

Nine Heirs Estates

PLAT BOOK 1 PAGE 602

NINE HEIRS ESTATES IN SECTION 16 TOWNSHIP 5 SOUTH, RANGE 15 EAST SUWANNEE COUNTY, FLORIDA

DESCRIPTION:

COMMENCE at the Northeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 5 South, Range 15 East, Suwannee County, Florida and run South $01^{\circ}20'37''$ East, along the East line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, a distance of 650.19 feet to the POINT OF BEGINNING; thence continue South $01^{\circ}20'37''$ East, along said East line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, a distance of 659.19 feet to a point on the North right-of-way line of 224th Street; thence South $88^{\circ}36'05''$ West, along said North right-of-way line of 224th Street, a distance of 1293.03 feet to a point on the East maintained right-of-way line of 41st Road; thence North $02^{\circ}28'39''$ West, along said East maintained right-of-way line of 41st Road, a distance of 215.07 feet; thence North $01^{\circ}41'47''$ West, still along said East maintained right-of-way line of 41st Road, a distance of 215.07 feet; thence North $01^{\circ}33'45''$ West, still along said East maintained right-of-way line of 41st Road, a distance of 180.42 feet; thence North $88^{\circ}36'05''$ East, a distance of 1300.27 feet to the POINT OF BEGINNING. Containing 19.64 acres, more or less.

SUBJECT TO a 100 foot Florida Power Corporation power line easement.

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, prior surveys by B.R. Wattles, PLS, and prior survey by Donald F. Lee & Associates, Inc.
- 3.) Bearings projected from the North line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16 and based on State Plane Coordinates.
- 4.) Interior improvements were not located by 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 21, 2025
Date of plat drawing: October 21, 2025
- 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. 12121C04158).
- 9.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 10.) Preliminary approval: Not applicable
- 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 = 15 feet, and Rear = 15 feet
- 14.) Property is zoned A-1 (Agricultural).

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Suwannee County Board of County Commissioners is accepted for filing and recorded this 11/12/25 day of November, 2025, in Plat Book 1 Page 602.

SIGNED: [Signature]
Clerk of Circuit Court

CERTIFICATE OF SURVEYOR

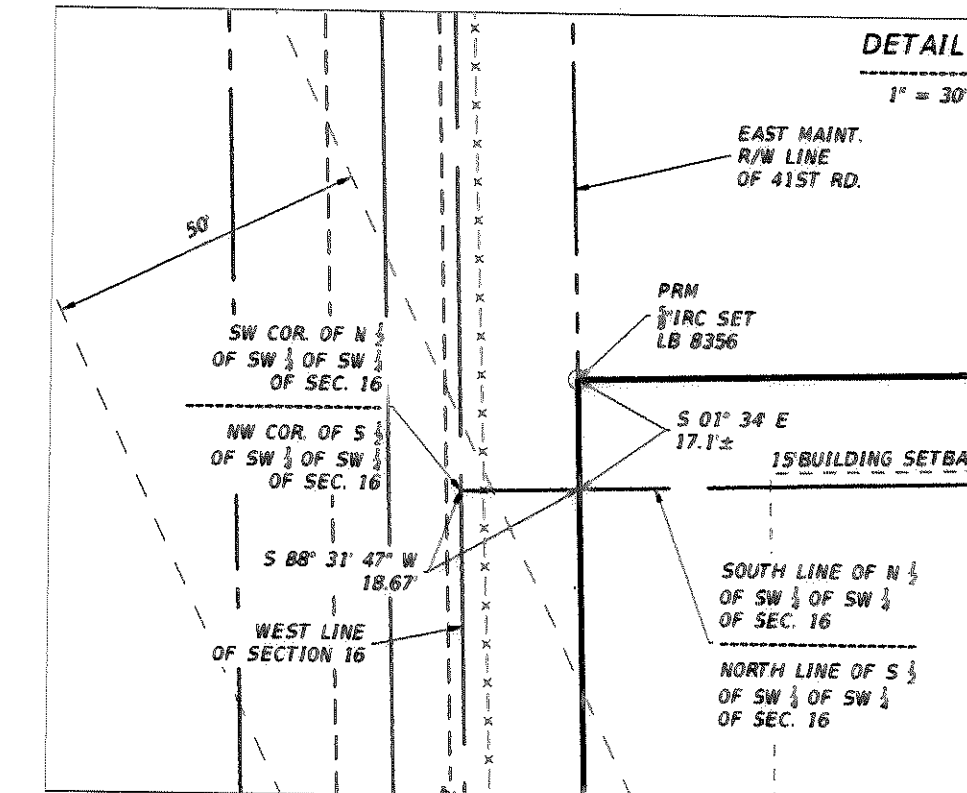
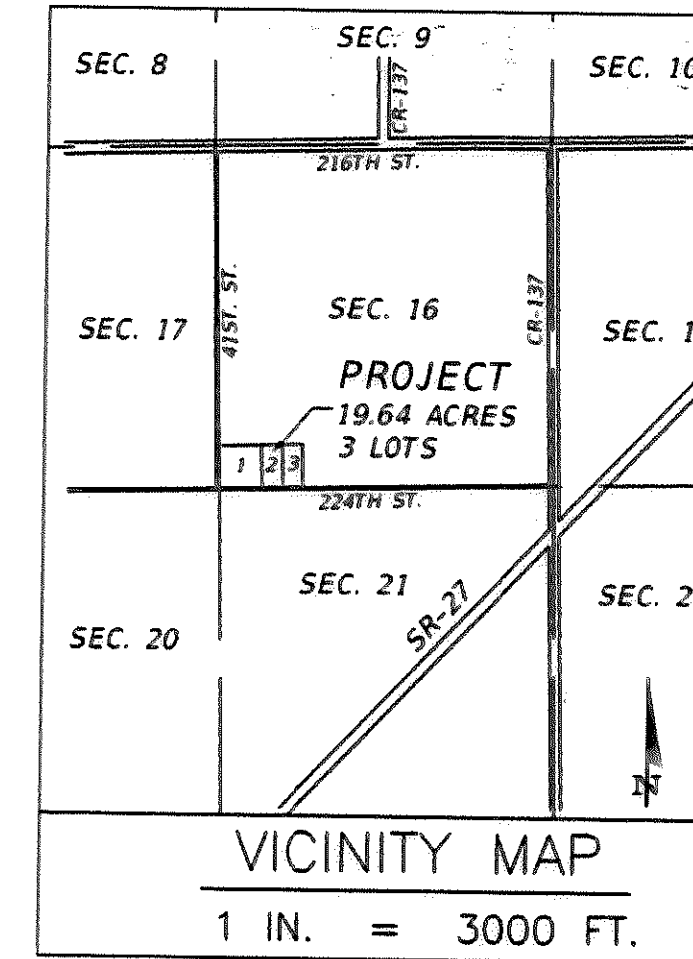
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 472, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on 11/12/25 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes, as amended; and that said land is located in Section 16, Township 5 South, Range 15 East, Suwannee County, Florida.

SIGNED: James B. Smith
James B. Smith, P.S.M.
Florida Registered Cert. No. 7355

DATE: 10/23/2025

SHEET 1 OF 1

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-6753
LIC NO. LB8356
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET



CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR SUWANNEE COUNTY, FLORIDA

Examined on 11/12/25

AND

Approved as to Legal Form and Sufficiency

by: [Signature]
County Attorney

NOTICE: This Plat as recorded in its graphic form, 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.

DEVELOPER
Bullard Management Services, Inc.
P.O. Box 1733, Lake City, FL 32056

Contact: Chris Bullard
Phone: (386) 755-4050

TOTAL ACREAGE = 19.64 ACRES

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

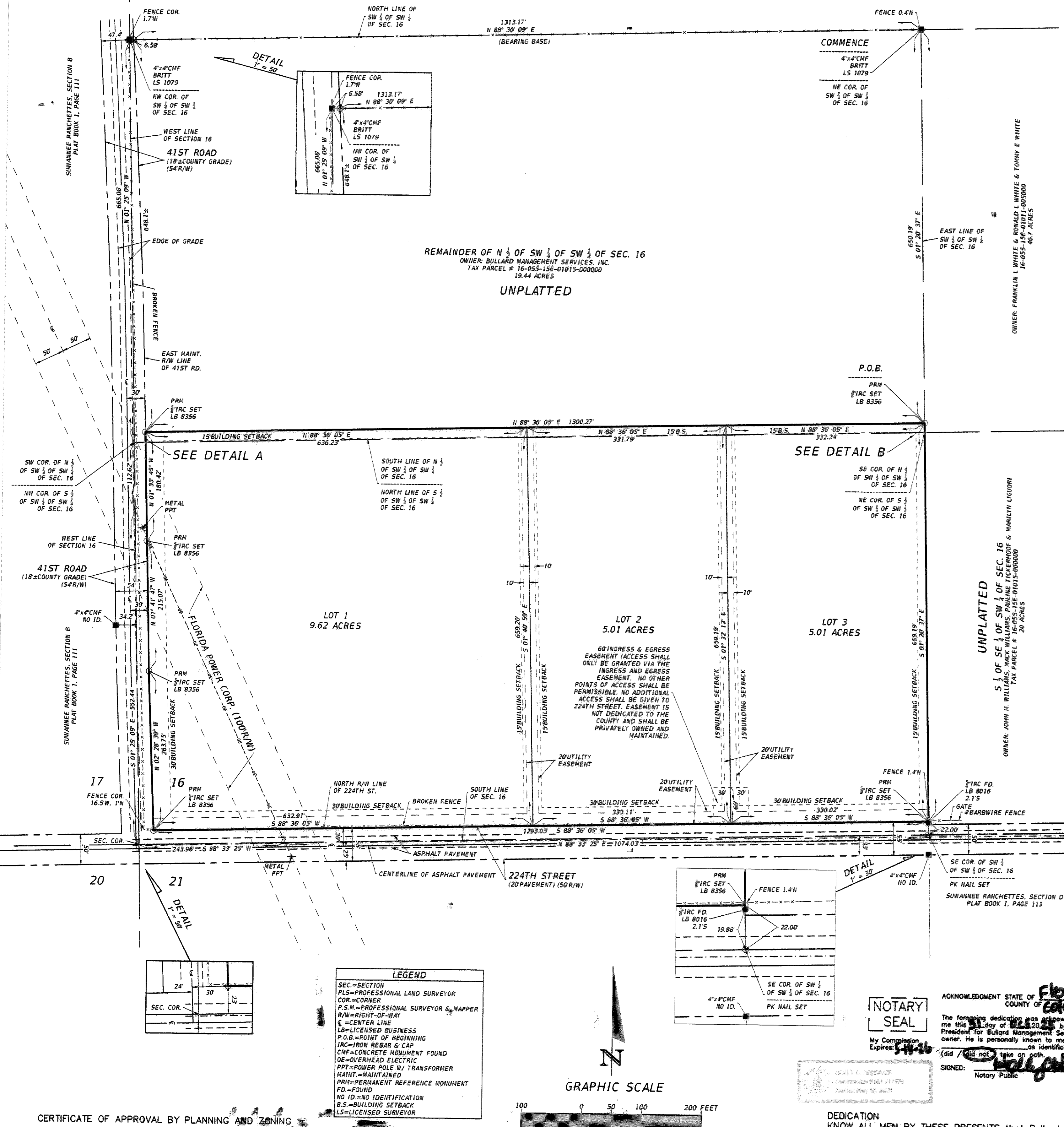
KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licensed and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Suwannee County, Florida on 11/12/2025 reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED: [Signature]
NAME: L. Scott Bisset
Florida Reg. Cert. No. 5757

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Bullard Management Services, Inc., as owner has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as NINE HEIRS ESTATES, and that all easements are hereby dedicated to the perpetual use of the public for the uses and purposes as shown hereon.

SIGNED: [Signature]
Chris Bullard, President
Witness [Signature]
Christina Sherouse

NOTARY SEAL



CERTIFICATE OF APPROVAL BY PLANNING AND ZONING OF SUWANNEE COUNTY, FLORIDA

THIS IS TO CERTIFY, that on 12-12-2025 the foregoing plat was approved by Ronald Meeks, Planning & Zoning Director for Suwannee County, Florida.

Attest: [Signature]
Ronald Meeks, Planning and Zoning Director

Check of the Circuit Court

By: [Signature]
Deputy Clerk

CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT

Examined on 11/12/25
AND
Approved by: [Signature]
County Health Department

GRAPHIC SCALE



LEGEND
SEC=SECTION
PLS=PROFESSIONAL LAND SURVEYOR
COR=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
R/W=RIGHT-OF-WAY
E=CENTER LINE
LB=LICENSED BUSINESS
P.O.B.=POINT OF BEGINNING
IRC=IRON REBAR & CAP
CWF=CONCRETE MONUMENT FOUND
OE=OVERHEAD ELECTRIC
PPT=POWER POLE W/ TRANSFORMER
MAINT=MAINTAINED
PRM=PERMANENT REFERENCE MONUMENT
FD=FOUND
NO ID=NO IDENTIFICATION
B.S.=BUILDING SETBACK
LS=LICENSED SURVEYOR

