"PINE MEADOWS"

SECTION 1, TOWNSHIP 4 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA

NOTE
USE NET ACREAGE
Per L.J. 2/6/09

Dm &
Keyed
1/29/09
T.F.

PLAT BOOK 1
PAGES 550

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	90°23'23"	39.44'	25.17'	35.48'	N.43°52'50"E.
2	25.00'	89°36'37"	39.10'	24.83'	35.23'	S.46°07'10"E.
3	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.23°31'33"W.
4	60.00'	138°33'00"	145.09'	159.38'	112.23'	S.20°54'34"E.
5	60.00'	140°48'34"	147.46'	168.54'	113.05'	S.19°24'39"W.
6	25.00'	49°40'47"	21.68'	11.57'	21.00'	N.26°09'15"W.
7	60.00'	79°26'23"	83.19'	49.85'	76.68'	S.01°35'40"E.
8	60.00'	40°33'36"	42.47'	22.17'	41.59'	S.38°24'29"W.
9	60.00'	80°53'44"	84.71'	51.15'	77.85'	N.20°51'59"W.
10	60.00'	39°06'16"	40.95'	21.31'	40.16'	N.39°08'01"E.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA.

THIS IS TO CERTIFY, THAT ON 08-19-08 2008, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA.

CHAIRMAN

ATTEST:

FILED FOR RECORD ON:

CLERK OF THE CIRCUIT COURT

for Kenneth Dasher
COUNTY CLERK

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR SUWANNEE COUNTY, FLORIDA

EXAMINED ON _____

APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY _____
COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT

EXAMINED ON _____

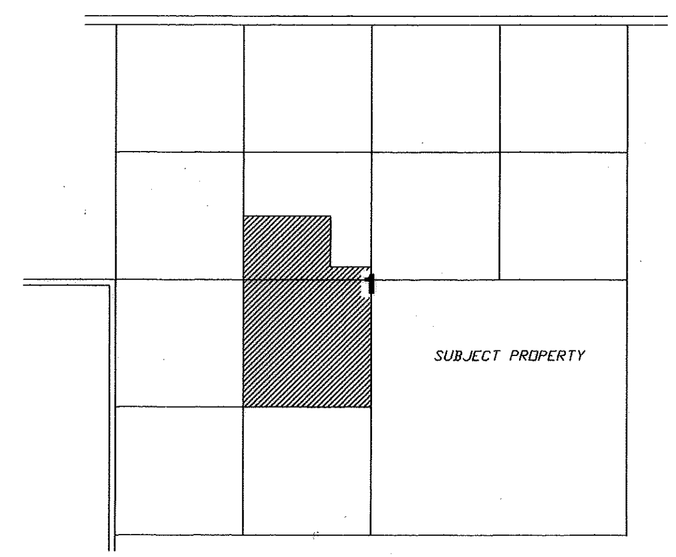
AND

APPROVED BY _____
COUNTY HEALTH DEPARTMENT

NOTE:
157th PT. SHALL BE PRIVATE AND
NOT MAINTAINED BY SUWANNEE CO.

DESCRIPTION
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 1, TOVNSHIP 4 SOUTH, RANGE 12 EAST, SUVANNEE COUNTY, FLORIDA.
TOGETHER WITH:
BEGIN AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 1, TOVNSHIP 4 SOUTH, RANGE 12 EAST, SUVANNEE COUNTY, FLORIDA, AND RUN THENCE N.03°16'42"W., 148.53 FEET; THENCE S.88°41'09"W., 433.46 FEET; THENCE N.01°18'51"W., 484.61 FEET TO A PROPOSED COUNTY ROAD RIGHT-OF-VAY; THENCE S.89°04'32"W., ALONG SAID PROPOSED RIGHT-OF-VAY, 368.40 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AND AN INCLUDED ANGLE OF 90°23'23". THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 39.44 FEET; THENCE S.89°24'00"W., 60.00 FEET TO A POINT ON A CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AND AN INCLUDED ANGLE OF 89°36'37". THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 39.10 FEET; THENCE S.89°04'32"W., STILL ALONG SAID PROPOSED RIGHT-OF-VAY, 359.28 FEET; THENCE S.02°51'38"W., LEAVING SAID RIGHT-OF-VAY, 630.54 FEET TO THE SV CORNER OF THE SE 1/4 OF THE NV 1/4; THENCE N.89°06'30"E., ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE NV 1/4, 1322.15 FEET TO THE POINT OF BEGINNING.
CONTAINING 54.51 ACRES MORE OR LESS.

SECTION 1, TOWNSHIP 4 SOUTH, RANGE 12 EAST.



LOCATION SKETCH
NOT TO SCALE

N
SCALE: 1" = 200'
0 50 100 200 400
GRAPHIC SCALE

SYMBOL LEGEND:

P.R.M.	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
℄	CENTERLINE
■	4"X4" CONCRETE MONUMENT
MFE	MINIMUM FLOOR ELEVATION
TYP	TYPICAL
⊙	PERMANENT CONTROL POINT
M.F.E.	MINIMUM FLOOR ELEVATION

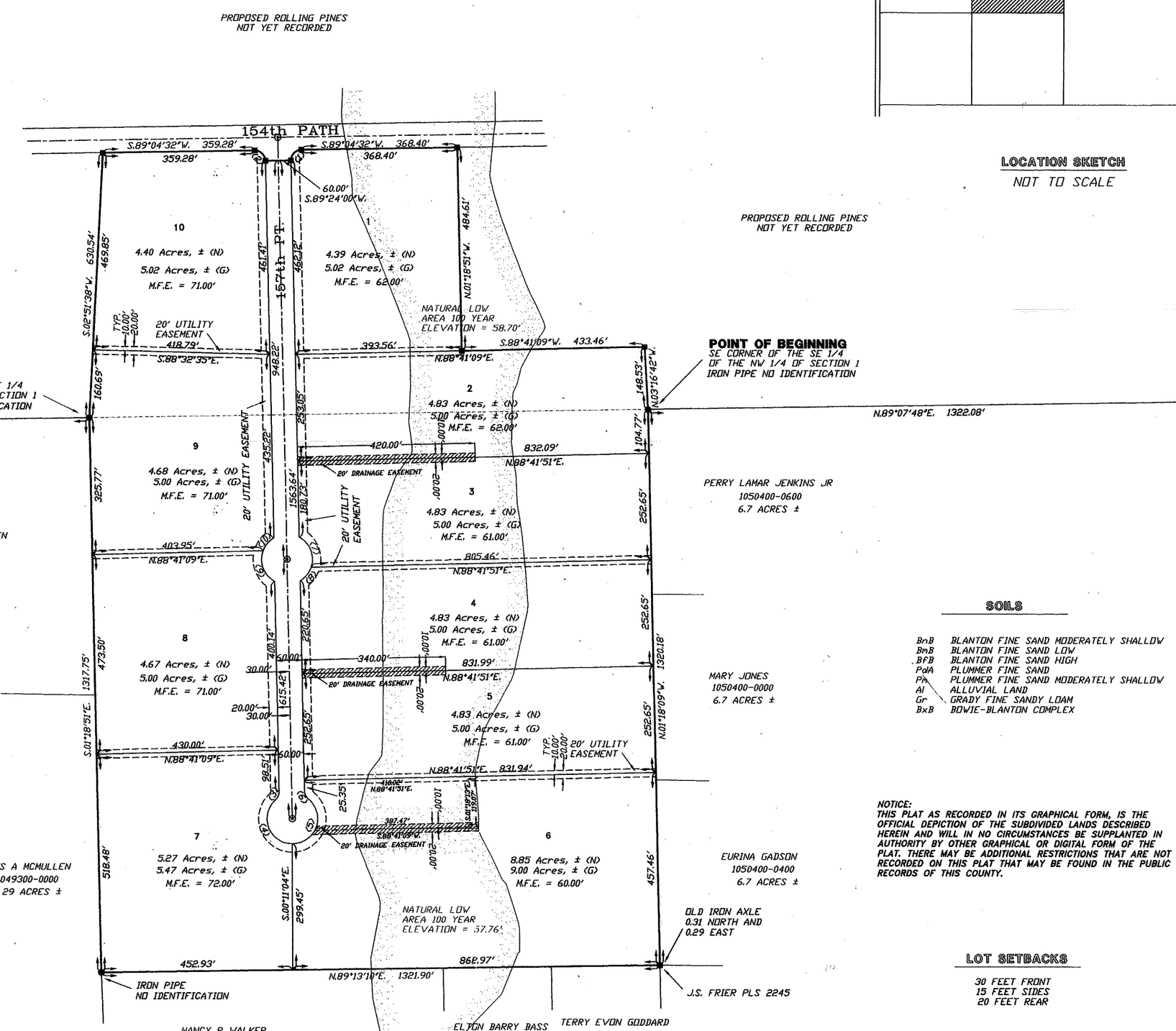
UNLESS OTHERVISE SHVN HEREON ALL CORNERS SHVN HEREON ARE L.S. BRITT PLS #5757

SPECIAL NOTES:
1. AS PER OUR OBSERVATION THERE ARE NO LAKES, MARSHES, SWAMPS, WETLANDS, MUCKPOCKETS OR WATER COURSES ON THIS PARCEL.
2. WATER RUN-OFF FROM EXISTING COUNTY ROADS MAY OCCUR DURRING HEAVY RAINS.

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN PINE MEADOVS:
THERE ARE LOTS IN THE SUBDIVISION VHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS. BE AVARE THAT SUCH AGRICULTURAL OPERATIONS MAY CAUSE ODORS, FLIES, POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

BUILDING PERMIT NOTE:
A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATION OF ANY RESIDENTIAL BUILDING OR STRUCTURE SHALL NOT BE ISSUED FOR LESS THAT ONE ENTIRE LOT AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERVISE PROVIDED BY LAV.

FLOOD ZONE CRITERIA:
NO PORTIONS OF THIS PARCEL RESIDE IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED VITHIN SVALES OR DRAINAGE FEATURES OF DEPRESSIONS. VHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOD ELEVATION TO BE A MINIMUM OF 6" ABOVE THE HIGHEST POINT VITHIN 25 FEET OF THE BUILDING FOOTPRINT. IN ADDITION, ON SLOPING LOTS THE NATURAL DRAINAGE SHALL BE DIRECTED AROUND STRUCTURES VITH SVALES.



SOILS

BnB	BLANTON FINE SAND MODERATELY SHALLOV
BnB	BLANTON FINE SAND LOV
BfB	BLANTON FINE SAND HIGH
PpA	PLUMMER FINE SAND
PhA	PLUMMER FINE SAND MODERATELY SHALLOV
Al	ALLUVIAL LAND
Gr	GRADY FINE SANDY LOAM
BxB	BOVIE-BLANTON COMPLEX

LOT SETBACKS

30 FEET FRONT
15 FEET SIDES
20 FEET REAR

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.89°01'30"W. FOR THE NORTH LINE OF THE SOUTH 1/2 OF THE NV 1/4 OF SAID SECTION 1.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 6 JANUARY, 1988 COMMUNITY PANEL NUMBER 120070 0225 A, HOVEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAVING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHVN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES VERE LOCATED FOR THIS SURVEY EXCEPT AS SHVN HEREON.
6. THIS SURVEY VAS COMPLETED VITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. THERE IS AN EXISTING PREIMITER FENCE LINE ON THE SOUTH LINE OF THIS PARCEL THAT IS NOT SHVN HEREON, PLEASE REFER TO THE BOUNDARY SURVEY FOR THIS PARCEL FOR ITS LOCATION.
8. ALL OF THE INTERIOR LOT BOUNDARY CORNERS HAVE BEEN ESTABLISHED VITH AN 1/2" REBAR AND IDENTIFICATION CAP OR A CONCRETE MONUMENT STAMPED "BRITT LB 7593".

DEDICATION:
KNOV ALL MEN BY THESE PRESENT THAT DEAS-BULLARD PROPERTIES, LLP, AS OVNERS, AND MERCANTILE BANK AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOVN AS "PINE MEADOVS", AND THAT ALL ROADS, STREETS, RETENTION AREAS AND ALL EASEMENTS FOR UTILITIES AND OR DRAINAGE, AS SHOVN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTESTS

VITNESS AS TO OVNER

VITNESS AS TO OVNER

MARTHA JO KHACHIGIAN AS PARTNER
DEAS-BULLARD PROPERTIES, LLP

VITNESS AS TO MORTGAGEE

VITNESS AS TO MORTGAGEE

CLARENCE CANNON,
AS SENIOR VICE-PRESIDENT
MERCANTILE BANK

ACKNOVLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 5 DAY OF AUG, 2008 A.D., BEFORE ME PERSONALLY APPEARED MARTHA JO KHACHIGIAN AS A PARTNER OF DEAS-BULLARD PROPERTIES, LLP, AS OVNER, TO ME KNOVN TO BE THE PERSON DESCRIBED IN AND VHO EXECUTED THE FORGOING DEDICATION AND ACKNOVLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN VITNESS VHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Holly C. Hanover
Commission # DD553935
Expires May 18, 2010
Bonded Thru Fain - Insurance, Inc. 800-385-7019

MY COMMISSION EXPIRES

ACKNOVLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 5th DAY OF August, 2008 A.D., BEFORE ME PERSONALLY APPEARED CLARENCE CANNON, AS SENIOR VICE-PRESIDENT OF MERCANTILE BANK, AS MORTGAGEE, TO ME KNOVN TO BE THE PERSON DESCRIBED IN AND VHO EXECUTED THE FORGOING DEDICATION AND ACKNOVLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN VITNESS VHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTICE:
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOVEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE VITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND VILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL 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.

CERTIFICATE OF COUNTY SURVEYOR:
KNOVN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES, AND IS IN GOOD STANDING VITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY, ON BEHALF OF SUVANNEE COUNTY, FLORIDA ON THE DATE BELOV I HAVE REVIEVED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES.

NAME: DATE: 8/18/08 REGISTRATION #: 6127

PRINT: Wesley M Rabon

CERTIFICATE OF ENGINEER:
THIS IS TO CERTIFY, THAT ON Aug. 4, 2008 Huey R. Hawkins A REGISTERED FLORIDA ENGINEER, AS SPECIFIED VITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 33635 DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE VITH THE APPROVED CONSTRUCTION PLANS AND AS APPLICABLE, ANY SUBMITTED "AS BUILT" BLUE PRINTS IN ACCORDANCE VITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF SUVANNEE COUNTY, FLORIDA.

NAME:

CERTIFICATE OF SURVEYOR:
KNOVN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING VITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON THE DATE BELOV, HE COMPLETED THE SURVEY OF LANDS AS SHOVN IN THE FOREGOING PLAT (OR PLAN) THAT SAID IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED (OR SUBDIVIDED); THAT PERMANENT MONUMENTS HAVE BEEN PLACED AS SHOVN THEREON AS REQUIRED BY CHAPTER 177 FLORIDA STATUTES, ASAMENDED; AND THAT SAID IS LOCATED IN SECTION 1, TOVNSHIP 4 SOUTH, RANGE 12 EAST, SUVANNEE COUNTY, FLORIDA.

NAME: DATE: 08/04/08 REGISTRATION #: LS5757

PRINT: L. SCOTT BRITT

BRITT SURVEYING

DEVELOPER:

SHEET

Mon Aug 18 12:46:38 2008