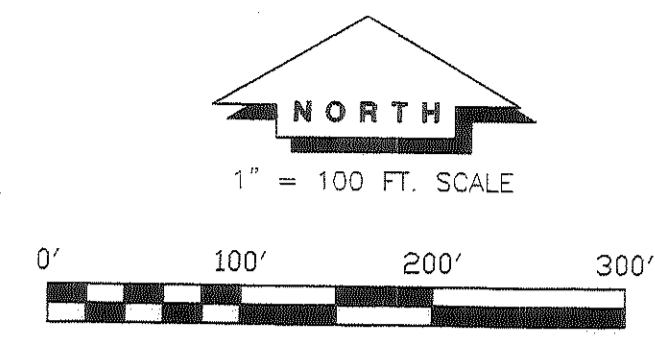


Fern Place

FERN PLACE
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 13 EAST,
SUWANNEE COUNTY, FLORIDA



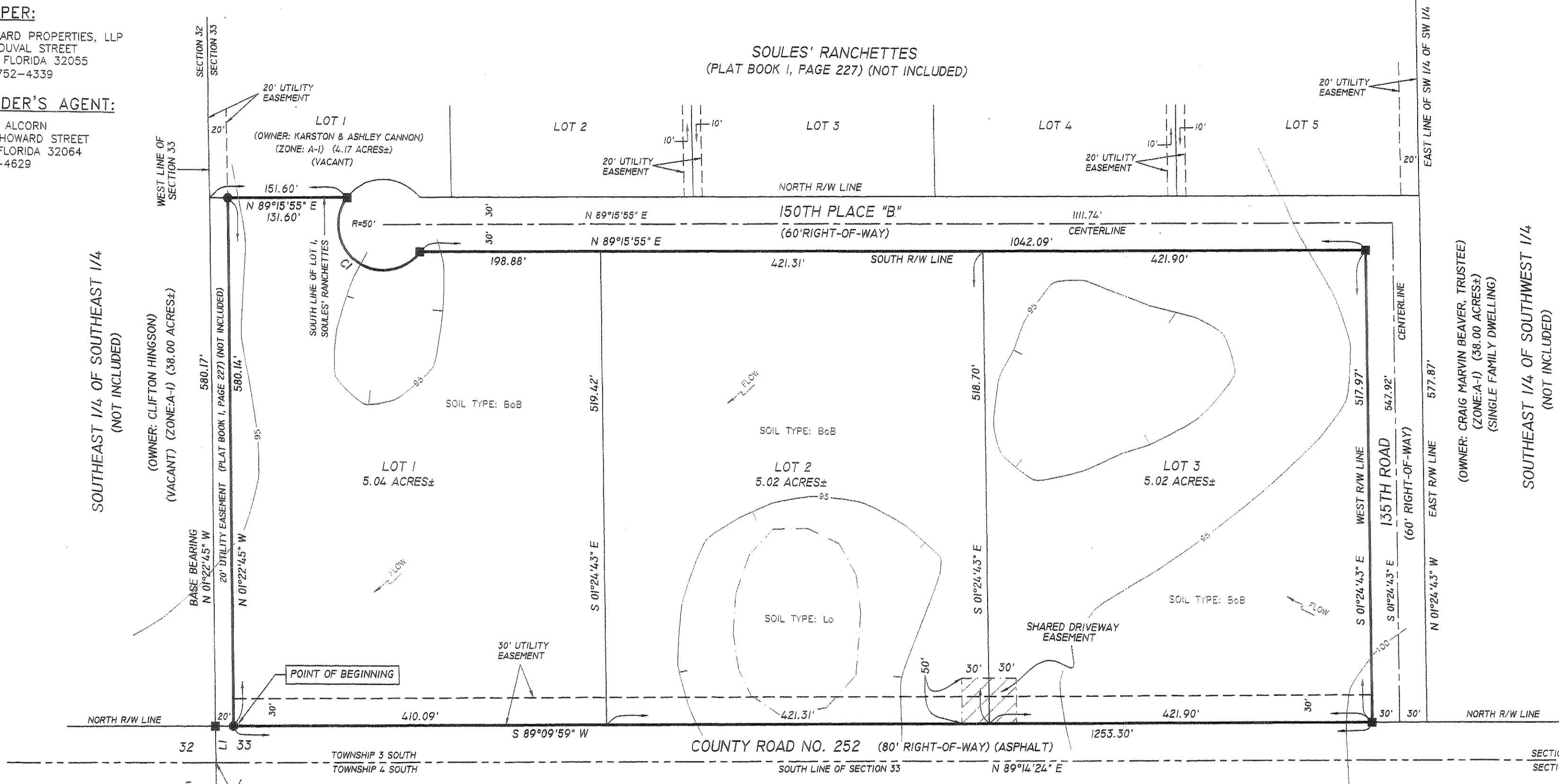
- ABBREVIATIONS
CONC. - CONCRETE
IP - IRON PIPE
REB. - REBAR
ST. - STREET
AVE. - AVENUE
NO ID - NO IDENTIFICATION
FD. - FOUND
CM - CONCRETE MONUMENT
E - MORE OR LESS
ORB - OFFICIAL RECORDS BOOK
PG - PAGE(S)
(FM) - FIELD MEASURED
(P) - PLAT
(D) - DEED
(C) - CALCULATED
(R) - RECORD
O/S - OFFSET
FDOT - 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
R - RADIUS
R/W - RIGHT-OF-WAY
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT

DESCRIPTION:
PART OF SOUTH 1/2 OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 33, THENCE RUN NORTH 01°22'45" WEST ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 252; THENCE RUN NORTH 89°09'59" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 01°22'45" WEST, A DISTANCE OF 580.14 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, SOULES' RANCHETTES, AS RECORDED IN PLAT BOOK 1, PAGE 227 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 89°15'55" EAST ALONG SAID SOUTH LINE, A DISTANCE 131.60 FEET TO A POINT ON THE CUL-DE-SAC OF 150TH PLACE "B", SAID CUL-DE-SAC CONCAVED NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THENCE RUN ALONG AND AROUND SAID CUL-DE-SAC, A CHORD BEARING AND DISTANCE OF SOUTH 53°52'04" EAST, 100.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 150TH PLACE "B" AND THE TERMINUS OF SAID CUL-DE-SAC; THENCE RUN NORTH 89°15'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1042.09 FEET TO THE WEST RIGHT-OF-WAY LINE OF 135TH ROAD; THENCE RUN SOUTH 01°24'43" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 517.97 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 252; THENCE RUN SOUTH 89°09'59" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1253.30 FEET TO THE POINT OF BEGINNING, CONTAINING 15.08 ACRES MORE OR LESS.

NOTICE:
All plotted 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.

DEVELOPER:
DEAS-BULLARD PROPERTIES, LLP
872 EAST DUVAL STREET
LAKE CITY, FLORIDA 32055
(386) 752-4339

SUBDIVIDER'S AGENT:
TIMOTHY B. ALCORN
130 WEST HOWARD STREET
LIVE OAK, FLORIDA 32064
(386) 362-4629



SPECIAL DRIVEWAY NOTE:
LOT 1 SHALL ONLY BE ACCESSIBLE FROM COUNTY ROAD NO. 252.
LOTS 2 AND 3 SHALL ONLY BE ACCESSIBLE FROM COUNTY ROAD NO. 252 BY THE COMMON ACCESS DRIVEWAY EASEMENT AT THE DENOTED LOCATION SHOWN ON THIS PLAT.

LEGEND AND NOTES:

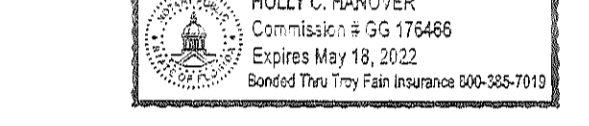
- 1) DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4" x 4" CONCRETE MONUMENT, R.L.S. # 2245.
2) DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 3/8" REBAR WITH CAP, STAMPED R.L.S. # 2245.
3) BEARINGS BASED ON THE WEST LINE OF SECTION LINE OF SECTION 33 (N 01°22'45" W - PLAT).
4) DISTANCES MEASURED IN U.S. FEET.
5) 5/8" x 18" REBAR WITH CAP, STAMPED L.B. # 7170 SET ON ALL LOT CORNERS EXCEPT AS NOTED.
6) COORDINATES BASED ON UNPUBLISHED DATA.
7) WATER SUPPLIED BY INDIVIDUAL WELL.
8) SEWAGE DISPOSAL SUPPLIED BY INDIVIDUAL SEPTIC TANKS.
9) CONTOUR LINES AS PER MAYO NE, FLA. QUADRANGLE MAP.
10) THERE ARE NO COVENANTS OR RESTRICTIONS.

ADOPTION AND DEDICATION:
KNOWN ALL MEN BY THESE PRESENT THAT DEAS-BULLARD PROPERTIES, LLP, AS OWNER, SURVEYED AND PLATED THESE LANDS TO BE KNOWN AS "FERN PLACE" 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.

Witness signatures: Martha Jo Khachigan, Connie B. Roberts

STATE OF FLORIDA, COUNTY OF COLUMBIA:
I HEREBY CERTIFY ON THIS 8th DAY OF February, A.D. 2021, BEFORE ME PERSONALLY APPEARED MARTHA JO KHACHIGAN, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SHE ACKNOWLEDGES EXECUTION THEREOF.

Witness signature: Holly C. Hanover, Notary Public, State of Florida



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

Signature of Chairman, Date: 3/15/21

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 15th DAY OF March, 2021, IN PLAT BOOK 7, PAGE 582 OF THE PUBLIC RECORDS OF SAID COUNTY, FLORIDA.

Signature of Clerk: Rogan Woods, O.C., Clerk of Court, Suwannee County, Florida

CERTIFICATE OF TAX COLLECTOR
THIS IS TO CERTIFY THAT ALL PAYABLE AD VALOREM TAXES HAVE BEEN PAID AND ALL TAX SALES AGAINST THE LAND INCLUDED WITHIN THIS PLAT HAVE BEEN REDEEMED AS OF THIS DATE.

Signature of Tax Collector: Sharon W. Jordan, County of Suwannee

UTILITY EASEMENT DETAIL:
30' EASEMENT AS SHOWN, EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

FLOOD ZONE INFORMATION:
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" PER THE FLOOD INSURANCE RATE MAP OF THE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0270B.

SPECIAL NOTE:
THERE ARE NO LAKES, MARSHES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY.

BUILDING SET BACKS:
FRONT: 30.00 FEET
SIDE: 15.00 FEET
REAR: 15.00 FEET

ZONING:
A-1 AGRICULTURAL-1

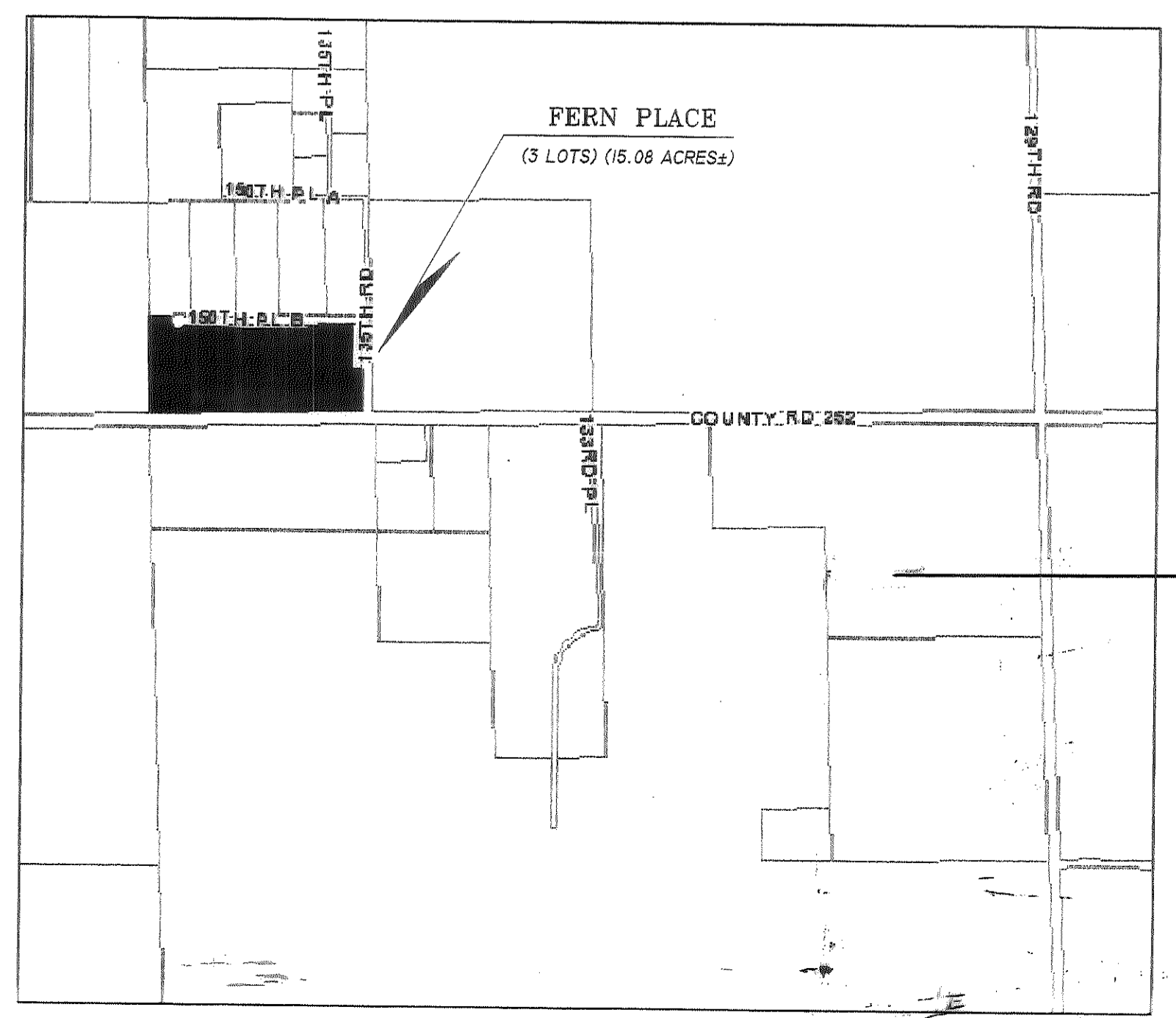
SOIL TYPES:
B08 - BLANTON-BOWNE-SUSQUEHANNA COMPLEX, 2 TO 5 PERCENT SLOPES
L0 - LOCAL ALLUVIAL LAND

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 9" 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 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 FERN PLACE:
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.



THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:
Signature of Alice V. Geiger, Professional Surveyor and Mapper, Florida Certificate No. 6722

CERTIFICATE OF SURVEYOR:
I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 15TH DAY OF JANUARY, 2021. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 15TH DAY OF JANUARY, 2021.

Signature of Timothy B. Alcorn, Professional Surveyor and Mapper, Florida Certificate No. 6332, Date: January 21, 2021

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

Professional information for J. Sherman Frier & Associates, Inc. Land Surveyors, including address, phone, fax, and email.