Windswept Hills

PLAT BOOK 1 PAGE 553

WINDSWEPT HILLS
IN
SECTION 2
TOWNSHIP 04 SOUTH, RANGE 14 EAST
SUWANNEE COUNTY, FLORIDA

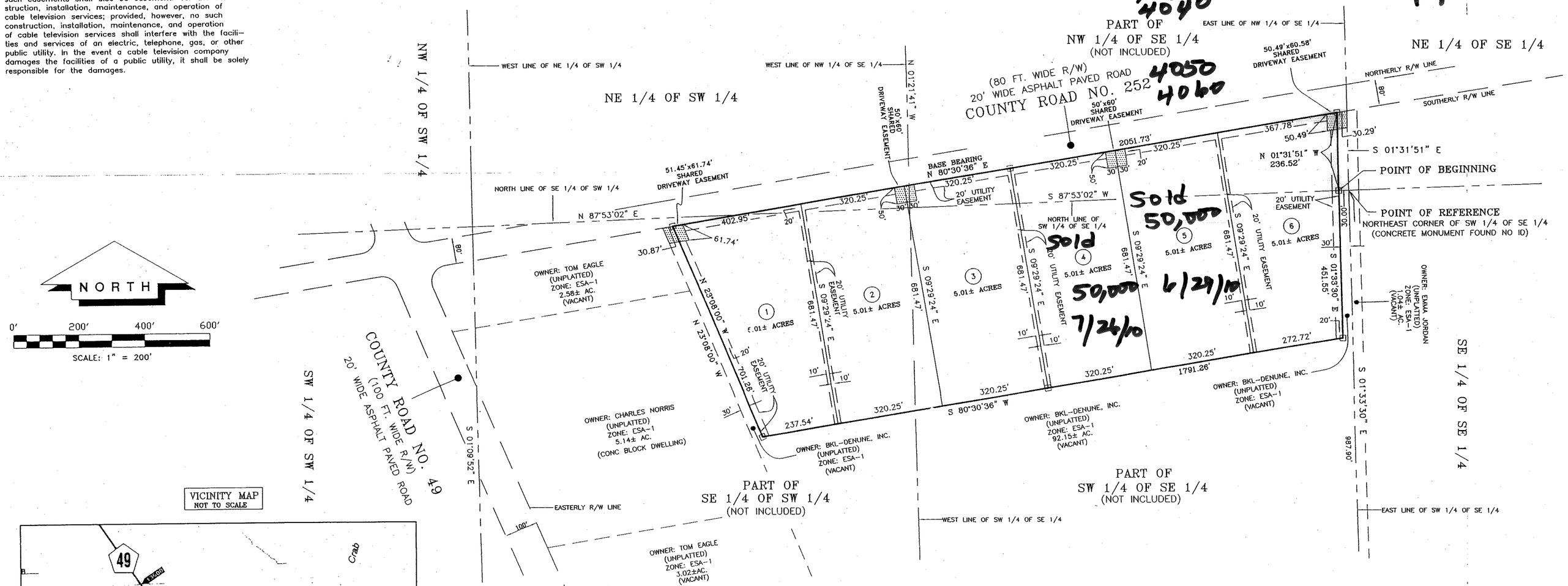
DESCRIPTION:
PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, THENCE RUN SOUTH 87°53'02" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 01°33'30" EAST, A DISTANCE OF 451.55 FEET; THENCE RUN SOUTH 80°30'36" WEST, A DISTANCE OF 1791.26 FEET; THENCE RUN NORTH 23°08'00" WEST, A DISTANCE OF 701.26 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO 252; THENCE RUN NORTH 80°30'36" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2051.73 FEET; THENCE RUN SOUTH 01°31'51" EAST, A DISTANCE OF 236.52 FEET TO THE POINT OF BEGINNING.
CONTAINING 30.06 ACRES MORE OR LESS.

02933-004010 4020 4030 4040 4050 4060

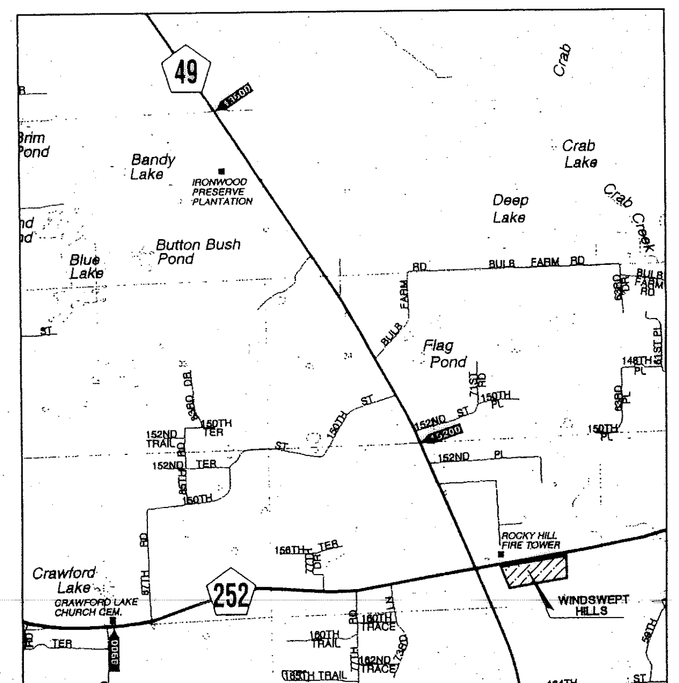
DM 9/8/2010 TF

Sold 50,000 6/29/10

Sold 50,000 7/24/10



VICINITY MAP
NOT TO SCALE



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)
(M) – MEASURED
(P) – PLAT
(D) – DEED
(C) – CALCULATED
(A) – ACTUAL
(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

ACCESS NOTE:
ACCESS TO ALL LOTS WILL ONLY BE PERMITTED FROM THE SHARED DRIVEWAY EASEMENTS AS SHOWN ON THIS PLAT.

ZONING:
ESA-1 ENVIRONMENTALLY SENSITIVE AREA 1

BUILDING SET BACKS:
FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET

FLOOD ZONE INFORMATION
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0295B

LEGEND AND NOTES:

□ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4"x4"x24" CONCRETE MONUMENT,STAMPED L.B. # 7170

1) BEARINGS BASED ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 252, (N 80°30'36" E-ASSUMED).

2) 4"x4"x24" CONCRETE MONUMENT, STAMPED L.B. # 7170, SET ON ALL LOT CORNERS.

3) THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY EXCEPT AS SHOWN.

SUBDIVIDER:
BKL-DENUNE, INC.
MARTHA J. KHACHIGAN
672 E. DUVAL STREET
LAKE CITY, FLORIDA 32055
(386) 754-6699

SUBDIVIDER'S AGENT:
TIMOTHY B. ALCORN
P.O. 580
LIVE OAK, FLORIDA 32064
(386) 362-4629

ADOPTION AND DEDICATION:
KNOWN ALL MEN BY THESE PRESENT THAT BKL-DENUNE, INC., A FLORIDA CORPORATION, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "WINDSWEPT HILLS" 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.

Martha J. Khachigan
MARTHA J. KHACHIGAN
VICE PRESIDENT, BKL-DENUNE, INC.
672 E. DUVAL STREET
LAKE CITY, FLORIDA 32055
(386) 754-6699

WITNESS: Robert W. Gilleigh
WITNESS: April D. Rogers

STATE OF FLORIDA, COUNTY OF COLUMBIA:
I HEREBY CERTIFY ON THIS 23 DAY OF October A.D. 2009, BEFORE ME PERSONALLY APPEARED MARTHA J. KHACHIGAN, VICE PRESIDENT OF BKL-DENUNE, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SHE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 23 DAY OF October A.D. 2009

SIGNED April D. Rogers
NOTARY PUBLIC

APRIL D ROGERS
Notary Public - State of Florida
My Comm. Expires Feb 5, 2013
Commission # DD 844499
Bonded Through National Notary Assn.

DEDICATION OF MORTGAGEE:
THIS IS TO CERTIFY THAT MERCANTILE BANK, A DIVISION OF CAROLINA FIRST BANK, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, BEING THE MORTGAGEE 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 " WINDSWEPT HILLS", FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF MERCANTILE BANK, A DIVISION OF CAROLINA FIRST BANK, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS' SENIOR VICE PRESIDENT, CLARENCE B. CANNON, BY AND WITH THE AUTHORITY OF ITS' BOARD OF DIRECTORS IN [illegible] AND WITH ITS' CORPORATE SEAL AFFIXED THIS 23 DAY OF October A.D. 2009.

Clarence B. Cannon
CLARENCE B. CANNON, SENIOR VICE PRESIDENT
ATTEST: Kevin Owen AVP

WITNESS: Robert W. Gilleigh
WITNESS: April D. Rogers

APRIL D ROGERS
Notary Public - State of Florida
My Comm. Expires Feb 5, 2013
Commission # DD 844499
Bonded Through National Notary Assn.

STATE OF FLORIDA, COUNTY OF COLUMBIA:
I HEREBY CERTIFY ON THIS 23 DAY OF October A.D. 2009, BEFORE ME PERSONALLY APPEARED CLARENCE B. CANNON, SENIOR VICE PRESIDENT OF MERCANTILE BANK, A DIVISION OF CAROLINA FIRST BANK, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID CORPORATION AFFIXED THERETO.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 23 DAY OF October A.D. 2009

SIGNED April D. Rogers
NOTARY PUBLIC

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

[illegible]
CHAIRMAN

M. Dyson, D.C.
ATTEST

DATE: 11-10-09

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 10th DAY OF November A.D. 2009, IN PLAT BOOK 1, PAGE 553 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Barry A. Rebecca
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

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.

Timothy B. Alcorn
TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: OCTOBER 19, 2009
JOB NO.: 31-2006 RP1

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

SCALE: 1" = 200'	DATE SURVEYED: 09-25-09	DATE DRAWN: 10-19-09

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN WINDSWEPT HILLS
THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS. BE AWARE THAT SUCH AGRICULTURAL OPERATIONS MAY CAUSE ODORS, FUES,POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

UTILITY EASEMENT DETAIL:
20' 10' 10'
DENOTES 20' EASEMENT AS SHOWN, EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

SPECIAL NOTE:
WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHTS-OF-WAY MAY OCCUR DURING HEAVY RAINS.

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

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

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 .

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.