

ROYAL SPRINGS EQUESTRIAN RANCHES

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THENCE RUN SOUTH 88°51'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 976.87 FEET TO A POINT ON THE EAST LINE OF SUWANNEE BELLE ESTATES UNIT ONE, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH ALONG SAID EAST LINE A DISTANCE OF 70.19 FEET TO THE NORTHEAST CORNER OF SAID PLAT BOOK 1, PAGE 102 AND THE NORTH RIGHT-OF-WAY LINE OF 198TH TERRACE AS PER SAID PLAT BOOK 1, PAGE 102; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID PLAT BOOK 1, PAGE 102 THE FOLLOWING COURSES: SOUTH 88°09'05" WEST, 256.63 FEET; NORTH 80°36'25" WEST, 424.62 FEET; NORTH 65°18'25" WEST, 334.25 FEET; NORTH 55°50'25" WEST, 878.41 FEET; NORTH 69°10'55" WEST, 704.93 FEET; NORTH 83°33'25" WEST, 630.56 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 36, SAID POINT BEING THE NORTHWEST CORNER OF SAID PLAT BOOK 1, PAGE 102 AND TERMINUS OF SAID COURSES; THENCE RUN NORTH 1°19'25" WEST ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 885.83 FEET; THENCE RUN NORTH 88°52'30" EAST, A DISTANCE OF 1810.45 FEET; TO A POINT ON THE CENTERLINE OF AN EXISTING 100.00 FOOT FLORIDA POWER CORPORATION RIGHT-OF-WAY EASEMENT; THENCE RUN SOUTH 48°54'10" EAST ALONG SAID CENTERLINE A DISTANCE OF 1045.00 FEET; THENCE RUN NORTH 88°52'31" EAST, A DISTANCE OF 1399.78 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 1°21'32" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1326.73 FEET TO THE POINT OF BEGINNING. CONTAINING: 115.10 ACRES MORE OR LESS. SUBJECT TO EXISTING COUNTY ROAD RIGHT-OF-WAY.

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT METRO HORIZON PROPERTIES, INC. AS OWNER HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "ROYAL SPRINGS EQUESTRIAN RANCHES" 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.

Richard Larusso
RICHARD LARUSSO, PRESIDENT
METRO HORIZON PROPERTIES, INC.
3620 SW 18TH AVENUE
MIRAMAR, FLORIDA 33029

WITNESS: *Don & Moller*
DON & MOLLER

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 22 DAY OF Sept, A.D. 2005, BEFORE ME PERSONALLY APPEARED RICHARD LARUSSO, AS PRESIDENT OF METRO HORIZON PROPERTIES, INC., TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 22 DAY OF Sept, A.D. 2005.

Andrew W. Walden
ANDREW W. WALDEN
NOTARY PUBLIC, STATE OF FLORIDA
25260301

MY COMMISSION EXPIRES: 10/21/07

DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT LLOYD F. MCCALL AND DOROTHY M. MCCALL, 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 "ROYAL SPRINGS EQUESTRIAN RANCHES" 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 THEY HAVE PRESENTED TO BE SIGNED THIS 22 DAY OF Sept, A.D. 2005.

Lloyd McCall
LLOYD F. MCCALL, MORTGAGEE
310 SE BEVERLY STREET
LIVE OAK, FL 32064

Dorothy McCall
DOROTHY M. MCCALL, MORTGAGEE
310 SE BEVERLY STREET
LIVE OAK, FL 32064

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 22 DAY OF Sept, A.D. 2005, BEFORE ME PERSONALLY APPEARED LLOYD F. MCCALL AND DOROTHY M. MCCALL, 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 22 DAY OF Sept, A.D. 2005.

Andrew W. Walden
ANDREW W. WALDEN
NOTARY PUBLIC, STATE OF FLORIDA
25260301

MY COMMISSION EXPIRES: 10/21/07

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

Barry McNamee
BARRY MCNAMEE
CHAIRMAN
DATE: 10-5-05

Barry McNamee
BARRY MCNAMEE
TEST

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 22 DAY OF Sept, A.D. 2005, IN PLAT BOOK 1, PAGE 518, OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

Barry McNamee
BARRY MCNAMEE
CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

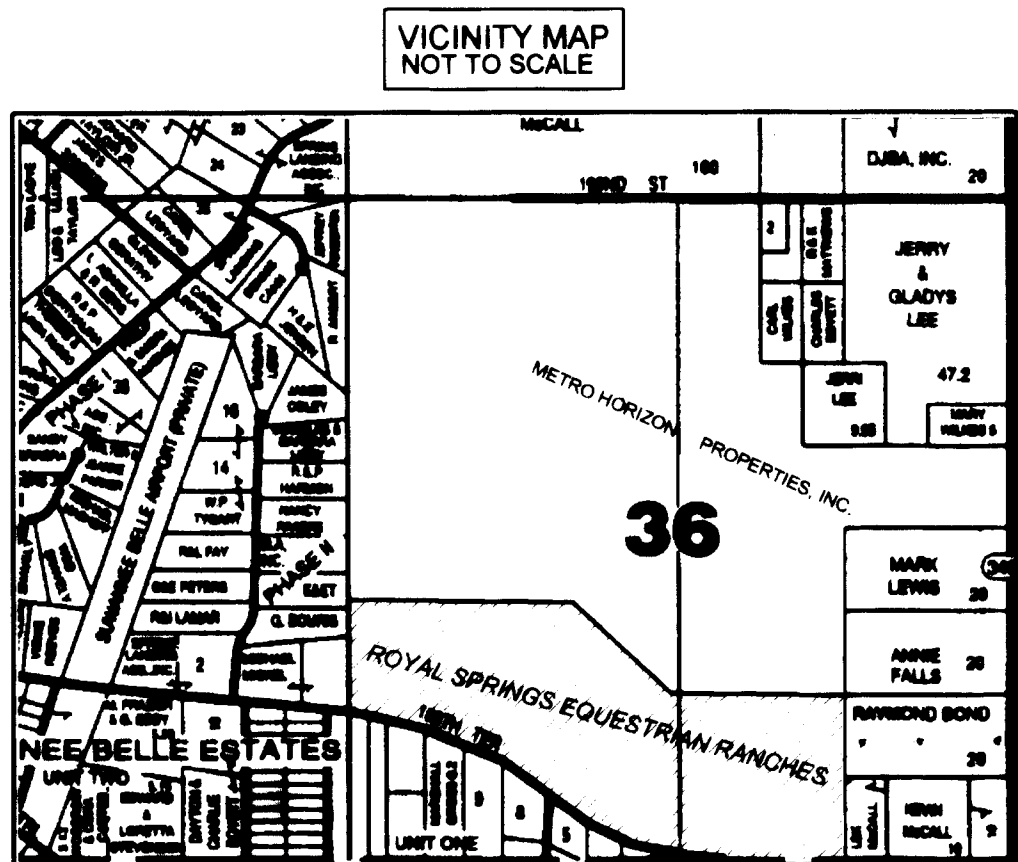
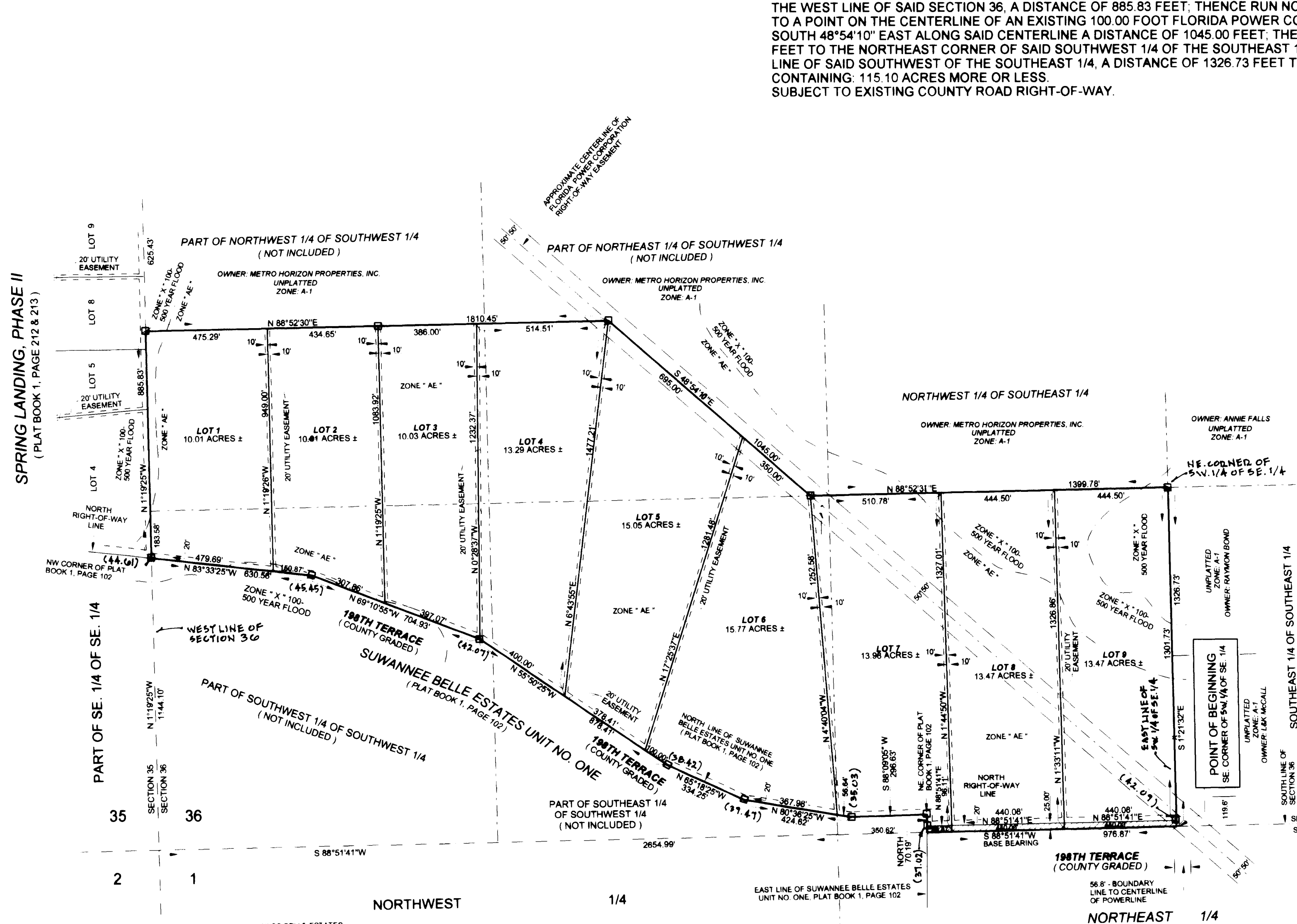
THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Timothy E. Alcorn
TIMOTHY E. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 12345
DATE: SEPTEMBER 21, 2005
JOB NO. 479-20058 RP

*NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND ANNOTATED PLAT.

SCALE: 1" = 300' DATE SURVEYED: 7-29-05 DATE DRAWN: 08-02-05
REVISED: APPROVED BY: DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION, LB# 7170
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064
PHONE: 386-362-4629 FAX: 386-362-5270



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.

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.

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

NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN ROYAL SPRINGS EQUESTRIAN RANCHES

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.

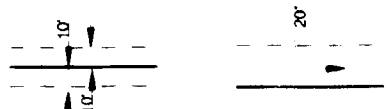
FLOOD DATA

RIVER MILE: 91
10 YEAR FLOOD - 40.00
100 YEAR FLOOD - 48.00

BUILDING SET BACKS:

FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET

UTILITY EASEMENT DETAIL:



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:

DWELLINGS PLACED ON LOTS WILL REQUIRE A MINIMUM FINISHED FLOOR ELEVATION OF ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION. LOT PURCHASER WILL NEED TO CHECK WITH THE SUWANNEE COUNTY BUILDING DEPARTMENT FOR REQUIREMENTS.

FINISHED FLOOR CRITERIA:

PORTIONS OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SWALES, DRAINAGE FEATURES OF DEPRESSIONS WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE. THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION TO BE A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION OR SIX INCHES 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.

FLOOD ZONE INFORMATION:

THE PROPERTY AS SURVEYED FALLS WITHIN ZONES "AE", "X 100-500 YEAR" AND "X 500 YEAR AND ABOVE" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 12-3000-0005A.

LEGEND AND NOTES:

- DENOTES LANDS DEDICATED AS ROAD RIGHT-OF-WAY BY THIS PLAT.
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET.
- (55.03) DENOTES BENCHMARK ELEVATION SET ON P.R.M. (PERMANENT REFERENCE MONUMENT) BASED ON U.S.C. & G. DATUM.
- 1) BEARINGS BASED ON THE SOUTH LINE OF SECTION 36 (S 88°51'41" W).
- 2) FOR SECTION BREAKDOWN, SEE JOB FILE THIS OFFICE.
- 3) 5/8" REBAR (WITH CAP STAMPED, L.B. #7170), SET AT ON ALL LOT CORNERS, UNLESS NOTED OTHERWISE.

ABBREVIATIONS

N: NORTH
S: SOUTH
E: EAST
W: WEST
CONC.: CONCRETE
STY: STORY
I.P.: IRON PIPE
REB.: REBAR
ST: STREET
AVE.: AVENUE
NO.D.: NO IDENTIFICATION
RD.: ROAD
C.M.: CONCRETE MONUMENT
L.: MORE OR LESS
P.O.: PAGE (B)
P.T.: POINT OF TANGENCY
C.: CALCULATED
A.: ACTUAL
R.: RECORD
O.S.: OFFSET
F.P.: 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
E.P.: EDGE OF PAVEMENT
E.G.: EDGE OF GRADE
C.G.: CURB AND GUTTER
S.M.: STORM MANHOLE
S.B.M.: SANITARY SEWER MANHOLE
ELEV.: ELEVATION
B.M.: BENCHMARK
C.: CENTERLINE
S.F.: SQUARE FEET

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 B.F.S.

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