

# Miller Place

## MILLER PLACE IN SECTION 36, TOWNSHIP 3 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.

**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, 1/2" REBAR, R.L.S. # 3499.
  - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, CONCRETE MONUMENT, FLORIDA DEPARTMENT OF TRANSPORTATION.
- 1) BEARINGS AND COORDINATES BASED ON UNPUBLISHED DATA (NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 252 - S 88°55'05" W - DEED)
  - 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 PER MAYO NE, FLA QUADRANGLE MAP.

**ACCESS NOTES:**

- 1) ACCESS TO LOTS 1 AND 2 SHALL ONLY BE PERMITTED FROM COUNTY ROAD NO. 252 BY THE SHARED DRIVEWAY EASEMENT AT THE DENOTED LOCATION SHOWN ON THIS PLAT.
- 2) ACCESS TO LOT 3 SHALL ONLY BE PERMITTED FROM COUNTY ROAD NO. 252 BY THE DRIVEWAY EASEMENT AT THE DENOTED LOCATION SHOWN ON THIS PLAT. ACCESS TO LOT 3 SHALL NOT BE PERMITTED FROM COUNTY ROAD NO. 349.

**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 0265B.

**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 OR DEPRESSIONS, WITHIN ESTABLISHED 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.

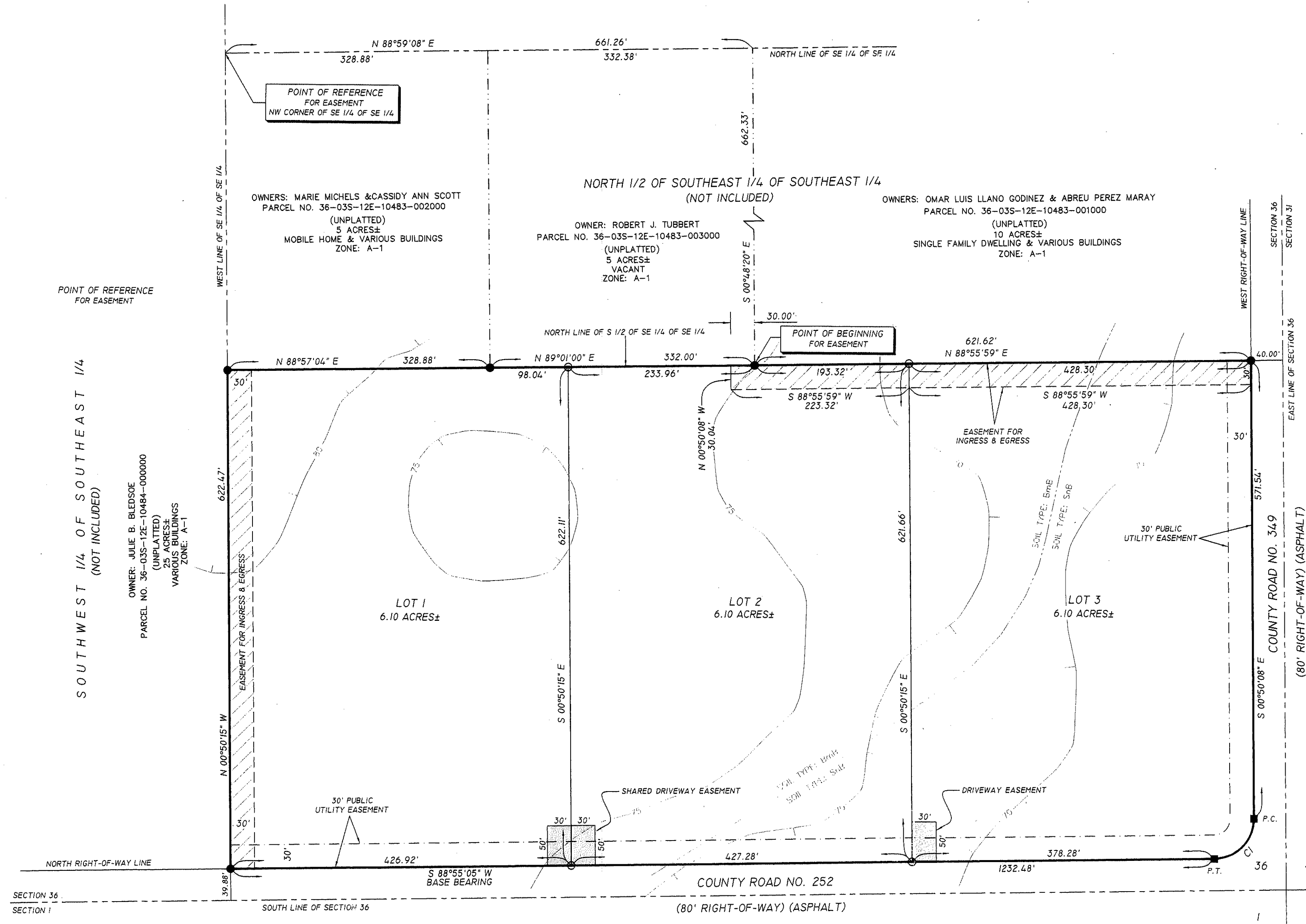
**SPECIAL NOTE:**

WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT-OF-WAY MAY OCCUR DURING HEAVY RAINS

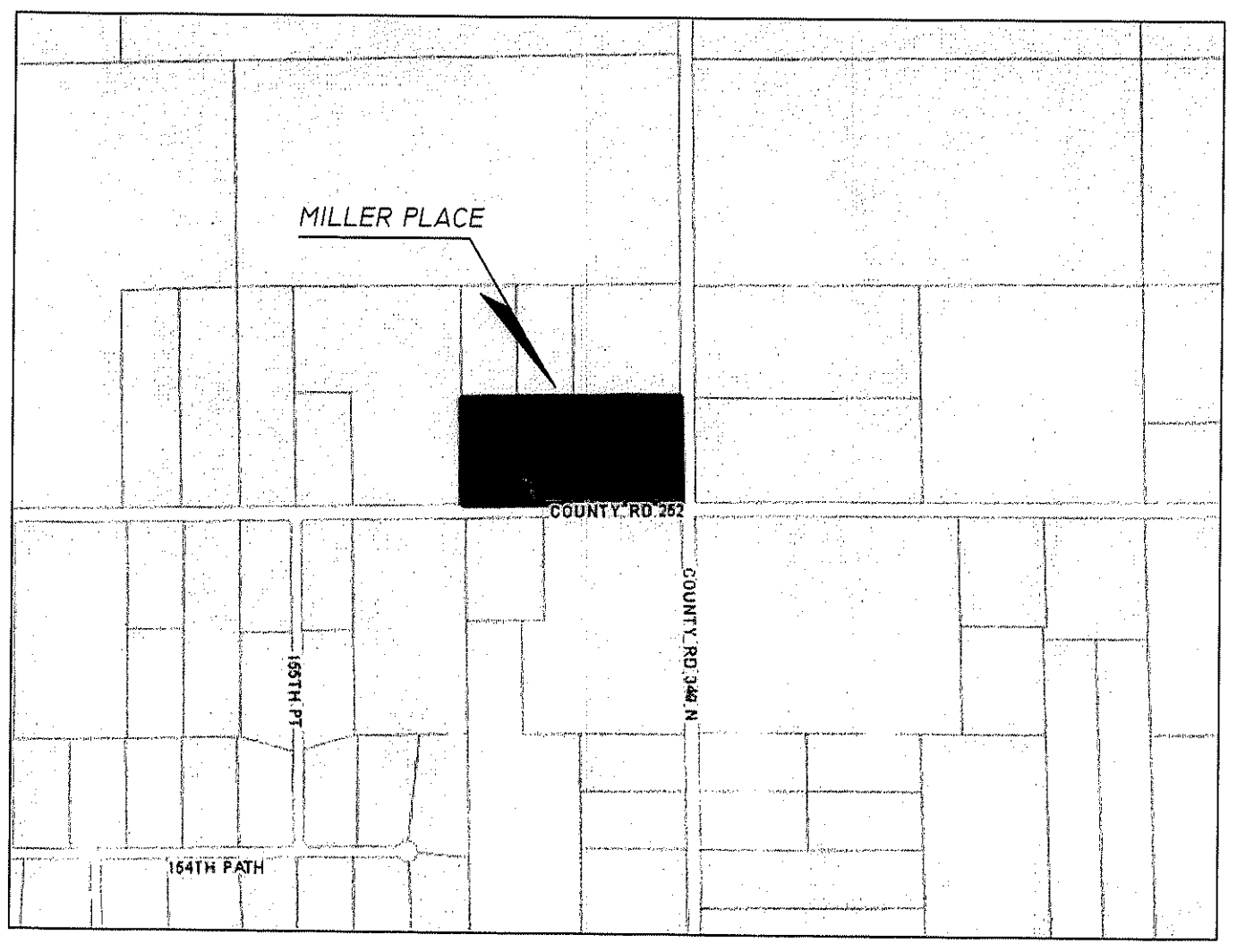
**NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN MILLER PLACE:**

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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	150.00'	178.75'	170.86'	S 44°02'28" W	107°14'27"	150.22'



VICINITY MAP  
NOT TO SCALE



**ABBREVIATIONS**

- CONC. - CONCRETE
- IP - IRON PIPE
- REB. - REBAR
- ST - STREET
- AVE. - AVENUE
- ID - 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.C.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

**SOIL TYPES:**

BmB - BLANTON FINE SAND, LOW, 0 TO 5 PERCENT  
SbB - SUSQUEHANNA - BLANTON COMPLEX, 2 TO 5 PERCENT SLOPES

**DEVELOPERS:**

FRIER FINANCE, INC.  
12788 U.S. HIGHWAY 90 WEST  
LIVE OAK, FLORIDA 32064  
(386) 362-2720

**SUBDIVIDER'S AGENT:**

TIMOTHY B. ALCORN  
130 WEST HOWARD STREET  
LIVE OAK, FLORIDA 32064  
(386) 362-4629

**DESCRIPTION:**  
ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA LYING NORTH OF COUNTY ROAD NO. 252 AND WEST OF COUNTY ROAD NO. 349, CONTAINING 18.30 ACRES MORE OR LESS, SUBJECT TO A 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 30.00 FEET THEREOF, ALSO SUBJECT TO ALL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS:  
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 12 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMEN I AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THENCE RUN NORTH 18°59'08" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 328.88 FEET; THENCE CONTINUE NORTH 88°55'05" EAST ALONG SAID NORTH LINE, A DISTANCE OF 332.38 FEET; THENCE RUN SOUTH 0°48'20" EAST, A DISTANCE OF 662.33 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 88°55'05" EAST, A DISTANCE OF 621.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 349; THENCE RUN SOUTH 0°50'08" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 88°55'05" WEST, A DISTANCE OF 651.62 FEET; THENCE RUN NORTH 0°50'08" WEST, A DISTANCE OF 30.04 FEET; THENCE RUN NORTH 89°01'00" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

**ADOPTION AND DEDICATION:**

KNOWN ALL MEN BY THESE PRESENTS THAT TODD FRIER, AS PRESIDENT OF FRIER FINANCE, INC. HAS CAUSED THE LANDS HEREBY DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS MILLER PLACE AND THAT THE ROADS, STREETS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES HEREBY SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

Todd Frier  
TODD FRIER, PRESIDENT  
FRIER FINANCE, INC.  
12788 U.S. HIGHWAY 90 WEST  
LIVE OAK, FLORIDA 32064  
PHONE: (386) 362-2720

WITNESS: Linda Jackson  
WITNESS: Carol Appert

**STATE OF FLORIDA, COUNTY OF SUWANNEE:**

I HEREBY CERTIFY ON THIS 24th DAY OF February, A.D. 2024, BEFORE ME PERSONALLY APPEARED TODD FRIER, AS PRESIDENT OF FRIER FINANCE, INC. TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT SUWANNEE COUNTY, STATE OF FLORIDA, THIS 24th DAY OF February, A.D. 2024.  
Notary Public, State of Florida  
My Commission Expires 08/15/2025  
Notary Public, State of Florida  
MY COMMISSION EXPIRES: 4/24/2024

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

CHAIRMAN: [Signature]  
DATE: 02/06/24  
ATTEST: [Signature]

**CERTIFICATE OF CLERK:**

I HEREBY CERTIFY THAT THE FOREGOING PLAT, HAVING BEEN DULY PROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA, WAS ACCEPTED AND FILED FOR RECORD THIS 24th DAY OF February, 2024, PLAT BOOK PAGE 594, IN THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA.

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.

Sharon W Jordan  
TAX COLLECTOR, SHARON JORDAN  
COUNTY OF SUWANNEE  
DATE: 02-24

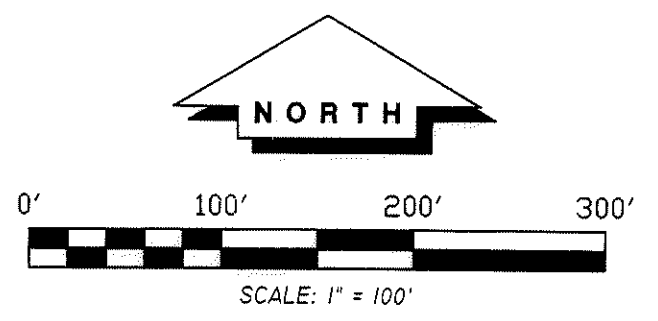
**CERTIFICATE OF SURVEYOR:**

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THE 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 4TH DAY OF NOVEMBER, 2023. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 4TH DAY OF NOVEMBER 2023.

Timothy B. Alcorn  
TIMOTHY B. ALCORN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6332  
DATE: NOVEMBER 5, 2023  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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

Alice V. Geiger  
ALICE V. GEIGER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6222



SCALE: 1" = 100'	DATE SURVEYED: 11-04-2023	DATE PLATTED: 02-06-24
REVISED:	APPROVED BY:	
J. SHERMAN FRIER & ASSOCIATES LAND SURVEYORS CERTIFICATE OF AUTHORIZATION		
130 W. HOWARD STREET, LIVE OAK, FL 32064 PHONE: 386-362-4629 EMAIL: jfrier@jfr.com FAX: 386-362-5270		