

CONVEYANCE will be by Special Warranty Deed, subject to all restrictions, reservations, any outstanding mineral rights, easements and limitations of record, common to the subdivision, physically exist or as shown on the plat or survey thereof, including matters contained herein and attached. Grantec has made a personal inspection of the property and has had the opportunity to familiarize themselves(s) with all matters pertaining to the property as may affect their intended use. Buyer(s) accepts the property "as is", without warranty excepting matters of title. Grantor states under oath that this is not homestead property of the Grantor.

RESTRICTIONS: Any covenants, restrictions or limitations affecting the subdivision are in addition to and not in lieu of any present or future State, County, or other governmental policies or ordinances affecting land use and other matters. Purchaser should verify the latest information regarding restrictions on development, including flood information/elevations and permitting, camping and other matters before making plans for use of the property or signing this agreement. The owners deriving use shall be responsible for the maintenance of any common facilities, areas or roadways not publicly maintained.

TAXES: The subdivision is not within a municipality, and is subject only to ad valorem taxes assessed by Suwannee County, Florida, whose approximate millage rate is 0.02. Florida law requires land to be assessed at its just value. Taxes on each parcel may be estimated by multiplying the millage rate by the assessment. The current year's taxes will not be prorated between the buyer and seller. The County and other governmental taxing authorities may impose impact fees and/or may impose special assessments from time to time for services such as recycling, garbage, landfill, fire and ambulance.

PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

PERSONAL INSPECTION AND ACKNOWLEDGEMENT: As evidenced by the signature(s) below, the purchaser(s) signify that they have personally inspected the parcel(s) being purchased prior to entering into this agreement. Additionally, the purchaser(s) have been provided the opportunity to review this agreement and the property plat(s), maps, including topographic data and inspect all parcel corners. The Buyer accepts the property "as is" without warranty, expressed or implied, except warranties of title as specifically set forth herein. Existing fences, trails, and roadways, may not necessarily conform with the legal description of purchaser's parcel(s) and conveyance will be subject to existing physical encroachments, if any. Any survey stakes or references proximate to the permanent ground markers can be damaged or lost. The purchaser(s) have been advised to remark all corners with their own permanent, easily recognizable markers (i.e. fenceposts). Before clearing or placing any improvements on the parcel(s), the purchaser(s) should resurvey the parcel(s) to verify the location of the parcel boundaries. Parcels may look similar and the purchaser(s) need to make sure they are on their parcel before doing any clearing or making any improvements. The property is located in an area of Florida that is associated with karst geological topography. Features of this topography often include springs and sinks. Known sinks and springs are located in the area and others may occur in the future. Radon is a naturally occurring radioactive gas that, when accumulated in a building in insufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

FLOOD WARNING: The subdivision in which this property is located is within or nearby a flood prone area; lands in this area are known to have flooded in the past and reoccurrence of flooding can be expected in the future. Additional expenses for surveys, engineering, permits and special construction techniques are required when placing improvements in flood prone areas. The County Health Department, the County Office of Planning and Zoning and the Suwannee River Water Management District should be contacted to obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of the property. Current HRS regulations require drain fields for traditional septic tanks to be above the 10 year flood elevation. Advanced treatment systems for lots of record currently can be utilized within the 10 year floodplain if approved by applicable governmental authority and provided the bottom of the drain field is at least 36 inches above the two (2) year floodplain. These systems require special equipment and permitting which add significantly to the overall cost of the system. In addition, annual operating permits and inspections may apply. Within the 10 year floodplain fill cannot be used to meet the minimum elevation requirements. Drain fields for both traditional and advanced treatment systems must be located 24 inches above the water table elevation at the wettest season of the year and be above 42 inches of suitable percolating soils. Regulations require all finished floor elevations to be a minimum of 1 foot above the 100 year flood elevation. The Buyer needs to independently verify that no changes have been made to the above as outlined. No guarantee is made that permits may be obtained now or in the future. It is recommended that the purchaser(s) immediately apply and obtain all desired permits for their intended use. Land parcels that have been combined, or grouped with others into parcels may not individually qualify for all permits. Any information or surveys including topographic information, two, ten and hundred year flood data and/or ground elevations on lot corners provided are believed to have been based on the National Geodetic Vertical Datum of 1929 (NGVD 29). Recent Vertical Datum reporting has been based on NAVD 88 which results in a reduction of 0.64 to 0.90 feet in the values used to represent the river levels. Utilizing the same datum results in no actual river level change only the value used to represent the level.

IMPROVEMENTS: The initial survey of the property has been completed, any restaking or resurveying shall be the responsibility of the buyer. Obtaining any desired electric and telephone service through the appropriate utilities shall be the responsibility of each individual parcel owner. The owners deriving access and use to any private roads or common areas are responsible for all maintenance. Installation and maintenance of private wells, sewage systems and any required driveways or culverts shall be the responsibility of the individual property owner. No fill or obstruction of any nature shall be placed within any ditch, drainage system or roadway without appropriate prior approval. Contact the appropriate governmental agencies for the latest restrictions prior to any improvements, including any activities or alterations within, along or near any drainage ditches, streams, ponds, lakes, wetlands, flood prone areas, or other environmentally sensitive and/or regulated areas which may be located on and effect the use of the subject property.

BUYER'S RECEIPT AND ACKNOWLEDGEMENT

Date: BUYER: _____

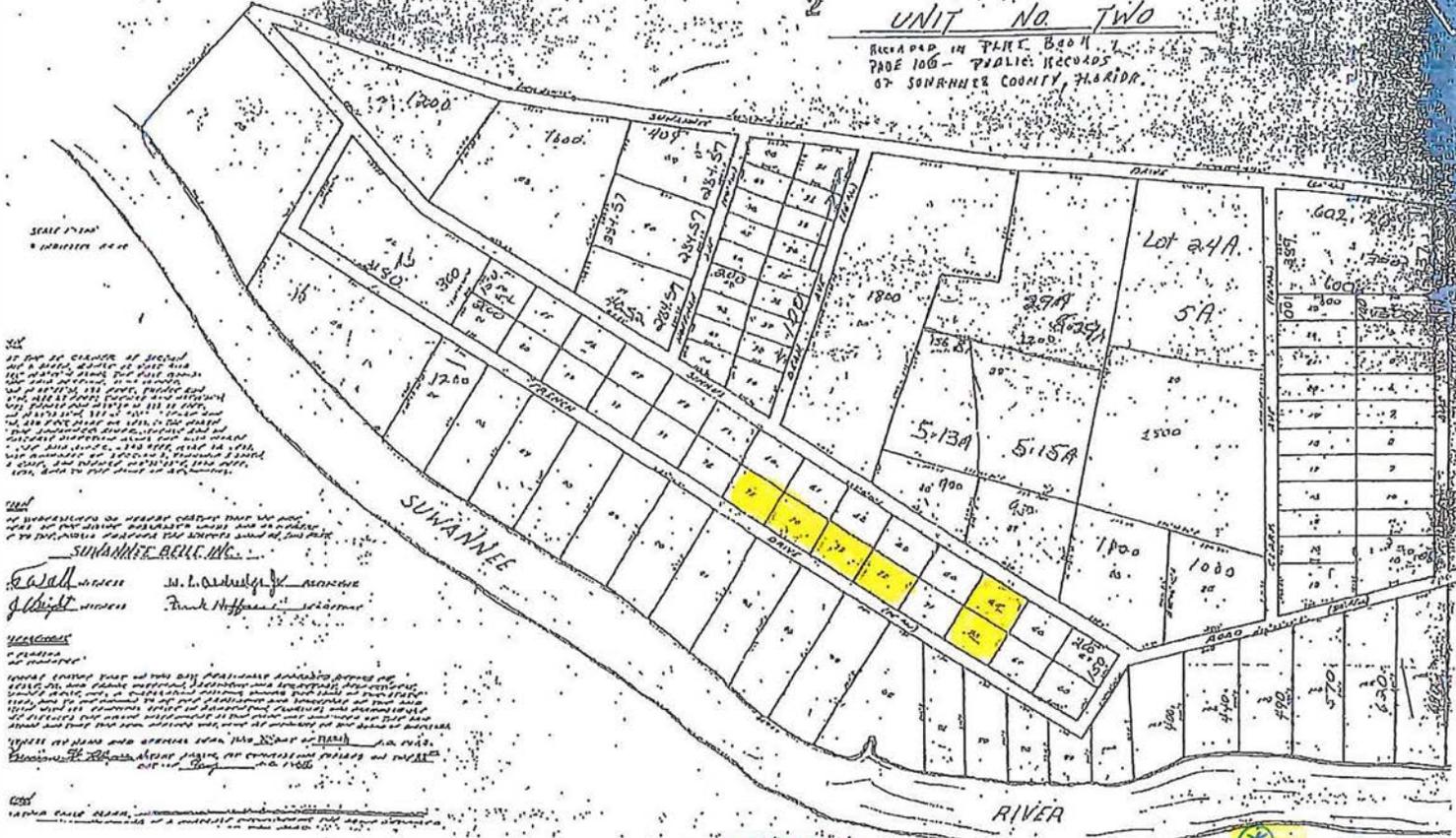
BUYER: _____

BUYER(S), AS EVIDENCED BY SIGNATURE ABOVE, ACKNOWLEDGES RECEIPT OF FLOOD INFORMATION OBTAINED FROM www.SRWMDFLOODREPORT.com AND THE ABOVE REFERENCED RECORDED RESTRICTIONS

SUWANNEE BELLE ESTATE

2 UNIT No. TWO

RECORDED IN PLAT BOOK 1
PAGE 106 - PUBLIC RECORDS
OF SUWANNEE COUNTY, FLORIDA.



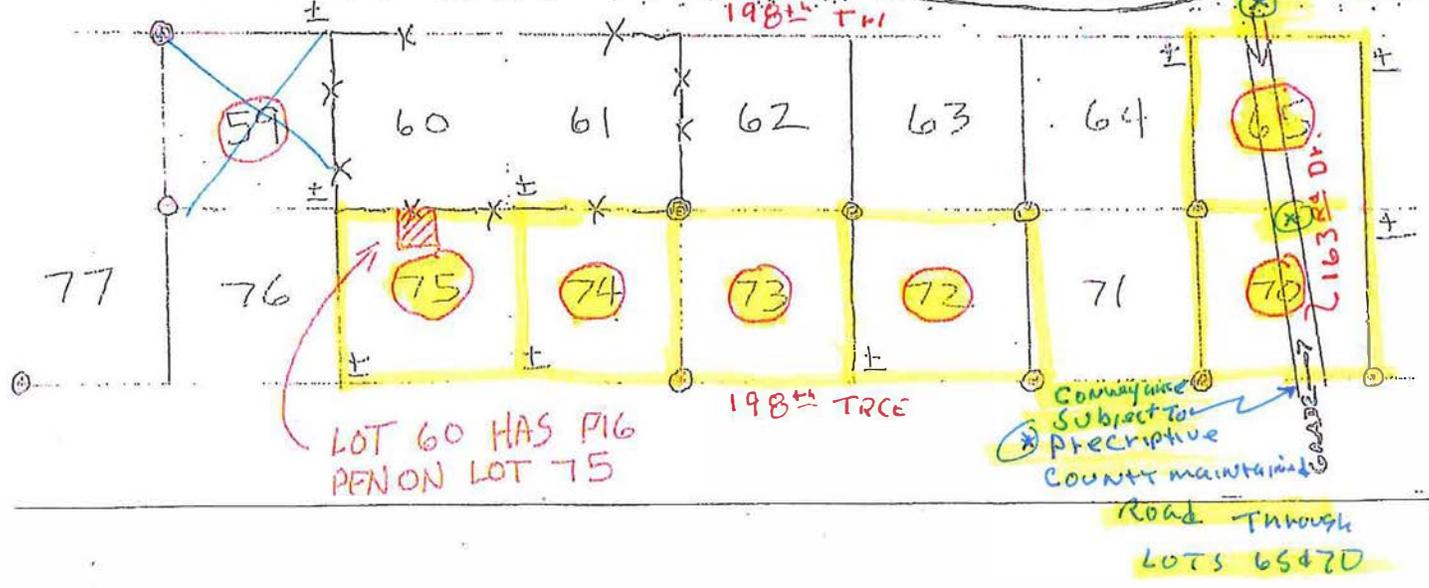
SCALE 1" = 100'

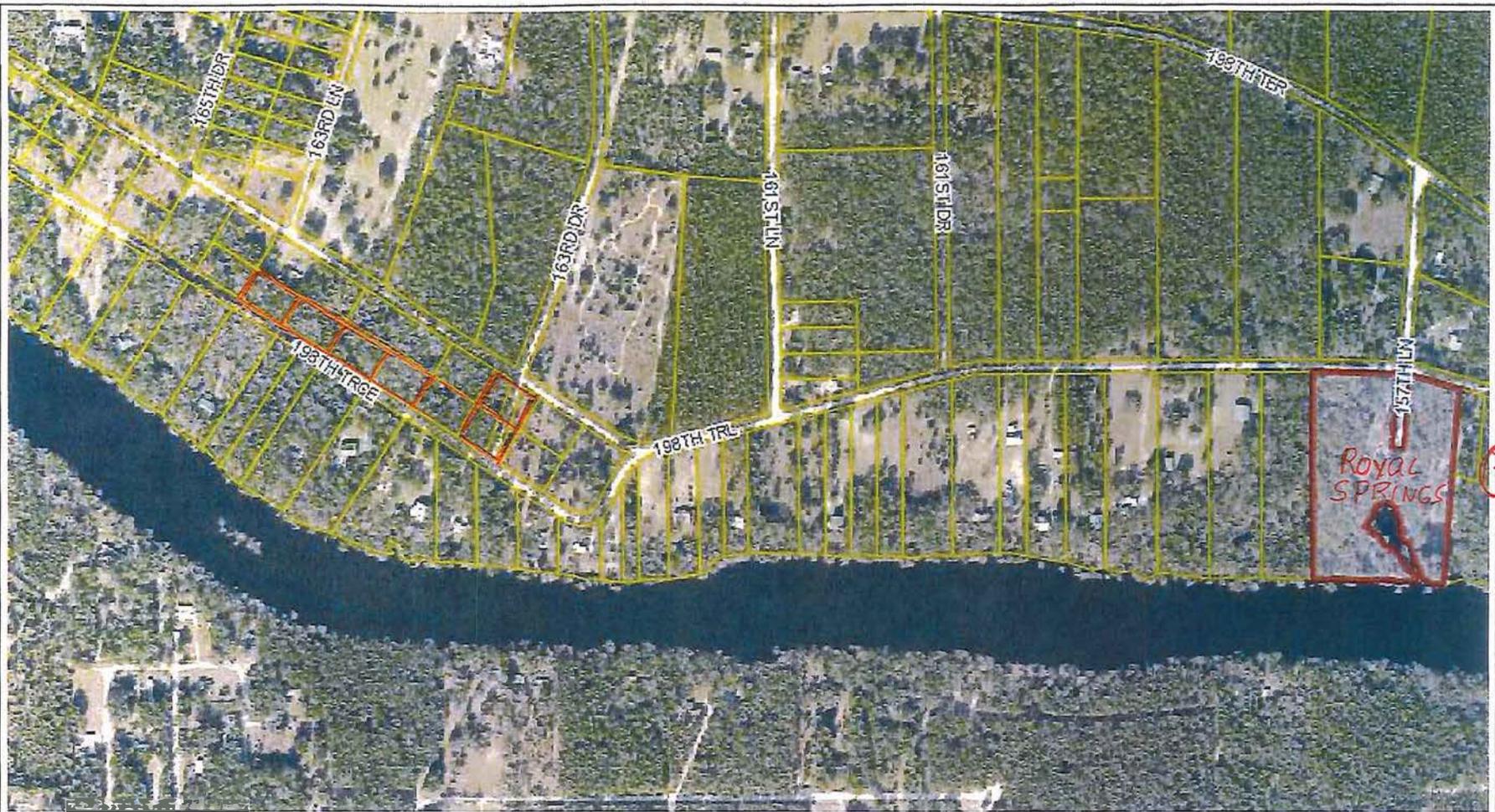
IF ANY CHANGE OF RECORD OR A DEED, DEED OF TRUST OR MORTGAGE IS MADE, THE OWNER SHALL BE RESPONSIBLE FOR THE CORRECTION OF THIS PLAT AND THE RECORDS THEREOF.

IN WITNESS WHEREOF, I HEREBY CERTIFY THAT THE ABOVE IS THE TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA.

SUNWANNEE BELLE, INC.
By W. L. ...
Witness Frank ...

NOTARIAL PUBLIC
STATE OF FLORIDA
My Comm. Expires ...





0 0.08 0.16 0.24 0.32 0.4 0.48 0.56 0.64 0.72 0.8 0.88 0.96 mi

Suwannee County Property Appraiser Ricky Gamble | Live Oak, Florida | 386-362-1385

PARCEL: 01-05S-12E-10886-000190 (exmpt: 85) | COUNTY (8600) |

LES LOT 19 SUWANNEE BELLE ESTATES UNIT 1 ORB 207 P 671-673 QCD

2022 Preliminary Certified

Owner: SUWANNEE COUNTY
SUW CO COURTHOUSE
LIVE OAK, FL 32064

ROYAL SPRINGS
and
BOAT RAMP

Mkt Lnd
Ag Lnd
Bldg
XFOB
Just

\$104,060 Appraised
\$0 Assessed
\$0 Exempt
\$8,627 Total
?? Taxable

??
\$112,687
\$112,687
\$0

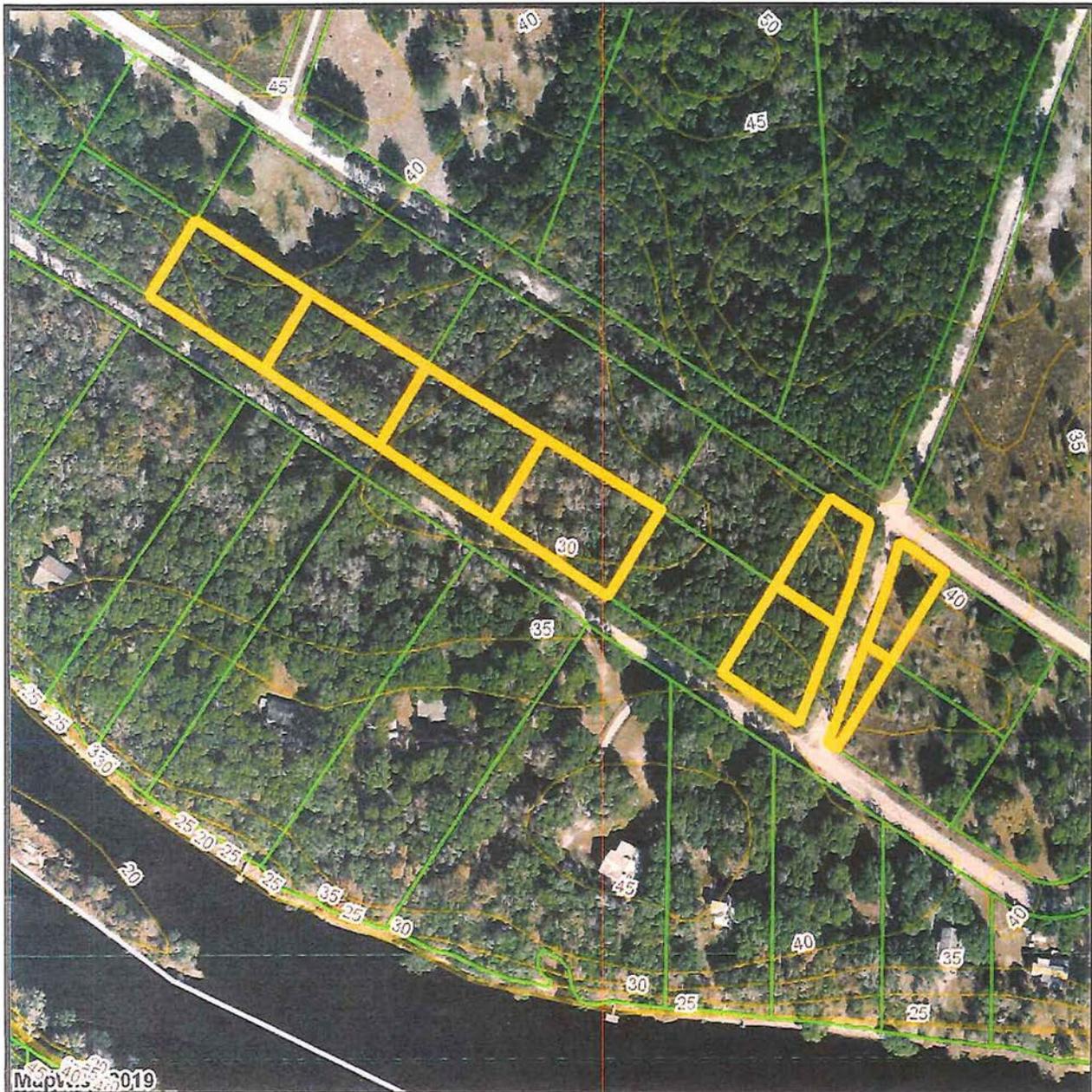
NOTES:



Suwannee County, FL

The information on this website was derived from data which was compiled by the Suwannee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

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Acres of America

- Selected Custom Parcels
- Parcels Diocese Targeted
- County Boundaries
- Parcel Outlines
- Five Foot Contours
- Five Foot Contours2

Suwannee Belle Estates



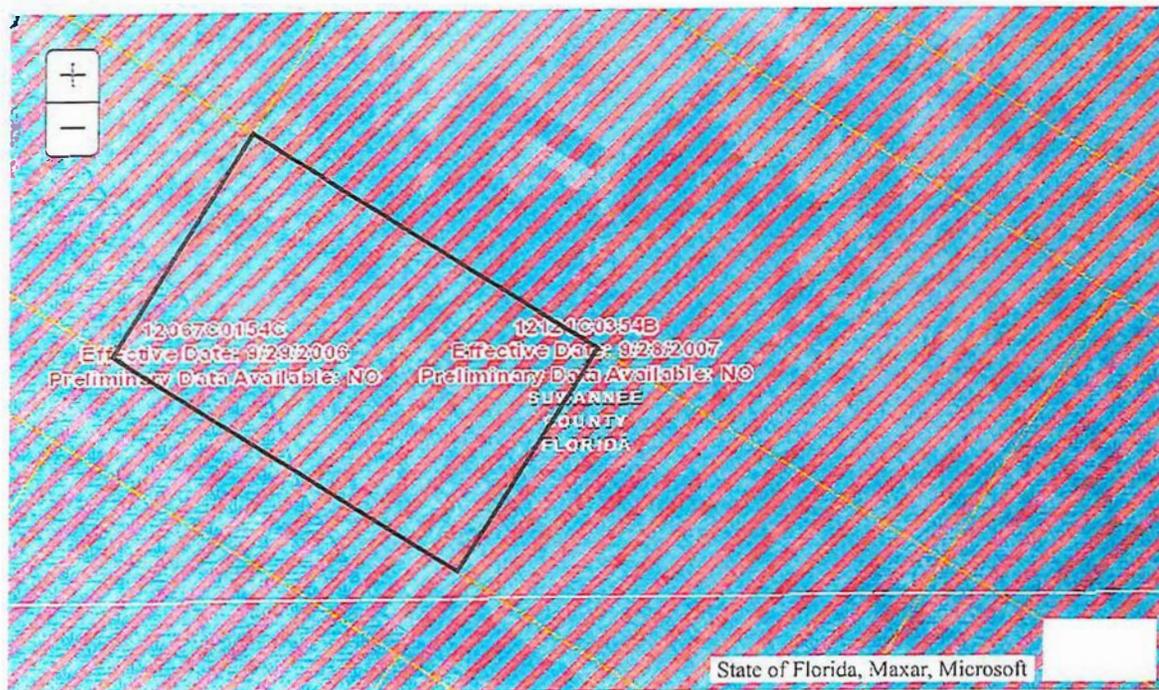
MapWise 2019

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EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **SUWANNEE**
 Parcel: **3504S12E10831000750**
 Flood Zone: **AE FW**
 Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev* **45.4 (feet)**
 10% Annual Chance Flood Elev* **38.5 (feet)**
 50% Annual Chance Flood Elev* **29.5 (feet)**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- | | | | |
|--|----------------------------|-------------------|----------|
| 1% Flood -Floodway (High Risk) | Area Not Included | CrossSections | Wetlands |
| 1% Flood - Zone AE (High Risk) | SFHA Decrease | County Boundaries | |
| 1% Flood - Zone A (HighRisk) | SFHA Increase | FIRM Panel Index | |
| 1% Flood - Zone VE (HighRisk) | Depressions | Parcels | |
| 0.2% Flood-Shaded Zone X (Moderate Risk) | BaseFlood Elevations (BFE) | River Marks | |

Supplemental Information

Watershed	Lower Suwannee	Map Effective Date	9/28/2007	Special Flood Hazard Area	Yes
FIRM Panel(s)	12121C0354B				

Anywhere it can rain, it can flood
 Know your risk.



www.srwmdfloodreport.com

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation](https://www.floodsmart.com) | [FEMA.gov](https://www.floodsmart.com). Information about flood insurance may be obtained at (<https://www.floodsmart.com>)

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060

(386) 362-1001

Toll Free:
(800) 226-1066