTH 01°06'27" WEST ALONG THE EAST LINE OF LOT 2 AND 3 OF SAID FIELDS OF MCALPIN, PHASE TWO, A DISTANCE OF 1332.44 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 15; THENCE RUN NORTH 89°06'35" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1287.78 FEET TO THE NORTHWEST CORNER OF LOT 17, FIELDS OF MCALPIN, PHASE FOUR AS RECORDED IN PLAT BOOK 1, PAGE 482 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 00°26'39" EAST ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 678.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE RUN NORTH 88°43'08" EAST ALONG THE SOUTH LINE OF SAID FIELDS OF MCALPIN, PHASE FOUR A DISTANCE OF 3334.29 FEET TO THE SOUTHEAST CORNER OF LOT 21, SAID FIELDS OF MCALPIN, PHASE FOUR; THENCE RUN NORTH 89°23'35" EAST, A DISTANCE OF 1987.26 FEET TO THE EAST LINE OF SAID SECTION 14; THENCE RUN SOUTH 00°41'03" EAST ALONG SAID EAST LINE, A DISTANCE OF 656.53 FEET TO THE NORTHEAST CORNER OF LOT 8, FIELDS OF MCALPIN AS RECORDED IN PLAT BOOK 1, PAGE 475 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 89°05'10" WEST ALONG THE NORTH LINE OF LOTS 7 AND 8, SAID FIELDS OF MCALPIN, A DISTANCE OF 1317.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, FIELDS OF MCALPIN; THENCE RUN SOUTH 00°47'40" EAST ALONG THE WEST LINE OF LOTS 6 AND 7, SAID FIELDS OF MCALPIN, A DISTANCE OF 1127.29 FEET; THENCE RUN SOUTH 88°59'31" WEST, A DISTANCE OF 209.66 FEET; THENCE RUN SOUTH 00°42'02" EAST, A DISTANCE OF 279.44 FEET TO THE CENTERLINE OF 176TH STREET; THENCE RUN NORTH 82°20'35" WEST ALONG SAID CENTERLINE, A DISTANCE OF 460.94 FEET TO THE SOUTH LINE OF SAID SECTION 14; THENCE RUN SOUTH 88°59'31" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2621.62 FEET TO THE POINT OF BEGINNING.
CONTAINING 220.39 ACRES MORE OR ELSS.
SUBJECT TO EXISTING COUNTY ROAD RIGHT-OF-WAY.



CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	60°10'25"	60.00	63.01	34.76	60.16	[illegible] 1°48'21"W
2	89°49'35"	60.00	94.07	59.82	84.72	N 46°11'39"W
3	84°31'54"	60.00	88.52	54.53	80.71	N 40°59'05"E
4	65°28'06"	60.00	68.56	38.57	64.89	S 64°00'55"E
5	103°00'53"	60.00	107.88	75.45	93.92	N 50°54'01"E
6	46°59'07"	60.00	49.20	26.08	47.84	S 54°05'59"E

VICINITY MAP
NOT TO SCALE



BUILDING SET BACKS:

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

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 0250A.

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.

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

SPECIAL EASEMENT NOTE:
115TH PASS AND 172ND PLACE WILL NOT BE MAINTAINED BY SUWANNEE COUNTY, FLORIDA

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN FIELDS OF MCALPIN, PHASE FIVE
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.

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.

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

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT FIELDS OF MCALPIN, LLC AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS "FIELDS OF MCALPIN, PHASE FIVE" 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.

Charles Thomas
CHARLES THOMAS, MANAGER
219 COURT STREET
LIVE OAK, FLORIDA 32064
386-362-1151

WITNESS: Donna L. Herring
WITNESS: Tim Alcorn

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 9th DAY OF April A.D. 2004, BEFORE ME PERSONALLY APPEARED CHARLES THOMAS, AS MANAGER OF FIELDS OF MCALPIN, LLC, 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 9th DAY OF April A.D. 2004

Donna L. Herring
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES:
Donna L. Herring MY COMMISSION # DD259315 EXPIRES November 1, 2007
KNOWN BY ME PERSONALLY

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT FIRST FEDERAL SAVINGS BANK OF FLORIDA, A CORPORATION UNDER THE LAW OF THE UNITED STATES OF AMERICA, 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 "FIELDS OF MCALPIN, PHASE FIVE", 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 FIRST FEDERAL SAVINGS BANK OF FLORIDA, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS PRESIDENT, KEITH C. LEIBFRIED, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 8th DAY OF April A.D. 2004.

KEITH C. LEIBFRIED, PRESIDENT
WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 8th DAY OF April A.D. 2004, BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, KEITH C. LEIBFRIED, PRESIDENT AND JOYCE WARNER, ASSISTANT SECRETARY OF FIRST FEDERAL SAVINGS BANK OF FLORIDA, TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID SAID CORPORATION AFFIXED THERETO. EXECUTION THEREOF

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 8th DAY OF April A.D. 2004

Timothy B. Alcorn
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES
TIMOTHY BRUCE ALCORN MY COMMISSION # DD 216635

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

CHAIRMAN
DATE: 4-22-04
Michael Tyson D.C.
ATTEST

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 22 DAY OF April A.D. 2004, IN PLAT BOOK 1, PAGE 488 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Michael Tyson, D.C.
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

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 , LB # 7170

1) 5/8" x 20" REBAR WITH CAP (STAMPED L.B. # 7170) SET ON ALL REAR LOT CORNERS AND INTERSECTIONS OF LOT LINES AND DEDICATED RIGHT-OF-WAY LINES AND ROAD EASEMENT RIGHT-OF - WAY LINES.
2) BEARINGS BASED ON THE EAST LINE OF SECTION 14. (S 00°41'03" E)
3) FOR SECTION BREAKDOWN, SEE JOB FILE THIS OFFICE.

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
TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6393
DATE: MARCH 23, 2004

JOB NO. 277-2003RP5

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

SCALE: 1" = 300'	DATE SURVEYED: 02-12-04	DATE DRAWN: 03-23-04
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
PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270