

**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 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.

**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.

Parent parcel  
 1-3-12-10159-000000

# ROSS ESTATES

IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 12 EAST,  
 SUWANNEE COUNTY, FLORIDA

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 00°04'01" E	16.64'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	11500.20'	33.39'	33.39'	N 89°43'59" W	00°00'58"	16.70'
C2	11500.20'	71.31'	71.31'	S 89°15'23" W	00°21'18"	39.65'

- ABBREVIATIONS**
- REB. - REBAR
  - ST. - STREET
  - AVE. - AVENUE
  - NO ID - NO IDENTIFICATION
  - FD. - FOUND
  - CM - CONCRETE MONUMENT
  - ± - 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
  - EP - EDGE OF PAVEMENT

**UTILITY EASEMENT DETAIL:**

**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 02558

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

**ZONING:**  
 A-1 AGRICULTURAL-1

**FINISHED FLOOR CRITERIA:**  
 NO PORTION OF THE SITE RESIDES IN A DESIGNATED FLOOD PRONE AREA. NO STRUCTURE SHALL BE LOCATED WITHIN SWALES, DRAINAGE FEATURES OF DEPRESSIONS. WHEN ESTABLISHING A FINISHED FLOOR ELEVATION OF A STRUCTURE, THE CONTRACTOR SHALL SET THE MINIMUM FINISHED FLOOR ELEVATION TO BE A MINIMUM OF 6" 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.

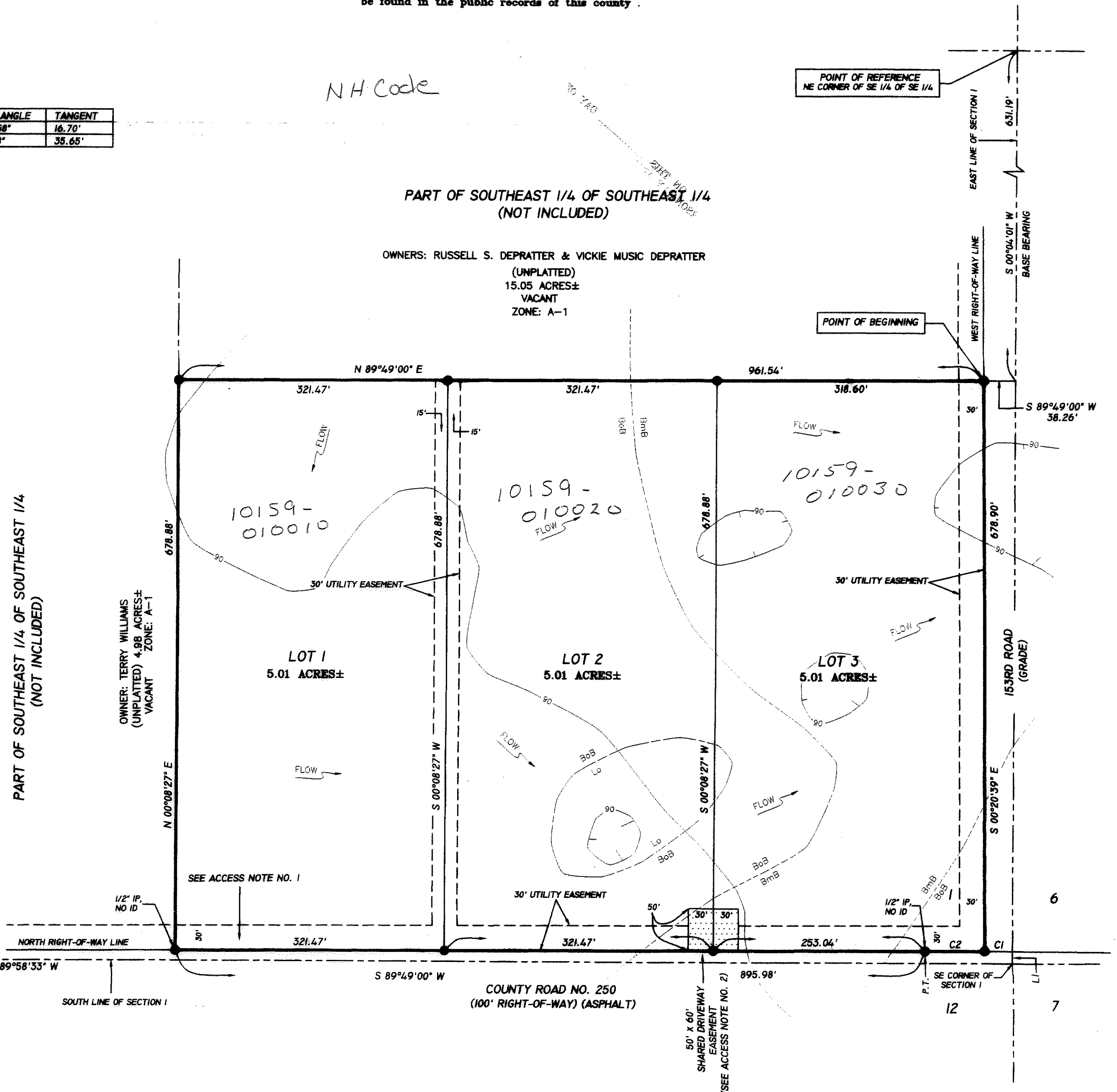
**BUILDING PERMIT NOTE:**  
 A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATION OF ANY RESIDENTIAL BUILDING OR STRUCTURE SHALL NOT BE ISSUED FOR LESS THAN ONE ENTIRE LOT AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERWISE PROVIDED BY LAW.

**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 ROSS ESTATES**  
 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.

PART OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 (NOT INCLUDED)

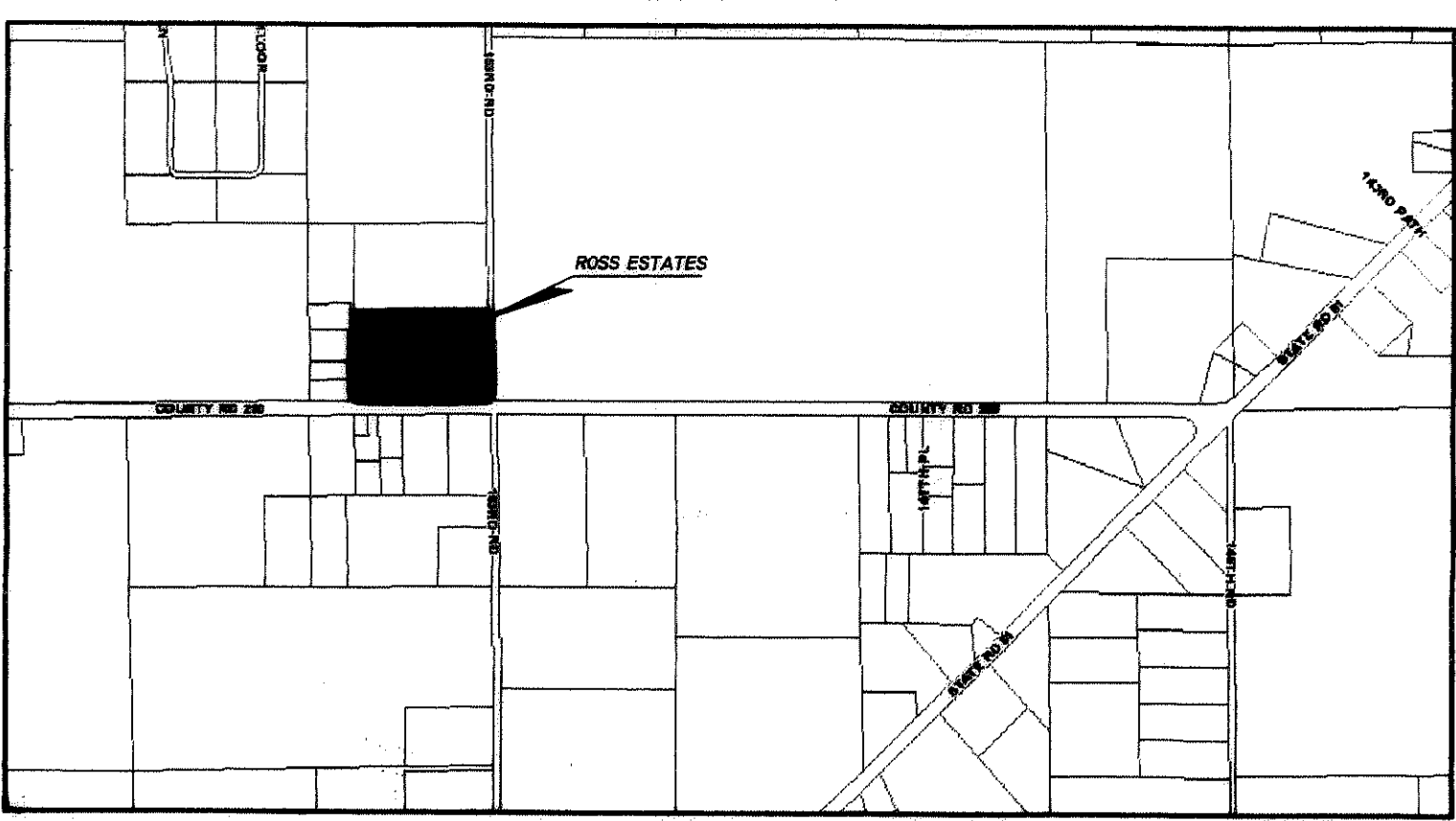
OWNERS: RUSSELL S. DEPRATTER & VICKIE MUSIC DEPRATTER  
 (UNPLATTED)  
 15.05 ACRES±  
 VACANT  
 ZONE: A-1



- LEGEND AND NOTES:**
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 5/8" x 18" REBAR WITH CAP, STAMPED L.B. # 7170, UNLESS NOTED OTHERWISE
  - 1) BEARINGS AND COORDINATES BASED ON UNPUBLISHED DATA (EAST LINE OF SECTION 1 - S 00°04'01" W, ASSUMED)
  - 2) THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY.
  - 3) DISTANCES MEASURED IN U.S. FEET
  - 4) WATER SUPPLIED BY INDIVIDUAL WELL.
  - 5) SEWAGE DISPOSAL SUPPLIED BY INDIVIDUAL SEPTIC TANKS
  - 6) THERE ARE NO UTILITY EASEMENTS ADJACENT TO PLAT.
  - 7) CONTOUR LINES AS PER MAYO NE, FLA. QUADRANGLE MAP.
  - 8) THERE ARE NO COVENANTS OR RESTRICTIONS.

- ACCESS NOTES:**
- 1) ACCESS TO LOT 1 WILL ONLY BE PERMITTED WITHIN THE WEST 180.00 FEET OF SAID LOT FROM COUNTY ROAD NO. 250.
  - 2) ACCESS TO LOTS 2 AND 3 WILL ONLY BE PERMITTED FROM THE SHARED DRIVEWAY EASEMENT AS SHOWN ON THIS PLAT.

**VICINITY MAP**  
 NOT TO SCALE



**DESCRIPTION:**  
 PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD NO. 250, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, THENCE RUN SOUTH 00°04'01" WEST ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 631.19 FEET; THENCE RUN SOUTH 89°49'00" WEST, A DISTANCE OF 38.26 FEET TO THE WEST RIGHT-OF-WAY LINE OF 153RD ROAD AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°20'39" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 678.90 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 250, SAID POINT BEING IN A CURVE CONCAVED SOUTHEASTERLY, HAVING A RADIUS OF 11500.20 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF SOUTH 89°50'23" WEST, 71.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°49'00" WEST, A DISTANCE OF 895.98 FEET; THENCE RUN NORTH 00°08'27" EAST, A DISTANCE OF 678.88 FEET; THENCE RUN NORTH 89°49'00" EAST, A DISTANCE OF 961.54 FEET TO THE POINT OF BEGINNING. CONTAINING 15.03 ACRES MORE OR LESS.

**ADOPTION AND DEDICATION:**  
 KNOW ALL MEN BY THESE PRESENTS THAT RUSSELL S. DEPRATTER AND VICKIE MUSIC DEPRATTER, AS OWNERS, HAVE CAUSED THE LANDS HEREBY DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS ROSS ESTATES AND THAT THE ROADS, STREETS AND EASEMENTS FOR UTILITIES, SWAMPS AND OTHER PURPOSES HEREBY SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

*Russell S. Depratter*  
 RUSSELL S. DEPRATTER  
 OWNER  
 11214 129TH ROAD  
 LIVE OAK, FLORIDA 32064  
 (386) 623-3320

*Vickie Music Depratter*  
 VICKIE MUSIC DEPRATTER  
 OWNER  
 11214 129TH ROAD  
 LIVE OAK, FLORIDA 32064  
 (386) 623-3320

WITNESS: *Manda A. Brown*  
 WITNESS: *Claire M. Sheen*

**STATE OF FLORIDA, COUNTY OF SUWANNEE:**  
 I HEREBY CERTIFY ON THIS 16<sup>th</sup> DAY OF June A.D. 2020, BEFORE ME PERSONALLY APPEARED RUSSELL S. DEPRATTER AND VICKIE MUSIC DEPRATTER TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT SUWANNEE COUNTY, STATE OF FLORIDA, THIS 16<sup>th</sup> DAY OF June A.D. 2020.

*Claire M. Sheen*  
 NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: 3/1/2022

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

*[Signature]*  
 CHAIRMAN

*[Signature]*  
 CLERK

DATE: 07/07/20

**CERTIFICATE OF CLERK:**  
 I HEREBY CERTIFY THAT THE FOREGOING PLAT, HAVING BEEN DOLY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA WAS ACCEPTED AND FILED FOR RECORD THIS 07<sup>th</sup> DAY OF July A.D. 2020. PLAT BOOK 1, PAGE 574 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

*[Signature]*  
 CLERK OF COUNTY, SUWANNEE COUNTY, FLORIDA

**DEVELOPERS:**  
 RUSSELL S. DEPRATTER  
 VICKIE MUSIC DEPRATTER  
 11214 129TH ROAD  
 LIVE OAK, FLORIDA 32064  
 (386) 623-3320

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

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:  
*[Signature]*  
 MAREK O. DUREN  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 24208

SCALE: 1" = 100'	DATE SURVEYED: 08-08-2019	DATE DRAWN: 08-04-2020
REVIEWED:	APPROVED BY:	DRAWN BY: SH
<b>J. SHERMAN FRIER &amp; ASSOCIATES, INC.</b>		
LAND SURVEYORS CERTIFICATE OF AUTHORIZATION L.B. 7170		
130 W. HOWARD STREET, LIVE OAK, FL. 32064 PHONE: 386-362-4629 FAX: 386-362-5270		