

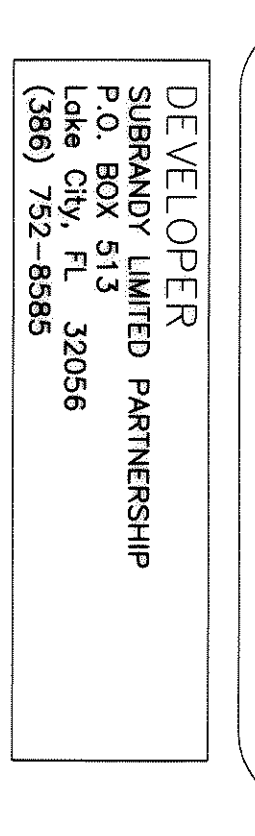
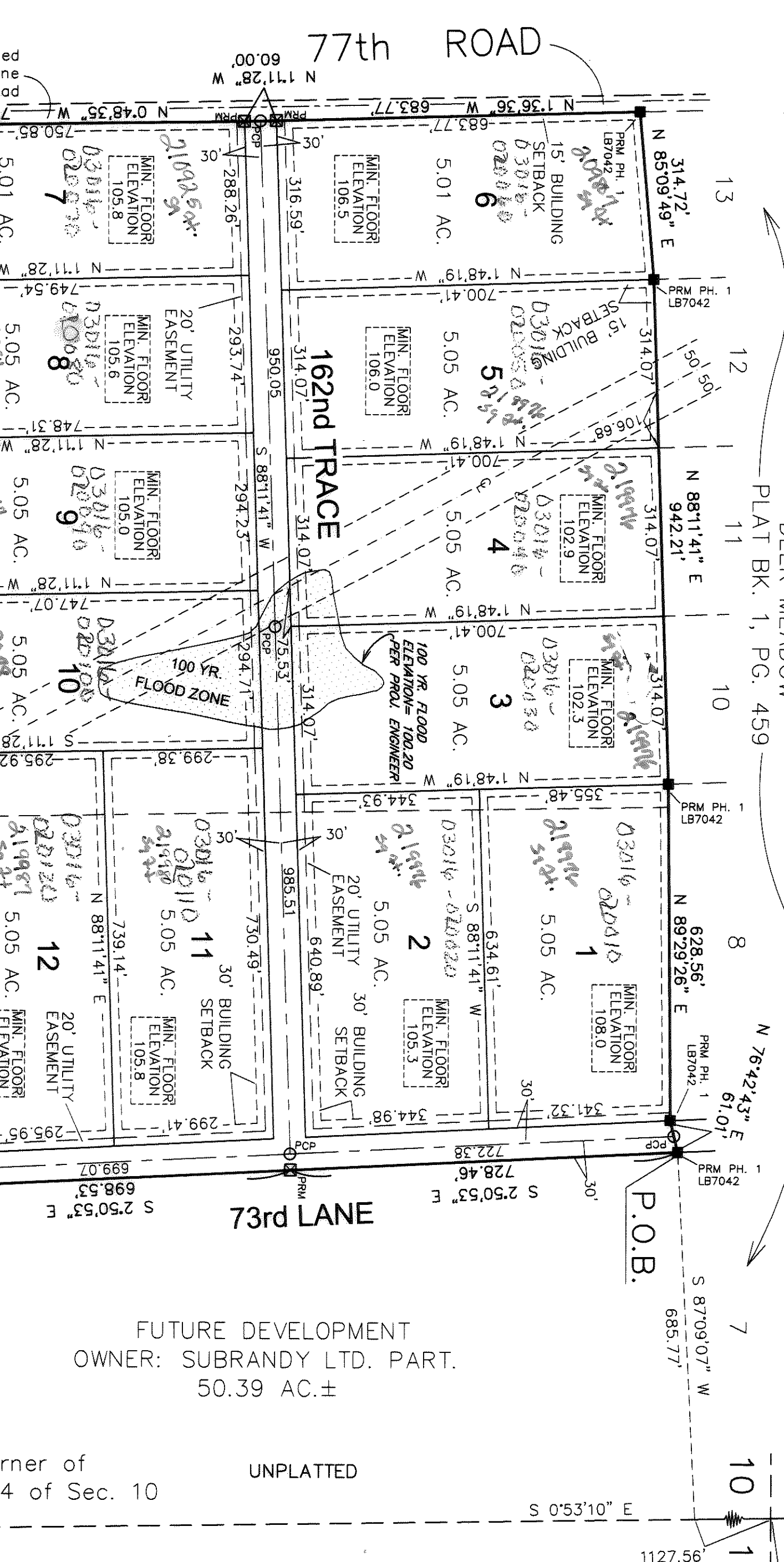
DEER MEADOW PHASE 2

IN SECTION 10
TOWNSHIP 4 SOUTH, RANGE 14 EAST
SUWANNEE COUNTY, FLORIDA

DESCRIPTION

A parcel of land in Section 10, Township 4 South, Range 14 East, Suwannee County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of said Section 10 and run South 00°53'10" East along the East line of said Section 10 a distance of 1127.56 feet, thence South 87°09'07" West along the South line of "DEERMEADOW" a subdivision recorded in Plat Book 1, Page 459 of the Public Records of Suwannee County, Florida a distance of 685.77 feet to the **POINT OF BEGINNING**; thence South 07°50'53" East a distance of 1425.89 feet to a point of curve of a curve concave to the East having a radius of 470.00 feet and a central angle of 1°11'00.54"; thence Southwesterly along the arc of said curve a distance of 80.36 feet to the point of tangency of said curve; thence South 13°51'42" East a distance of 273.36 feet to a point of curve of a curve concave to the Northeast having a radius of 470.00 feet and a central angle of 1°21'14.98"; thence Southwesterly along the arc of said curve a distance of 100.05 feet to the point of tangency of said curve; thence South 28°03'38" East a distance of 584.60 feet to the point of curve of a curve concave to the West having a radius of 530.00 feet and a central angle of 12°57'02"; thence Southwesterly along the arc of said curve a distance of 408.54 feet to the point of tangency of said curve; thence South 18°08'58" West a distance of 635.77 feet to the point of curve of a curve concave to the Southeast having a radius of 470.00 feet and a central angle of 1°57'02"; thence Southwesterly along the arc of said curve a distance of 106.23 feet to the point of tangency of said curve; thence South 05°09'56" West a distance of 50.23 feet to the point of curve of a curve concave to the East having a radius of 470.00 feet and a central angle of 06°07'25"; thence Southwesterly along the arc of said curve a distance of 50.23 feet to the point of tangency of said curve; thence South 00°57'29" East a distance of 455.10 feet to a point on the Northernly maintained Right-of-Way line of 188th Street; thence South 87°42'06" West along said Northernly maintained Right-of-Way line of 188th Street a distance of 813.52 feet to a point on the East 1/2 of the Southeast 1/4 of Section 10; thence North 00°58'23" West along said West line of the East 1/2 of the Southeast 1/4 of Section 10 a distance of 2802.45 feet to a point on the line of the Southeast 1/4; thence South 87°57'14" West along said North line of the Southeast 1/4 of Section 10 a distance of 1293.92 feet to a point on the Easterly maintained Right-of-Way line of 77th Road; thence North 00°48'57" West along said Easterly maintained Right-of-Way line of 77th Road a distance of 750.65 feet; thence North 01°11'28" West still along said Easterly maintained Right-of-Way line of 77th Road a distance of 60.00 feet; thence North 01°36'38" West still along said Easterly maintained Right-of-Way line of 77th Road a distance of 882.77 feet; thence North 85°09'49" East along the South line of "DEERMEADOW" a subdivision recorded in Plat Book 1, Page 459 of the Public Records of Suwannee County, Florida a distance of 314.72 feet; thence North 88°11'41" East along the South line of "DEERMEADOW" a subdivision recorded in Plat Book 1, Page 459 of the Public Records of Suwannee County, Florida a distance of 542.21 feet; thence North 88°29'28" East along the South line of "DEERMEADOW" a subdivision recorded in Plat Book 1, Page 459 of the Public Records of Suwannee County, Florida a distance of 628.56 feet; thence North 76°42'43" East along the South line of "DEERMEADOW" a subdivision recorded in Plat Book 1, Page 459 of the Public Records of Suwannee County, Florida a distance of 61.07 feet to the **POINT OF BEGINNING**. Containing 1111.10 acres, more or less.



DEVELOPER
SUBBRANDY LIMITED PARTNERSHIP
P.O. BOX 513
LELAND, FLORIDA 32056
(386) 752-8585

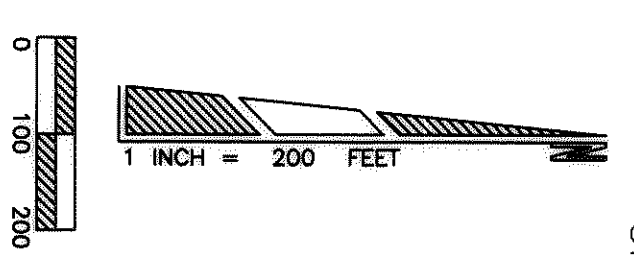
CENTERLINE CURVES - 73rd LANE

CENTERLINE A	CENTERLINE B
Date = 11-00-54 Radius = 500.00' Tangent length = 48.21' Arc length = 12.22' Chord length = 95.98'	Date = 12-11-48 Radius = 500.00' Tangent length = 53.42' Arc length = 13.57' Chord length = 106.24'

LEGEND & NOTES

- 1) $\text{---} \circ \text{---}$ = P.R.M. set with brass cap stamped LB 4016 and date - 4' x 4' Concrete Monument.
- 2) $\text{---} \square \text{---}$ = P.C.P. set - Nail with cap stamped LB 4016.
- 3) $\text{---} \blacksquare \text{---}$ = 4"x4" Concrete Monument set, LB 4016.
- 4) $\text{---} \blacksquare \text{---}$ = Concrete Monumentation found in place.
- 5) Date of Boundary survey: 6/16/2000
- 6) Date of Preliminary plat drawing: 3/25/2004.
- 7) Boundary based on description from client, monumentation found in place, prior survey by L. L. Lee, PLS and prior survey of DEER MEADOW by this Company.
- 8) Zoning classification: Agricultural-2 (per Suwannee County Zoning Dept.)
- 9) Building setback requirements: 30 ft. in front (along roads); 15 ft. at sides and rear of lots.
- 10) Water supply by individual wells and sewage disposed by individual septic tank/drainfields per County and Health Dept. approval.
- 11) Bearings projected from the East line of Section 10 and based on prior survey of DEER MEADOW by this Company.
- 12) Interior improvements or underground encroachments, if present, were not located with this survey.
- 13) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 14) Preliminary approval: May 4, 2004.
- 15) Examination of the Flood Insurance Rate Maps (FIRM) for Suwannee County shows that, per said maps, the described parcel lies within Flood Zone X which is outside of the 500 year flood plain (ref. Community Panel No. 120300 02500A).
- 16) Monuments have been set or found at all lot corners, points of intersection, and changes of direction of lines within the subdivision which do not require a "PRM" or a "PCP". In case of physical obstruction approved reference monuments have been set.

ABBREVIATION LEGEND
P.L.S. = Professional Land Surveyor
L.B. = Licensed Business
F.O.W. = Point of Beginning
PRM = Permanent Reference Monument
PRM 4x4 = Concrete Monument Stamped
LB 7042 & PPM Number
OP = Permanent Control Point, Nail & Brass
Disk in Pavement Stamped
LB 7042 & PPM Number
CONC. = Monument
DEL = Delta (Central Angle)
R = Radius of Curve
A = Arc Length of Curve
Ch = Chord of Curve
Pg = Plat Book
L = Length of Curve
A = Delta (Central Angle)



NOTICE TO PROSPECTIVE PURCHASERS OF LOTS IN DEER MEADOW PHASE 2

There are lots in the subdivision which are in close proximity to various agricultural operations. Be aware that such agricultural operations may cause odors, flies, possible pollutants and noises that may be offensive.

NOTE - BUILDING SETBACK REQUIREMENTS
FRONT (ALONG ROADS) = 30 FEET
SIDE LOT LINES = 15 FEET
REAR LOT LINES = 15 FEET

BUILDING PERMIT STATEMENT

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.

NOTE: This Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and with no circumstances be attached thereto shall constitute a map, 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.

NOTE: All utility easements shown on this Plat, including easements for the construction, installation, maintenance, and operation of electric, telephone, CATV, and other public utilities which may serve the land shown hereon, shall be subject to the terms, conditions, and specifications of the applicable utility company.

UNPLATTED
OWNER: WOOTEN 10 ACRES

UNPLATTED
OWNER: MULLINS 30 ACRES

OWNER: JORDAN 10 ACRES

FUTURE DEVELOPMENT
OWNER: SUBBRANDY LTD. PART.
50.39 AC.±

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it conforms with the Suwannee County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: _____
DATE: _____
County Attorney, Suwannee County

ATTEST:
Michael Szymon, P.C.
Clerk
01-10-04

CLERK'S CERTIFICATE
THIS PLAT having been approved by the Suwannee County Board of County Commissioners is accepted for filing and recorded this 2nd day of September, 2004, in Plat Book 1, Page 500.

SIGNED: Michael Ryan, Jr.
Clerk of Circuit Court

CERTIFICATE OF THE SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY, that on _____
Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. _____, does hereby certify that all required improvements have been installed in compliance with the approved construction plans and is applicable, any submitted as built blue prints in accordance with the requirements of the Board of County Commissioners of Suwannee County, Florida.

COUNTY SURVEYOR- CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENTS, that I, _____, do hereby certify that the foregoing subdivision was approved and recorded before me on this 2nd day of September, 2004, by Michael Ryan, Jr., Clerk of Circuit Court, as produced and filed with me in accordance with the requirements of Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: Timothy Polburn, P.S.M.
Florida Registered Cert. No. 5594
DATE: 9/8/04