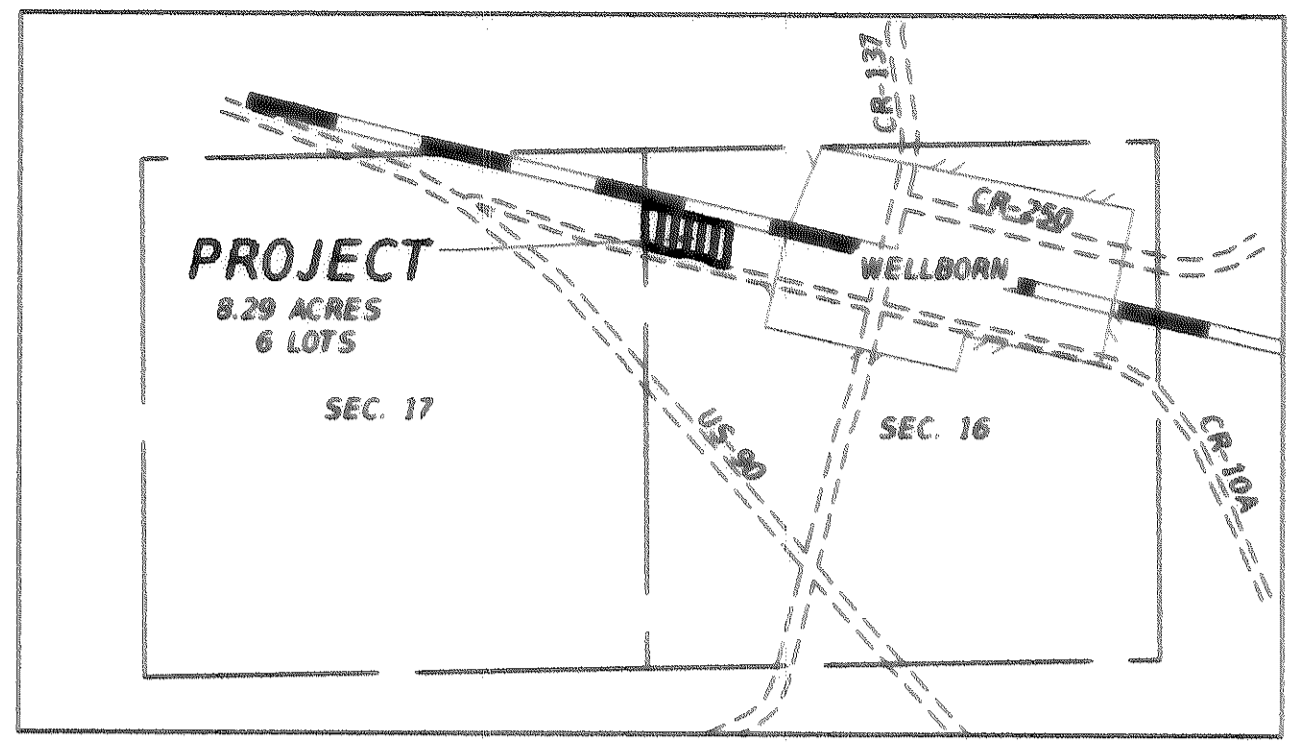
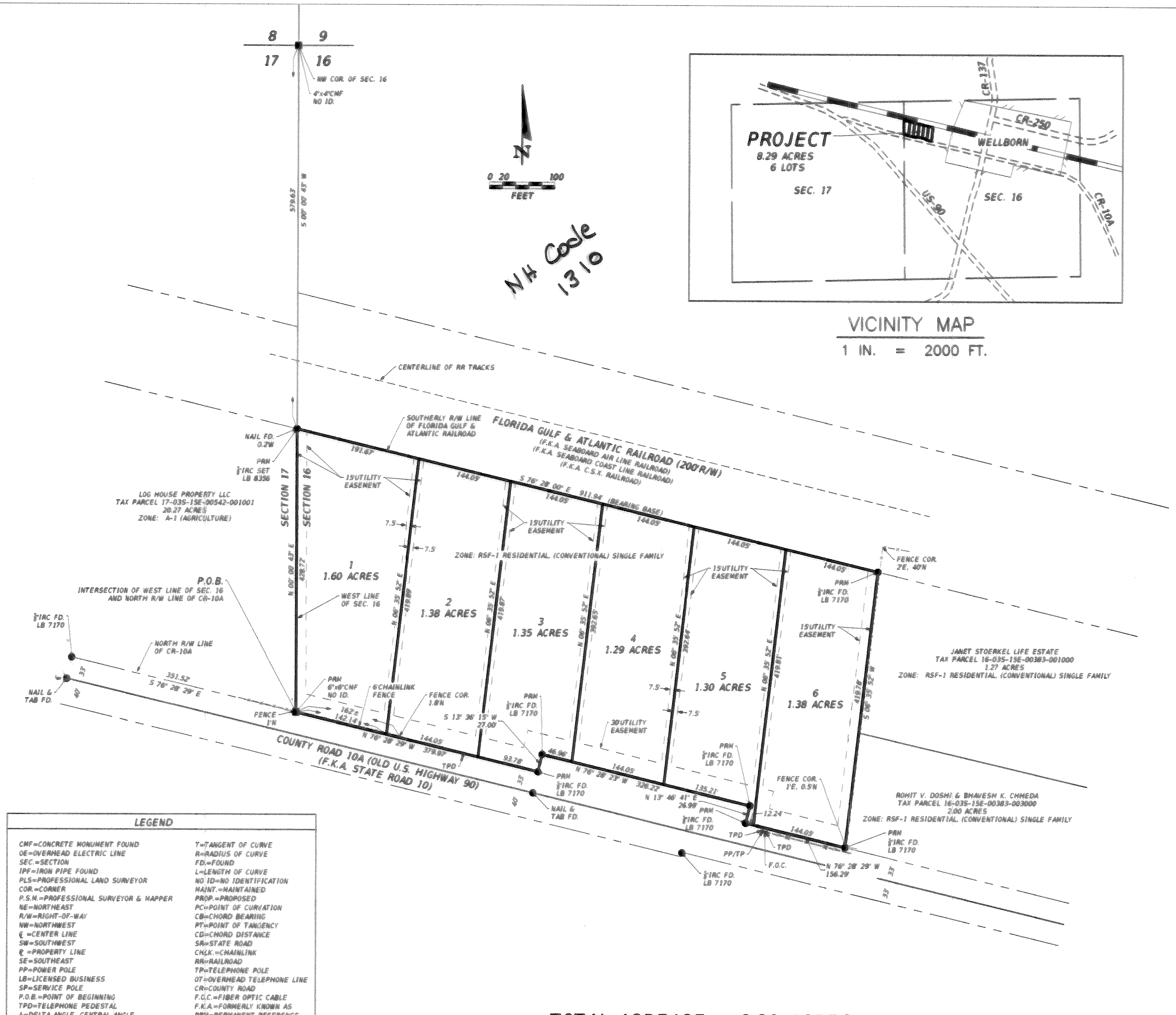


Wellborn Oaks

# WELLBORN OAKS

IN SECTION 16  
TOWNSHIP 3 SOUTH, RANGE 15 EAST  
SUWANNEE COUNTY, FLORIDA



VICINITY MAP  
1 IN. = 2000 FT.

**DESCRIPTION:**  
A parcel of land in Section 16, Township 3 South, Range 15 East, Suwannee County, Florida, being more particularly described as follows:  
**BEGIN** at the intersection of the West line of Section 16 and the North right-of-way line of County Road 10A (also known as Old U.S. Highway 90 and formerly known as State Road 10) and run North 00°00'43" East, along the West line of Section 16, a distance of 428.72 feet to a point on the Southerly right-of-way line of Florida Gulf and Atlantic Railroad (formerly known as Seaboard Air Line Railroad, Seaboard Coast Line Railroad, and C.S.X. Railroad); thence South 76°28'00" East, along said Southerly right-of-way line, a distance of 911.94 feet; thence South 06°35'52" West, a distance of 413.78 feet to a point on the North right-of-way line of County Road 10A (also known as Old U.S. Highway 90 and formerly known as State Road 10); thence North 76°28'29" West, along said North right-of-way line, a distance of 156.29 feet; thence North 13°46'41" East, still along said North right-of-way line, a distance of 26.99 feet; thence North 76°28'23" West, still along said North right-of-way line, a distance of 326.22 feet; thence South 13°36'15" West, still along said North right-of-way line, a distance of 27.00 feet; thence North 76°28'29" West, still along said North right-of-way line, a distance of 379.97 feet to the POINT OF BEGINNING. Containing 8.29 acres, more or less.

- 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, description furnished by client, and Florida Department of Transportation right-of-way map of State Road 10.
  - 3.) Bearings projected from the Southerly right-of-way line of Florida Gulf and Atlantic Railroad and based on above referenced description.
  - 4.) No interior improvements were found or located with 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: June 30, 2021  
Date of plat drawing: July 12, 2021
  - 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. 12121C0805C).
  - 9.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
  - 10.) Preliminary approval: August 17, 2021
  - 11.) Sewerage disposal to be provided by individual lot owners, subject to County approval.
  - 12.) Water Supply to be provided by the Town of Wellborn.
  - 13.) Building setbacks: Front = 30 feet  
Side and Rear = 15 feet

LEGEND	
CMF=CONCRETE MONUMENT FOUND	T=ANGENT OF CURVE
OE=OVERHEAD ELECTRIC LINE	R=RADIUS OF CURVE
SEC=SECTION	FD=FOUND
IPF=IRON PIPE FOUND	L=LENGTH OF CURVE
PLS=PROFESSIONAL LAND SURVEYOR	NO ID=NO IDENTIFICATION
COR=CORNER	MAINT=MAINTAINED
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	PROP=PROPOSED
NE=NORTHEAST	PC=POINT OF CURVATURE
SE=SOUTHWEST	CB=CHORD BEARING
SW=SOUTHWEST	PT=POINT OF TANGENCY
E=CENTER LINE	CD=CHORD DISTANCE
SB=SOUTHWEST	SA=STATE ROAD
R=PROPERTY LINE	CHLK=CHAINLINK
SE=SOUTHWEST	RR=RAILROAD
PP=POWER POLE	TP=TELEPHONE POLE
LB=LICENSED BUSINESS	OT=OVERHEAD TELEPHONE LINE
SP=SERVICE POLE	CR=COUNTY ROAD
P.O.B.=POINT OF BEGINNING	F.O.C.=FIBER OPTIC CABLE
TPD=TELEPHONE PEDESTAL	F.A.A.=FORMERLY KNOWN AS
Δ=DELTA ANGLE, CENTRAL ANGLE	PRM=PERMANENT REFERENCE
IRC=IRON REBAR & CAP	MONUMENT

TOTAL ACREAGE = 8.29 ACRES

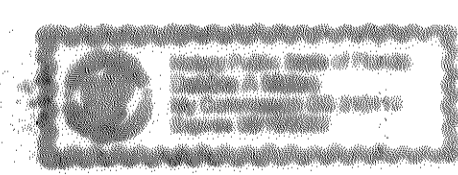
CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA

THIS IS TO CERTIFY, that on 19<sup>th</sup> the foregoing plat was approved by the board of county commissioners for Suwannee County, Florida.

*[Signature]*  
Chairman  
*[Signature]*  
Attest:

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS that Daniel Crapps Family LLC, as owner has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as WELLBORN OAKS, and that all Rights-of-Way are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

*[Signature]*  
Daniel Crapps  
Witness



NOTARY SEAL

ACKNOWLEDGMENT STATE OF Florida  
COUNTY OF Suwannee  
The foregoing dedication was acknowledged before me this 23 day of September, 2021, by Daniel Crapps Family LLC, as owner. He is personally known to me or has produced identification and (did/did not) take on oath.

SIGNED: *[Signature]*  
Notary Public

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENTS, 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 09/23/2021 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 BRETT  
Florida Reg. Cert. No. LS5757



CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR SUWANNEE COUNTY, FLORIDA

Examined on 10/11/21  
AND  
Approved as to Legal Form and Sufficiency by:  
*[Signature]*  
Jimmy Prevatt, County Attorney

**DEVELOPER**  
Daniel Crapps Family LLC  
2806 W. U.S. Highway 90, Lake City, FL 32055  
Contact: Daniel Crapps  
Phone: (386) 755-5110

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Suwannee County Board of County Commissioners is accepted for filing and recorded this 20 day of October, 2021, in Plat Book 1, Page 586.

SIGNED: *[Signature]*  
Clerk of Circuit Court

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY this to be a true and correct representation of the lands surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that Permanent Reference Monuments have been set as shown and that survey data complies with the Suwannee County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: *[Signature]*  
N.S. Combs, P.S.M.  
Florida Registered Cert. No. 4093  
DATE: 9/23/2021

