

# Parker Estates

PLAT BOOK 1 PAGE 605

## PARKER ESTATES IN SECTION 34, TOWNSHIP 2 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.

### UTILITY EASEMENT DETAIL:

1

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. 12121C0140B.

### BUILDING SET BACKS:

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

### ACCESS NOTES:

- ACCESS TO LOTS 1, 2, 3 AND 4 SHALL ONLY BE PERMITTED FROM 169TH ROAD BY THE SHARED DRIVEWAY EASEMENTS AT THE DENOTED LOCATIONS SHOWN ON THIS PLAT.
- ACCESS TO LOT 1 SHALL NOT BE PERMITTED FROM 96TH STREET.

### 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 PARKER ESTATES:

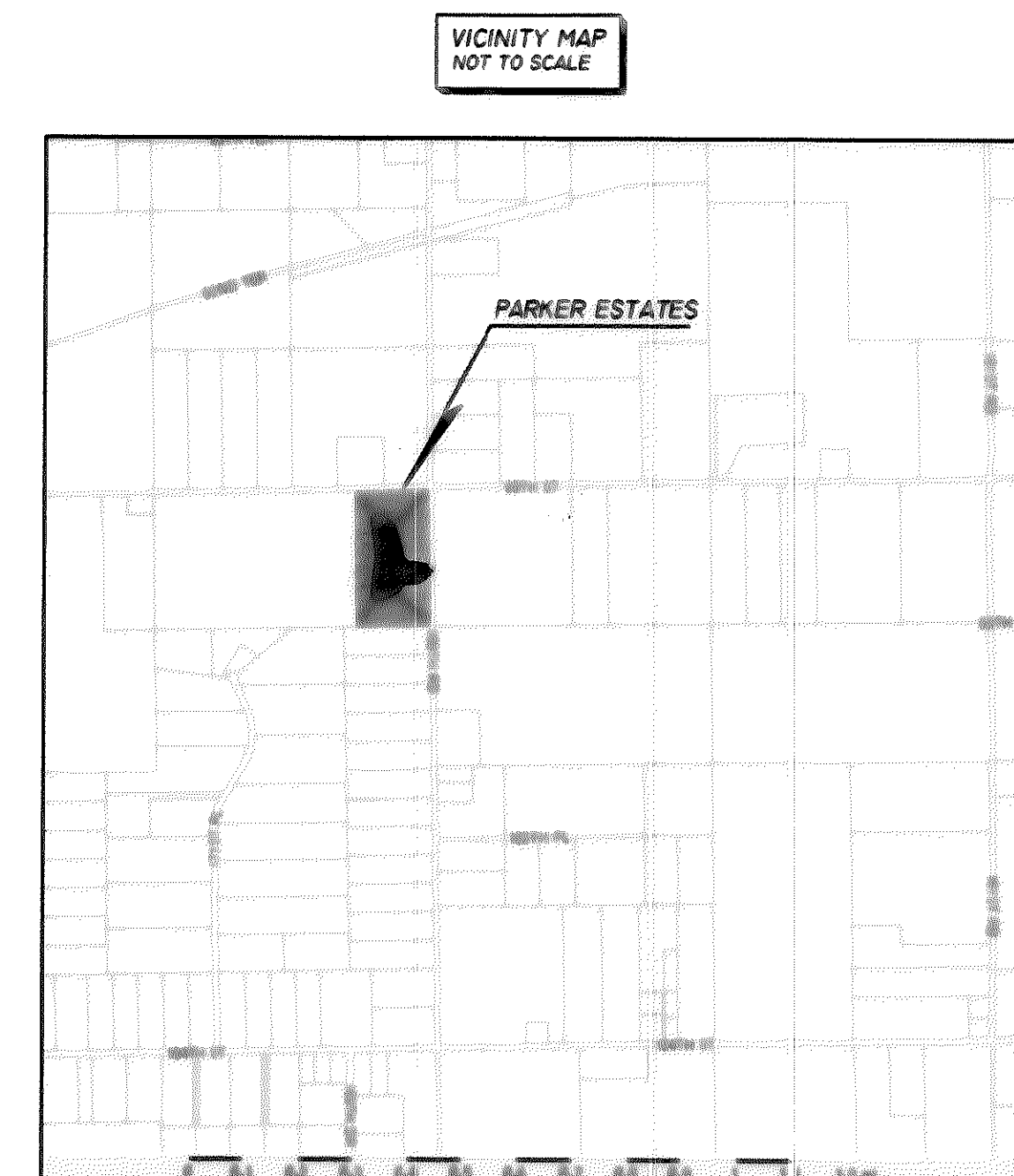
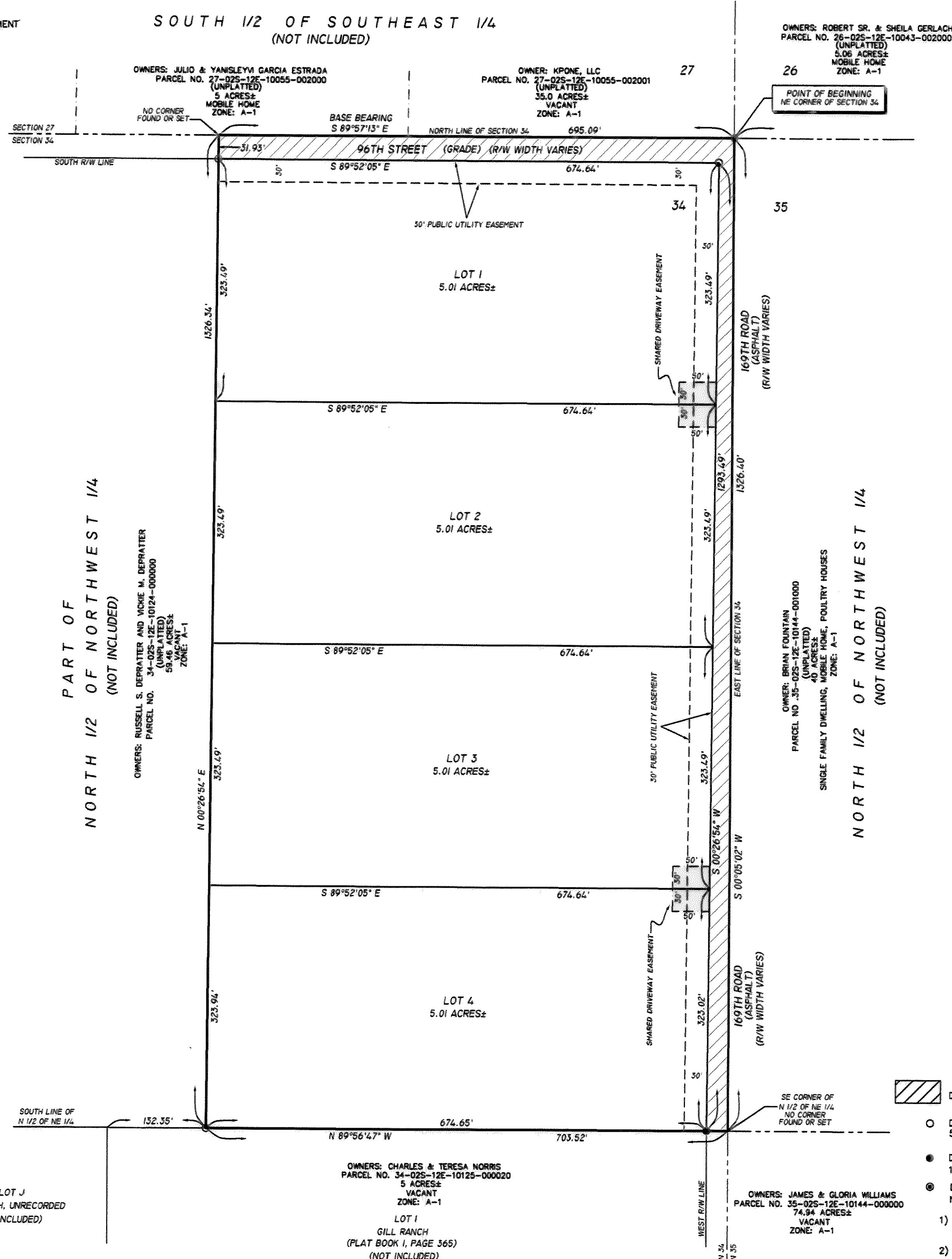
THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS. BE AWARE THAT SUCH AGRICULTURAL OPERATIONS MAY CAUSE ODORS, FLIES, POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

### ABBREVIATIONS

CONC. - CONCRETE  
IP - IRON PIPE  
REB. - REBAR  
ST. - STREET  
AVE. - AVENUE  
NO ID - NO IDENTIFICATION  
FO. - FOUND  
CM - CONCRETE MONUMENT  
± - MORE OR LESS  
ORG - OFFICIAL RECORDS BOOK  
PG - PAGE(S)  
(PM) - 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

### ZONING:

A-1 AGRICULTURAL-1



### SUBDIVIDER'S AGENT:

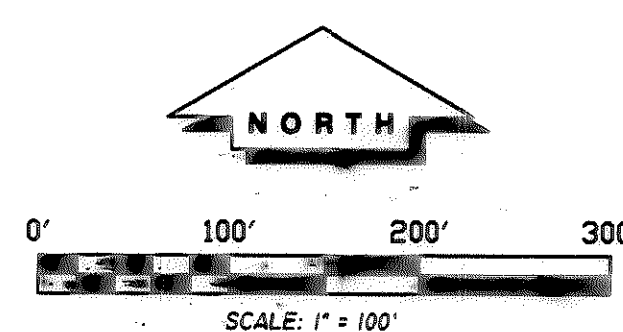
TIMOTHY B. ALCOORN  
130 WEST HOWARD STREET  
LIVE OAK, FLORIDA 32064  
(386) 362-4629

### DEVELOPERS:

RUSSELL S. DEPRATTER AND VICKIE M. DEPRATTER  
11214 129TH ROAD  
LIVE OAK, FLORIDA 32060  
(386) 623-3320

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

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



### LEGEND AND NOTES:

- DENOTES LANDS TO BE DEDICATED AS ROAD RIGHT-OF-WAY
- 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. # 1824.
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, NAIL, NO IDENTIFICATION.
- BEARINGS BASED ON THE NORTH LINE OF SECTION 34 (S 89°57'13" E-ASSUMED).
- THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY.
- DISTANCES MEASURED IN U.S. FEET
- WATER SUPPLIED BY INDIVIDUAL WELL.
- SEWAGE DISPOSAL SUPPLIED BY INDIVIDUAL SEPTIC TANKS
- THERE ARE NO UTILITY EASEMENTS ADJACENT TO PLAT.
- THERE ARE NO COVENANTS OR RESTRICTIONS.
- 5/8" x 18" REBAR WITH CAP, STAMPED L.B. # 7170 SET ON ALL LOT CORNERS EXCEPT AS NOTED.

### 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 3RD DAY OF OCTOBER 2025.

TIMOTHY B. ALCOORN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6332  
DATE: OCTOBER 8, 2025

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

SCALE: 1" = 100'	DATE SURVEYED: 10-03-2025	DATE DRAWN: 04-07-2025
REVISED:	APPROVED BY:	DRAWN BY: SH
J. SHERMAN FRIER & ASSOCIATES, INC. LAND SURVEYORS 130 W. HOWARD STREET, LIVE OAK, FL 32064 PHONE: 386-362-4629 FAX: 386-362-9270		
CERTIFICATE OF AUTHORIZATION - LB# 7170 EMAIL: jfrier@windstream.net timcorm@windstream.net		

### ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT RUSSELL S. DEPRATTER AND VICKIE M. DEPRATTER, LLC AS OWNERS, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "PARKER ESTATES" 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.

RUSSELL S. DEPRATTER, OWNER  
11214 129TH ROAD  
LIVE OAK, FLORIDA 32060  
(386) 623-3320  
VICKIE M. DEPRATTER, OWNER  
11214 129TH ROAD  
LIVE OAK, FLORIDA 32060  
(386) 623-3320

WITNESS: Linda Jackson

### STATE OF FLORIDA, COUNTY OF SUWANNEE:

I HEREBY CERTIFY ON THIS 30th DAY OF OCTOBER, A.D. 2025, BEFORE ME PERSONALLY APPEARED RUSSELL S. DEPRATTER AND VICKIE M. DEPRATTER, TO ME KNOWN TO BE THE INDIVIDUAL 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 30th DAY OF OCTOBER, A.D. 2025

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: 5-19-29

### APPROVED BY DIRECTOR OF DEVELOPMENT SERVICES, SUWANNEE COUNTY, FLORIDA:

RONALD REEDS  
DIRECTOR OF DEVELOPMENT SERVICES  
DATE: 11-21-25

### CERTIFICATE OF CLERK:

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 21st DAY OF DECEMBER, A.D. 2025, IN PLAT BOOK PAGE 605 OF THE PUBLIC RECORDS OF SAID 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.

TAX COLLECTOR, SHARON JORDAN  
COUNTY OF SUWANNEE  
DATE: 10-30-25