

# COUNTRY SPRINGS ESTATES IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 11 EAST, SUNANNEE COUNTY, FLORIDA

DESCRIPTION:  
THE WEST 653.72 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF THE WEST 653.72 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF 148TH STREET, ALL BEING IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 11 EAST, SUNANNEE COUNTY, FLORIDA, CONTAINING 20.28 ACRES MORE OR LESS.  
SUBJECT TO EXISTING ROAD RIGHT-OF-WAY.

### ADOPTION AND DEDICATION:

BEFORE ME, the undersigned authority, on this 27th day of September, 2018, personally appeared the following persons, known to me to be the persons whose names are subscribed to the foregoing plat, and acknowledged to me that they executed the foregoing plat for the purposes and consideration therein expressed.

STATE OF FLORIDA, COUNTY OF SUNANNEE:  
I, Michelle E. Blair, Clerk of the Court, do hereby certify that the foregoing plat, having been duly approved by the Board of County Commissioners, Sunannee County, Florida, and that the same is a true and correct copy of the original plat on file in my office.

APPROVED BY BOARD OF COUNTY COMMISSIONERS, SUNANNEE COUNTY, FLORIDA:  
Michelle E. Blair, Clerk of the Court

CERTIFICATE OF CLERK:  
DATE: 10-07-18

DEVELOPER:  
COUNTY DREAMS, LLC  
120 WEST HUNTER STREET  
SUWANNEE, FLORIDA 32084  
(904) 398-4477

SUBDIVIDER'S AGENT:  
TAMMY B. ALCOIN  
120 WEST HUNTER STREET  
SUWANNEE, FLORIDA 32084  
(904) 398-4477

OWNER: ROBERT F. LAWE ESTATE  
PARCEL ID NO. 24-035-11E-188300.0000  
(UNPLATTED)

OWNER: COUNTRY DREAMS, LLC  
PARCEL ID NO. 24-035-11E-188400.0000  
(UNPLATTED)

OWNER: ROBERT F. LAWE ESTATE  
PARCEL ID NO. 24-035-11E-188500.0000  
(UNPLATTED)

OWNER: ROBERT F. LAWE ESTATE  
PARCEL ID NO. 24-035-11E-188600.0000  
(UNPLATTED)

OWNER: ROBERT F. LAWE ESTATE  
PARCEL ID NO. 24-035-11E-188700.0000  
(UNPLATTED)

OWNER: ROBERT F. LAWE ESTATE  
PARCEL ID NO. 24-035-11E-188800.0000  
(UNPLATTED)

OWNER: ROBERT F. LAWE ESTATE  
PARCEL ID NO. 24-035-11E-188900.0000  
(UNPLATTED)

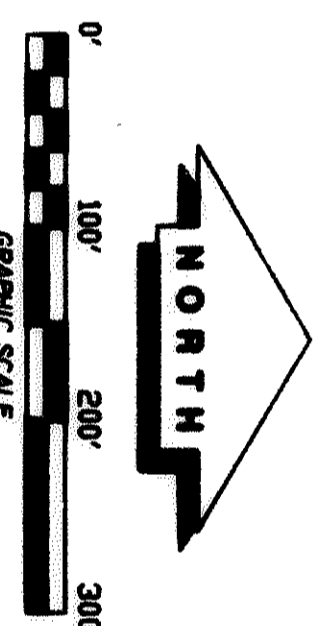
OWNER: ROBERT F. LAWE ESTATE  
PARCEL ID NO. 24-035-11E-189000.0000  
(UNPLATTED)

OWNER: ROBERT F. LAWE ESTATE  
PARCEL ID NO. 24-035-11E-189100.0000  
(UNPLATTED)

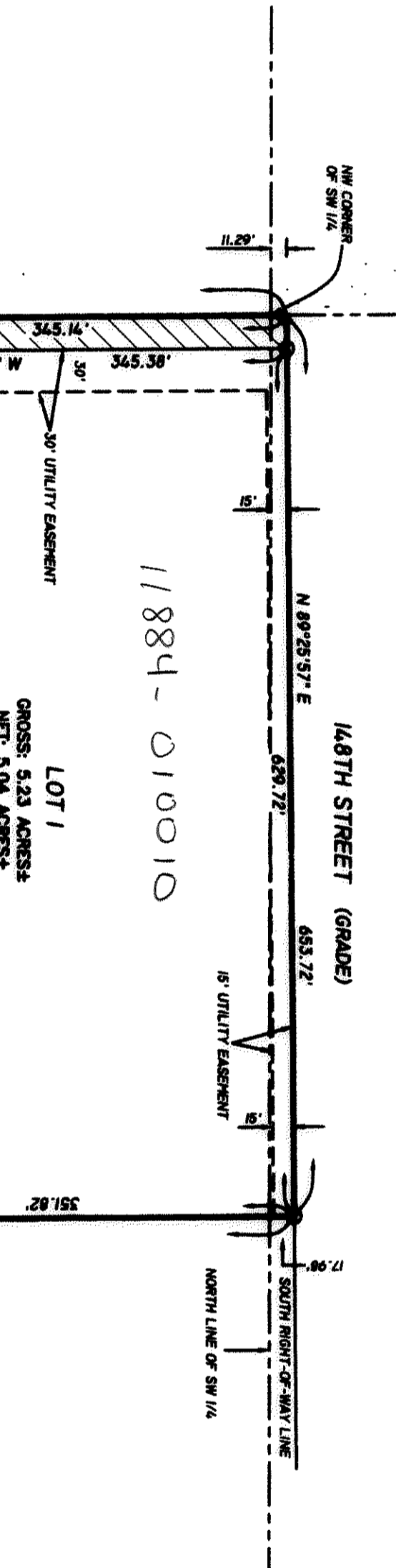
OWNER: ROBERT F. LAWE ESTATE  
PARCEL ID NO. 24-035-11E-189200.0000  
(UNPLATTED)

OWNER: ROBERT F. LAWE ESTATE  
PARCEL ID NO. 24-035-11E-189300.0000  
(UNPLATTED)

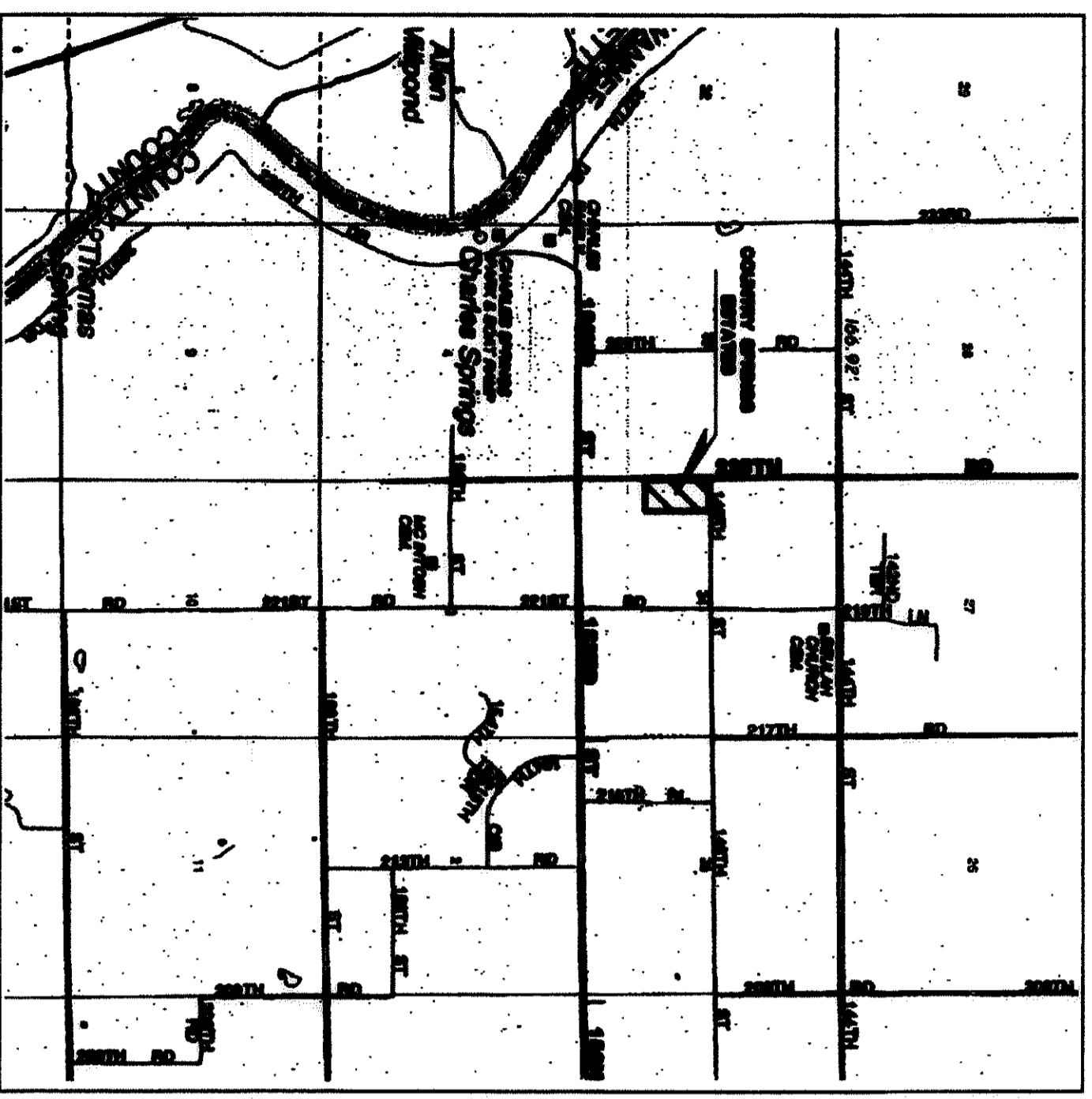
OWNER: ROBERT F. LAWE ESTATE  
PARCEL ID NO. 24-035-11E-189400.0000  
(UNPLATTED)



PART OF WEST 653.72 SW 1/4 OF NW 1/4  
(NOT INCLUDED)



VICINITY MAP  
NOT TO SCALE



UTILITY EASEMENT DETAIL:

UTILITIES: 12" WATER, 12" SEWER, 12" GAS, 12" ELECTRIC, 12" TELEPHONE, 12" CABLE, 12" FIBER OPTIC, 12" SLOTTED DRAINAGE, 12" CONCRETE MOUND/STANDARD SET, 5/8" x 18" REBAR WITH CAP, STAMPED L.B. # 7170, (1) OR 2" (1" ASSUMED)

FLOOD ZONE INFORMATION  
THE PROPERTY IS SURGED PALE WITHIN ZONE "X" FOR THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0237B

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

ZONING:  
A-1 AGRICULTURAL-1

FINISHED FLOOR CRITERIA:  
NO FINISHED FLOOR SHALL BE REQUIRED FOR ROOMS OR STRUCTURES TO BE CONSIDERED FOR FLOOD DAMAGE PREVENTION OR FLOOD DAMAGE MITIGATION. FINISHED FLOOR SHALL BE MEASURED TO THE FINISHED FLOOR FINISH. FINISHED FLOOR FINISH SHALL BE MEASURED TO THE FINISHED FLOOR FINISH. FINISHED FLOOR FINISH SHALL BE MEASURED TO THE FINISHED FLOOR FINISH.

BUILDING PERMIT NOTE:  
A BUILDING PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER BEFORE CONSTRUCTION OF ANY STRUCTURE OR STRUCTURES SHALL NOT BE ISSUED FOR LESS THAN ONE DRAINAGE LOT AS DEPICTED ON THIS SUBDIVISION PLAN. 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 COUNTRY SPRINGS ESTATES  
THESE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS. BE AWARE THAT SUCH AGRICULTURAL OPERATIONS MAY CAUSE DUST, FLEAS, POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

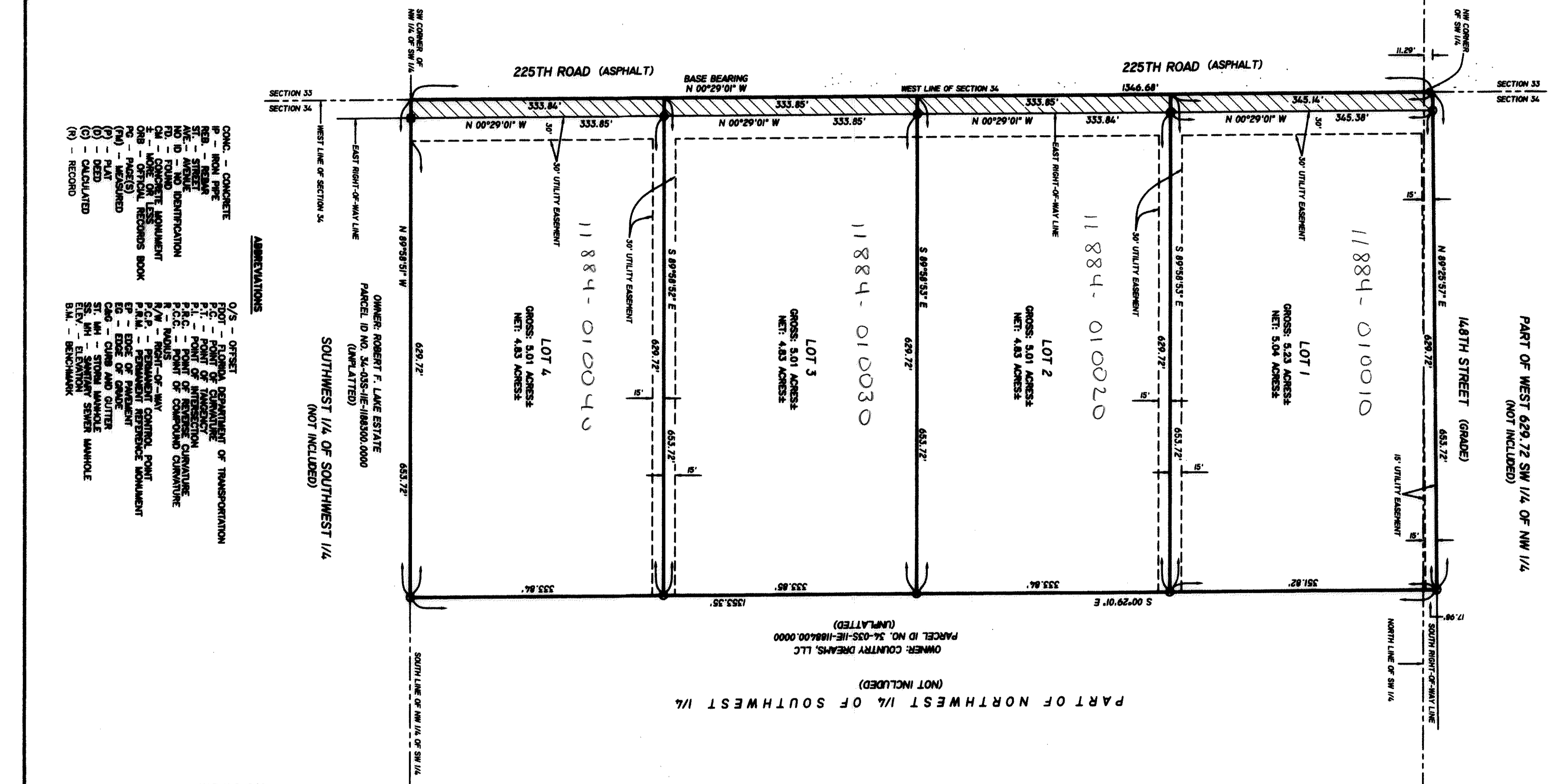


Table with 2 columns: Abbreviations and Descriptions. Lists symbols for concrete, rebar, street, utility easement, etc.

NOTICE:  
All public utility easements shall provide that each easement shall also be a conveyance for the use of the easement. The easement shall be a conveyance for the use of the easement. The easement shall be a conveyance for the use of the easement.

Form with fields for State, County, City, and other information. Includes signature lines for Sherman Frier & Associates, Inc.