

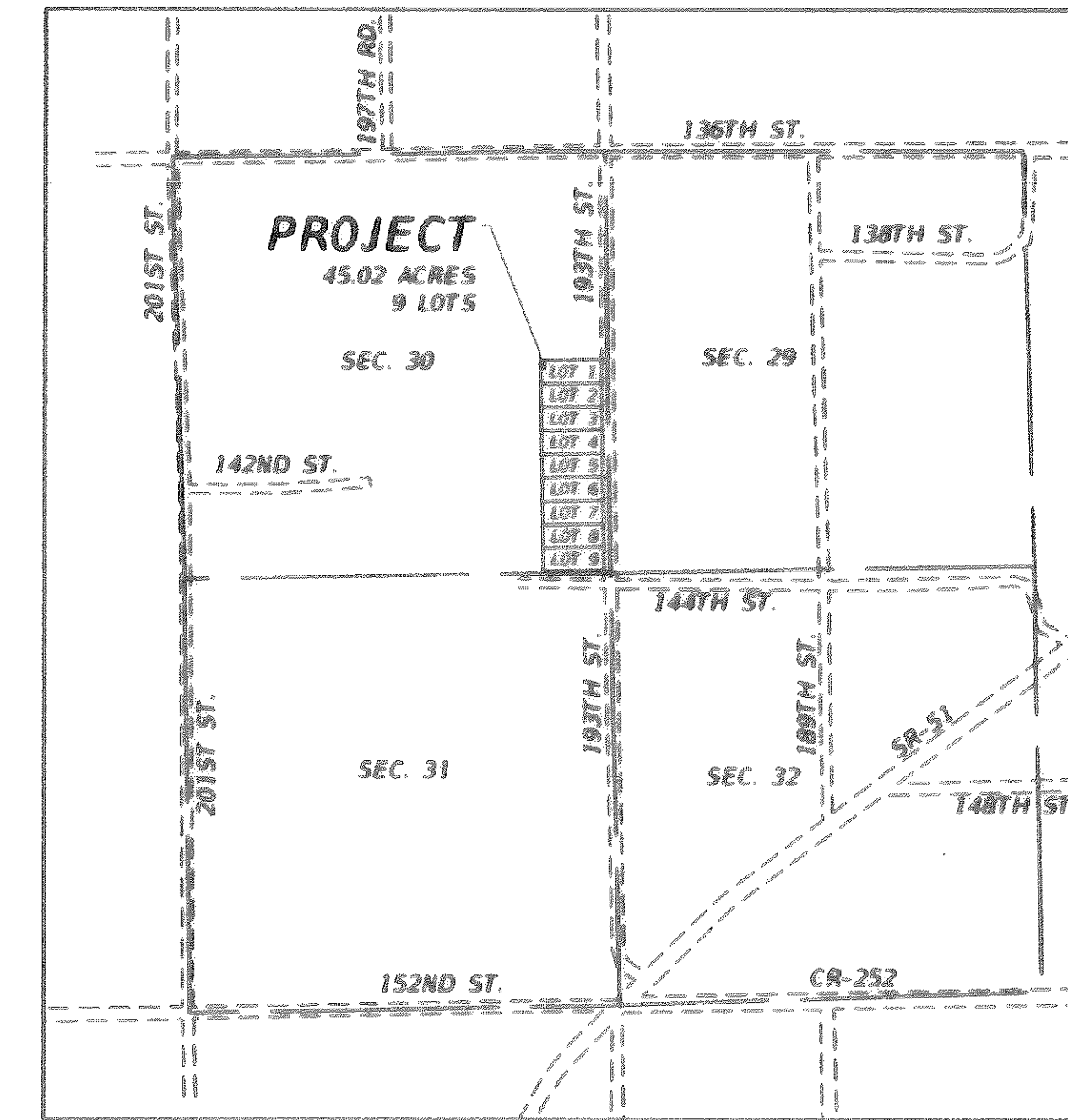
# ADDY REIGN ACRES

IN SECTION 30  
TOWNSHIP 3 SOUTH, RANGE 12 EAST  
SUWANNEE COUNTY, FLORIDA

### DESCRIPTION

A part of the East 1/2 of the Southeast 1/4 of Section 30, Township 3 South, Range 12 East, Suwannee County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 30, and run South 88°43'35" West, along the South line of said Section 30, a distance of 28.78 feet to a point on the Westerly right-of-way line of 133rd Road; thence North 00°51'48" West, along said Westerly right-of-way line of 133rd Road, a distance of 30.00 feet to the POINT OF BEGINNING, said point being the point of intersection of said Westerly right-of-way line of 133rd Road with the North right-of-way line of 144th Street; thence South 88°43'35" West, along said North right-of-way line of 144th Street, a distance of 752.06 feet; thence North 00°51'49" West, a distance of 2608.34 feet to a point on the North line of the East 1/2 of the Southeast 1/4 of Section 30; thence North 88°51'58" East, along said North line of the East 1/2 of the Southeast 1/4 of Section 30, a distance of 752.06 feet to a point on the Westerly right-of-way line of 133rd Road; thence South 00°51'48" East, along said Westerly right-of-way line of 133rd Road, a distance of 2606.51 feet to the POINT OF BEGINNING. Containing 45.02 acres, more or less.

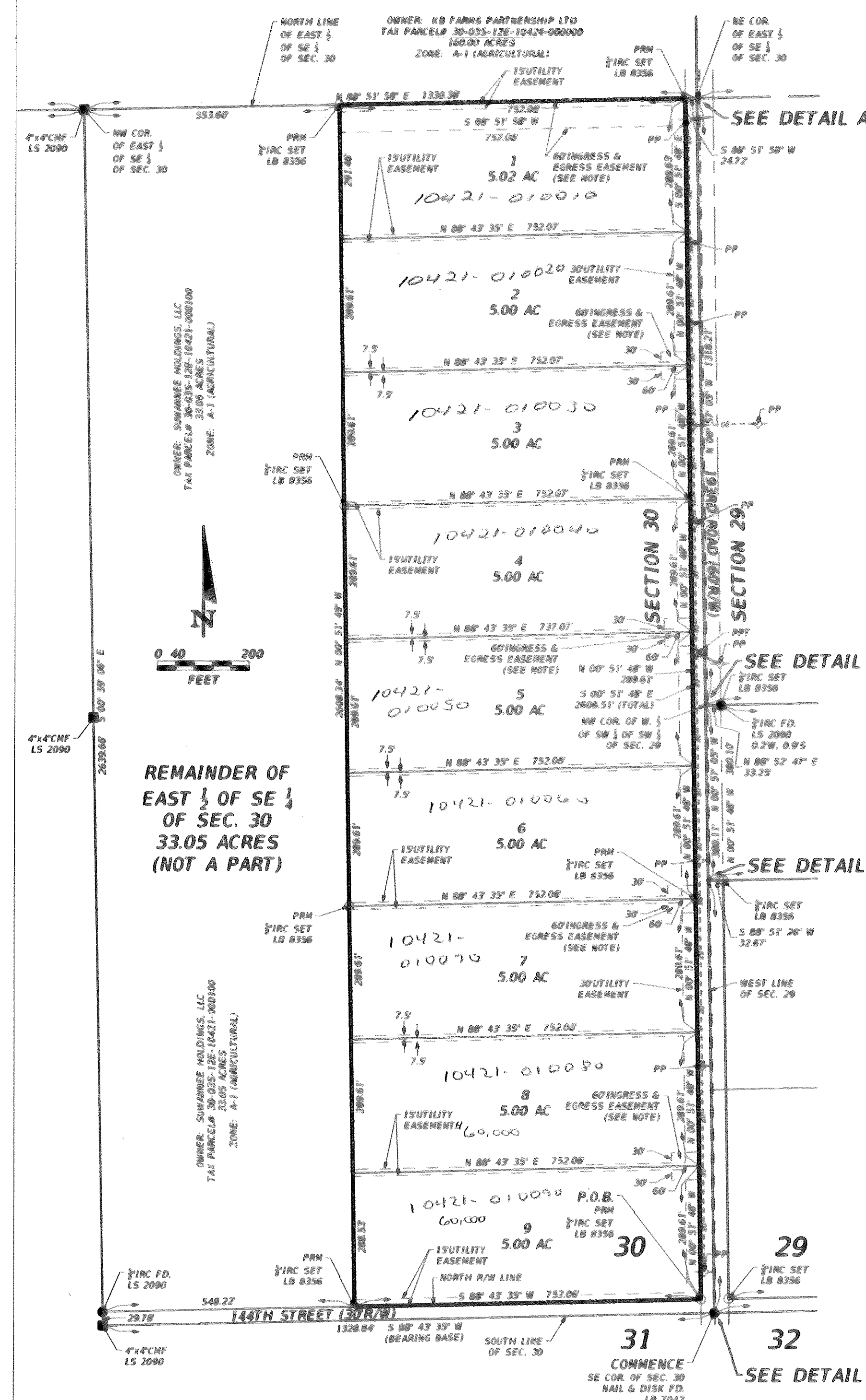


VICINITY MAP  
1 IN. = 2000 FT.

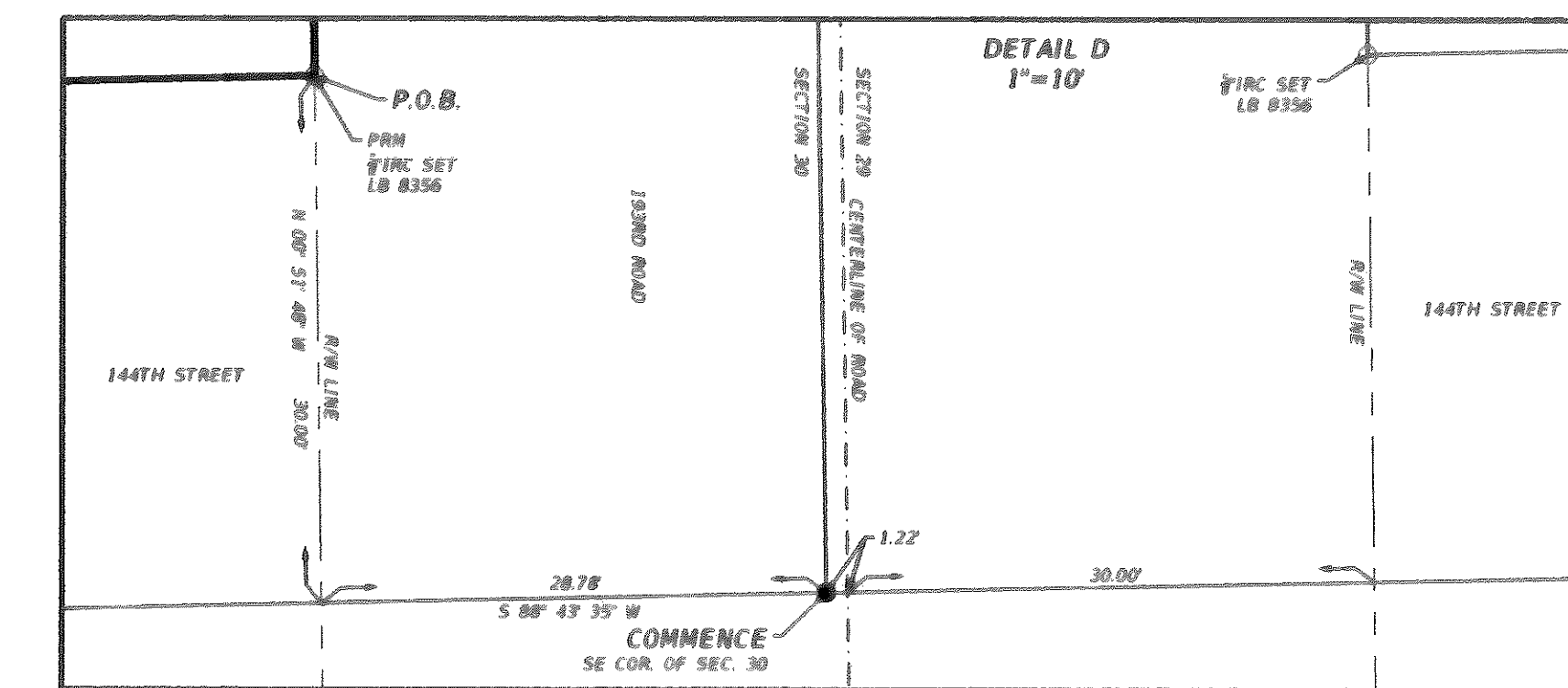
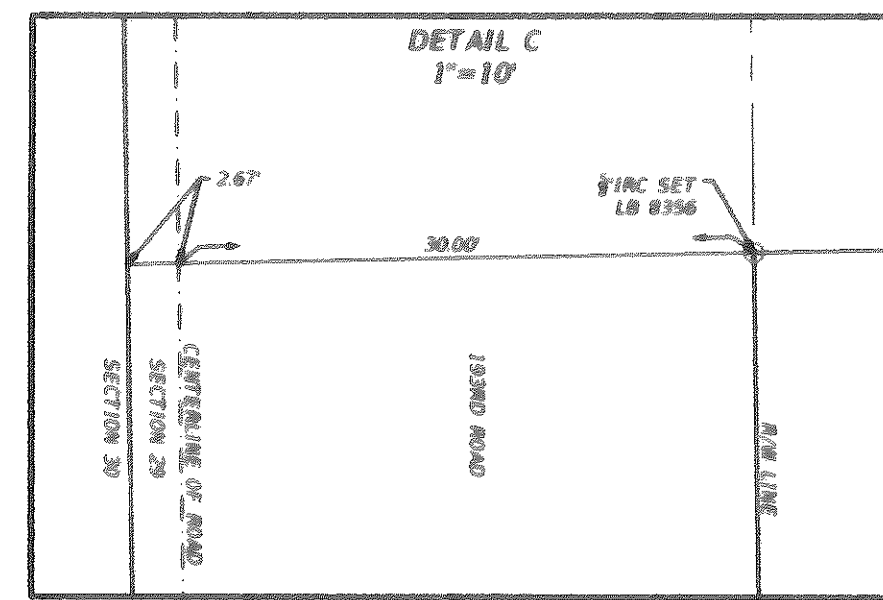
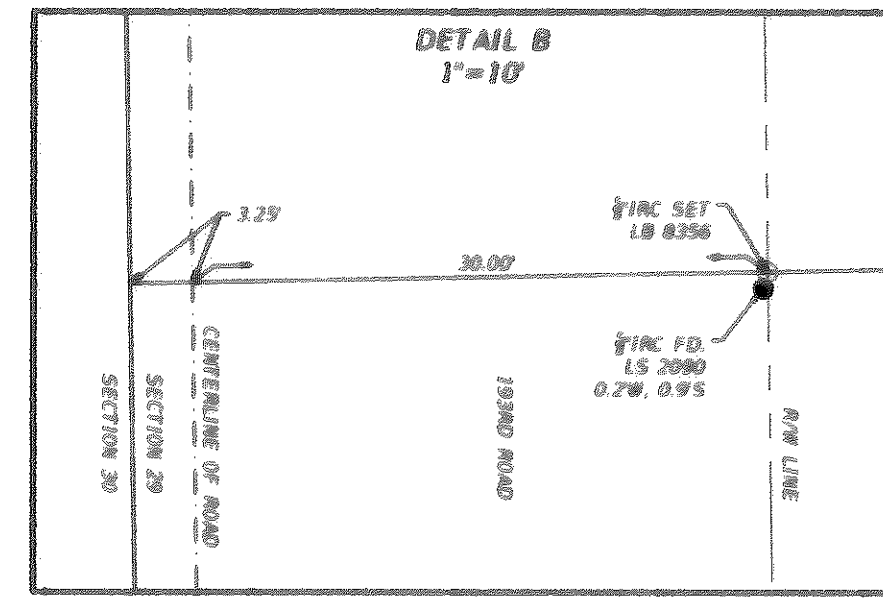
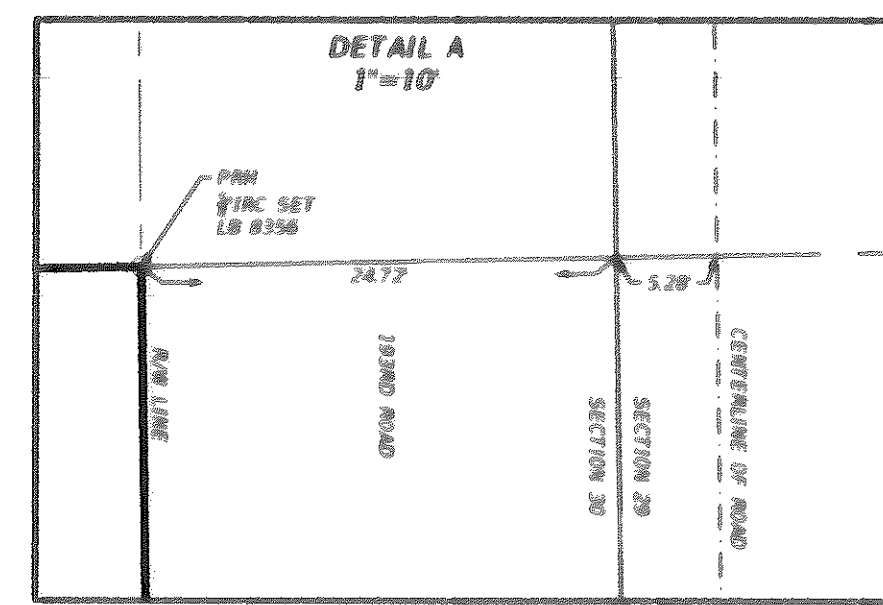
NOTE: GOINGRESS & EGRESS EASEMENT (ACCESS SHALL ONLY BE GRANTED VIA THE INGRESS AND EGRESS EASEMENT. NO OTHER POINTS OF ACCESS SHALL BE PERMISSIBLE. EASEMENT IS NOT DEDICATED TO THE COUNTY AND SHALL BE PRIVATELY OWNED AND MAINTAINED.

### NOTES:

- 1.) Monumentation is as shown and designated on the face of the plat.
- 2.) Boundary based on monumentation found in place, instruction by client, prior surveys by J. Sherman Frier & Associates, Inc., and prior surveys by Donald F. Lee & Associates, Inc.
- 3.) Bearings projected from the South line of Section 30 and based on State Plane Coordinates.
- 4.) Interior improvements shown were located by field ties.
- 5.) Underground encroachments, if present, were not located with this survey.
- 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
- 7.) Date of field survey completion: June 10, 2021  
Date of plat drawing: July 6, 2021
- 8.) 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 according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 12121C02358).
- 9.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 10.) Preliminary approval: August 17, 2021
- 11.) Water Supply and Sewerage disposal to be provided by individual lot owners, subject to County approval.
- 12.) Building setbacks: Front = 30 feet, Side and Rear = 15 feet



TOTAL ACREAGE = 45.02 ACRES



LEGEND	
CMF	CONCRETE MONUMENT FOUND
OE	OVERHEAD ELECTRIC LINE
SEC	SECTION
IPF	IRON PIPE FOUND
IPB	IRON PIPE SET
TWP	TOWNSHIP
PLS	PROFESSIONAL LAND SURVEYOR
COR	CORNER
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
NE	NORTHEAST
NW	RIGHT-OF-WAY
NW	NORTHWEST
E	CENTER LINE
SW	SOUTHWEST
E	PROPERTY LINE
SE	SOUTHEAST
PP	POWER POLE
LB	LICENSED BUSINESS
IRC	IRON REBAR & CAP
FD	FOUND
NO ID	NO IDENTIFICATION
IRF	IRON REBAR FOUND

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 fielded 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 service of electric, telephone, gas, or other public utility. In the event that a cable television company occupies the facilities of a public utility, it shall be solely responsible for the damages.

### CLERK'S CERTIFICATE

THIS PLAT having been approved by the Suwannee County Board of County Commissioners is accepted for filing and recorded this 20th day of July 2021, in Plat Book 2, Page 585.

SIGNED: *Jagan Woods*  
Clerk of Circuit Court

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA

THIS IS TO CERTIFY, that on 10/05/21 the foregoing plat was approved by the board of county commissioners for Suwannee County, Florida

Chairman: *Jagan Woods*  
Attest: *Jagan Woods*

### CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR SUWANNEE COUNTY, FLORIDA

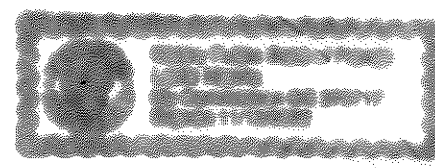
Examined on 10/05/21  
AND  
Approved as to Legal Form and Sufficiency by:  
*Jimmy Prevatt*  
Jimmy Prevatt, County Attorney

DEVELOPER  
Suwannee Holdings, LLC  
11214 129th Road, Live Oak, FL 32060  
Contact: Rusty DePratter  
Phone: (386) 623-3320

### COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Suwannee County, Florida on 09/23/2021 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: *L. Scott Brett*  
NAME: L. SCOTT BRETT  
Florida Reg. Cert. No. 155757



ACKNOWLEDGMENT STATE OF Florida  
COUNTY OF Suwannee  
The foregoing dedication was acknowledged before me this 22nd day of July 2021, by Rusty DePratter, for Suwannee Holdings, LLC, as owner. He is personally known to me or has produced satisfactory identification and (did / did not) take an oath.  
SIGNED: *Rusty DePratter*  
Notary Public

DEDICATION  
KNOW ALL MEN BY THESE PRESENTS that Suwannee Holdings, LLC, as owner has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as ADDY REIGN ACRES, and that all Rights-of-Way are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

Witnesses:  
*Rusty DePratter*  
*Jane Marshall*  
Rusty DePratter  
Jane Marshall  
Witness



NORTH FLORIDA PROFESSIONAL SERVICES, INC.  
P.O. BOX 3823 2551 BLAIRSTONE PINES DR.  
LAKE CITY, FL 32056 TALLAHASSEE, FL 32301  
PH: 386-752-4675 WWW.NFPS.NET  
LIC NO. 1B8356