

FINLEYVILLE SUBDIVISION

A SUBDIVISION IN:
STATE OF FLORIDA, COUNTY OF BAKER
SECTION 7, TOWNSHIP 4 SOUTH, RANGE 20 EAST

GENERAL NOTES:

- 1) Survey based on corners found in place.
- 2) Improvements do not exist.
- 3) The lands shown and described herein are subject to existing Easements, Rights-of-way, Restrictions, and Reservations whether or not disclosed of record.
- 4) Jurisdictional areas, if any, are not located.
- 5) Bearing Bore - South line of Government Lot 6, Section 7 = S 89°10'00" W, assumed.
- 6) Field work completed on November 1, 1990.
- 7) Power lines are not located.
- 8) Lands shown herein do not lie within a flood prone area as per Community Plan Number 120419 0008 as of the U.S. Department of Housing and Urban Development Flood Hazard Boundary Map, effective date January 27, 1978.
- 9) Building restriction lines shall conform to current zoning regulations of Baker County, Florida.
- 10) Lands as located and shown herein do not encroach upon lands presently enclosed by others, therefore fences are not shown, but do exist.
- 11) Utility easements shall be 10 feet wide along side lot boundaries and 15 feet wide along lot boundaries fronting on roads.
- 12) Utility easements shall also be easements for the construction, maintenance, and operation of cable television services.
- 13) Lot areas shown herein are computed inclusive of any easements lying within the boundaries of said lots, where fronting on roads, lot boundaries coincide with new road right-of-way lines.
- 14) Witness Permanent Reference Monuments have been placed when property boundary corners fall within new county road rights-of-way.

RESTRICTIVE COVENANTS:

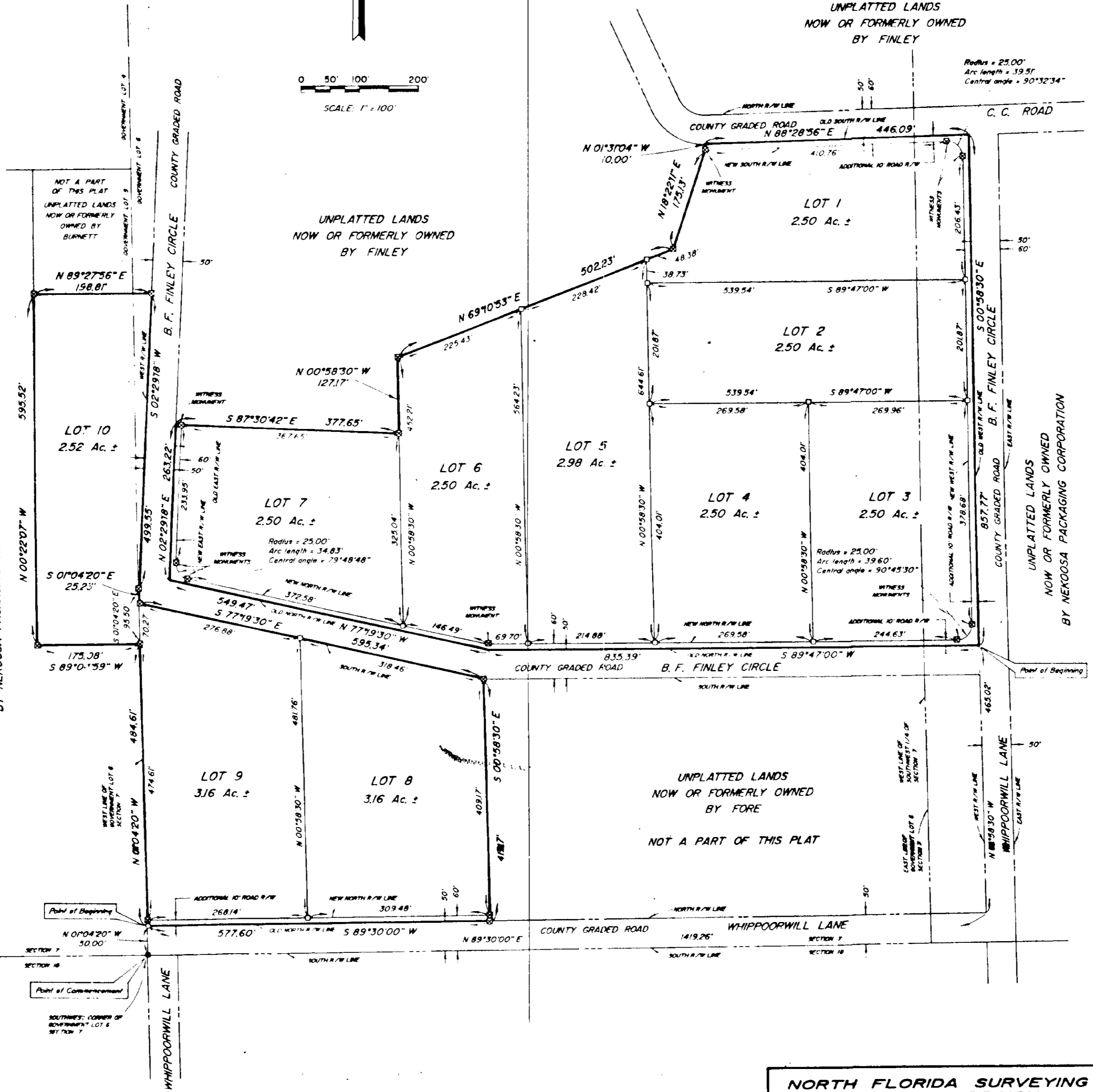
Duration of Restrictive Covenants: All restrictive covenants contained herein shall continue in force, and shall run with the land lots of Finleyville Subdivision until modified, amended, or deleted. Said restrictions shall be as follows:

- A) No dirt shall be removed from parcel nor shall any timber be harvested without the written consent from owners as shown herein.
- B) No accumulation or storage of garbage, lumber, scrap metal, refuse bulk materials, waste, new or used building materials or trash of any kind shall be permitted on parcel.
- C) No non-convertible automobile shall remain on parcel for a thirty day period.
- D) Mortgage shall be non-assignable without the written consent from owners as shown herein.
- E) All mobile homes shall be fully skinned completely within thirty days of set up.
- F) All water systems shall conform to Chapter 100.4 FAC or 17-550 FAC.
- G) All sewage systems shall conform to Chapter 100.6 FAC or to standards of Department of Environmental Regulation.
- H) Annual Assessment Fee shall be due on date of Agreement for Deed or deed transfer. If assessment fee is not paid by date, fee, a late charge of \$1.00 per day shall be assessed thereon.

EXPLANATION OF SYMBOLS AND ABBREVIATIONS

SYMBOL / ABBREVIATION	EXPLANATION
N	North
S	South
E	East
W	West
°	Degree
'	Minutes (bearing) / Feet (distances)
"	Seconds (bearing) or Inches (distances)
4"	4" square concrete monument set, number 2457
REF	PERMANENT REFERENCE MONUMENT
sq	Square or less
Ac.	Acres
R/W	Right-of-way
3"	3" square concrete monument set, number 2457
5"	5" square concrete monument found, no number
1/4"	1/4" iron pipe found, no number
•	Equals

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.



NORTH FLORIDA SURVEYING AND LAND DESIGN

POST OFFICE BOX 14
500 W. WEST BAY STREET
LAKE BUTLER, FLORIDA 32054

POST OFFICE BOX 162
690 WEST MACLENNY AVENUE
MACLENNY, FLORIDA 32063

