

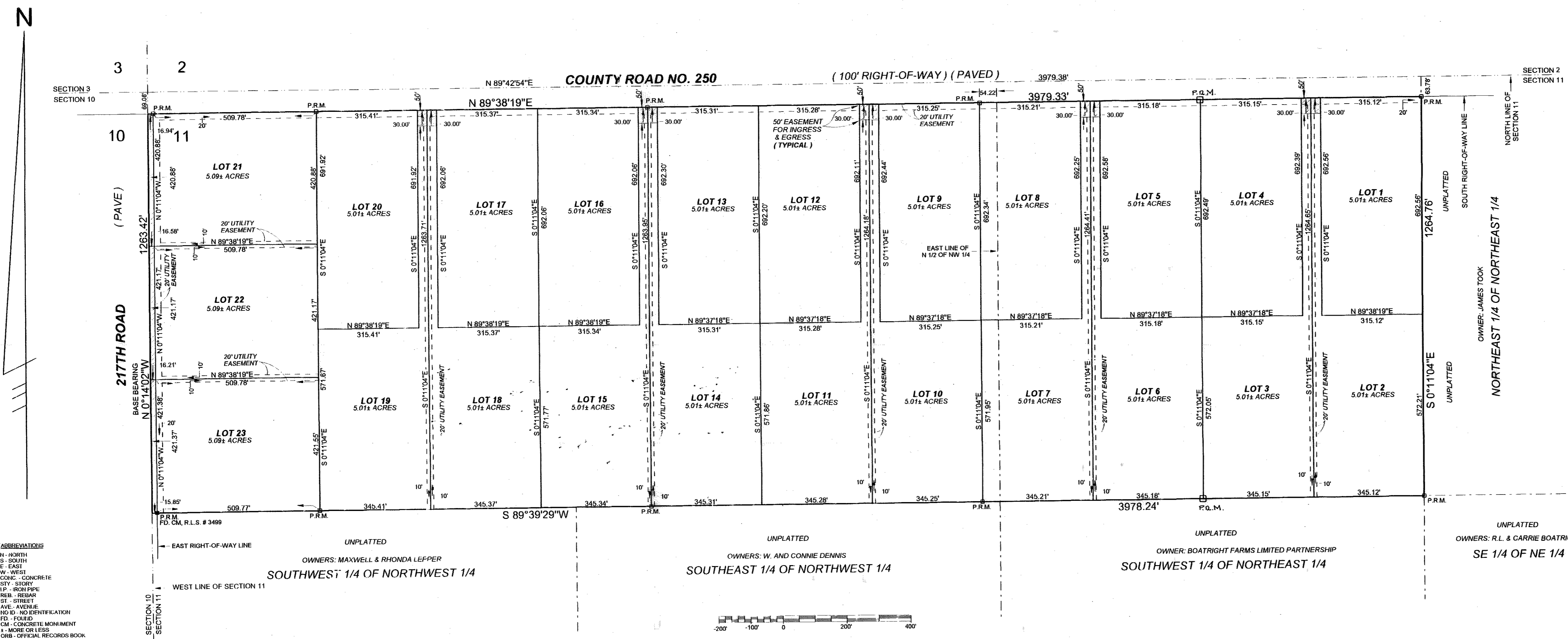
COUNTRY BREEZE

THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 11 EAST, SUWANNEE COUNTY, FLORIDA, LYING SOUTH OF COUNTY ROAD NO. 250. CONTAINING: 115.46 ACRES MORE OR LESS. SUBJECT TO EXISTING COUNTY ROAD RIGHT-OF-WAY.

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.

- LEGEND AND NOTES:**
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" x 24" CONCRETE MONUMENT, L.B.# 71.0
 - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT), FOUND 4" x 4" x 24" CONCRETE MONUMENT, R.L.S.# 3499, UNLESS NOTED OTHERWISE.
 - DENOTES LANDS DEDICATED AS ROAD RIGHT-OF-WAY BY THIS PLAT
- 1) BEARINGS BASED ON WEST LINE OF SECTION 11, (N 0°14'02" W)
- 2) 4" x 4" x 24" CONCRETE MONUMENT, STAMPED L.B.# 8170, SET ON ALL LOT CORNERS.

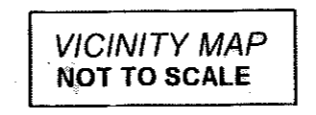
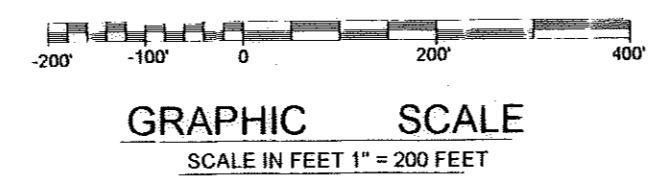


- ABBREVIATIONS**
- N - NORTH
 - S - SOUTH
 - E - EAST
 - W - WEST
 - CONC. - CONCRETE
 - ST - STEEL
 - IR - IRON
 - REL. - IRON
 - AVE. - AVENUE
 - MS - METAL SIGNIFICATION
 - ED - FOUND
 - CM - CONCRETE MONUMENT
 - L - MORE OR LESS
 - OSB - OFFICIAL RECORDS BOOK
 - PG - PAGE (S)
 - CD - USED
 - CA - CALICULATED
 - ACTUAL
 - RECORDED
 - OS - 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
 - S - SLOPE
 - R.O.W. - RIGHT-OF-WAY
 - P.C.P. - PERMANENT CONTROL POINT
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - ED - EDGE OF PAVE
 - CG - CURB AND GUTTER
 - ST.M. - STORM MANHOLE
 - SS.M. - SANITARY SEWER MANHOLE
 - ELEV. - ELEVATION
 - B.M. - BENCHMARK
 - Q - CENTERLINE

UNPLATTED
OWNERS: MAXWELL & RHONDA LEPPER
SOUTHWEST 1/4 OF NORTHWEST 1/4

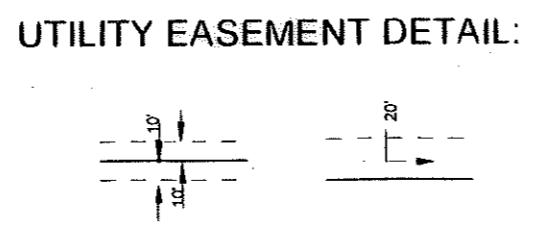
UNPLATTED
OWNERS: W. AND CONNIE DENNIS
SOUTHEAST 1/4 OF NORTHWEST 1/4

UNPLATTED
OWNERS: R.L. & CARRIE BOATRIGHT
SE 1/4 OF NE 1/4



SPECIAL DRIVEWAY NOTE "A"
LOTS 1, 4, 5, 8, 9, 12, 13, 16, 17 AND 20 SHALL HAVE ACCESS OVER THE NORTH 50.00 FEET OF LOTS WITH 30.00 STEMS AS FOLLOWS:
LOTS 1 AND 4 SHALL HAVE ACCESS THROUGH THE NORTH 50.00 FEET OF LOTS 2 AND 3.
LOTS 5 AND 8 SHALL HAVE ACCESS THROUGH THE NORTH 50.00 FEET OF LOTS 6 AND 7.
LOTS 9 AND 12 SHALL HAVE ACCESS THROUGH THE NORTH 50.00 FEET OF LOTS 10 AND 11.
LOTS 13 AND 16 SHALL HAVE ACCESS THROUGH THE NORTH 50.00 FEET OF LOTS 14 AND 15.
LOTS 17 AND 20 SHALL HAVE ACCESS THROUGH THE NORTH 50.00 FEET OF LOTS 18 AND 19.

SPECIAL DRIVEWAY NOTE "B"
NO OTHER DRIVEWAY / CULVERT PERMITS ALLOWED.



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.

FINISHED FLOOR CRITERIA:
NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SWALES, DRAINAGE FEATURES OR DEPRESSIONS. WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION TO BE A MINIMUM OF 6" ABOVE THE HIGHEST POINT WITHIN 25 FEET OF THE BUILDING FOOTPRINT. IN ADDITION, ON SLOPING LOTS, THE NATURAL DRAINAGE SHALL BE DIRECTED AROUND STRUCTURES WITH SWALES.

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

ZONING:
A-1 (AGRICULTURAL 1) - ONE DWELLING UNIT PER FIVE ACRES.

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.

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

FLOOD ZONE INFORMATION:
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NOS. 120300 0180 A & 120300 0200 A.

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN COUNTRY BREEZE
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.

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT RONALD D. POOLE AND DANIEL CRAPPS, AS OWNERS, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "COUNTRY BREEZE" 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.

Ronald D. Poole *Daniel Crapps*
RONALD D. POOLE DANIEL CRAPPS
123 W. HOWARD STREET 123 W. HOWARD STREET
LIVE OAK, FLORIDA 32060 LIVE OAK, FLORIDA 32060
(386) 362-4539 (386) 362-4539

WITNESS: *Marie Dupre*
MARIE DUPRE
123 W. HOWARD STREET
LIVE OAK, FLORIDA 32060
(386) 362-4539

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 10 DAY OF JAN A.D. 2005, BEFORE ME PERSONALLY APPEARED RONALD D. POOLE AND DANIEL CRAPPS, AS OWNERS, 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 10 DAY OF JAN A.D. 2005

Vera Lisa Hicks
VERA LISA HICKS
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: 8-23-06

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT W.E. MUSIC AND VICKIE MUSIC, 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 "COUNTRY BREEZE" 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 HAS CAUSED THESE PRESENT TO BE SIGNED THIS 10 DAY OF JAN A.D. 2005

Ed Music *Vickie Music*
ED MUSIC, MORTGAGEE VICKIE MUSIC, MORTGAGEE
1505 CR # 250 1505 CR # 250
LIVE OAK, FLORIDA 32060 LIVE OAK, FLORIDA 32060

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 10 DAY OF JAN A.D. 2005, BEFORE ME PERSONALLY APPEARED W.E. MUSIC AND VICKIE MUSIC, AS MORTGAGEES, 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 10 DAY OF JAN A.D. 2005

Timothy Bruce Aldred
TIMOTHY BRUCE ALDRED
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: June 20, 2007

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT RICHARD C. COLE AND JUDY K. COLE, 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 "COUNTRY BREEZE" 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 HAS CAUSED THESE PRESENT TO BE SIGNED THIS 10 DAY OF JAN A.D. 2005

Richard C. Cole *Judy K. Cole*
RICHARD C. COLE, MORTGAGEE JUDY K. COLE, MORTGAGEE
P.O. BOX 18 P.O. BOX 18
LAKE CITY, FLORIDA 32055 LAKE CITY, FLORIDA 32055

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 10 DAY OF JAN A.D. 2005, BEFORE ME PERSONALLY APPEARED RICHARD C. COLE AND JUDY K. COLE, AS MORTGAGEES, 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 10 DAY OF JAN A.D. 2005

Vera Lisa Hicks
VERA LISA HICKS
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: 8-23-06

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

Billy Mackay *Michael T. D.C.*
BILLY MACKAY MICHAEL T. D.C.
CHAIRMAN ATTEST
DATE: 01-19-05

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 21 DAY OF JANUARY, A.D. 2005, IN PLAT BOOK 1 PAGE 511 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Yermell Decker
YERMELL DECKER
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61C7-8 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Timothy D. Aldred
TIMOTHY D. ALDRED
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: JANUARY 07, 2005
JOB NO. 286-2004RP

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

SCALE: 1" = 200'	DATE SURVEYED: 08-17-04	DATE DRAWN: 01-07-05
REVISED:	APPROVED BY:	DRAWN BY: SH
J. SHERMAN FRIER & ASSOCIATES, INC. LAND SURVEYORS CERTIFICATE OF AUTHORIZATION, LBM 7170 130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064 PHONE: 386-362-4629 FAX: 386-362-5270		

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

Stuart P. Moore
STUART P. MOORE
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 2090

