



## *Blue Spring Plantation*

**Florida's Great Northwest !**

**Reserve your part of the beautiful Blue Spring Plantation now.**

### *Executive Summary*

*Blue Spring Plantation* is a 310 acre slightly deed restricted rural community with 2, 5, 7 and 10 acre Farm and Home sites. The Plantation is located in Jackson County Florida approximately 5 miles east of the city of Marianna on Route 164 (Blue Springs Road). The mission of the Plantation is to provide you with long-term tranquil country living and enough land to create your own atmosphere. This is for the person who loves the great outdoors, clean air and all the great experiences Mother Nature has to offer. The beautiful Blue Spring (a first magnitude gin clear fresh water spring) recreation area and Merritts Millpond is just 3 miles away. The vast Lake Seminole (a nationally recognized fishing destination) is just 20 minutes away. Its only one hour and fifteen minutes to the Gulf of Mexico.

**The Plantation** is high and dry and has a variation of topography, flat, slightly rolling, cleared or a canopy of slash long leaf pine trees. After entering through a smartly done entry, there are three separate communities to choose from.

**Section # 1**, Parcels 1 through 12, Parcels 27 through 49 and Parcels 50 through 67 are two-acre residential home sites with paved road, beautiful entryway, underground utilities, buffer zones, approved for wells and septic tanks and deed restricted.

**Section # 2**, Parcels 13 through 26, five and ten acre farm sites, deed restricted, paved roads, overhead electric, approved for wells and septic

**Section # 3**, Parcels 68 through 74, Seven acre farm sites, deed restricted, Graded roads, over-head electric, approved for wells and septic.

*Come join us at the Plantation*

For more information call **Ed Thomas, 352-771-5902**  
Fax **352-771-5904**, Email: **edthomas12@embarqmail.com**

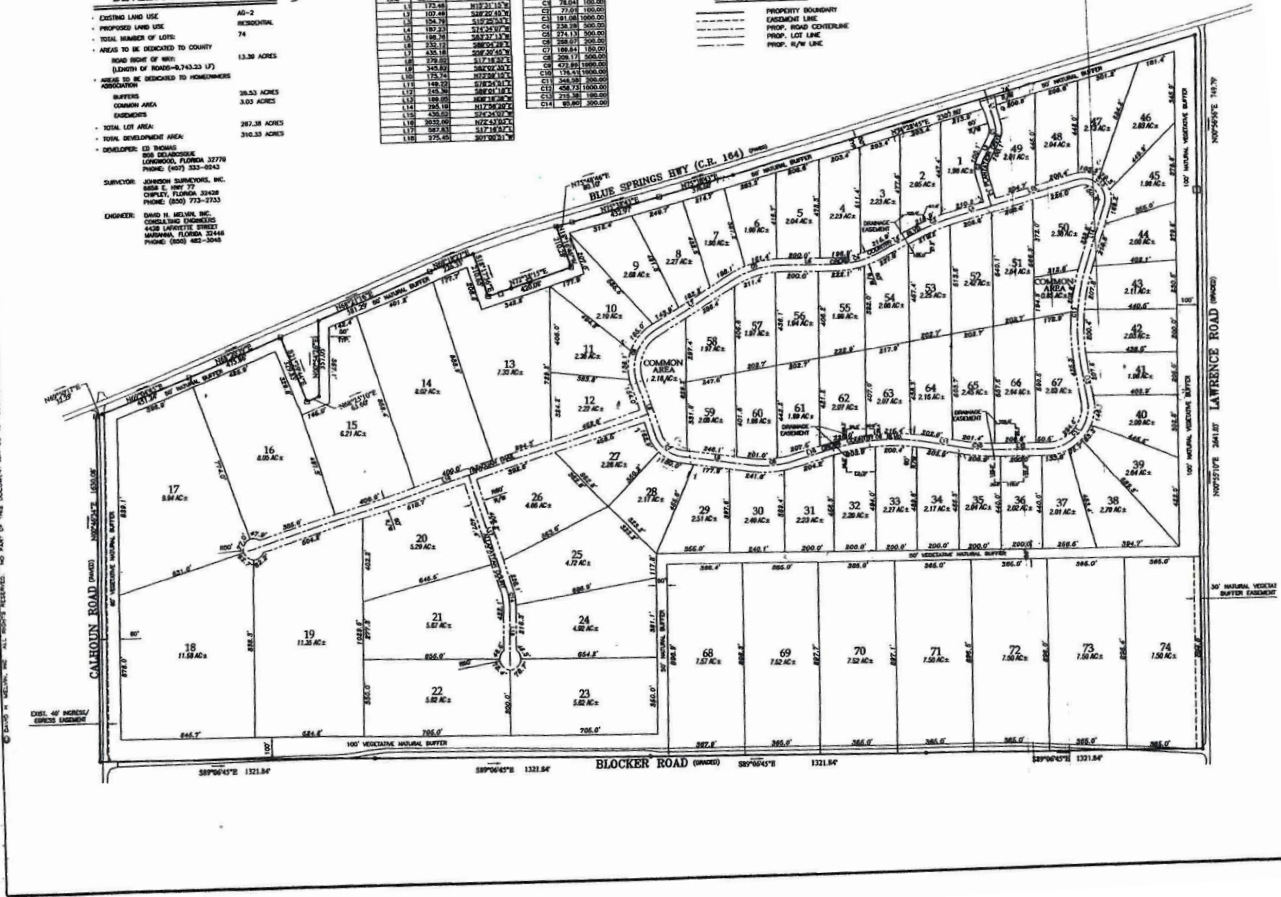
**DEVELOPMENT NOTES**

- EXISTING LAND USE: AG-2
- PROPOSED LAND USE: RESIDENTIAL
- TOTAL NUMBER OF LOTS: 74
- ROAD FRONT OF NEW (LENGTH OF ROAD=0.74333 LF)
- AREA TO BE DEDEDICATED TO COUNTY: 13.38 ACRES
- AREA TO BE DEDEDICATED TO HOMEOWNERS ASSOCIATION: 30.53 ACRES
- BUFFERS: 3.03 ACRES
- COMMON AREA: 3.03 ACRES
- UNDEVELOPED: 287.38 ACRES
- TOTAL LOT AREA: 316.33 ACRES
- TOTAL DEVELOPMENT AREA: 316.33 ACRES
- DEVELOPER: ED PRONIA  
560 ZENOBIA ROAD  
LORRDWOOD, FLORIDA 32778  
PHONE: (904) 533-0243
- SURVEYOR: JOHNSON SURVEYORS, INC.  
3330 E HWY 77  
DUPLUX, FLORIDA 32028  
PHONE: (904) 773-5743
- CHECKER: DAVID H. BELVA, INC.  
CONSULTING ENGINEER  
1432 LARGO DRIVE  
MARIANNA, FLORIDA 32448  
PHONE: (904) 462-3048

LINE	LENGTH	BEARING	CURVE	LENGTH	POINTS
1	173.44	S17°21'12"W	C1	39.84	100.00
2	132.41	S89°27'02"E	C2	77.62	100.00
3	124.79	S17°25'12"E	C3	131.08	1000.00
4	122.31	S12°23'07"W	C4	238.38	300.00
5	128.30	S42°37'13"E	C5	254.13	300.00
6	135.11	S89°27'02"E	C6	238.38	300.00
7	435.18	S59°29'42"E	C7	189.84	100.00
8	230.00	S17°19'32"E	C8	201.17	300.00
9	345.82	S82°52'32"E	C9	472.88	1000.00
10	175.74	S17°19'32"E	C10	215.17	300.00
11	142.22	S18°23'12"E	C11	148.86	300.00
12	128.30	S89°27'02"E	C12	254.13	1000.00
13	142.22	S18°23'12"E	C13	148.86	300.00
14	206.10	S12°23'07"W	C14	215.17	300.00
15	206.10	S12°23'07"W	C15	215.17	300.00
16	307.83	S17°17'12"E	C16	316.33	300.00
17	275.55	S67°00'00"E	C17	307.83	300.00

**LEGEND**

- PROPERTY BOUNDARY
- EASEMENT LINE
- PROP. ROAD CENTERLINE
- PROP. LOT LINE
- PROP. R/W LINE



# Blue Spring Plantation

Blue Spring Plantation						
<b>Pricing</b>		Prices subject to change without notice				
		12/12/2018				
Home sites section 1			Farm Sites Section 2			
Lot #	Acreage	Price	Lot #	Acreage	Price	
2	2.05	\$ 15,900.00				
3	2.23	\$ 15,900.00				
4	2.23	\$ 25,200.00				
5	2.04	\$ 24,120.00				
6	1.9	\$ 25,200.00				
7	1.9	\$ 25,200.00				
10	2.1	\$ 25,200.00				
			Farm sites Section 3			
			Lot #	Acreage	Price	
			68	7.57	\$ 35,250.00	
45	1.96	\$ 26,280.00				
47	2.13	\$ 25,200.00	71	7.5	\$ 42,000.00	
48	2.04	\$ 26,280.00	73	7.5	\$ 42,000.00	
49	2.01	\$ 25,200.00				
51	2.54	\$ 26,280.00				
52	2.42	\$ 25,560.00				
53	2.25	\$ 29,250.00				
35	2.04	\$ 24,120.00				
36	2.02	\$ 15,900.00				
66	2.64	\$ 25,280.00				