

# CEDAR RIDGE PHASE II:

"An Unrecorded Subdivision"

In  
SECTION 31, TOWNSHIP 2 SOUTH, RANGE 21 EAST  
BAKER COUNTY, FLORIDA

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."

WETLAND DESCRIPTION NOTE:  
WETLAND TYPE: PF03/4C  
P=PALUSTRINE  
FO=FORESTED  
3=BROAD-LEAVED EVERGREEN  
4=NEEDLE-LEAVED EVERGREEN  
C=SEASONALLY FLOODED

## BASIS OF BEARINGS:

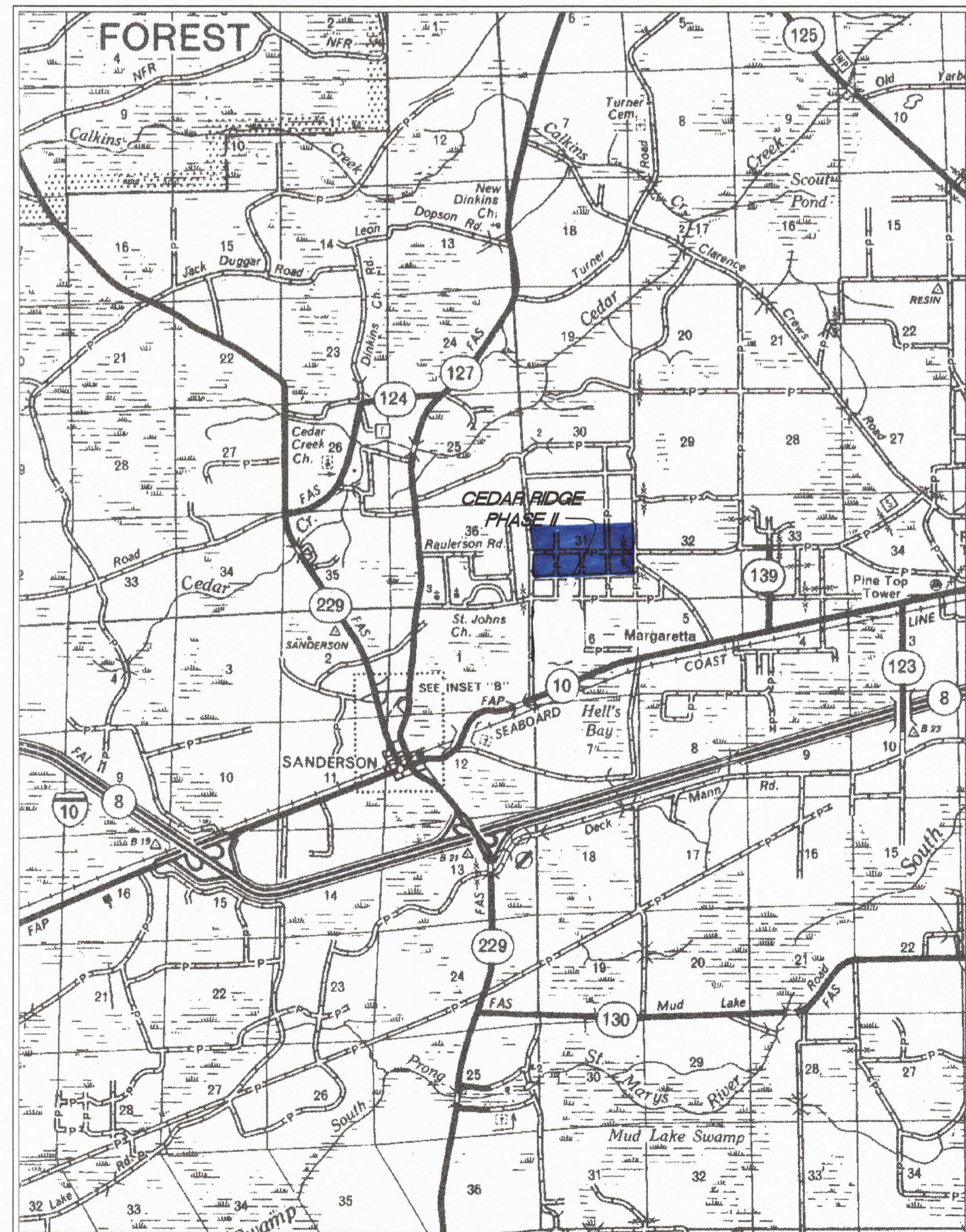
Florida State Plane Coordinate System, North Zone,  
North American Datum of 1983 (NAD 83).  
Bearings shown hereon are referenced to Grid North.

## CERTIFICATE OF APPROVAL BY COUNTY ENGINEER:

EXAMINED AND APPROVED \_\_\_\_\_  
COUNTY ENGINEER

DATE \_\_\_\_\_

LOCATION MAP NOT TO SCALE



## STATE OF FLORIDA COUNTY OF BAKER

THIS IS TO CERTIFY THAT ON \_\_\_\_\_, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED (INSERT NAME), 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 THEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## STATE OF FLORIDA COUNTY OF BAKER

THIS IS TO CERTIFY THAT ON \_\_\_\_\_, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED (INSERT NAME), 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 THEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## 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 RIDGE PHASE II", AN UNRECORDED SUBDIVISION, AND THAT ALL EASEMENTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE HOMEOWNERS ASSOCIATION.

ATTESTS:

WITNESS AS TO TRUSTEE \_\_\_\_\_ WITNESS AS TO TRUSTEE \_\_\_\_\_ WILLIAM F. WOODINGTON, TRUSTEE

WITNESS AS TO TRUSTEE \_\_\_\_\_ WITNESS AS TO TRUSTEE \_\_\_\_\_ DANIEL DUKES, TRUSTEE

WITNESS AS TO MORTGAGEE \_\_\_\_\_ WITNESS AS TO MORTGAGEE \_\_\_\_\_ ROBERT WOODARD  
EXECUTIVE VICE-PRESIDENT  
"PEOPLES BANK"

## CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING MANAGER:

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THE FOREGOING PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.

PLANNING AND ZONING DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_

NOTE: Additional 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.

SOIL TYPES—  
TYPE NO. 23, LEON SAND  
TYPE NO. 24, LEON-EVERGREEN COMPLEX,  
DEPRESSIONAL  
(SOURCE—USDA SOIL SURVEY OF BAKER COUNTY,  
FLORIDA)

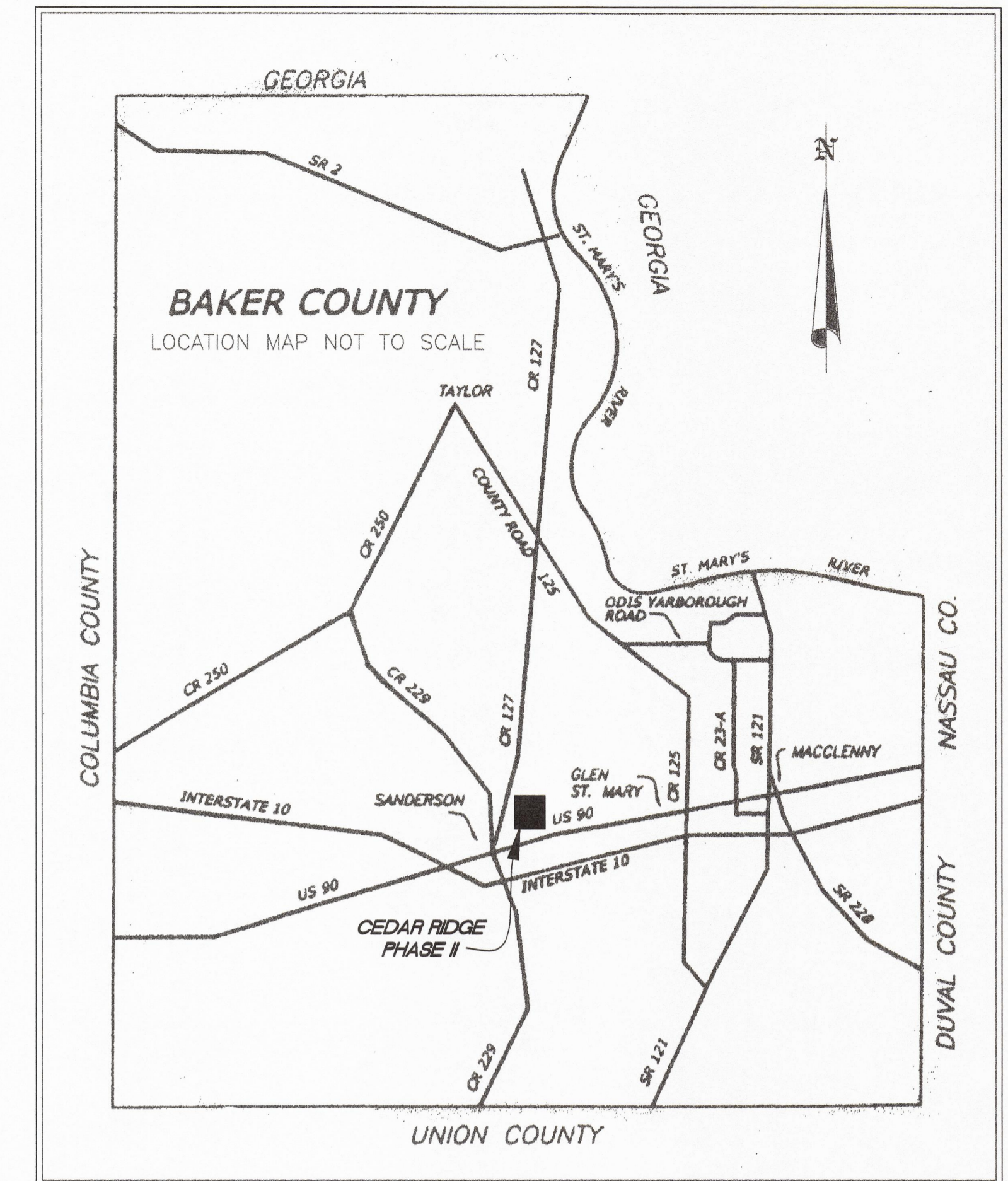
LAND USE DESIGNATION:  
AG ZONE "B"  
ZONING CLASSIFICATION AG 10

## DATES: (including revisions)

Date of "FIELD SURVEY":  
Drawing date: June 5, 2002  
Revised March 5, 2003, to change road  
and utility easements.  
Revised June 11, 2003, to add road name  
and unrecorded subdivision name.

## LEGEND

A	Arc length
Br.	Bearing
CM	Concrete Monument
Ch.	Chord
(D)	Deed based measurement
D.B.	Deed Book
DOT	Department Of Transportation (Florida)
Dist.	Distance
(F)	Field based measurement
LB	Licensed Business
CMP	Corrugated Metal Pipe
O.R.	Official Records book
(P)	Plot based measurement
POB	Point Of Beginning
POC	Point Of Commencement
PC	Point of Curvature
PT	Point of Tangency
R	Radius length
R/W	Right-of-Way line
TJB	Telephone Junction Box
P	Power line (overhead unless shown to be different)
X	Fence line
6995	LB number for GEOTEC Services, Inc.
⊗	Found square DOT concrete R/W monument
⊠	Found CM (square unless stated otherwise)
⊡	Set 3 inch square CM, labeled: GEOTEC, LB 6995
⊙	Found iron rod
⊕	Set 5/8 inch iron rod, labeled: GEOTEC LB 6995
○	Found iron pipe
○	Set 1 inch iron pipe, labeled: GEOTEC, LB 6995
•	Survey point (identified as labeled)
⊙	Power pole anchor and guy wire
⊙	Power pole



## CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

EXAMINED AND APPROVED BY: \_\_\_\_\_

\_\_\_\_\_ COUNTY ATTORNEY

DATED \_\_\_\_\_ 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, ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS; REGULATION. ONSITE WATER SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS, IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 0062, SUPERVISION; PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS."

PUBLIC HEALTH OFFICIAL \_\_\_\_\_

DATE \_\_\_\_\_

## PROFESSIONAL SURVEYOR AND MAPPER'S NOTES:

- Unless stated otherwise, this survey prepared without benefit of abstract of title.
- The lands described herein or hereon are subject to existing Easements, Rights-of-way, Restrictions and Setbacks, whether or not disclosed of record.
- Unless stated otherwise, jurisdictional areas, if any, are not located.
- Unless shown or stated otherwise buried objects have not been located.
- Unless shown or stated otherwise foundations beneath the surface have not been located, thereby precluding the extent of violations caused by encroachments of such foundations, if any exists, of a deed, easement, setback, or right-of-way line, from being stated or shown herein or hereon. (RE: Florida Administrative Code Chapter 61G17-6.0031(3)(e)).
- 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) in fact coincide and are the same. (RE: Florida Administrative Code Chapter 61G17-6.0031(3)(b)).
- Unless shown or stated otherwise this survey does not purport to show conflicting boundary lines or boundaries of adjoining property which could or would be produced on the ground by reference to any adjoining property record legal description. (RE: Florida Administrative Code Chapter 61G17-6.0031(3)(b)).
- This office has not caused to be researched chain of title or deeds of adjoining and has no opinion as to overlapping descriptions, hiatuses, excess or deficiency, junior or senior rights, or any other title matter, fact or inconsistency which an accurate and thorough search of the title record of adjoining may reveal. Facts may exist in the record, or which may otherwise be affirmed through other valid basis for establishing any real and actual ownership right, which this office is not aware of, has not attempted to discover and does not make any claim to have attempted to discover; but which if otherwise known, discovered, revealed or established would constitute or disclose a boundary inconsistency. (RE: Florida Administrative Code Chapter 61G17-6.0031(3)(b)).
- Unless shown or stated otherwise underground utilities have not been located.
- 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 or a title company, should be sought.)
- Unless depicted herein or hereon information, pertaining to easements or rights-of-way of record, has not been furnished to this office.

Daniel A. Dukes, P.S.M.  
Professional Surveyor & Mapper No. 5673  
State of Florida

Date of signature: \_\_\_\_\_

Note: Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

**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 X SHEETS JOB NUMBER: 03603  
SCALE: 1" = 200' MAP NUMBER: 2560-D