

# DUKE'S PLACE REPLAT

PREVIOUSLY KNOWN AS "DUKE'S PLACE" AS RECORDED IN PLAT BOOK 1, PAGE 589 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA IN SECTION 33, TOWNSHIP 2 SOUTH, RANGE 13 EAST SUWANNEE COUNTY, FLORIDA

- 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, description furnished by client, prior survey and subdivision by this company and prior parent tract survey by Darrell Copeland Surveying, Inc.
  - 3.) Bearings projected from the North line of Northeast 1/4 of Section 33 and based on State Plane Coordinates.
  - 4.) No interior improvements were found or located with this survey.
  - 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: February 24, 2022  
Date of plat drawing: November 29, 2022  
Date of preliminary approval: May 2, 2023
  - 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 1% chance floodplain (ref: Map No. 12121C0144C).
  - 9.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
  - 10.) Sewerage disposal to be provided by individual lot owners, subject to County approval.
  - 11.) Water Supply to be provided by individual lot owners, subject to County approval.
  - 12.) Building setbacks: Front = 30 feet, Side and Rear = 15 feet

**DRIVEWAY ACCESS NOTE:** ACCESS EASEMENTS FOR LOTS 1 & 2, AND LOTS 3 & 4 ARE SHOWN ON PLAT. ACCESS SHALL ONLY BE GRANTED VIA THE INGRESS AND EGRESS EASEMENT. NO OTHER POINTS OF ACCESS SHALL BE PERMISSIBLE. NO ADDITIONAL ACCESS SHALL BE GIVEN TO STATE ROAD 51. EASEMENT IS NOT DEDICATED TO THE COUNTY AND SHALL BE PRIVATELY OWNED AND MAINTAINED.

**DESCRIPTION:**  
**BLOCK A**  
 COMMENCE at the Northwest corner of the North 1/4 of the Northeast 1/4 of Section 33, Township 2 South, Range 13 East, Suwannee County, Florida and run South 00°10'16" East, along the West line of said Northeast 1/4 of Section 33, a distance of 779.88 feet; thence North 88°39'20" East, a distance of 517.63 feet; thence South 00°13'31" East, a distance of 363.21 feet to the POINT OF BEGINNING; thence continue South 00°13'31" East, a distance of 79.68 feet; thence North 88°38'55" East, a distance of 850.02 feet to a point on the Westerly right-of-way line of State Road No. 51; thence North 45°08'40" East, along said Westerly right-of-way line of State Road No. 51, a distance of 349.19 feet; thence North 45°14'24" West, a distance of 645.18 feet; thence South 44°56'09" West, a distance of 905.43 feet to the POINT OF BEGINNING. Containing 10.06 acres, more or less.

**CLERK'S CERTIFICATE**  
 THIS PLAT having been approved by the Suwannee County Board of County Commissioners is accepted for files and recorded this 21 day of June 2023 in Plat Book Page 592.

SIGNED: *[Signature]*  
 Clerk of Circuit Court

**AND ALSO**  
**BLOCK B**  
 COMMENCE at the Northwest corner of the North 1/4 of the Northeast 1/4 of Section 33, Township 2 South, Range 13 East, Suwannee County, Florida and run North 88°32'31" East, along the North line of the Northeast 1/4 of said Section 33, being also the South line of Carriage Place Unit 1, a subdivision recorded in Plat Book 1, Page 385 of the public records of Columbia County, Florida, a distance of 1696.33 feet to the POINT OF BEGINNING; thence South 45°08'28" West, a distance of 675.32 feet; thence South 45°14'24" East, a distance of 645.71 feet to a point on the Westerly right-of-way line of State Road No. 51; thence North 45°08'40" East, along said Westerly right-of-way line of State Road No. 51, a distance of 1353.89 feet to a point on the North line of the Northeast 1/4 of Section 33, being also the South line of Carriage Place Unit 1, a subdivision recorded in Plat Book 1, Page 385 of the public records of Columbia County, Florida; thence North 88°32'31" East, along said North line of the Northeast 1/4 of Section 33, being also said South line of Carriage Place Unit 1, a distance of 939.86 feet to the POINT OF BEGINNING. Containing 15.04 acres, more or less.

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

**DEVELOPER**  
 Turkey Creek Phase 1, LLC  
 291 NW Main Blvd, Lake City, FL 32055  
 Contact: Daniel Crapps  
 Phone: (386) 755-5110

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA**  
 THIS IS TO CERTIFY, that on June 20, 2023 the foregoing plat was approved by the board of county commissioners for Suwannee County, Florida

**NOTARY SEAL**  
 My Commission Expires 5/14/26  
 Notary Public

**NOTARY SEAL**  
 My Commission Expires 2/14/26  
 Notary Public

Attest:  
*[Signature]*  
 Chairman

**NOTARY SEAL**  
 My Commission Expires 2/14/26  
 Notary Public

**NOTARY SEAL**  
 My Commission Expires 2/14/26  
 Notary Public

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS that Turkey Creek Phase 1, LLC, as managers have caused the lands hereon to be surveyed, subdivided and platted, to be known as DUKE'S PLACE REPLAT, and that all Rights-of-Way are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

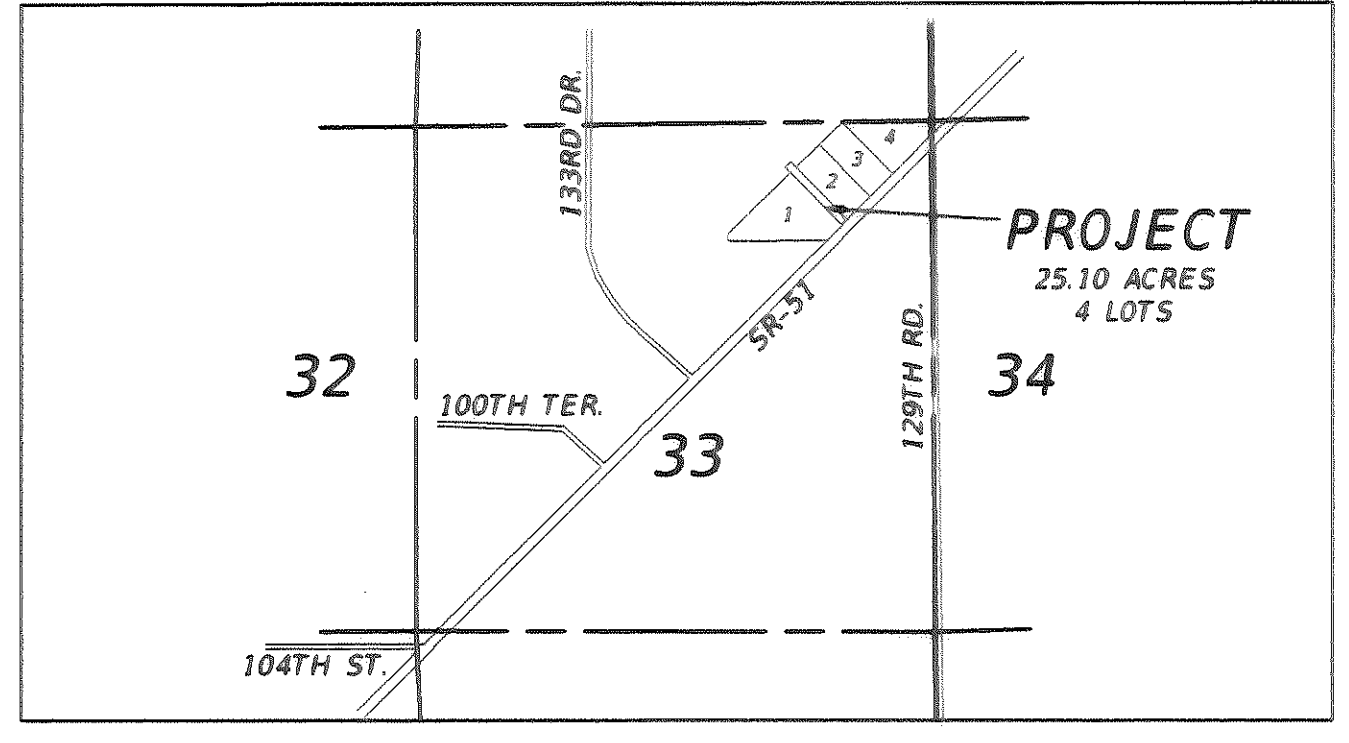
*[Signatures]*  
 Daniel Crapps, Witness, Tom Eagle, Witness, James B. Smith, Witness

**COUNTY SURVEYOR-CHAPTER 177 APPROVAL**  
 KNOW ALL MEN BY THESE PRESENT, 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 06/07/2023 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: *[Signature]*  
 NAME: L. SWIFT BERT  
 Florida Reg. Cert. No. LS 85257

**SURVEYOR'S CERTIFICATE**  
 HEREBY CERTIFY this to be a true and correct representation of the lands surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that Permanent Reference Monuments have been set as shown and that survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: *[Signature]*  
 James B. Smith, P.S.M.  
 Florida Registered Cert. No. 7355  
 DATE: 6/7/2023



**LEGEND**

CHF=CONCRETE MONUMENT FOUND	T=TANGENT OF CURVE
OE=OVERHEAD ELECTRIC LINE	R=RADIUS OF CURVE
SEC=SECTION	FD=FOUND
IPF=IRON PIPE FOUND	L=LENGTH OF CURVE
PLS=PROFESSIONAL LAND SURVEYOR	NO ID=NO IDENTIFICATION
COR=CORNER	MAINT=MAINTAINED
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	PROP.=PROPOSED
NE=NORTHEAST	PC=POINT OF CURVATURE
R/W=RIGHT-OF-WAY	CB=CHORD BEARING
NW=NORTHWEST	PT=POINT OF TANGENCY
CL=CENTER LINE	CD=CHORD DISTANCE
SW=SOUTHWEST	SR=STATE ROAD
#=PROPERTY LINE	CHLK=CHARLINK
SE=SOUTHEAST	RR=RAILROAD
PP=POWER POLE	TP=TELEPHONE POLE
LB=LICENSED BUSINESS	OT=OVERHEAD TELEPHONE LINE
SP=SERVICE POLE	CR=COUNTY ROAD
P.O.B.=POINT OF BEGINNING	LS=LICENSED SURVEYOR
LD=DELTA ANGLE; CENTRAL ANGLE	F.O.C.=FIBER OPTIC CABLE
IRC=IRON REBAR & CAP	F.K.A.=FORMERLY KNOWN AS
	ELEV.=ELEVATION

**NORTH FLORIDA PROFESSIONAL SERVICES, INC.**  
 P.O. BOX 3823  
 LAKE CITY, FL 32056  
 PH. 386-752-4675  
 LIC NO. LB8356

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