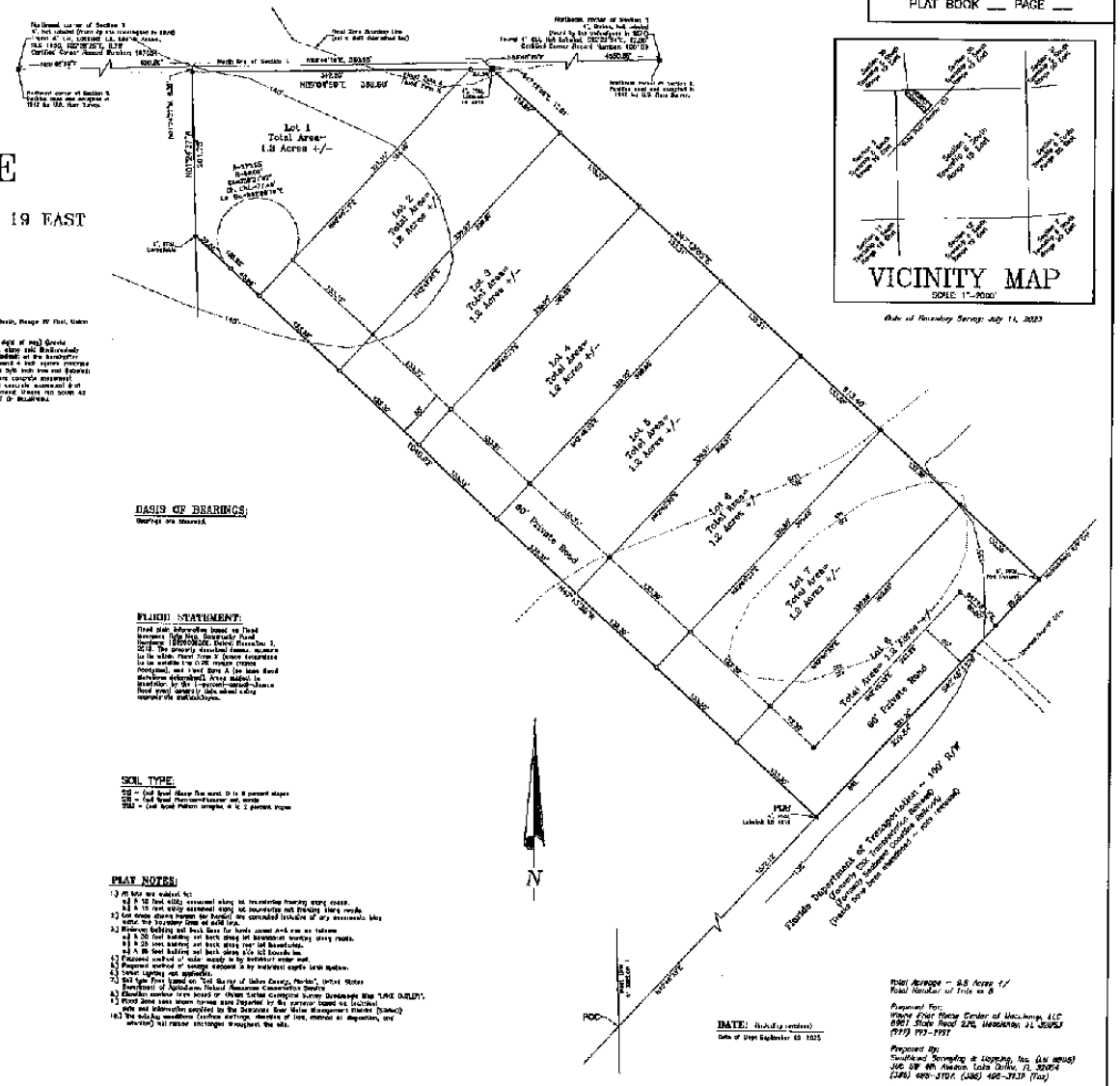
PLAT BOOK __ PAGE __

PRELIMINARY PLAT OF:
MARLEY'S COVE

A proposed subdivision lying in:

SECTION 1, TOWNSHIP 6 SOUTH, RANGE 19 EAST
UNION COUNTY, FLORIDA



Date of Boundary Survey: July 14, 2023

LEGAL DESCRIPTION:

A parcel of land containing a total area of 8.8 acres, more or less, lying, being and situate in Section 1, Township 6 South, Range 19 East, Union County, Florida, more particularly described as follows:

COMMENCE at the intersection of the Northwesterly right of way line of the Seaboard CSX Transportation Railroad (100 foot right of way) (Grade Separated Site surveyed) and the East line of said Section 1, said line being N01°04'27"E, along said Northwesterly right of way line 1,243.15 feet to a found 4 inch square concrete monument (Galvanized) SD 4286) and the POINT OF BEGINNING of the hereinafter described tract of land; Thence run North 50 degrees 13 minutes 30 seconds West a distance of 1,010.00 feet to a found 4 inch square concrete monument (monument); thence run North 40 degree 24 minutes 27 seconds West a distance of 2,010.10 feet to a found 4 inch iron rod (Galvanized) (P 4810); thence run North 84 degrees 06 minutes 30 seconds West a distance of 2,000.00 feet to a found 4 inch square concrete monument (Stamp JP 10) a Vision South 47 degrees 32 minutes 05 seconds East a distance of 2,110.00 feet to a 4 inch square concrete monument (Stamp JP 10) (found); at the intersection with the aforesaid Northwesterly right of way line of the Seaboard CSX Transportation Railroad; thence run South 42 degrees 06 minutes 22 seconds West along said Northwesterly right of way line, a distance of 2,000.00 feet to the POINT OF BEGINNING.

BASIS OF BEARINGS:

Bearings are Grid.

FLOOD STATEMENT:

Flood Zone Information based on Flood Insurance Rate Map, Community Panel Number 12011C0215E, Effect Date: Dec. 3, 2010. The property described hereon, appears to be within Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain), and Flood Zone A (no base flood elevations determined). Areas subject to inundation by the 1% annual chance flood (100 year) usually have minor flooding compared to surrounding areas.

SPECIAL LINE TYPES:

Line shown thus ——150'—— denotes direction and distance

Line shown thus ——53 / 80—— denotes lot line boundary with set iron denoted

LEGEND

A	Air Heads
(D)	Deed(s)
(M)	Field Angle
(S)	Sample Monument
(C)	Chord
PCP	Cast Metal monument
CM	Concrete Monument
CBS	Cast Block
(T)	Telephone or Transportation (Tower)
(W)	Witness
(L)	Line and Distance
C.O.	Clean Out
POB	Point of Beginning
POC	Point of Commence
(R)	Point of Reference
(I)	Point of Intersection
B	Radius Bearing
CLF	Chain-Link Fence
(S)LF	LB number for Northern Surveying & Mapping, Inc.
⊗	PRC 5" square CM, no end stated, Find PK (SD) Cannot recover (Illegible) Edge otherwise Line special all measured + found 4" PRC
○	Set 5 inch square CM Stamped (S.set)
●	PRC 5" CM, no end Stamped (S.found)
⊗	PRC 5" CM, no end Stamped 7986 SD 0492
▲	Some point (Illegible) not found
RCP	Reinforced Concrete Pipe
PVC	Reinforced Polyvinyl Chloride
(L)	(Illegible) number (see CALC Note)
(T)	(Illegible) number (see CALC Note)
(S)	PRC, Stamped PCP, LB 6802
(S)	Spring Hydrants (see Notes of Drawing)
	Boundary of surveyed tract

SOIL TYPE:

[illegible]

PLAT NOTES:

1) All lots are subject to:
   a) A 10 foot utility easement along all boundaries fronting street(s).
   b) A 15 foot utility easement along all boundaries not fronting street(s).
2) Lot areas shown hereon are based on computed includes of any easements also within the boundary line of solid line.
3) Minimum building set back lines for lots zoned A-1 are as follows:
   a) A 30 foot building set back line at minimum overlay along roads.
   b) A 25 side building set back along rear lot boundaries.
   c) A 25 foot building set back along side lot boundaries.
4) Proposed method of water supply is by individual water well.
5) Proposed method of sewage disposal is by individual septic tank system.
6) Street Lighting not applicable.
7) Soil type from based on "Soil Survey of Union County, Florida", United States Department of Agriculture, Natural Resources Conservation Service.
8) Elevation contour lines based on Union County Contour Survey Dataset Map "LIKE BUILDS".
9) Flood Zone area shown hereon was depicted by the surveyor based on included data and information supplied by the Suwannee River Water Management District (SRWMD).
10) The existing conditions (surface markings, elevations of land, evidence of deposition, and structures) may cause changes throughout the site.

Total Acreage = 8.8 Acres +/-
Total Number of Lots = 8

Prepared For:
Wayne Ethan Marley Center of Mechanics, LLC
8981 State Road 238, Mayesville, FL 32053
(919) 193-1997

Prepared By:
Northern Surveying & Mapping, Inc. (LB 6802)
300 SW 4th Avenue, Lake City, FL 32024
(386) 466-3101 (386) 466-3139 (Fax)

DATE: (building revision)
Date of Plat September 13 2023

"NOT FOR FINAL RECORDING"