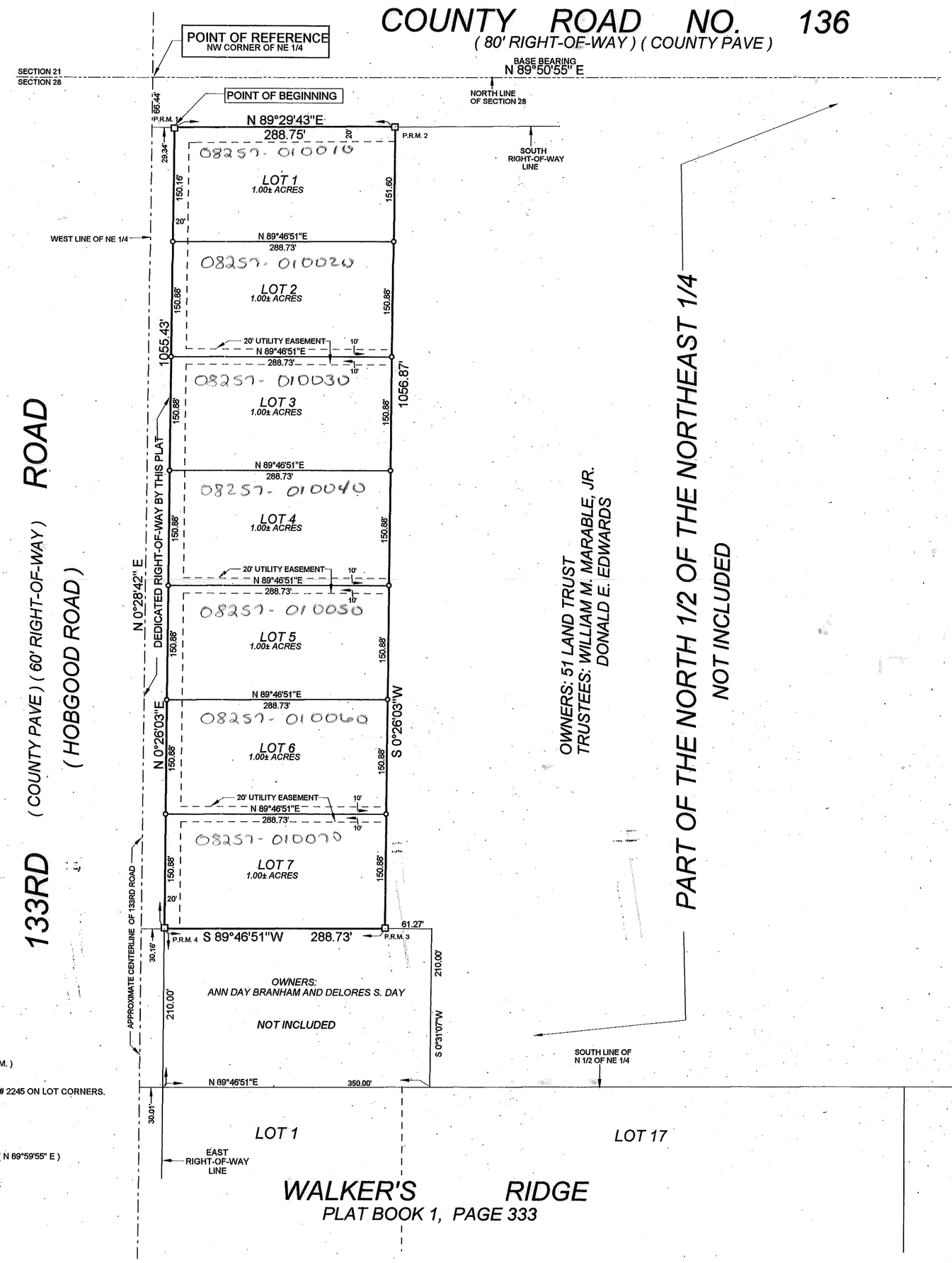
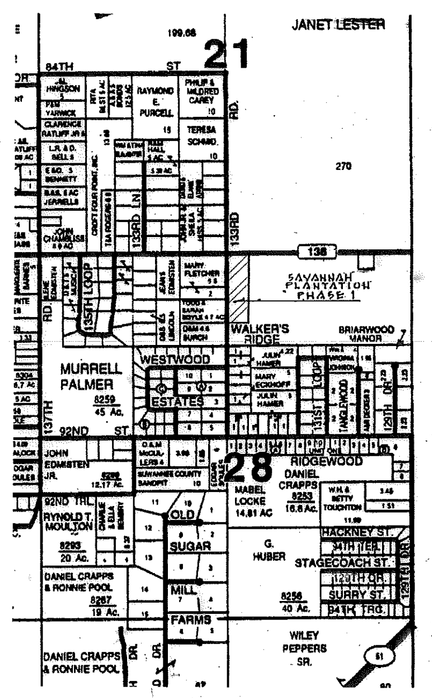
SAVANNAH Plantation Phase 1

PLAT BOOK 1 PAGE 455

SAVANNAH PLANTATION PHASE 1

PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 , THENCE RUN SOUTH 00°28'42" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 66.44 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 136; THENCE RUN NORTH 89°29'43" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 29.34 FEET TO ITS' INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 133RD ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°29'43" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 288.75 FEET; THENCE RUN SOUTH 00°26'03" WEST, A DISTANCE OF 1056.87 FEET; THENCE RUN SOUTH 89°46'51" WEST, A DISTANCE OF 288.73 FEET TO SAID EAST RIGHT-OF-WAY LINE OF 133RD ROAD; THENCE RUN NORTH 00°26'03" EAST ALONG SAID EAST RIGHT-OF-WAY LINE , A DISTANCE OF 1055.43 FEET TO THE POINT OF BEGINNING. CONTAINING 7.00 ACRES MORE OR LESS.





VICINITY MAP

NOT TO SCALE

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT WILLIAM M. MARABLE, JR. AND DONALD E. EDWARDS AS TRUSTEES OF 51 LAND TRUST HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS SAVANNAH PLANTATION PHASE 1 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.

WILLIAM M. MARABLE, JR., TRUSTEE
123 EAST HOWARD STREET
LIVE OAK, FLORIDA 32060
904-362-4539

DONALD E. EDWARDS, TRUSTEE
123 EAST HOWARD STREET
LIVE OAK, FLORIDA 32060
904-362-4539

WITNESS: Scott Heath
WITNESS: Heath Reppert

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 28 DAY OF AUGUST A.D. 2001, BEFORE ME PERSONALLY APPEARED WILLIAM M. MARABLE, JR. AND DONALD E. EDWARDS AS TRUSTEES OF 51 LAND TRUST TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 28 DAY OF AUGUST A.D. 2001

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-20-2003

TIMOTHY BRUCE ALCORN
MY COMMISSION # CC 847697
EXPIRES: Jun 20, 2003
1-800-3-NOTARY Fla. Notary Service & Bonding Co.

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT RICHARD P. LESTER AND JANET M. LESTER, BEING MORTGAGEES 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 SAVANNAH PLANTATION PHASE 1 FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TOTHE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF HAS CAUSED THESE PRESENT TO BE SIGNED THIS 31 DAY OF AUGUST A.D. 2001.

JANET M. LESTER
RICHARD P. LESTER

WITNESS: Jane Miller Wiggs
WITNESS:

STATE OF NORTH CAROLINA, COUNTY OF HAYWOOD

I HEREBY CERTIFY ON THIS 31 DAY OF AUGUST A.D. 2001, BEFORE ME PERSONALLY APPEARED RICHARD P. LESTER AND JANET M. LESTER TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF

WITNESS MY HAND AND SEAL AT WAYNESVILLE, STATE OF NORTH CAROLINA, THIS 31 DAY OF AUGUST A.D. 2001

NOTARY PUBLIC, STATE OF NORTH CAROLINA

MY COMMISSION EXPIRES: 5-21-2002

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT DONALD E. EDWARDS AND GLENDA R. EDWARDS, BEING MORTGAGEES 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 SAVANNAH PLANTATION PHASE 1 FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TOTHE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF HAS CAUSED THESE PRESENT TO BE SIGNED THIS 28 DAY OF AUGUST A.D. 2001.

DONALD E. EDWARDS
GLENDA R. EDWARDS

WITNESS: Scott Heath
WITNESS: Heath Reppert

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 28 DAY OF AUGUST A.D. 2001, BEFORE ME PERSONALLY APPEARED DONALD E. EDWARDS AND GLENDA R. EDWARDS TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 28 DAY OF AUGUST A.D. 2001

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 6-20-2003

TIMOTHY BRUCE ALCORN
MY COMMISSION # CC 847697
EXPIRES: Jun 20, 2003
1-800-3-NOTARY Fla. Notary Service & Bonding Co.

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

CHAIRMAN

ATTEST

DATE: Sept. 18, 2001

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 SEPTEMBER A.D. 2001, IN PLAT BOOK 1 PAGE 455 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AND P.C.P.'S (PERMANENT CONTROL POINTS) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS SURVEYED FALLS WITHIN ZONE X AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO.120300 0125A

REGISTERED LAND SURVEYOR

FLA. CERT. NO. 2245

DATE: AUGUST 28, 2001

JOB. NO. 160-2001RP

J. SHERMAN FRIER & ASSOCIATES

LEGEND AND NOTES

☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) 4" x 4" x 24" CONCRETE MONUMENT SET.

○ DENOTES 5/8" x 24" REBAR WITH CAP STAMPED R.L.S. # 2245 ON LOT CORNERS.

1) CLOSURE EXCEEDS 1: 10,000

2) BEARINGS BASED ON THE NORTH LINE OF SECTION 28 (N 89°59'55" E)

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

-100' -50' 0 100' 200'

GRAPHIC SCALE

ZONING:

RSF- 1 RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY
MINIMUM LOT AREA - ONE ACRE
MINIMUM LOT WIDTH - 125.00 FEET

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

BUILDING SET BACKS

FRONT: 30.00 FEET
SIDE: 15.00 FEET
REAR: 15.00 FEET

NOTICE:

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

UTILITY EASEMENT DETAIL:

10' 10' 20'

DENOTES 20' EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION,

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY: