

DEER LAKE PRESERVE

**J. SHERMAN FRIER & ASSOCIATES, INC.**  
 LAND SURVEYORS  
 CERTIFICATE OF AUTHORIZATION - L.B. # 7170  
 130 W. HOWARD STREET, LIVE OAK, FL 32064  
 PHONE: 386-362-4629 FAX: 386-362-8378  
 EMAIL: jfrie@windstream.net timalcorn@windstream.net  
 DRAWING NO. 267-19-2020

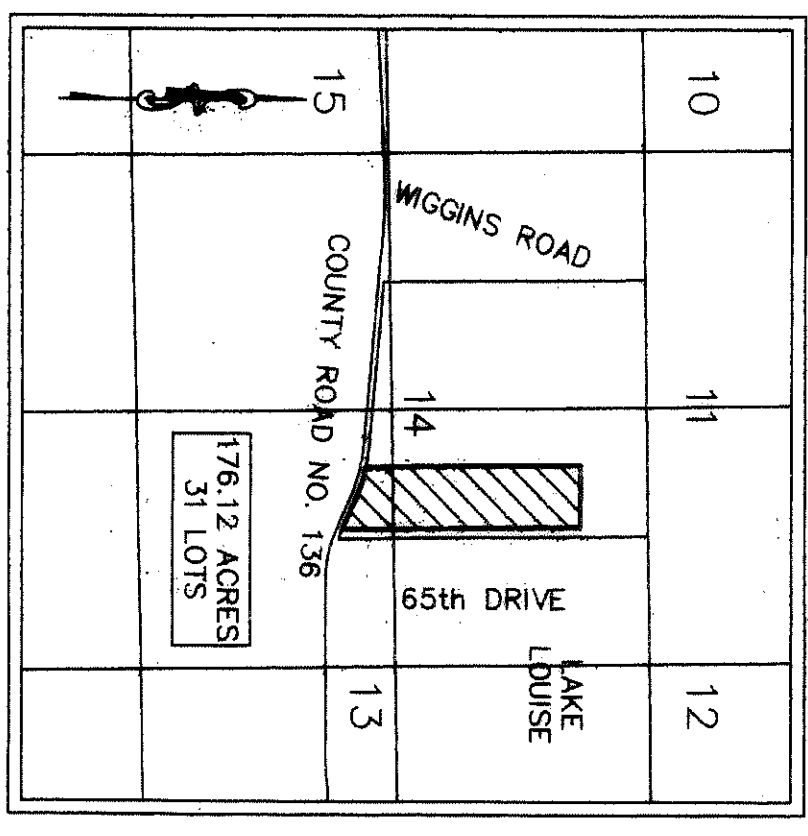
**DEER LAKE PRESERVE**

PLANNED RURAL RESIDENTIAL DEVELOPMENT  
 IN  
 SECTION 14, TOWNSHIP 2 SOUTH, RANGE 14 EAST  
 SUWANNEE COUNTY, FLORIDA

PLAT BOOK 2 PAGE 574  
 PAGE 1 OF 4

**DESCRIPTION:**

THE E 1/2 OF THE NW 1/4, THE W 1/2 OF THE NE 1/4 AND THAT PART OF THE NW 1/4 OF THE SE 1/4 AND THAT PART OF THE NE 1/4, LYING NORTH OF THE RIGHT-OF-WAY OF COUNTY ROAD NO. 136 IN SECTION 14, TOWNSHIP 2 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA, CONTAINING 176.12 ACRES, MORE OR LESS.



VICINITY MAP  
 SCALE: 1" = 2000'

**CERTIFICATE OF DEDICATION & OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT DEER LAKE PRESERVE, LLC, AS OWNER, HAS CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "DEER LAKE PRESERVE," AND THAT ALL RIGHTS-OF-WAY, RETENTION AREAS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE HOME OWNERS ASSOCIATION FOR USES AS SHOWN HEREON.

**OWNER:**

BY: Russell S. Departer  
 DEER LAKE PRESERVE, LLC  
 11214 129TH ROAD  
 LIVE OAK, FLORIDA 32060  
 (386) 623-3320

WITNESS: Clair M. Veen

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA, COUNTY OF SUWANNEE  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF June 2020  
 BY Russell S. Departer, AUTHORIZED MEMBER OF DEER LAKE PRESERVE, LLC. HE IS PERSONALLY KNOWN TO ME  
 OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNED: Clair M. Veen  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 3/1/2022

APPROVAL BY SUWANNEE COUNTY HEALTH DEPARTMENT:  
 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF REVENING SURVEYOR:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF SUWANNEE COUNTY, FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

NAME: Maile D. Dobson  
 DATE: 6/16/2020

REGISTRATION NUMBER: LS 4708

**LEGEND & NOTES:**

- DENOTES PERM (PERMANENT REFERENCE MONUMENT) FOUND/CONCRETE MONUMENT, STAMPED L.B. # 6685.
- DENOTES POP (PERMANENT CONTROL POINT) FOUND, NAL & TAB, L.B. # 6685
- 1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY OF COUNTY ROAD NO. 136, BEING N 66°37'15" W.
- 2. SUBJECT PROPERTY LIES IN ZONE "X", AN AREA OUTSIDE OF THE 500-YEAR FLOOD PLAIN AND ZONE "A", AN AREA INSIDE OF THE 100-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NOS. 120300 01608 AND 120300 1708. LAST REVISION DATE SEPTEMBER 28, 2007. FLOOD ZONE LINES, IF ANY, ARE SCALED FROM FLOOD INSURANCE RATE MAPS PROVIDED BY FEMA.
- 3. DATE OF FIELD SURVEY WAS MAY 9, 2006.
- 4. PRELIMINARY PLAT WAS DRAWN ON JUNE 28, 2006 AND APPROVED ON JANUARY 16, 2007.
- 5. FINAL PLAT WAS DRAWN ON MAY 7, 2020.
- 6. PROPERTY IS ZONED AGRICULTURAL-1.
- 7. SOIL TYPES ARE HIRBOGANE, ALBANY, CHIPLEY, BLANTON-FOXWORTH-ALPIN COMPLEX, FALMOUTH-BONNEAU-BLANTON COMPLEX AND PLUMMER FINE SAND, DEPRESSIONAL.
- 8. PROPOSED 67TH PLACE AS DEPICTED ON THE PLAT SHALL BE A PRIVATE ROAD AND WILL NOT BE MAINTAINED BY SUWANNEE COUNTY.
- 9. LOT 1 AND LOT 31 (ENTRANCE LOTS) ARE TO BE ACCESSED BY 67TH PLACE AND NOT COUNTY ROAD 136.
- 10. EXCEPT AS SHOWN, NO NATURAL FEATURES, INCLUDING LAKES, MARSHES OR SWAMPS, WATER COURSES AND WOODED AREAS ARE PRESENT ON THIS SITE.
- 11. NO STREET LIGHTING IS PROPOSED.
- 12. NO EVIDENCE OF WUCK POCKETS ARE PRESENT ON THIS PROPERTY.
- 13. THIS PROPERTY IS NOT WITHIN A CRITICAL WILDLIFE CONSERVATION AREA.
- 14. WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC TANKS.
- 15. WATER SUPPLY IS TO BE INDIVIDUAL WELLS.
- 16. 5/8" x 18" REBAR WITH CAP, STAMPED L.B. # 7170 SET ON ALL LOT CORNERS EXCEPT AS NOTED.

**SPECIAL NOTES:**

1. SUWANNEE COUNTY AND J. SHERMAN FRIER & ASSOCIATES, INC. HAVE MADE NO INVESTIGATION OF AND ACCEPT NO RESPONSIBILITY FOR DAMAGES OR LOSS SUSTAINED BY REASON OF ANY CAVE, SINKHOLE, SURFACE OR SUB-SURFACE FORMATION, OR SUSCEPTIBILITY TO FLOODING OR DRAINAGE PROBLEMS, ON ANY OF THE LANDS HEREON SHOWN.
  2. THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS, BE AWARE THAT SUCH AGRICULTURAL OPERATIONS MAY CAUSE ODOORS, FLEES, POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.
- 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 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.
- NOTICE: WATER RUN OFF FROM EXISTING PUBLIC ROAD RIGHTS OF WAY MAY OCCUR DURING HEAVY RAINS.
- 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.

**CERTIFICATE OF SUBDIVIDER'S ENGINEER:**

THIS IS TO CERTIFY THAT ON 6/12/2020, GREGORY G. BAILEY, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 43898, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IF APPLICABLE, ANY SUBMITTED "AS BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA.

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

CHAIRMAN: Chopra Ward  
 ATTEST: \_\_\_\_\_

DATE: 07-07-20  
 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 4<sup>th</sup> DAY OF July 2020 IN PLAT BOOK 2, PAGES 574-579 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA.

**CERTIFICATE OF CLERK:**

SIGNED: Harold Ward  
 CLERK OF CIRCUIT COURT  
 COUNTY ATTORNEY CERTIFICATE:  
 I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLES IN FORM WITH THE SUWANNEE COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED: \_\_\_\_\_ SUWANNEE COUNTY ATTORNEY

**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 COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SUWANNEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 2<sup>ND</sup> DAY OF JUNE 2007. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 2<sup>ND</sup> DAY OF JUNE 2007.

DATE: 6-10-20  
 NAME: Maile D. Dobson  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 6332

J. SHERMAN FRIER & ASSOCIATES, INC.  
 130 W. HOWARD STREET