

# FRANK COMBS CIRCLE ESTATES

A SUBDIVISION IN:  
STATE OF FLORIDA  
BAKER COUNTY  
SECTIONS 7 AND 8, TOWNSHIP 1 SOUTH,  
RANGE 21 EAST

### CAPTION: LEGAL DESCRIPTION:

A parcel of land lying, being and situate in Sections 7 and 8, Township 1 South, Range 21 East, Baker County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of said Section 8; thence run South 00 degrees, 41 minutes and 13 seconds West, along the West line of said Section 8, a distance of 556.81 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence run North 89 degrees, 10 minutes and 53 seconds East, a distance of 406.80 feet; thence run North 00 degrees, 46 minutes and 23 seconds East a distance of 30.00 feet to a point on the arc of a curve whose center bears North 37 degrees, 38 minutes and 34 seconds East, thence run Northwesterly, easterly and southerly along the arc of a curve concave southerly and having a radius of 50.00 feet through a central angle of 296 degrees, 10 minutes and 37 seconds an arc distance of 249.91 feet to the end of said curve; thence run South 00 degrees, 46 minutes and 23 seconds West a distance of 18.33 feet; thence run North 89 degrees, 10 minutes and 53 seconds East a distance of 530.00 feet to a point on the East line of the West 3/4 of West 1/2 of Northwest 1/4 of said Section 8; thence run South 00 degrees, 46 minutes and 23 seconds West, along said East line of the West 3/4 of West 1/2 of Northwest 1/4 of said Section 8, a distance of 1435.93 feet to the Southeast corner of the West 3/4 of North 1/2 of Southwest 1/4 of said Northwest 1/4 of said Section 8; thence run South 89 degrees, 30 minutes and 00 seconds West, along the South line of said North 1/2 of Southwest 1/4 of Northwest 1/4 of said Section 8, a distance of 394.53 feet to the Southwest corner of said North 1/2 of Southwest 1/4 of Northwest 1/4 of said Section 8; thence run South 00 degrees, 41 minutes and 13 seconds West, along the above said West line of Section 8, a distance of 39.27 feet; thence run South 80 degrees, 18 minutes and 25 seconds West a distance of 50.82 feet; thence run North 16 degrees, 09 minutes and 35 seconds West a distance of 595.91 feet; thence run North 35 degrees, 21 minutes and 35 seconds West a distance of 216.80 feet; thence run North 17 degrees, 05 minutes and 35 seconds West a distance of 704.15 feet; thence run North 75 degrees, 36 minutes and 29 seconds East a distance of 334.29 feet; thence run North 74 degrees, 50 minutes and 25 seconds East a distance of 444.77 feet to the POINT OF BEGINNING, containing a total area of 49.03 acres, more or less.

### MAINTENANCE OF DEDICATED ROADS:

Responsibility for maintenance of roads dedicated through and by virtue of this plat shall be vested in Frank Combs Circle Homeowners Association.

### CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owners in fee simple of these lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes thereon expressed and dedicate the roads and drainage easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned, Ben F. Fish and Patricia L. Fish hereunto set their hand and seal on April 14, 1990.

Ben F. Fish                      Patricia L. Fish  
Ben F. Fish                      Patricia L. Fish

Witness                                      Witness

### ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF BAKER  
THIS IS TO CERTIFY, that on March 27, 1990, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Ben F. Fish and Patricia L. Fish to me known to be the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date

Gene B. Shaw  
Notary Public, State of Florida  
My Commission Expires 12/31/1992

### SURVEYOR'S NOTES:

- 1) Bearings Basis - West line of Section 8 = S 00°41'13" W assumed
- 2) Field work completed on March 13, 1990
- 3) The lands shown and described hereon are subject to existing Easements, Rights-of-way, Restrictions, and Reservations whether or not disclosed of record
- 4) The lands shown and described hereon do not lie within a flood prone area according to "FLOOD HAZARD BOUNDARY MAP" Community Panel Number 020419 0004 A, effective date January 27, 1979
- 5) Fences are not shown.
- 6) 1 of areas shown hereon are computed inclusive of any easements lying within the boundary lines of said lots
- 7) Building restriction lines shall conform to current zoning regulations of Baker County, Florida.
- 8) Jurisdictional areas, if any, are not located.

### RESTRICTIVE COVENANTS:

Duration of Restrictive Covenants: All restrictive covenants contained herein shall continue in force, and shall run with the lands of Frank Combs Circle Estates 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 hereon.
- 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-workable automobile shall remain on parcel for a thirty day period.
- D) Mortgage shall be non-assignable without the written consent from owners as shown hereon.
- E) All mobile homes shall be fully skirted completely within thirty days of set up.
- F) All water systems shall conform to Chapter 100-4 F.A.C. or 17-50 F.A.C.
- G) All sewage systems shall conform to Chapter 100-6 F.A.C. 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 due, a late charge of \$1.00 per day shall be assessed thereon.

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

This is to certify that on this 29 day of March, A.D. 1990, the foregoing plat or plan was approved by the Planning and Zoning Commission of Baker County, Florida.

Signed: Gene J. Dalton  
Executive Secretary                      Planning Commission Chairman

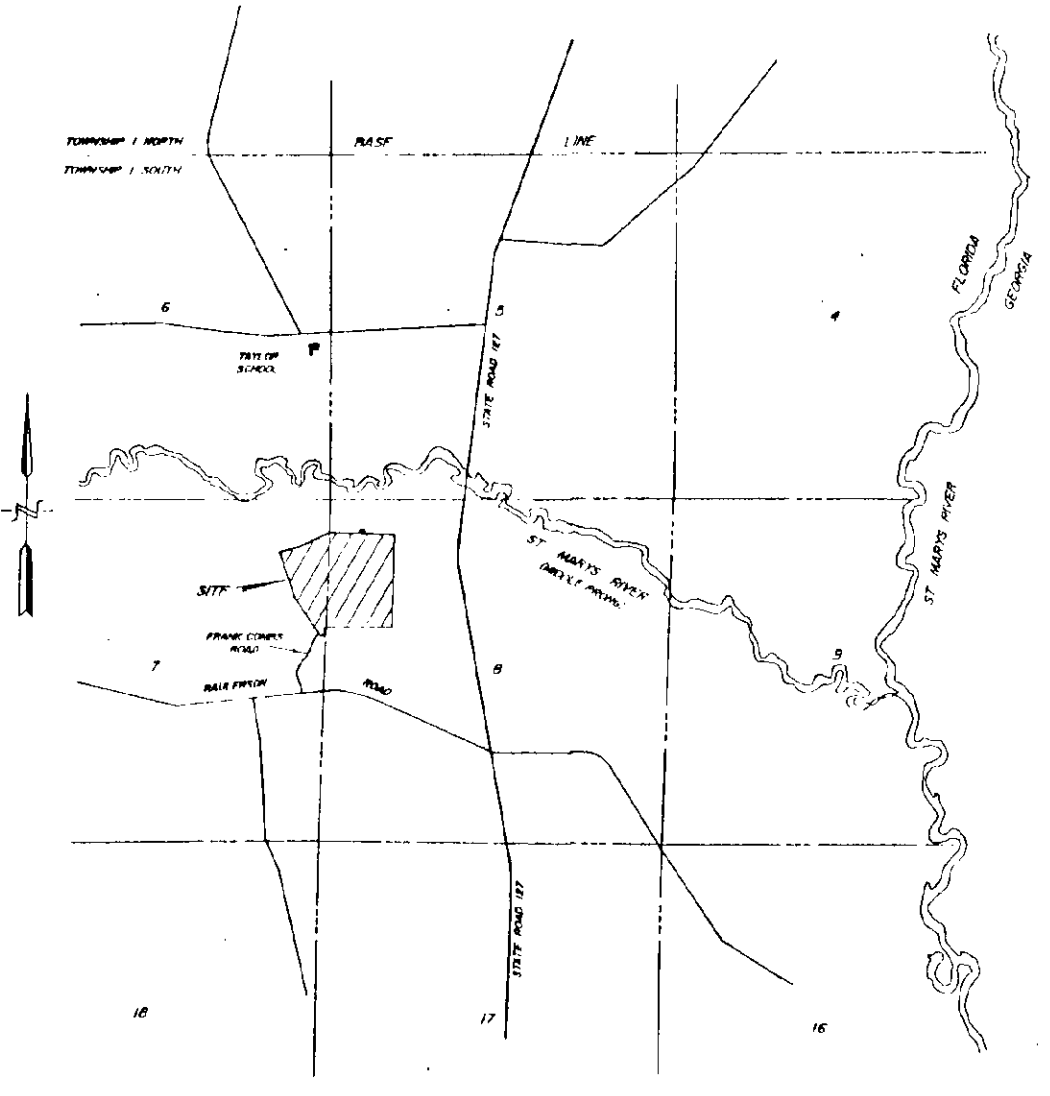
### CERTIFICATE OF CLERK OF CIRCUIT COURT:

I hereby certify that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on this 14 day of April, A.D. 1990, in Plat Book 2, on page 89.

Signed: John S. ...  
Clerk of Circuit Court

### CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

Examined and Approved by: James ...  
County Attorney  
April 3, 1990



### CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT:

Requirements for use of on-lot sewage disposal (sanitary) systems have been fulfilled. Each lot and system is subject to approval prior to development/construction.

By: John H. Adams                      March 30, 1990  
Public Health Officer                      Date

### CERTIFICATE OF APPROVAL BY COUNTY ENGINEER:

Examined and approved by: Arthur N. Baderbaugh  
County Engineer                      March 29, 1990  
Date

### CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that the plat was done under my direct supervision and is a true and correct representation of the lands therein described and plotted or subdivided; that permanent reference monuments have been placed at shown thereon as required by Chapter 177 Florida Statutes; and that said land is located in Baker County, Florida.

By: Wayne B. Dukes                      Date: March 27, 1990  
Wayne B. Dukes  
Registered Land Surveyor  
Florida Certificate Number 2457

OWNER'S ADDRESS:  
RT. 1, BOX 296  
SANDERSON, FLA. 32087

**WAYNE B. DUKES, P.L.S.**  
322 SOUTH KIM STREET  
MACLENNAY, FLORIDA 32064

