Newbern Acres Phase 3

NEWBERN ACRES – PHASE "3"

A PART OF EAST 1/2 OF SECTION 36, TOWNSHIP-2-SOUTH, RANGE-11-EAST, SUWANNEE COUNTY, FLORIDA

PLAT BOOK 1 PAGE 387

SHEET 1 OF 1

DESCRIPTION

A PART OF THE EAST 1/2 OF SECTION 36, TOWNSHIP-2-SOUTH, RANGE-11-EAST, SUWANNEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/2 OF SECTION 36 AND AND RUN ALONG THE SOUTHERLY LINE OF SAID SECTION S89°43'59"E, 518.84 FEET TO THE NORTHERLY LINE OF LANCASTER ROAD (A 60' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN ALONG SAID RIGHT-OF-WAY LINE N64°16'13"E, 2345.71 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BROWN ROAD; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE N00°17'53"E, 824.03 FEET TO THE POINT OF CURVATURE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, CHORD BEARING AND DISTANCE OF N44°42'07"W, 35.36; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TIMBER LANE; THENCE RUN ALONG SAID SOUTHERLY LINE N89°42'07"W, 578.51 FEET TO A POINT; THENCE RUN S00°17'53"W, 336.91 FEET ; THENCE RUN S64°16'13"W, 2252.07 FEET TO THE WESTERLY LINE OF SAID EAST 1/2 SECTION 36; THENCE RUN ALONG SAID WESTERLY LINE S00°14'38"W, 553.49 FEET TO THE POINT OF BEGONNING. CONTAINING 49.77 ACRES OF LAND, MORE OR LESS.

CLERKS CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE SUWANNEE COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 22d DAY OF August A.D. 1989 IN PLAT BOOK 1, PAGE 387

CLERK OF THE CIRCUIT COURT
SUWANNEE COUNTY, FLORIDA

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT PERMANENT CONTROL POINTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH THE SUWANNEE COUNTY SUBDIVISION ORDINANCES AND CHAPTER 177 OF THE FLORIDA STATUTES.

BENNETT R. WATTLES
FLORIDA REG. CERT. NO.1443
DATE: OCTOBER 10, 1988

DEDICATION

KNOW ALLMEN BY THESE PRESENTS THAT PATTEN CORPORATION – GULF ATTLANTIC AS OWNER HAS CAUSED THE LANDS SHOWN HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KONWN AS NEWBERN ACRES– PHASE "3" AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSE AND ALL PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUPLIC.

WITNESS

JEFFERY L. FORBES, PRESIDENT

WITNESS

STATE OF FLORIDA
COUNTY OF SUWANNEE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___ BY JEFFERY L. FORBES, PRESIDENT OF PATTEN CORPORATION – GULF ATLANTIC, A FLORIDA CORPORATION ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES

OB 4-4-90

COUNTY COMMISSION CERTIFICATE

APPROVED BY THE SUWANNEE COUNTY COMMISSION THIS ___ DAY OF ___ A.D. 1989

CHAIRMAN

OM 1989 map

FLOOD HAZARD NOTE

THE ABOVE DESCRIBED LANDS DO NOT LIE IN A FLOOD HAZARD ZONE, AS DESCRIBED ON FLOOD PROGRAM MAP, PANEL NUMBER 120300–17, DATED: FEBRUARY 13, 1976, SUWANNEE COUNTY, FLORIDA.

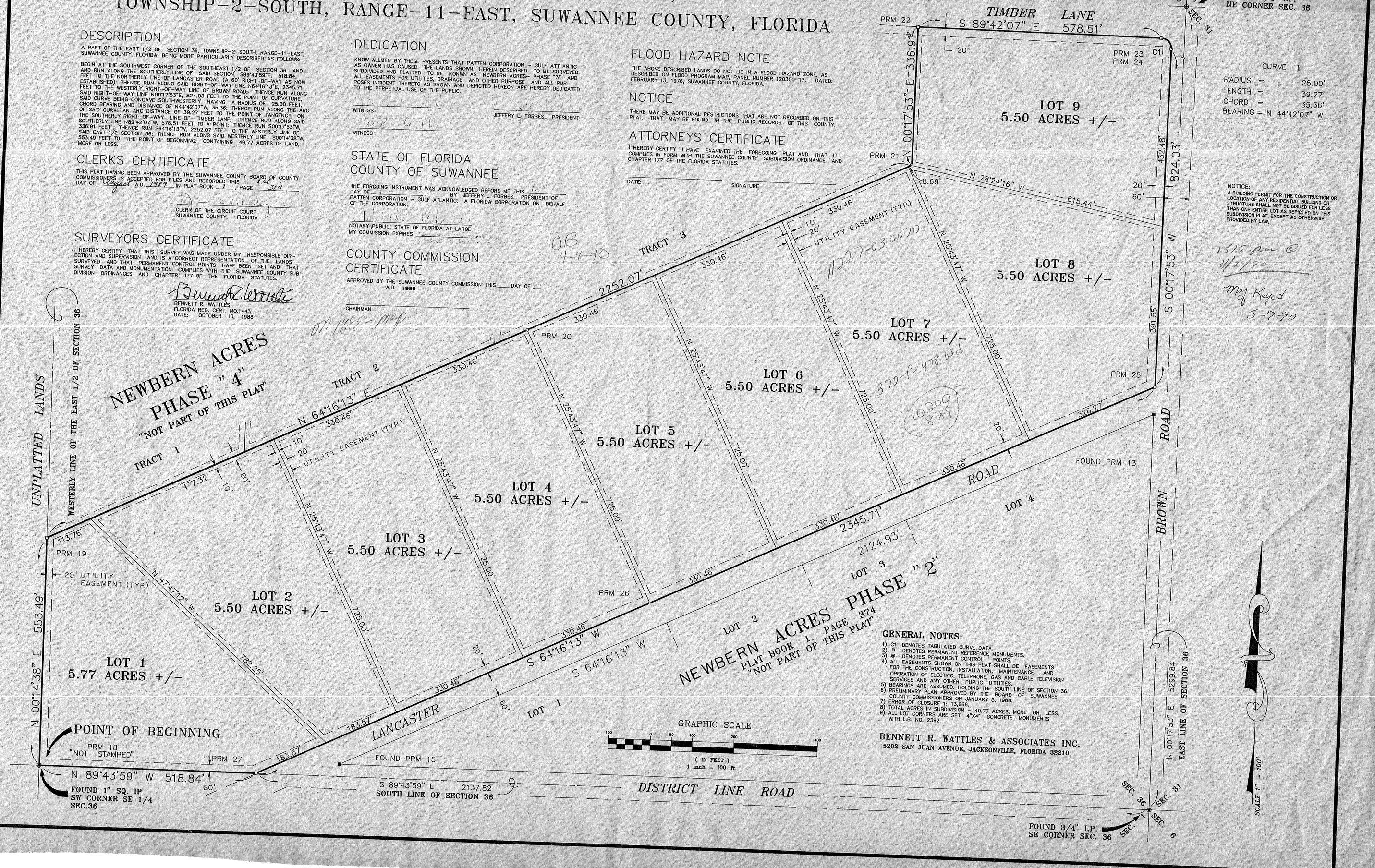
NOTICE

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

ATTORNEYS CERTIFICATE

I HEREBY CERTIFY I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE SUWANNEE COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: SIGNATURE



GENERAL NOTES:

1) C1 DENOTES TABULATED CURVE DATA.
2) ⊞ DENOTES PERMANENT REFERENCE MONUMENTS.
3) ● DENOTES PERMANENT CONTROL POINTS.
4) ALL EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION SERVICES AND ANY OTHER PUPLIC UTILITIES.
5) BEARINGS ARE ASSUMED, HOLDING THE SOUTH LINE OF SECTION 36.
6) PRELIMINARY PLAN APPROVED BY THE BOARD OF SUWANNEE COUNTY COMMISSIONERS ON JANUARY 5, 1988.
7) ERROR OF CLOSURE 1: 13,666.
8) TOTAL ACRES IN SUBDIVISION – 49.77 ACRES, MORE OR LESS.
9) ALL LOT CORNERS ARE SET 4"X4" CONCRETE MONUMENTS WITH L.B. NO. 2392.

BENNETT R. WATTLES & ASSOCIATES INC.
5202 SAN JUAN AVENUE, JACKSONVILLE, FLORIDA 32210