

MAP SHOWING SPECIFIC PURPOSE SURVEY OF: CEDAR CREEK PHASE II:

"An Unrecorded Subdivision"

In
SECTIONS 30 & 31, TOWNSHIP 2 SOUTH, RANGE 21 EAST
BAKER COUNTY, FLORIDA

BASIS OF BEARINGS:

Florida State Plane Coordinate System, North Zone,
North American Datum of 1983 (NAD 83).
Bearings shown hereon are referenced to Grid North.

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER:

EXAMINED AND APPROVED: *Cather N. Beckenbaugh*
COUNTY ENGINEER
DATE: 6-30-03

DATES: (including revisions)

Date of "FIELD SURVEY": December 22, 2002
Drawing date: June 16, 2003

PROFESSIONAL SURVEYOR AND MAPPER'S NOTES:

- 1) Unless stated otherwise, this survey prepared without benefit of abstract of title.
- 2) The lands described herein or hereon are subject to existing Easements, Rights-of-way, Restrictions and Subdivisions, whether or not disclosed of record.
- 3) Unless stated otherwise, subdivisions shown hereon are not to be construed as a warranty of title.
- 4) Unless shown or stated otherwise, boundaries of adjacent lands have not been located, thereby precluding the extent of encroachments or encroachments of such foundations, if any exist, of a dead, easement, setback, or right-of-way line, from being stated or shown herein or hereon. (RE: Florida Administrative Code Chapter 61G17-8.003(3)(a))
- 5) Unless shown or stated otherwise, the determination of boundaries by this survey is based strictly and solely on the legal description shown herein or hereon, and the representation of such boundaries (or boundary) herein or hereon is not in any way intended to represent any boundary of any other lot, block, parcel or tract of land, unless or except such other boundaries (or boundary) is fact certified and are the same. (RE: Florida Administrative Code Chapter 61G17-8.003(3)(b))
- 6) Unless shown or stated otherwise, this survey does not purport to show collecting boundary lines or boundaries of adjacent owners which could or would be produced on the ground by reference to any adjoining property record legal description. (RE: Florida Administrative Code Chapter 61G17-8.003(3)(c))
- 7) This office has not caused to be researched chain of title or deeds of adjacent owners and has no opinion as to overlapping descriptions, hipuses, excess or deficiency, junior or senior rights, or any other title matter, fact or circumstance which an accurate and thorough search of the title record of adjacent owners may reveal. Facts may exist in the record, or which may otherwise be ascertained through other valid basis for establishing any real and actual ownership right, which this office is not aware of, has attempted to discover and does not make any claim to have attempted to discover, but which if otherwise known, discovered, revealed or established would be inconsistent with the information shown hereon or hereon. (RE: Florida Administrative Code Chapter 61G17-8.003(3)(d))
- 8) Unless shown or stated otherwise, underground utilities have not been located.
- 9) This survey does not reflect or determine ownership. (i.e. For questions regarding title, a title opinion of an attorney at law licensed in Florida or a certification by an abstractor of a title company, should be sought.)
- 10) This survey does not reflect or determine ownership. (i.e. For questions regarding title, a title opinion of an attorney at law licensed in Florida or a certification by an abstractor of a title company, should be sought.)
- 11) Unless depicted herein or hereon, information pertaining to easements or rights-of-way of record, has not been furnished to this office.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT WILLIAM E. WOODINGTON AND DANIEL DUKES, AS TRUSTEES OF THE C.U.B. LAND TRUST, AS OWNERS, AND ROBERT WOODARD, AS EXECUTIVE VICE-PRESIDENT OF PEOPLES BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED AND SUBDIVIDED TO BE KNOWN AS "CEDAR CREEK PHASE II", AN UNRECORDED SUBDIVISION, AND THAT ALL EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE HOMEOWNERS ASSOCIATION.

ATTESTS:

William F. Woodington WILLIAM F. WOODINGTON, TRUSTEE
Daniel Dukes DANIEL DUKES, TRUSTEE
Robert Woodard ROBERT WOODARD, EXECUTIVE VICE-PRESIDENT, PEOPLES BANK
WITNESSES AS TO TRUSTEE: *W. L. O.*, *L. C. H.*
WITNESSES AS TO MORTGAGEE: *Robert Woodard*, *Robert Woodard*

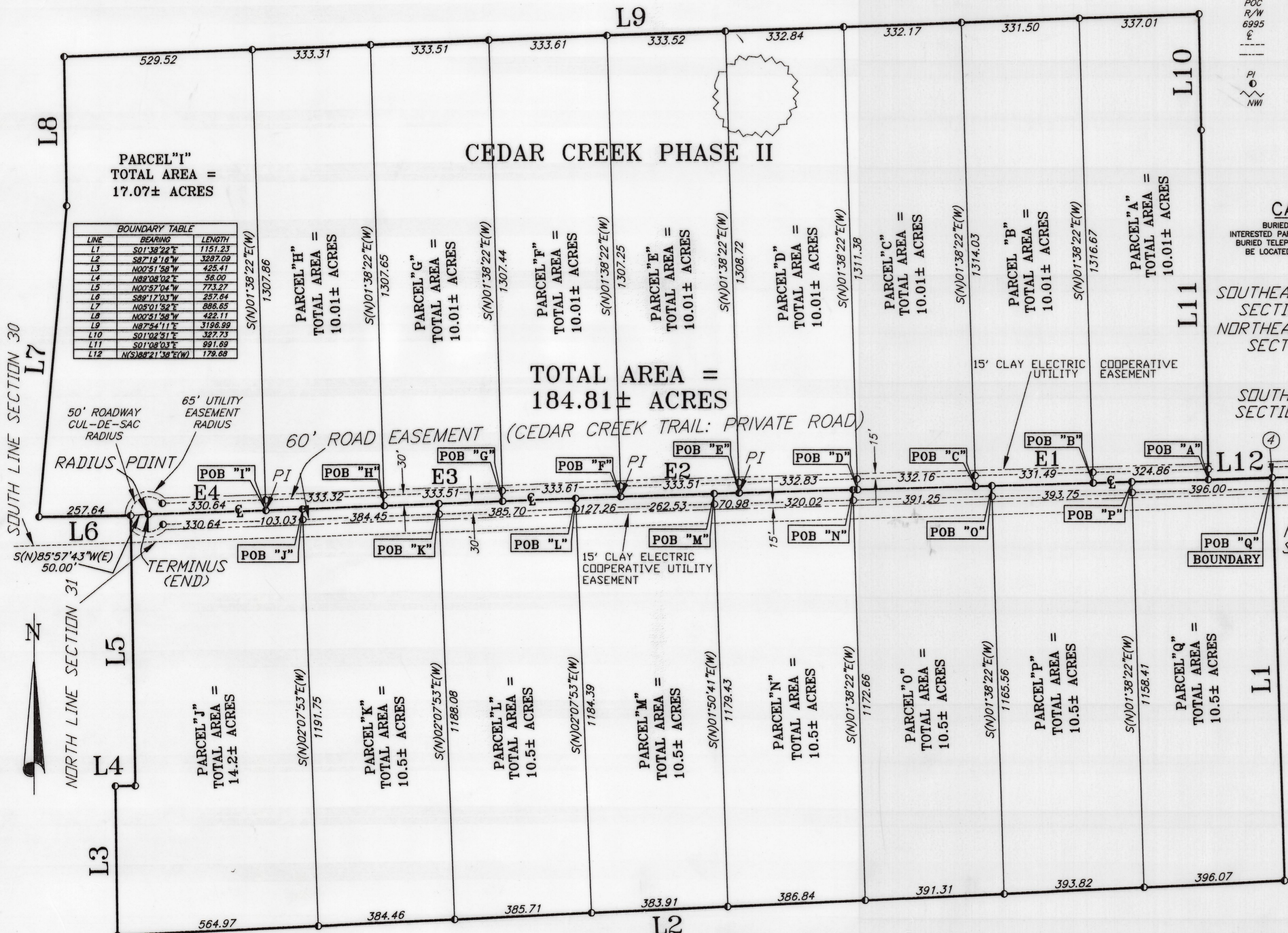
CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING MANAGER:

THIS IS TO CERTIFY THAT ON 6/30/03
FOREGOING PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.
Judy Pittman
PLANNING AND ZONING DIRECTOR
DATE: 6/30/03

LEGEND

- Bearing: Calculated based measurement
- Distance: Field based measurement
- Field based measurement
- Licensee
- Point of Beginning
- Point of Commencement
- Right-of-Way line
- LB number for GEOTec Services, Inc.
- Centerline
- Easement (30' Unless noted otherwise)
- City Electric Cooperative, Inc. Utility Easement (15' unless noted otherwise)
- Point of Intersection
- Set 5/8 inch iron rod labeled GEOTec LB 6995
- Wetland (from NWI database, unless states otherwise)
- National Wetlands Inventory
- PI
- D
- W
- NWI

NOTE: All distances are feet.



PARCEL "I"
TOTAL AREA =
17.07± ACRES

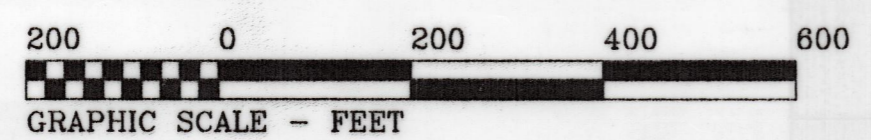
LINE	BEARING	LENGTH
L1	S01°38'22"E	1151.23
L2	S87°18'16"W	3287.09
L3	N00°21'56"W	425.41
L4	N88°58'02"E	56.00
L5	S89°12'04"W	733.27
L6	S89°12'04"W	257.84
L7	N05°01'52"E	886.65
L8	N02°41'11"E	422.11
L9	N82°54'11"E	3198.99
L10	S01°52'51"E	327.73
L11	S01°58'03"E	991.69
L12	N15°38'21'58"W	179.68

CEDAR CREEK PHASE II

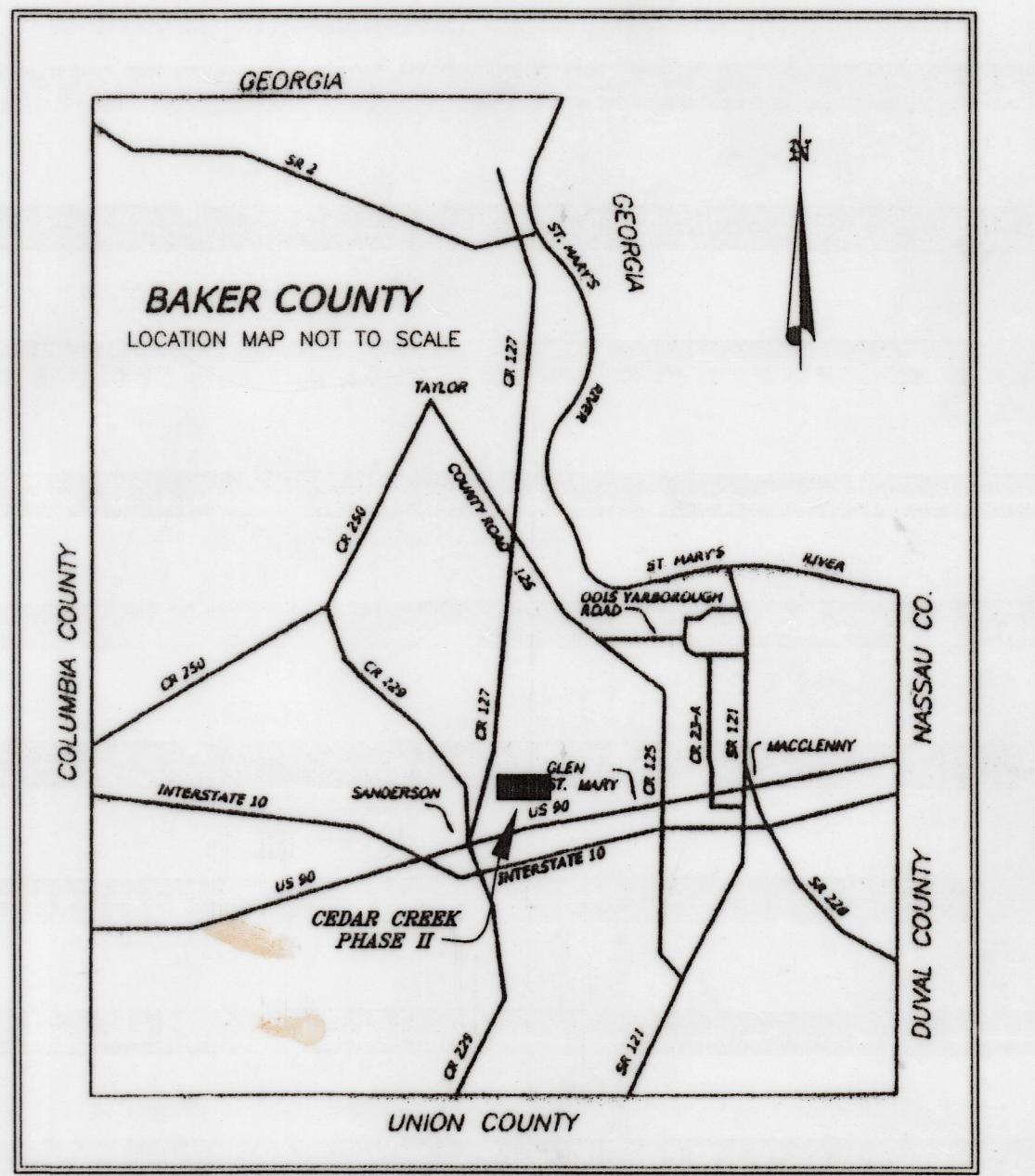
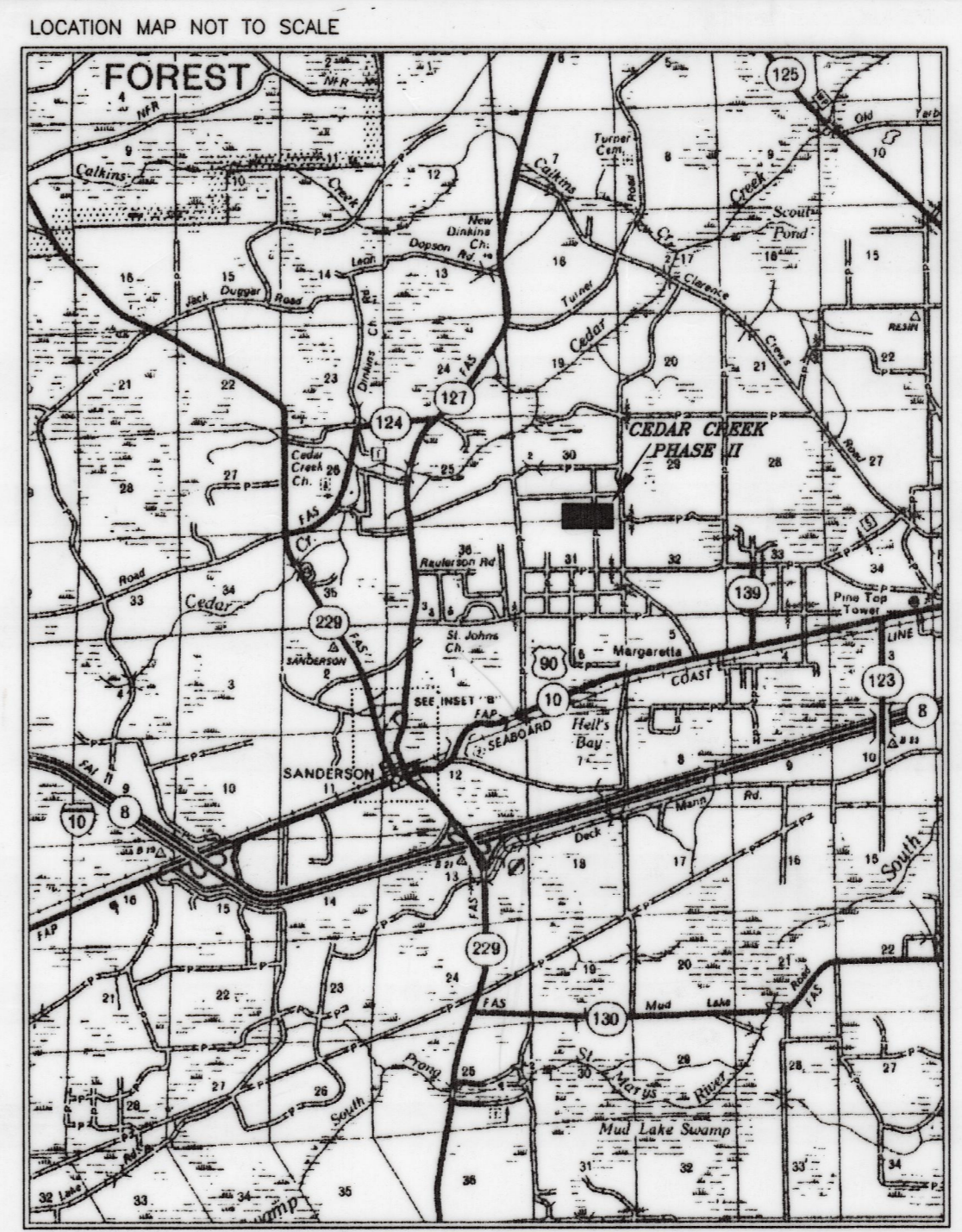
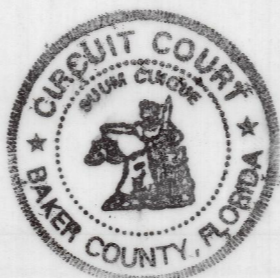
TOTAL AREA =
184.81± ACRES

LINE	BEARING	LENGTH
E1	S(N)88°21'58"W	1321.34
E2	S(N)88°21'58"W	333.51
E3	S(N)87°52'06"W	1000.44
E4	S(N)88°21'58"W	330.64

POINT	BEARING	LENGTH
1-2	N01°46'07"W	75.24
2-3	S88°21'58"W	101.42
3-4	S88°21'58"W	1246.91
4-5	S88°21'58"W	1145.49



CERTIFIED A TRUE, COMPLETE AND CORRECT COPY
BAKER COUNTY CLERK OF THE COURTS
BY: *Al Frazer*
DEPUTY CLERK



STATE OF FLORIDA COUNTY OF UNION

THIS IS TO CERTIFY THAT ON 6/30/03 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED WILLIAM E. WOODINGTON, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

Nancy R. Parrish
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/15/08
NANCY R. PARRISH
MY COMMISSION # 00 11887
EXPIRES: December 15, 2008
1-800-340TARY FL Notary Service & Bonding, Inc.

STATE OF FLORIDA COUNTY OF UNION

THIS IS TO CERTIFY THAT ON 6/30/03 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED DANIEL DUKES, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

Nancy R. Parrish
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/15/08
NANCY R. PARRISH
MY COMMISSION # 00 11887
EXPIRES: December 15, 2008
1-800-340TARY FL Notary Service & Bonding, Inc.

STATE OF FLORIDA COUNTY OF COLUMBIA

THIS IS TO CERTIFY THAT ON 6/26/03 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED DANIEL DUKES, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

Lonnie T. Holtwanger
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/4/07
LONNIE T. HOLTWANGER
MY COMMISSION # 2017832 EXPIRES
February 4, 2007
BOKER THE CITY AND BOKER INC.

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

EXAMINED AND APPROVED BY: *James J. ...*
COUNTY ATTORNEY
DATED: 7/1/03 A.D., 2002.

CERTIFICATE OF COUNTY HEALTH DEPARTMENT:

"ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS, IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 0065, ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS; REGULATION: ON-SITE WATER SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS, IN ACCORDANCE WITH FLORIDA STATUTE 351, SECTION 0062, SUPERVISION; PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS."
Daniel A. Dukes
PUBLIC HEALTH OFFICIAL
DATE: 7-1-03

LEGAL DESCRIPTION: (BOUNDARY)

A parcel of land containing a total area of 184.81 acres, more or less, lying, being and situate in Sections 30 and 31, Township 2 South, Range 21 East, Baker County, Florida, more particularly described as follows:

COMMENCE at the Northeast corner of said Section 31 and run North 01 degree 46 minutes 07 seconds West, along the East line of said Section 30, a distance of 75.24 feet; thence run South 88 degrees 21 minutes 38 seconds West a distance of 1246.91 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; Thence run South 01 degree 38 minutes 22 seconds East, a distance of 1151.23 feet; thence run South 87 degrees 19 minutes 16 seconds West, a distance of 3287.09 feet; thence run North 00 degrees 51 minutes 58 seconds West, a distance of 425.41 feet; thence run North 89 degrees 08 minutes 02 seconds East, a distance of 56.00 feet; thence run North 00 degrees 57 minutes 04 seconds West, a distance of 773.27 feet; thence run South 89 degrees 17 minutes 03 seconds West, a distance of 257.64 feet; thence run North 05 degrees 01 minute 52 seconds East, a distance of 886.65 feet; thence run North 00 degrees 51 minutes 58 seconds West, a distance of 422.11 feet; thence run North 87 degrees 54 minutes 11 seconds East a distance of 3196.99 feet; thence run South 01 degree 02 minutes 51 seconds East, a distance of 327.73 feet; thence run South 01 degree 08 minutes 03 seconds East, a distance of 991.69 feet; thence run North 88 degrees 21 minutes 38 seconds East a distance of 179.68 feet to the POINT OF BEGINNING.

PROJECT NOTES:

The specific purpose of this survey and map is to satisfy Baker County requirements related to "Unrecorded Subdivisions".

This map is not prepared to satisfy Florida Statute Chapter 177 requirements. (e.g. there is not a certificate of approval from the Clerk of Circuit Court, Permanent Reference Monuments are not required and were not set, Permanent Control Points are not required and were not set.)

ALL WETLANDS DEPICTED HEREON ARE BASED ON THE UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL WETLANDS INVENTORY MAPS. THE UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL WETLANDS INVENTORY MAPS INDICATE EXISTING WETLANDS ON THIS PROPERTY. THOSE WETLANDS WHICH ARE INDICATED ON THE MAPS ARE SCALED ON THIS MAP. HOWEVER, OTHER SMALL AREAS OF WETLAND MAY EXIST WHICH ARE NOT SHOWN ON THESE MAPS.

"PERSONS INTENDING TO ENGAGE IN ACTIVITIES INVOLVING MODIFICATIONS WITHIN OR ADJACENT TO WETLAND AREAS SHOULD SEEK THE ADVICE OF APPROPRIATE FEDERAL, STATE OR LOCAL AGENCIES CONCERNING SPECIFIED AGENCY REGULATORY PROGRAMS AND PROPRIETARY JURISDICTIONS THAT MAY AFFECT SUCH ACTIVITIES."

NOTE: Fixed improvements may exist, but were not observed.
NOTE: Physical access to all parcels not yet established.
NOTE: Legal descriptions furnished on separate sheets, attached hereto, and by reference made part thereof.
NOTE: This map does not conform to Chapter 177, Florida Statutes.
NOTE: This map consists of multiple sheets and is not complete without all sheets.

GEOTec Services, Inc.
ENGINEERING - PLANNING - SURVEYING & MAPPING
ENVIRONMENTAL CONSULTING - PHOTOGRAMMETRY
GEOGRAPHIC INFORMATION SYSTEMS DEVELOPMENT
QUALITY CONTROL/ASSURANCE - PRECISE GPS
(phone) 386.496.3107 (fax) 386.496.3132
30 South Lake Avenue, Post Office Box 238, Lake Butler, Florida 32054
For: C.U.B. Land Trust
DATE: 06/10/2003 SHEET 1 of 2 SHEETS JOB NUMBER: 03602
SCALE: 1" = 200' MAP NUMBER: 2559-D1