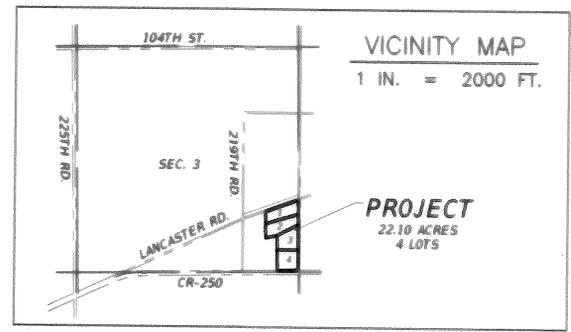


# Mark's Pointe

TOTAL ACREAGE = 22.10 ACRES

**DEVELOPER**  
 FBD, Inc.  
 P.O. Box 1733, Lake City, FL 32056  
 Contact: Audrey Bullard  
 Phone: (386) 755-4050

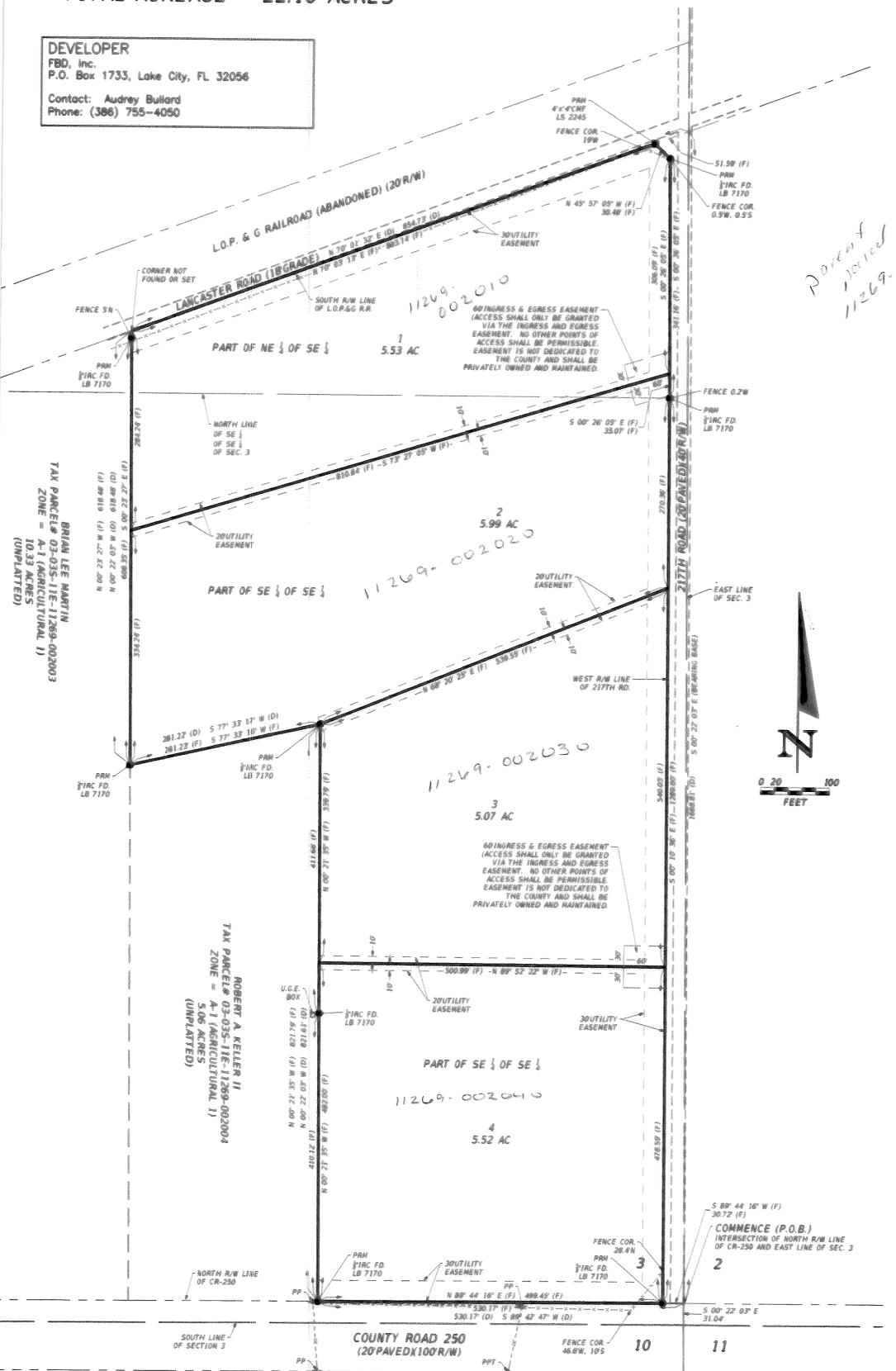


## MARK'S POINTE IN SECTION 3 TOWNSHIP 3 SOUTH, RANGE 11 EAST SUWANNEE COUNTY, FLORIDA

**DESCRIPTION:**  
 O.R. Book 2174, Page 121  
 Part of the East 1/2 of the Southeast 1/4 of Section 3, Township 3 South, Range 11 East, Suwannee County, Florida, being more particularly described as follows:

For a point of beginning COMMENCE at the intersection of the East line of said Section 3 with the North right-of-way line of County Road No. 250; thence run South 89°42'47" West, along said North right-of-way line, a distance of 530.17 feet; thence run North 00°22'03" West, a distance of 821.61 feet; thence run South 77°33'17" West, a distance of 281.22 feet; thence run North 00°22'03" West, a distance of 638.48 feet to the South right-of-way line of the old Live Oak Perry and Gulf Railroad; thence run North 70°01'32" East, along said South right-of-way line, a distance of 854.73 feet to said East line; thence run South 00°22'03" East, along said East line, a distance of 1668.81 feet to the POINT OF BEGINNING. LESS AND EXCEPT road right of way. Containing 22.10 acres, more or less.

LEGEND	
CNF=CONCRETE MONUMENT FOUND	P.O.B.=POINT OF BEGINNING
OE=OVERHEAD ELECTRIC LINE	IRC=IRON REBAR & CAP
SEC=SECTION	FD=FOUND
IPF=IRON PIPE FOUND	NO ID=NO IDENTIFICATION
PLS=PROFESSIONAL LAND SURVEYOR	MAINT=MAINTAINED
COR=CORNER	PROP=PROPOSED
P.S.N.=PROFESSIONAL SURVEYOR & MAPPER	SR=STATE ROAD
NE=NORTHEAST	CHLK=CHAINLINK
R/W=RIGHT-OF-WAY	CR=COUNTY ROAD
NW=NORTHWEST	PPT=POWER POLE W/ TRANSFORMER
E=CENTER LINE	U.G.E.=UNDERGROUND ELECTRIC
SW=SOUTHWEST	ID=DEED MEASUREMENT
E=PROPERTY LINE	IF=FIELD MEASUREMENT
SE=SOUTHEAST	PRM=PERMANENT REFERENCE MONUMENT
PP=POWER POLE	F.K.A.=FORMERLY KNOWN AS
LB=LICENSED BUSINESS	



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

THIS IS TO CERTIFY, that on 04.05.22 the foregoing plat was approved by the board of county commissioners for Suwannee County, Florida.

*Shirley Pitt*  
 Chairman

*Joanna Woods*  
 Attest:



- 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, and prior survey by J. Sherman Frier and Associates, Inc.
  - 3.) Bearings projected from the East line of Section 3 and based on above referenced prior survey by J. Sherman Frier and Associates, Inc.
  - 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: October 5, 2021  
 Date of plat drawing: October 20, 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. 12121C0230B and 12121C0114B).
  - 9.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
  - 10.) Preliminary approval: December 7, 2021
  - 11.) Sewerage disposal to be provided by individual lot owners, subject to County approval.
  - 12.) Water Supply to be provided by individual lot owners, subject to County approval.
  - 13.) Building setbacks: Front = 30 feet  
 Side and Rear = 15 feet

**CLERK'S CERTIFICATE**

THIS PLAT having been approved by the Suwannee County Board of County Commissioners is accepted for files and recorded this 04 day of April, 2022, in Plat Book 1, Page 507.

SIGNED: *Joanna Woods*  
 Clerk of Circuit Court



ACKNOWLEDGMENT STATE OF Florida COUNTY OF Columbia  
 The foregoing document was acknowledged before me this 10 day of April, 2022, by Audrey Bullard for FBD, Inc., as owner. Said instrument relates to My Commission Expires 5/18/22  
 SIGNED: *Holly Coleman*  
 Notary Public

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that FBD, Inc., as owner has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as MARK'S POINTE, and that all Rights-of-Way are hereby dedicated to the perpetual use of the Public for use as shown hereon.  
*Audrey Bullard*  
 Audrey Bullard  
*Holly Coleman*  
 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 03/08/2022 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 Best*  
 L. SCOTT BEST  
 Florida Reg. Cert. No. L.S. 8757



**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 Suwannee County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: *James B. Smith*  
 James B. Smith, P.S.M.  
 Florida Registered Cert. No. 7355  
 DATE: 02/29/2022

