THE ANTLERS

SITUATED IN: PART OF SECTION 2 TOWNSHIP 2 SOUTH, RANGE 11 EAST, A ND PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA.

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 EAST RIGHT-OF-WAY LINE OF RIVER ROAD. N. 32°43'07" E.

5) FOR SECTION BREAKDOWN SEE JOB NO. 301-91, THIS OFFICE.

7) 60.00 FOOT RIGHT-OF-WAYS ON EXISTING COUNTY GRADEDS AND RIVER ROAD ESTABLISHED BY THIS SURVEY.

8) (70.92) DENOTES ELEVATION BASED ON U.S.C. & G DATUM, AS SHOWN ON VARIOUS LOT CORNERS.

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.

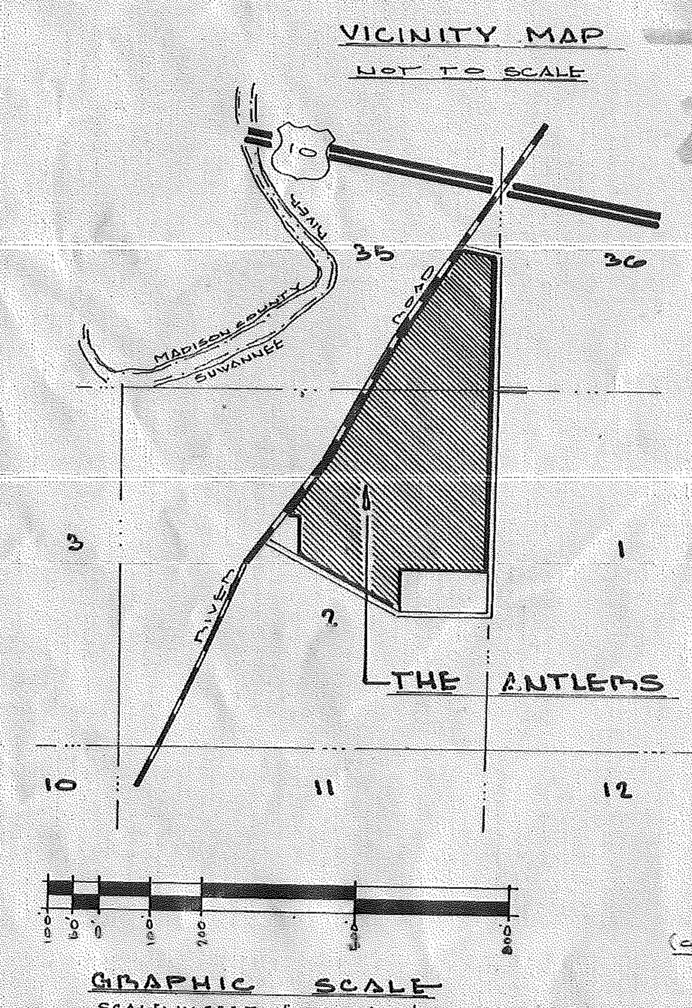
FIRM FLOOD ZONE DATA:

ZONE AE: DENOTES BASED FLOOD ELEVATIONS DETERMINED BY SUWANNEE RIVER WATER MANAGEMENT DISTRICT.

ZONE X: DENOTES AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.

S.R.W.M.D. FLOOD DATA:

RIVER MILE	124
100 YEAR FLOOD ELEVATION	64
10 YEAR FLOOD ELEVATION	56



35-1-11

2-2-11

Header
10961-000001

10961-01010

DESCRIPTION:

PART OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 11 EAST AND PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 2, THENCE RUN SOUTH 89°18'22" WEST ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF AN EXISTING COUNTY GRADED ROAD AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°51'10" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2645.61 FEET; THENCE RUN SOUTH 88°52'37" WEST, A DISTANCE OF 1294.39 FEET; THENCE RUN SOUTH 00°47'44" EAST, A DISTANCE OF 640.52 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AN EXISTING COUNTY GRADED ROAD; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES; SOUTH 89°53'40" WEST, 40.25 FEET; NORTH 64°37'38" WEST, 573.30 FEET; NORTH 63°06'17" WEST, 1066.74 FEET TO THE TERMINIUS OF SAID COURSES; THENCE RUN NORTH 00°44'17" WEST, A DISTANCE OF 649.47 FEET; THENCE RUN NORTH 75°45'10" WEST, A DISTANCE OF 250.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF RIVER ROAD: THENCE RUN NORTH 36°41'15" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 618.19' FEET TO A POINT OF CURVE OF A CURVE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 2779.81 FEET; THENCE RUN ALONG AND AROUND SAID CURVE A CHORD BEARING AND DISTANCE OF NORTH 32°13'00" EAST, 433.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 27°44'46" EAST, A DISTANCE OF 1008.97 FEET TO A POINT OF CURVE OF A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 3424.59 FEET; THENCE RUN ALONG AND AROUND SAID CURVE A CHORD BEARING AND DISTANCE OF NORTH 30°13'56" EAST, A DISTANCE OF 297.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 32°43'07" EAST, A DISTANCE OF 2232.69 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF AN EXISTING COUNTY GRADED ROAD; THENCE RUN SOUTH 77°41'56" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 564.93 FEET TO ITS INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE; THENCE RUN SOUTH 00°50'48" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1898.35 FEET TO THE POINT OF BEGINNING. CONTAINING 220.01 ACRES MORE OR LESS.

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT JIM JEAN & SONS INCORPORATED, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THE LANDS HEREIN DESCRIBED TO BE SURVEYED SUBDIVIDED AND PLATTED TO BE KNOWN AS THE ANTLERS AND THAT THE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES AND PURPOSES HEREIN STATED.

Jim Jean
JIM JEAN
PRESIDENT, SECRETARY

WITNESS J. Sherman Frier

WITNESS Annette Moon

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS 25 DAY OF JUNE A.D., 1993 BEFORE ME PERSONALLY APPEARED JIM JEAN, PRESIDENT, SECRETARY OF JIM JEAN & SONS INCORPORATED THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 25 DAY OF JUNE A.D., 1993.

Timothy Bruce Moon
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: June 13, 1995

DEDICATION FOR MORTGAGEE:

THIS IS TO CERTIFY THAT WALTER J. LAWSON, NORMA A. LAWSON AND LLOYD C. HAWTHORNE BEING A MORTGAGEE OF THOSE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT KNOWN AS THE ANTLERS FOR THE USES AND PURPOSES THERIN EXPRESSED AND DEDICATED SHOWN TO THE PUBLIC.

Walter J. Lawson
WALTER J. LAWSON — WITNESS Keith Kreppert

Norma A. Lawson
NORMA A. LAWSON — WITNESS Ken Townsend

Lloyd C. Hawthorne
LLOYD C. HAWTHORNE — WITNESS Jay H. Cerrin

WITNESS Tommy Murphy

STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY THAT ON THIS 28 DAY OF JUNE A.D., 1993, BEFORE ME PERSONALLY APPEARED WALTER J. LAWSON, NORMA A. LAWSON AND LLOYD C. HAWTHORNE AS MORTGAGEES TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEROF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 28 DAY OF JUNE A.D., 1993.

Timothy Bruce Moon
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: June 13, 1995

On Computer map 2-9-96 TF

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

Elliott E. Scott
CHAIRMAN

ATTEST: [signature]

DATE: 7/6/93

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 7TH DAY OF JULY A.D., 1993 IN PLAT BOOK 1, PAGE 414 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY FLORIDA.

[signature]
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 DOES NOT FALL WITHIN A FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300-0080A 120300-0085A EXCEPT AS SHOWN.

J. Sherman Frier
REGISTERED LAND SURVEYOR
FLA. CERT. NO. 2245
DATE: June 25, 1993
JOB NO. 301-91

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 REQUIRED TO HAVE COMMON DRIVEWAYS INSTALLED AT DEVELOPERS EXPENSE, SUBJECT TO DIRECTION BY COUNTY ROAD DEPARTMENT DIRECTOR.

NOTICE:

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

J. SHERMAN FRIER & ASSOCIATES
LAND SURVEYORS
120 NORTH OHIO AVENUE, P.O. BOX 580, LIVE OAK, FLORIDA 32060
PHONE: 904-362-4629

TA/KR