Harley Estates

PLAT BOOK 7 PAGE 570

HARLEY ESTATES

IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA

NORTH

0' 100' 200' 300'

GRAPHIC SCALE

LEGEND AND NOTES:

- ■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4"x4" CONCRETE MONUMENT, FLORIDA DEPARTMENT OF TRANSPORTATION.
- ○ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 5/8" x 18" REBAR WITH CAP, 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 EAST LINE OF SECTION 17 (S 01°29'02" E–ASSUMED).

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

3) DISTANCES MEASURED IN U.S. FEET

LINE TABLE

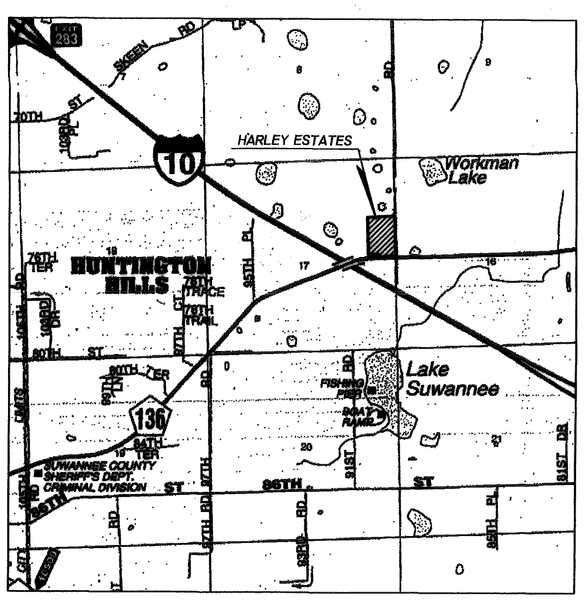
LINE	BEARING	DISTANCE
L1	S 01°51'15" E	10.00'
L2	S 88°08'45" W	86.44'
L3	N 03°33'27" W	90.00'

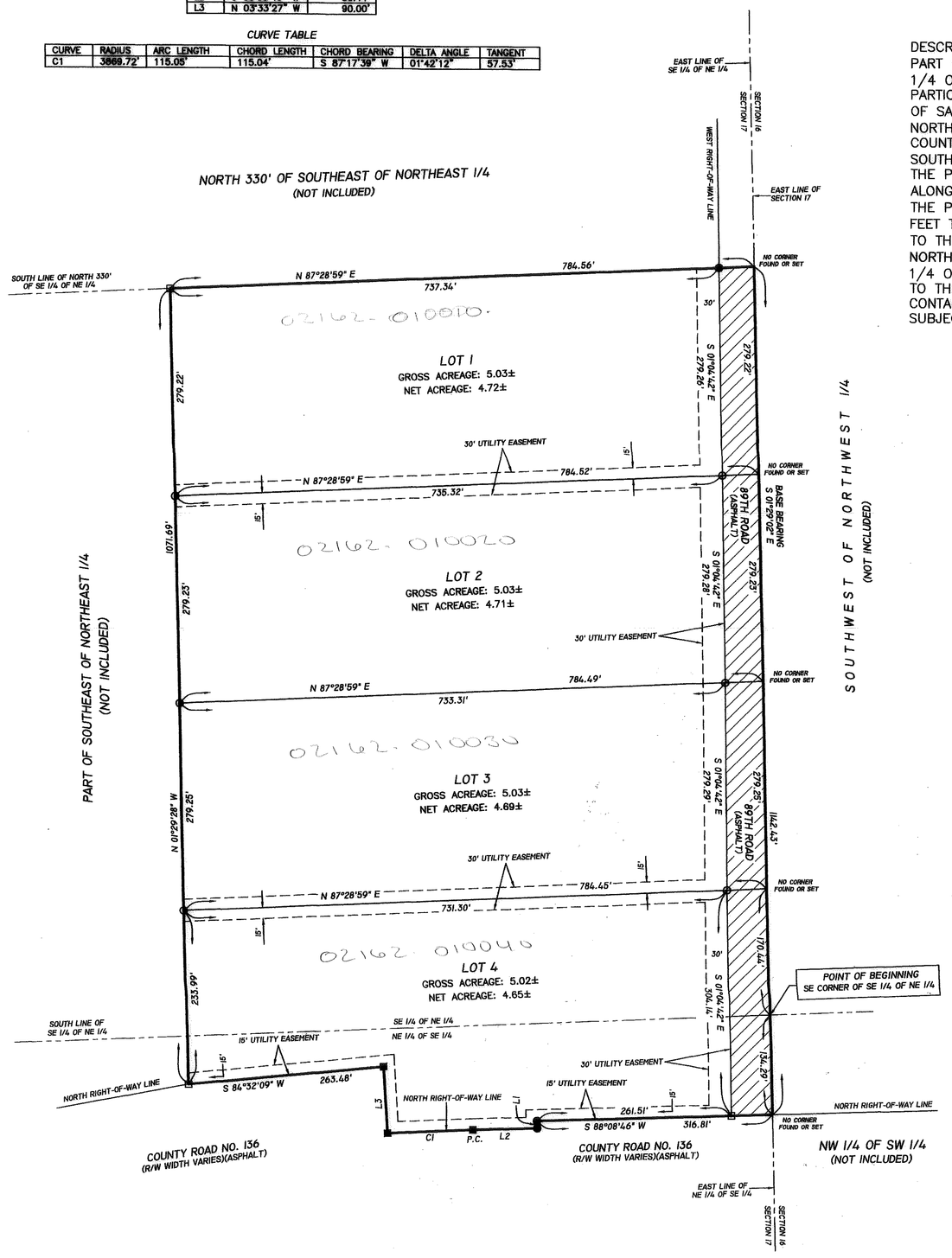
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	3869.72'	115.05'	115.04'	S 87°17'39" W	01°42'12"	57.53'

VICINITY MAP

NOT TO SCALE





DESCRIPTION:
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THENCE RUN SOUTH 1°29'02" EAST ALONG THE EAST LINE OF NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 134.29 FEET TO THE NORTH RIGHT–OF–WAY LINE OF COUNTY ROAD NO. 136; THENCE RUN ALONG SAID NORTH RIGHT–OF–WAY LINE, THE FOLLOWING COURSES; SOUTH 88°08'46" WEST, 316.81 FEET; SOUTH 1°51'15" EAST, 10.00 FEET; SOUTH 88°08'46" WEST, 86.44 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 3869.72 FEET; THENCE RUN ALONG AND AROUND SAID CURVE A CHORD BEARING AND DISTANCE OF SOUTH 87°17'39" WEST, 115.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; NORTH 3°33'27" WEST, 90.00 FEET; SOUTH 84°32'09" WEST, 263.48 FEET TO THE TERMINUS OF SAID COURSES; THENCE RUN NORTH 1°29'28" WEST, A DISTANCE OF 1071.69 FEET TO THE SOUTH LINE OF THE NORTH 330.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH 87°28'59" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 784.56 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN SOUTH 1°29'02" EAST ALONG SAID EAST LINE, A DISTANCE OF 1008.14 FEET TO THE POINT OF BEGINNING.
CONTAINING 20.11 ACRES MORE OR LESS.
SUBJECT TO EXISTING COUNTY ROAD RIGHT–OF–WAY.

parent parcel 02162-000000

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 HARLEY ESTATES 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
AUDREY S. BULLARD
PRESIDENT, GREYSTONE LAND COMPANY,
A FLORIDA CORPORATION
P.O. BOX 1733
LAKE CITY, FLORIDA 32056
(386) 755–4050

WITNESS: Connie B. Roberts
WITNESS: Holly C. Hanover

HOLLY C. HANOVER
Commission # GG 176468
Expires May 18, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY ON THIS 4 DAY OF Dec A.D. 2018, BEFORE ME PERSONALLY APPEARED AUDREY S. BULLARD 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 SUWANNEE COUNTY, STATE OF FLORIDA, THIS 4 DAY OF Dec A.D. 2018

Holly C. Hanover
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: 5-18-22

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

CHAIRMAN

DATE: 12.18.18

Logan Woods
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 19th DAY OF December A.D. 2018, IN PLAT BOOK 7 PAGE 570 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Logan Woods, D.C.
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

UTILITY EASEMENT DETAIL:

15' 30' 15'+30'

DENOTES 15' OR 30' 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" PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0160B

BUILDING SET BACKS:

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

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 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.

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 HARLEY ESTATES

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.*

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)
(FM) – MEASURED
(P) – PLAT
(D) – DEED
(C) – CALCULATED
(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
EP – EDGE OF PAVEMENT
EG – EDGE OF GRADE
C&G – CURB AND GUTTER
ST. MH – STORM MANHOLE
SS. MH – *SANITARY SEWER MANHOLE*
ELEV. – ELEVATION
B.M. – BENCHMARK

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 .

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:
Timothy A. Delaney 12/4/18
TIMOTHY A. DELANEY – DONALD ECKLER & ASSOC.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5344

DEVELOPER:

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

SUBDIVIDER'S AGENT:

TIMOTHY B. ALCORN
130 WEST HOWARD STREET
LIVE OAK, FLORIDA 32064
(386) 362–4629

CERTIFICATE OF SURVEYOR:

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 9TH DAY OF NOVEMBER, 2018. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 9TH DAY OF NOVEMBER, 2018.

TIMOTHY B. ALCORN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6332
DATE: NOVEMBER 28, 2018
JOB NO.: 198–2018

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

SCALE: 1" = 100'	DATE SURVEYED: 11–09–18	DATE DRAWN: 11–28–18
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS CERTIFICATE OF AUTHORIZATION – LB# 7170
130 W. HOWARD STREET, LIVE OAK, FL 32064
PHONE: 386–362–4629 EMAIL: info@windstream.net
FAX: 386–362–5270 timotecon@windstream.net