PLAT BOOK 1 PAGE 428

STAGECOACH CROSSING

LEGEND AND NOTES

- ○ DENOTES PERMANENT CONTROL POINT (PCP)
- □ DENOTES PERMANENT REFERENCE MONUMENT (PRM)
1) CLOSURE EXCEEDS 1:10,000.

2) CONCRETE MONUMENTS SET ON ALL LOT CORNERS.

3) SAID PROPERTY FALLS WITHIN AGRICULTURE ONE CLASSIFICATION ONE DWELLING UNIT PER FIVE ACRES.

4) BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 132, S. 89°11'28" W.

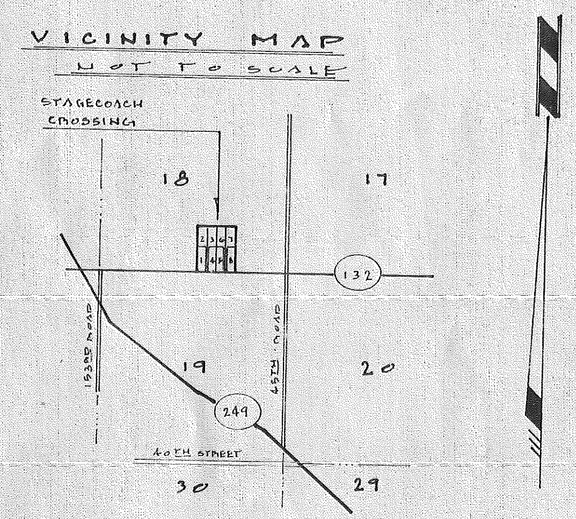
5) FOR SECTION BREAKDOWN SEE JOB FILE, THIS OFFICE.

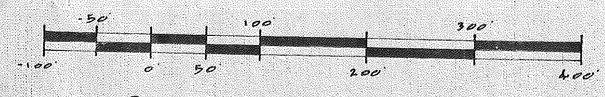
● DENOTES 1/2" REBAR SET, RLS # 2245

DENOTES 20' UTILITY EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES.

STAGECOACH CROSSING FLOOD ZONE INFORMATION

THE PROPERTY AS PLATTED FALLS WITHIN ZONE X AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ZONE X AS SHOWN DENOTES AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.



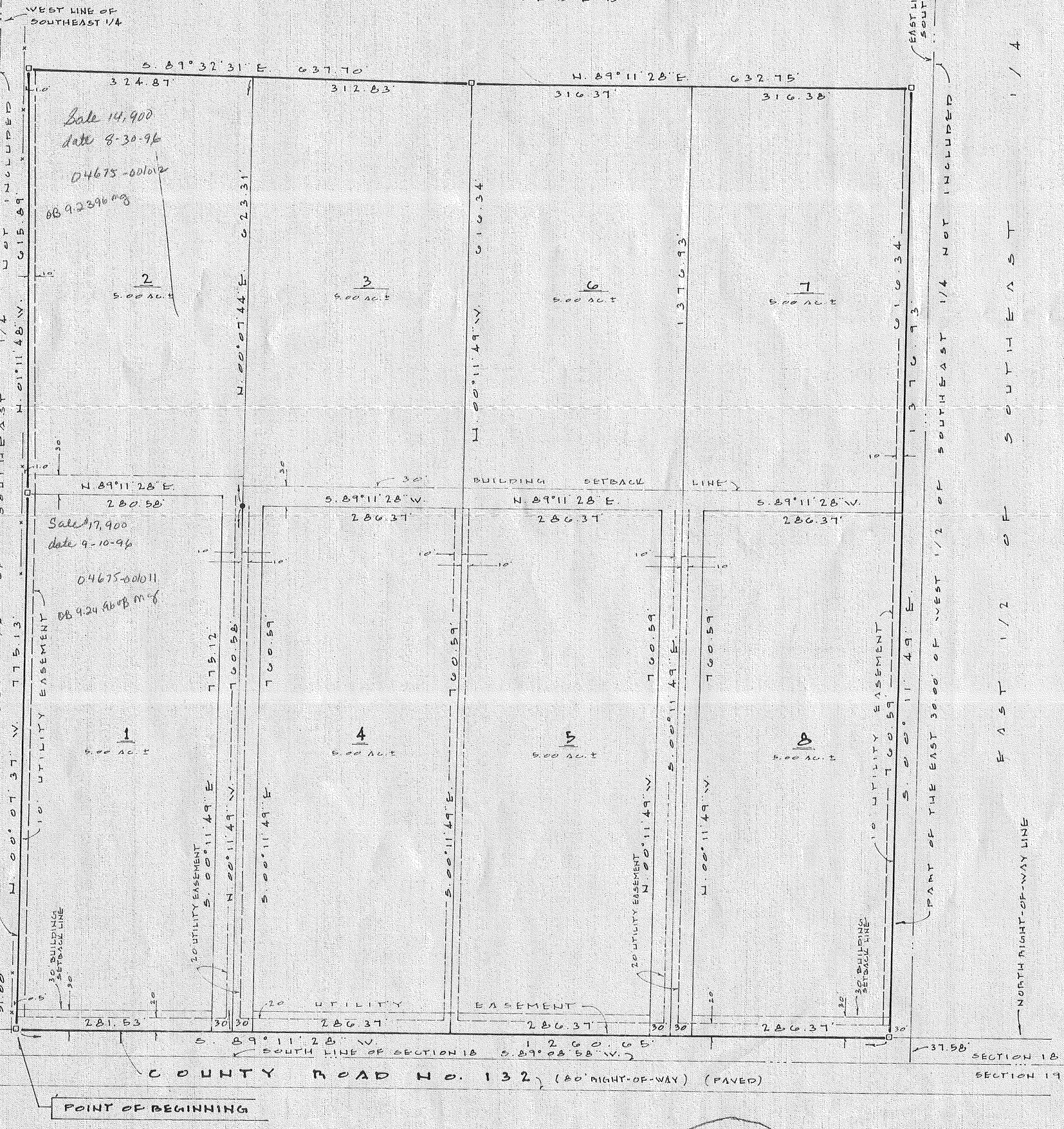


GRAPHIC SCALE

SCALE IN FEET 1" INCH = 100 FEET

SITUATED IN: PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA.

DESCRIPTION: PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHEAST 1/4, AND THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 132, THENCE RUN NORTH 89°11'28" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 51.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°07'37" WEST, A DISTANCE OF 775.13 FEET; THENCE RUN NORTH 01°11'48" WEST, A DISTANCE OF 615.89 FEET; THENCE RUN SOUTH 89°32'31" EAST, A DISTANCE OF 637.70 FEET; THENCE RUN NORTH 89°11'28" EAST, A DISTANCE OF 632.75 FEET; THENCE RUN SOUTH 00°11'49" EAST, A DISTANCE OF 1376.93 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE RUN SOUTH 89°11'28" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1260.65 FEET TO THE POINT OF BEGINNING. CONTAINING 40.00 ACRES MORE OR LESS.



SPECIAL NOTE:
THE PLAT OF STAGECOACH CROSSING FALLS WITHIN A MILITARY TRAINING ROUTE AND IS USED ROUTINELY BY AIRCRAFT FLYING BETWEEN 200 AND 1500 FEET ABOVE THE GROUND.

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.

DRIVEWAY CULVERT NOTE:
INTERIOR LOTS WITH COMMON ACCESS SHALLBE REQIRED TO HAVE COMMON DRIVEWAYS INSTALLED AT DEVELOPERS EXPENSE, SUBJECT TO DIRECTION BY COUNTY ROAD DEPARTMENT DIRECTOR.

FLAG LOT NOTE:
30.00 FOOT STEM (FLAGS) ON LOTS 2, 3, 6, AND 7 CONSTITUTE A PORTION OF SAID LOTS AND WILL NOT BE MAINTAINED BY SUWANNEE COUNTY FOR ROADWAYS.

NOTICE:
THERE MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAYBE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

On computer mapping

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT RON W. TURBEVILLE AS PRESIDENT OF A BAR SALES INCORPORATED A FLORIDA CORPORATION HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS STAGECOACH CROSSING AND THAT THE EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PURPOSES HEREON STATED.

RON W. TURBEVILLE, PRESIDENT
A BAR SALES INC. P.O. BOX 830
LAKE CITY, FLORIDA. 32056
904-752-5035

WITNESS J. Sherman Frier
WITNESS Timothy Bruce Allen

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS 12th DAY OF AUGUST A.D. 1996, BEFORE ME PERSONALLY APPEARED RON W. TURBEVILLE, AS PRESIDENT OF A BAR SALES INCORPORATED AS OWNER TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA,

THIS 12th DAY OF AUGUST A.D., 1996.

Timothy Bruce Allen
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 6/13/99

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT BARNETT BANK, N.A. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FORGOING DESCRIPTION DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT KNOWN AS STAGECOACH CROSSING, FOR THE USES AND PURPOSES HEREON EXPRESSED AND THE EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, IN WITNESS WHEREOF BARNETT BANK, N.A. HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS VICE PRESIDENT EDWARD B. WOODBERY, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 12 DAY OF August A.D., 1996.

Edward B. Woodbery
EDWARD B. WOODBERY, VICE PRESIDENT

WITNESS: J. Sherman Frier
WITNESS: Tyson Johnson

STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 12 DAY OF August A.D. 1996, BEFORE ME PERSONALLY APPEARED BEFORE AN OFFICER, EDWARD B. WOODBERY, VICE PRESIDENT OF BARNETT BANK, N.A. TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA,

THIS 12 DAY OF August A.D., 1996.

Patricia R. Shepard
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: June 27, 1998

PATRICIA R. SHEPARD
MY COMMISSION # CC 382060
EXPIRES: June 27, 1998
Bonded Thru Notary Public Underwriters

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

DATE: CHAIRMAN ATTEST:

CERTIFICATE OF CLERK:

I HEREBY CERTIFY THAT THE FORGOING PLAT, HAVING BEEN DULY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA WAS ACCEPTED AND FILED FOR RECORDING THIS 21st DAY OF August A.D. 1996 IN PLAT BOOK 1, PAGE 428 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY FLORIDA.

CLERK OF CIRCUIT 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 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 PLATTED FALLS WITHIN ZONE X AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0045A

J. Sherman Frier
REGISTERED LAND SURVEYOR
FLA. CERT. NO. 2245
DATE: August 1, 1996
JOB NO. 344-95

J. SHERMAN FRIER & ASSOCIATES
LAND SURVEYORS
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK FLORIDA. 32060
PHONE: 904-362-4629 FAX: 904-362-5270
TA /KR