

SANDERSON TERRACE

CAPTION:

BEING A SUBDIVISION OF A PART OF SECTIONS 1 AND 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 2, THENCE SOUTH 87°33'44" WEST, ALONG THE SOUTH LINE OF THE FOREMENTIONED SECTION 2, 445.80 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 229, SAID POINT BEING IN A CURVE, SAID CURVE BEING CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 5779.58 FEET, THENCE NORTH 13°55'16" WEST, 228.17 FEET (CORD DISTANCE AND BEARING) TO THE POINT OF TANGENCY OF SAID CURVE, THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 12°46'06" WEST, 923.03 FEET, THENCE NORTH 82°56'34" EAST, 104.0 FEET, THENCE NORTH 12°46'06" WEST, 104.0 FEET, THENCE NORTH 82°56'34" EAST, 453.9 FEET, THENCE NORTH 84°35'41" EAST, 162.79 FEET, THENCE SOUTH 89°52'46" EAST, 194.70 FEET, THENCE SOUTH 88°30'08" EAST, 1050.08 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 127, THENCE SOUTH 7°14'52" WEST AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE 717.32 FEET TO THE POINT OF A CURVE, SAID CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 715.12 FEET, THENCE SOUTHWESTERLY AND ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 198.45 FEET TO ITS POINT OF TANGENCY, THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 23°10'30" WEST, 324.32 FEET TO A POINT IN THE SOUTH LINE OF THE FOREMENTIONED SECTION 1, THENCE SOUTH 88°06'20" WEST AND ALONG THE SAID SOUTH LINE OF SECTION 1, 555.78 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KNABB TURPENTINE INC. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HERON AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS AND ALL ROADS AND DRAINAGE RIGHT-OF-WAYS SHOWN ON SAID PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE COUNTY OF BAKER AND ITS SUCCESSORS.

SIGNED AND SEALED THIS 25TH DAY OF August, A.D. 1970
 WITNESS _____
 WITNESS _____
 KNABB TURPENTINE INC.
 PRESIDENT _____
 SECRETARY _____

STATE OF FLORIDA COUNTY OF BAKER

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS WM KNABB AND ELOISE DANIELS RESPECTIVELY PRESIDENT AND SECRETARY OF KNABB TURPENTINE INC. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO SEVERALLY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT MACLENNY IN THE COUNTY OF BAKER AND STATE OF FLORIDA THIS 25TH DAY OF August, A.D. 1970

 NOTARY PUBLIC OF FLORIDA MY COMMISSION EXPIRES _____, 1974.

CLERKS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER No. 10275, LAWS OF FLORIDA OF 1925 AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA THIS 25TH DAY OF August, A.D. 1970.
 CLERK _____

COMMISSIONER'S APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF August, A.D. 1970 BY THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA.
 CHAIRMAN _____ CLERK _____

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, SUBDIVIDED AND DESCRIBED ABOVE AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THAT ALL THE BAKER COUNTY ZONING RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.
 SIGNED THIS 25TH DAY OF August, A.D. 1970

 REGISTERED SURVEYOR CERT No. 1380

NOTES:

1. PERMANENT REFERENCE MONUMENTS SHOWN THUS: ⊙
2. BEARINGS AND DISTANCES SHOWN=CURVES REFER TO THE CHORD

August 25, 1970

