

# KELLY WOODS

IN  
SECTION 28, TOWNSHIP 1 SOUTH, RANGE 12 EAST,  
SUWANNEE COUNTY, FLORIDA

**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 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.

- ABBREVIATIONS**
- CONC. - CONCRETE
  - IP - IRON PIPE
  - REB. - REBAR
  - ST - STREET
  - AVE. - AVENUE
  - NO ID - NO IDENTIFICATION
  - FO - FOUND
  - CM - CONCRETE MONUMENT
  - S - 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
  - ID - IDENTIFICATION
  - L.B. - LICENSED BUSINESS

## LEGEND AND NOTES:

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 5/8" x 18" REBAR WITH CAP, STAMPED L.B. # 7170.
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 5/8" REBAR, L.B. # 7170.
- ◎ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, NAIL, NO IDENTIFICATION.
- 1) BEARINGS AND COORDINATES BASED ON UNPUBLISHED DATA (WEST LINE OF SECTION 28-N 00°33'11" W, ASSUMED).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) THERE ARE NO COVENANTS OR RESTRICTIONS.
- 8) 5/8" x 18" REBAR WITH CAP, STAMPED L.B. # 7170 SET ON ALL LOT CORNERS EXCEPT AS NOTED.
- 9) CONTOUR LINES, AS SHOWN, ARE SCALED FROM PALMOUTH, FLA QUADRANGLE MAP.

## 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 KELLY WOODS:

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.

## SOIL TYPE NOTE:

B08 - BLANTON BOWIE SUSQUEHANNA COMPLEX, 2 TO 5 PERCENT SLOPES  
S08 - SUSQUEHANNA BLANTON COMPLEX, 2 TO 5 PERCENT SLOPES

## 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.

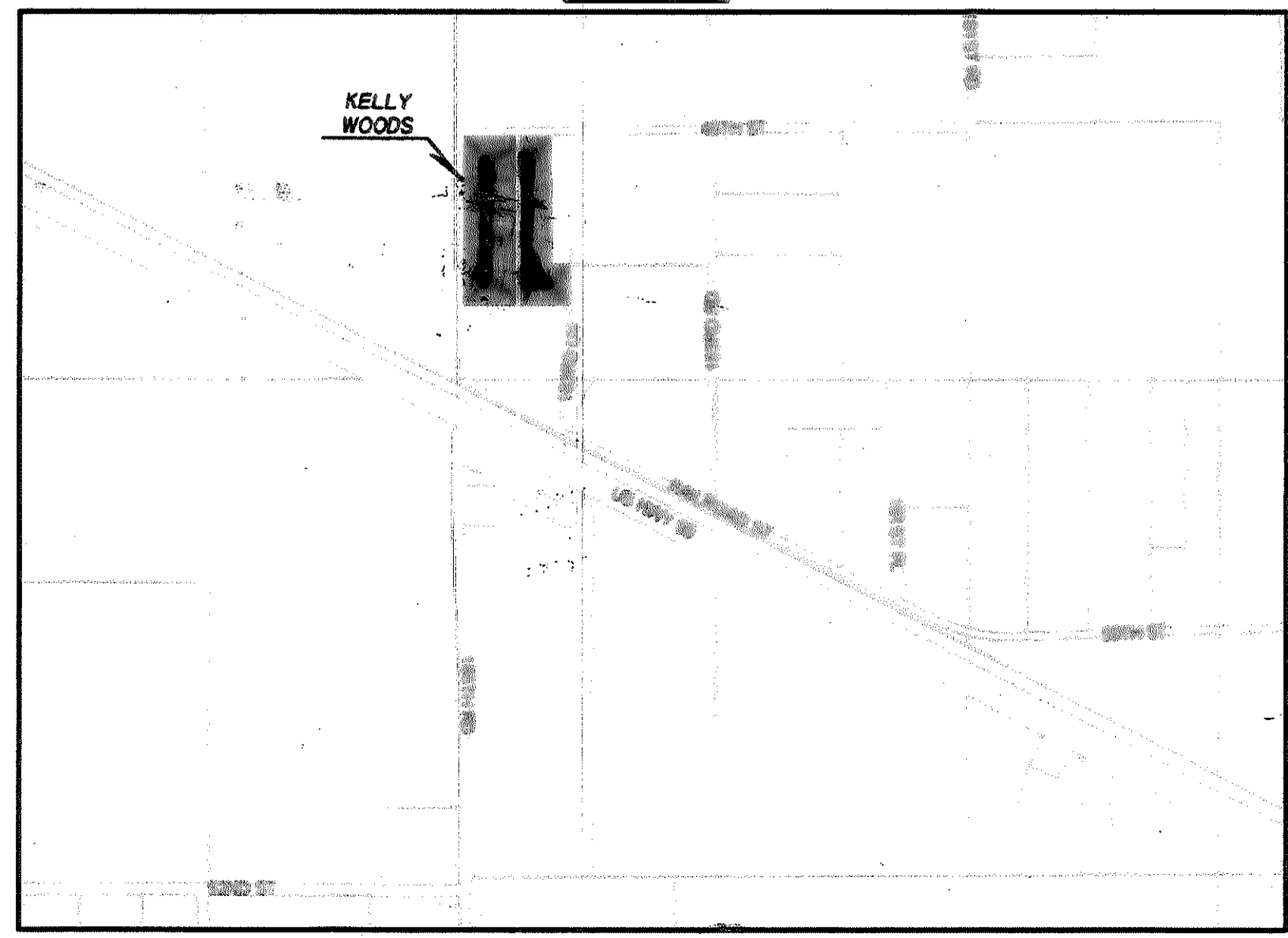
## FLOOD ZONE INFORMATION

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. 12121C 0110B.

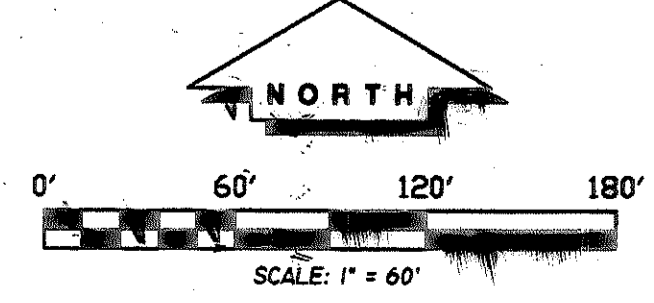
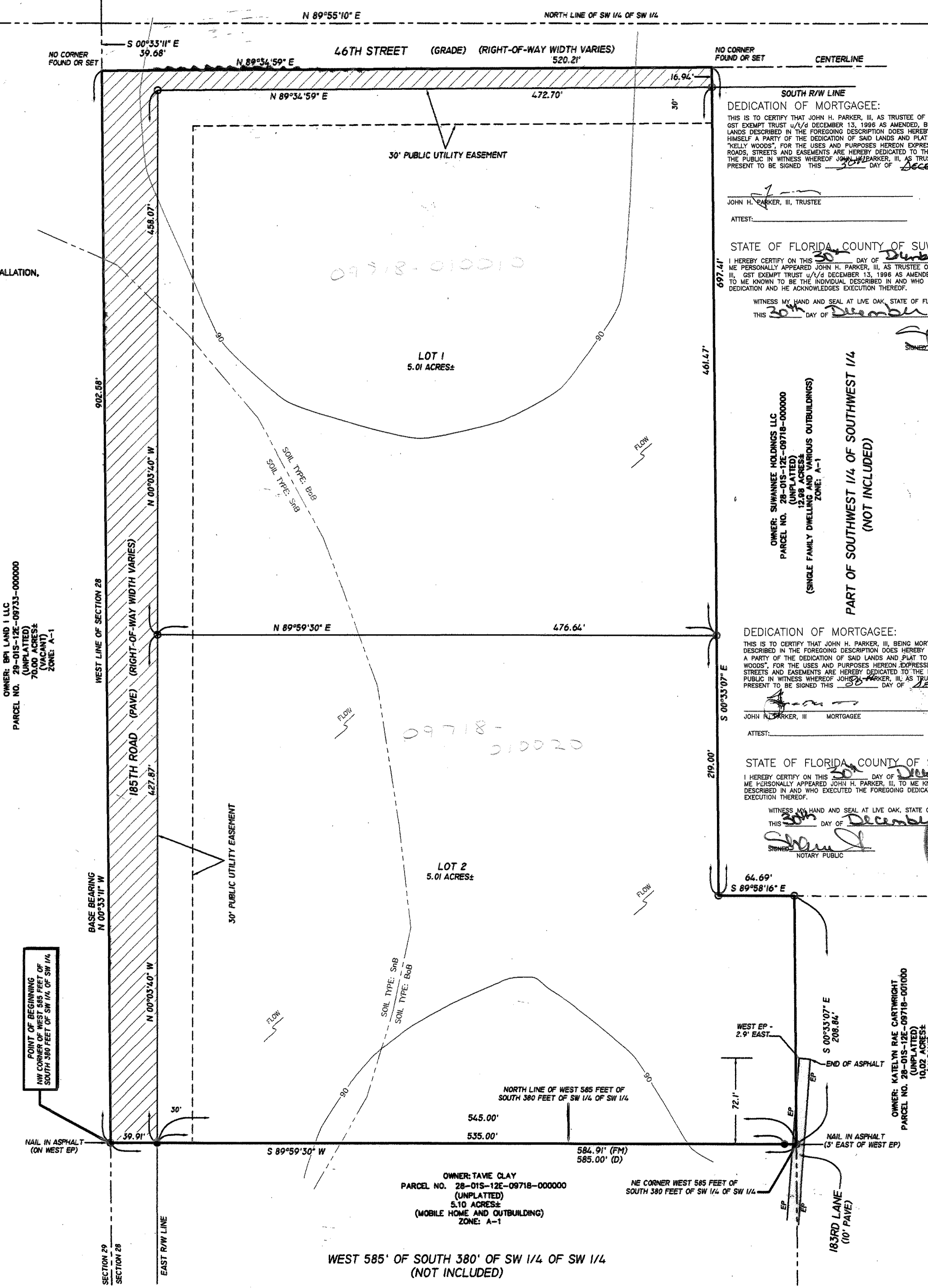
## BUILDING SET BACKS:

FRONT: 30.00 FEET  
SIDE: 15.00 FEET  
REAR: 15.00 FEET

VICINITY MAP  
NOT TO SCALE



EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 (NOT INCLUDED)



**DEVELOPERS:**  
SUWANNEE HOLDINGS, LLC  
12124 129TH ROAD  
LIVE OAK, FL 32060  
(386) 623-3320

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

**DESCRIPTION:**  
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF THE WEST 585.00 FEET OF THE SOUTH 380.00 FEET OF SAID SOUTHWEST 1/4, THENCE RUN NORTH 00°33'11" WEST ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 902.58 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE CENTERLINE OF 46TH STREET; THENCE RUN NORTH 89°34'59" EAST ALONG SAID WESTERLY PROLONGATION AND SAID CENTERLINE, A DISTANCE OF 520.21 FEET; THENCE SOUTH 00°33'07" EAST, A DISTANCE OF 697.41 FEET; THENCE RUN SOUTH 89°58'16" EAST, A DISTANCE OF 64.69 FEET; THENCE RUN SOUTH 00°33'07" EAST, A DISTANCE OF 208.84 FEET TO THE NORTHWEST CORNER OF SAID WEST 585.00 FEET OF THE SOUTH 380.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 89°58'16" WEST ALONG THE NORTH LINE OF SAID WEST 585.00 FEET OF THE SOUTH 380.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 584.91 FEET TO THE POINT OF BEGINNING. CONTAINING 11.11 ACRES MORE OR LESS. SUBJECT TO EXISTING ROAD RIGHT-OF-WAY.

## DEDICATION OF MORTGAGEE:

THIS IS TO CERTIFY THAT JOHN H. PARKER, III, AS TRUSTEE OF THE JOHN H. PARKER, III, TRUST, HAS CAUSED THESE PRESENT TO BE SIGNED THIS 28th DAY OF DECEMBER, 2024.

## STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY ON THIS 28th DAY OF DECEMBER, 2024, BEFORE ME PERSONALLY APPEARED JOHN H. PARKER, III, AS TRUSTEE OF THE JOHN H. PARKER, III, TRUST, AND HE PERSONALLY APPEARED RUSSELL S. DEPRATER, MANAGING MEMBER OF SUWANNEE HOLDINGS, LLC, AND HE CAUSED THESE PRESENTS TO BE SIGNED.

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 28th DAY OF DECEMBER, A.D. 2024.

OWNER: SUWANNEE HOLDINGS, LLC  
PARCEL NO. 28-015-12E-09718-000000  
(UNPLATTED)  
12.08 ACRES  
(SINGLE FAMILY DWELLING) ZONE: A-1

OWNER: TAYLOR RAE CARTWRIGHT  
PARCEL NO. 28-015-12E-09718-001000  
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10.00 ACRES  
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## ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT SUWANNEE HOLDINGS, LLC, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "KELLY WOODS" 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 MY HAND AND SEAL AT SUWANNEE COUNTY, STATE OF FLORIDA, THIS 28th DAY OF DECEMBER, A.D. 2024.

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## 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 1ST DAY OF JULY 2024. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 1ST DAY OF JULY 2024.

TIMOTHY B. ALCORN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6332  
DATE: JULY 2, 2024

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

SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SCALE: 1" = 60'

DATE SURVEYED: 07-01-2024

DATE DRAWN: 07-01-2024

REVISIONS: APPROVED BY: J. SHERMAN FRIER & ASSOCIATES, INC.

LAND SURVEYORS CERTIFICATE OF AUTHORIZATION - LB

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:

Alice V. Geiger  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 16122

SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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