

# "WILLOW POND"

IN  
SECTION 18, TOWNSHIP 2 SOUTH,  
RANGE 22 EAST,  
BAKER COUNTY, FLORIDA

DEDICATION:  
KNOW ALL MEN BY THESE PRESENT THAT CHARLES E. SATTERWHITE JR. AND KELLY K. SATTERWHITE, AS OWNERS, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "WILLOW POND", AND THAT ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

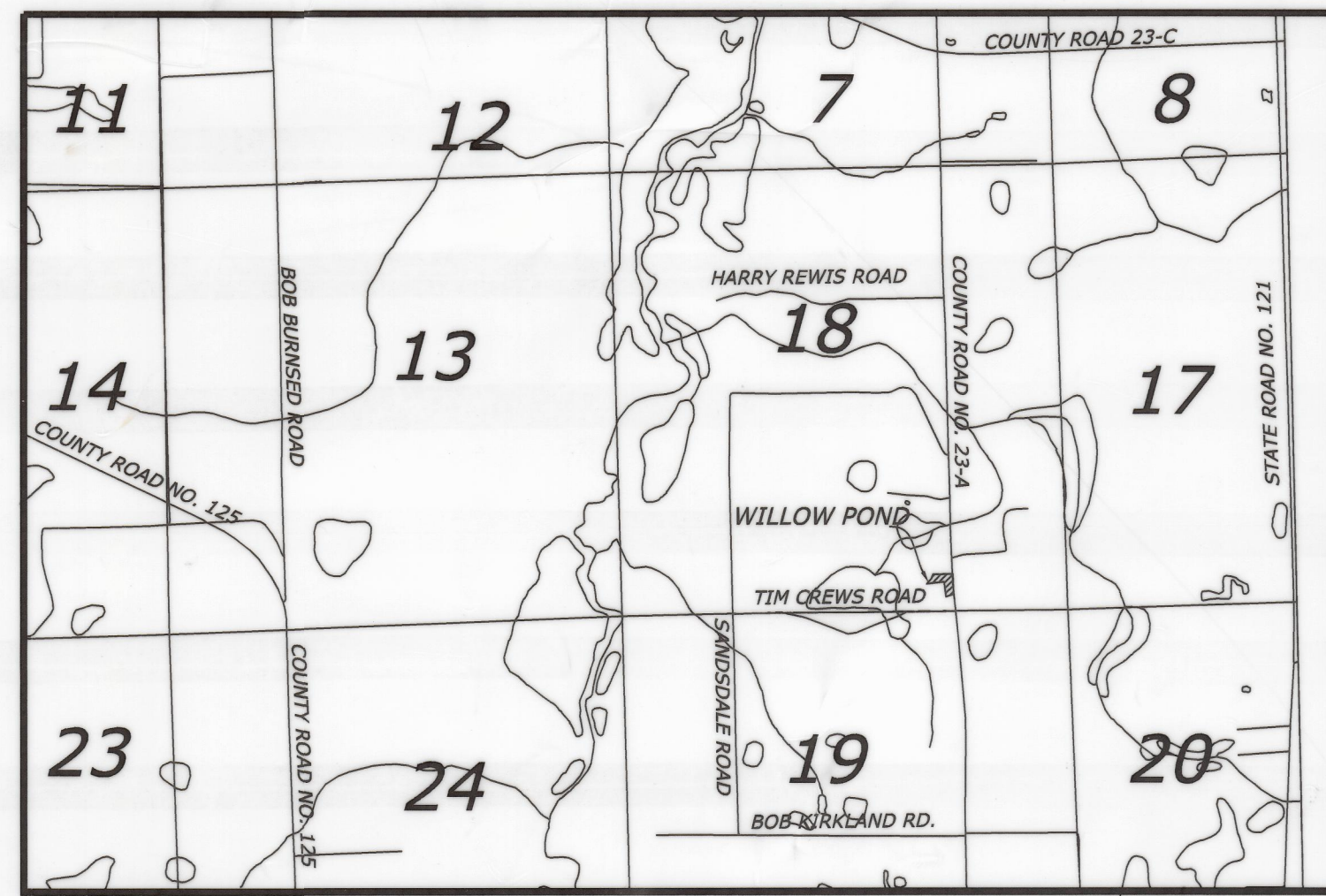
*Richard Satterwhite*  
WITNESS AS TO OWNER  
*Jana Nelson*  
WITNESS AS TO OWNER

*Luigi Janni*  
WITNESS AS TO OWNER  
*Susan Horapala*  
WITNESS AS TO OWNER

*Charles E. Satterwhite Jr.*  
CHARLES E. SATTERWHITE JR.  
*Kelly K. Satterwhite*  
KELLY K. SATTERWHITE



CERTIFIED A TRUE, COMPLETE AND CORRECT COPY  
BAKER COUNTY CLERK OF THE COURTS  
BY *AL FRASER*  
DEPUTY CLERK



LOCATION SKETCH  
SCALE 1" = 2000'

DESCRIPTION:  
A PART OF THE SE 1/4 OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW 1/4 OF SAID SE 1/4 AND RUN N.88°33'15"E., ALONG THE SOUTH LINE THEREOF, 546.30 FEET; THENCE N.15°40'29"W., A DISTANCE OF 217.21 FEET; THENCE N.88°33'15"E., A DISTANCE OF 502.32 FEET TO A CONCRETE MONUMENT FOR A POINT OF BEGINNING; THENCE N.72°43'04"E., A DISTANCE OF 239.33 FEET TO A CONCRETE MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 23A (AN 80 FOOT PUBLIC RIGHT-OF-WAY) ALSO BEING A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 7679.44 FEET AND A CENTRAL ANGLE OF 01°14'34" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.03°25'31"W., AND A CHORD LENGTH OF 166.56 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 166.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.02°48'14"W., ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 435.77 FEET TO A CONCRETE MONUMENT; THENCE S.88°33'15"E., ALONG THE NORTH LINE OF AN EXISTING INGRESS AND EGRESS AND UTILITY EASEMENT, A DISTANCE OF 583.94 FEET TO A CONCRETE MONUMENT; THENCE S.18°48'59"W., A DISTANCE OF 141.44 FEET TO A CONCRETE MONUMENT; THENCE S.45°32'01"W., A DISTANCE OF 182.16 FEET TO A CONCRETE MONUMENT; THENCE S.13°42'44"W., A DISTANCE OF 18.60 FEET TO A CONCRETE MONUMENT; THENCE N.83°28'47"E., A DISTANCE OF 512.43 FEET TO A CONCRETE MONUMENT; THENCE S.07°29'34"E., A DISTANCE OF 440.27 FEET TO THE POINT OF BEGINNING, CONTAINING 5.97 ACRES, MORE OR LESS.

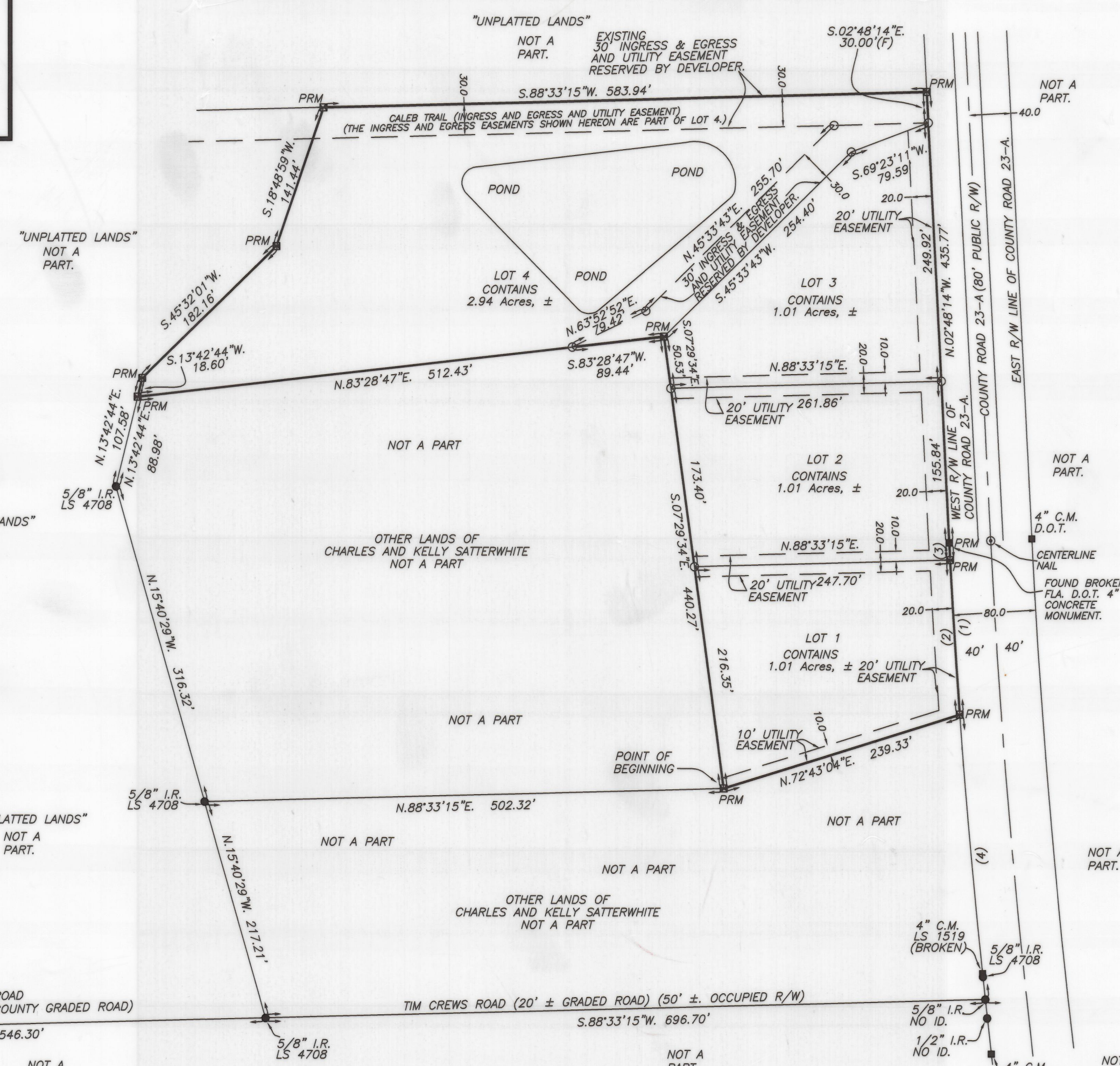
NOTE:  
EASEMENTS OF TWENTY (20) FEET IN WIDTH AND TEN (10) FEET IN WIDTH AS SHOWN HEREON ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.

NOTE:  
NO EVIDENCE OF HABITATS OF ENDANGERED OR THREATENED SPECIES HAS COME TO THE ATTENTION OF THE SURVEYOR OR DEVELOPER AT THIS SITE.  
THE SITE CONSIST OF MIXED HARDWOODS AND PINE.

- SURVEYOR'S NOTES:
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF A PREVIOUS SURVEY OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BY M. C. HALE, LS 1519.
  - BEARINGS BASED ON SAID PREVIOUS SURVEY USING MONUMENTS FOUND ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 22 EAST.
  - THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 16 JULY 1991, COMMUNITY PANEL NO. 120419 0165 B. (BEING OUTSIDE THE 500 YEAR FLOOD PLAIN WOULD ALSO INDICATE BEING OUTSIDE THE 100 YEAR FLOOD PLAIN.)
  - NO NOTE.
  - THE UTILITY EASEMENTS SUFFICIENT TO SERVE LOTS ARE SHOWN ON THIS PLAT.
  - MINIMUM LOT SIZE TO BE 1.01 ACRES ±.
  - WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANK.
  - LAND IS PRIMARILY HARDWOOD AND PINE.
  - STRUCTURES WITHIN 400' CONSIST OF SITE BUILT HOMES.
  - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - CLOSURE OF FIELD SURVEY IS BETTER THAN 1/33,894.
  - PRESENT ZONING OF LAND IS RC-1.
  - LAND USE IS RESIDENTIAL ZONE-D.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH BAKER COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES, 6/19/2006 SIGNED *Mark D. Duren*  
MARK D. DUREN, P.S.M.  
FLORIDA CERT. NO. 4708  
1604 SW SISTERS WELCOME ROAD  
LAKE CITY, FLA. 32025  
(386) 758-9831



CURVE TABLE

| NO. | RADIUS   | DELTA     | ARC     | TANGENT | CHORD   | CHORD BEARING |
|-----|----------|-----------|---------|---------|---------|---------------|
| 1   | 7679.44' | 01°14'34" | 166.57' | 83.29'  | 166.56' | N.03°25'31"W. |
| 2   | 7679.44' | 01°07'01" | 148.93' | 74.97'  | 148.93' | N.03°28'15"W. |
| 3   | 7679.44' | 02°07'22" | 16.64'  | 8.32'   | 16.64'  | N.02°51'58"W. |
| 4   | 7679.44' | 02°03'48" | 276.43' | 138.23' | 276.42' | N.05°04'41"W. |

NO AREAS DESIGNATED AS "WETLANDS" ARE SHOWN ON THE U. S. DEPARTMENT OF THE INTERIOR WETLANDS INVENTORY MAPS AND NO "ENVIRONMENTALLY SENSITIVE AREAS" AND "AREAS OF RESTRICTED DEVELOPMENT" ARE KNOWN TO THE DEVELOPER OR HIS AGENTS.

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

EXAMINED AND APPROVED BY: *John W. Johns* COUNTY ATTORNEY  
DATED: 6-19-06 A.D., 2006.

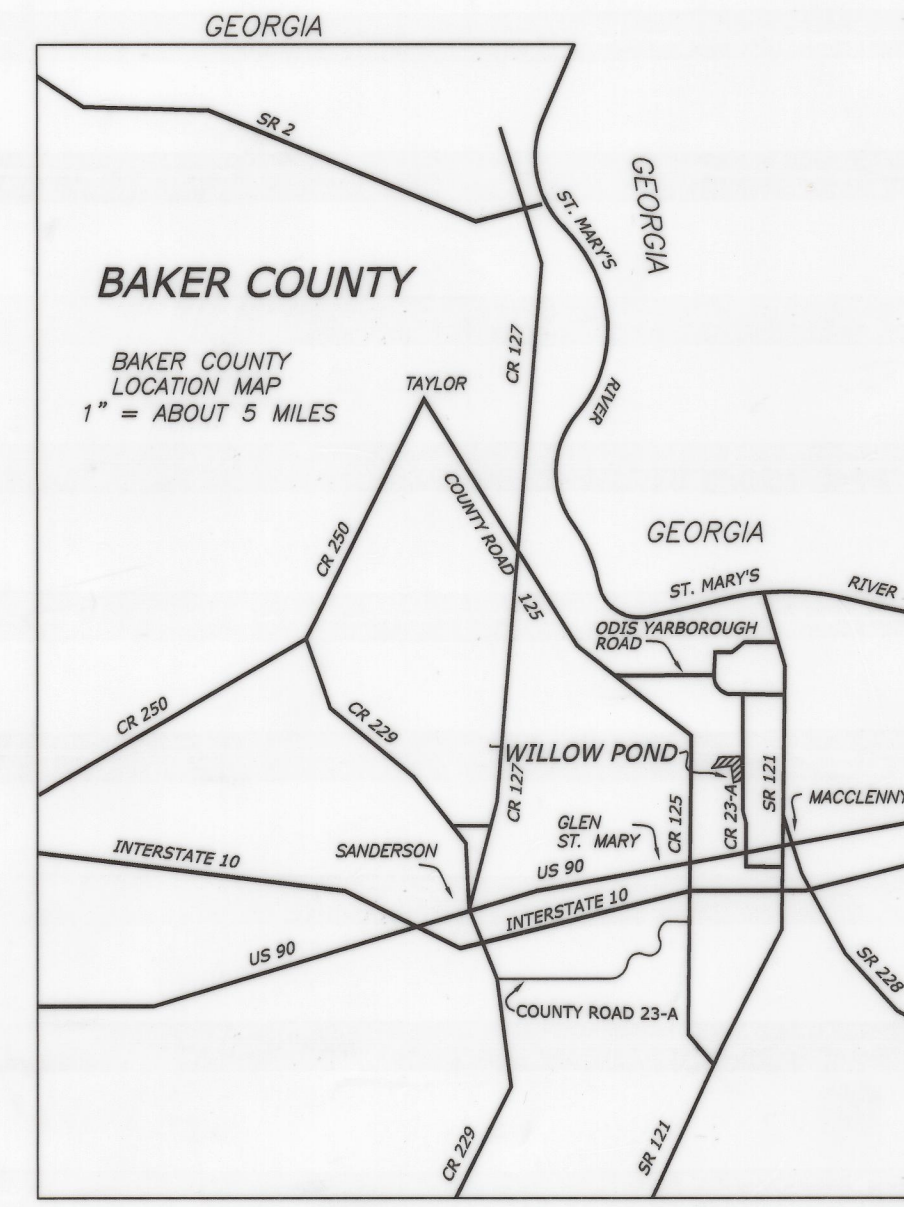
CERTIFICATE OF CLERK OF CIRCUIT COURT

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 JUNE 23, 2006 AT MACLENNY FL.  
FILE NO. AL FRASER

CERTIFICATE OF REVIEWING SURVEYOR

THIS IS TO CERTIFY THAT ON THIS 16<sup>TH</sup> DAY OF JUNE, 2006, AD, ARNOLD J. JOHNS, A FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER, P.L.S. 4422, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177 PART 1 FOR THE COUNTY OF BAKER COUNTY, FLORIDA.

SIGNED: *Arnold J. Johns*



STATE OF FLORIDA COUNTY OF BAKER

THIS IS TO CERTIFY, THAT ON 6/19/06, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED CHARLES E. SATTERWHITE JR., 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 HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

*Wendy M. Smith*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 1/28/09  
WENDY M. SMITH  
Notary Public, State of Florida  
My comm. expires Jan. 28, 2009  
Comm. No. DD 382940

STATE OF FLORIDA COUNTY OF BAKER

THIS IS TO CERTIFY, THAT ON 6/19/06, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED KELLY K. SATTERWHITE, 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 HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

*Wendy M. Smith*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 1/28/09  
WENDY M. SMITH  
Notary Public, State of Florida  
My comm. expires Jan. 28, 2009  
Comm. No. DD 382940

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR

THIS IS TO CERTIFY, THAT ON 6-16-06 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.  
*Cathy Phalen* 6-16-06  
PLANNING AND ZONING DIRECTOR DATE

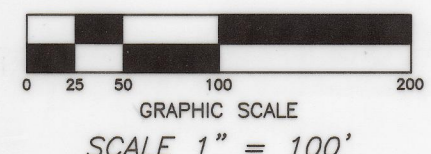
CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

EXAMINED AND APPROVED: *Mark D. Duren* COUNTY ENGINEER  
DATE 6/16/06

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA THIS 16 DAY OF JUNE, 2006, A.D.  
*John W. Johns*  
CHAIRMAN, COUNTY COMMISSION

THERE ARE NO AREAS OF "HISTORICAL SIGNIFICANCE" IN THIS AREA THAT ARE KNOWN TO THE DEVELOPER OR THAT HAVE BEEN BROUGHT TO THE DEVELOPER'S ATTENTION OR OBVIOUS PHYSICAL EVIDENCE OF SUCH WHICH HAS BEEN OBSERVED.



SYMBOL LEGEND

- CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET, LS 4708
- IRON PIN OR PIPE FOUND
- 5/8" IRON ROD SET, LS 4708
- WIRE FENCE
- ELECTRIC UTILITY LINE (OVERHEAD)
- UNDERGROUND ELECTRIC SERVICE
- CABLE TV LINE (OVERHEAD)
- CHAIN LINK FENCE
- WOODEN FENCE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- UTILITY POLE
- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
- FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
- CL CENTERLINE
- 4"x4" CONCRETE MONUMENT, PRM, LS 4708.
- PCP, NAIL AND WASHER, LS 4708

THIS PLAT PREPARED BY  
MARK D. DUREN, P.S.M.  
LS 4708  
1604 SW SISTERS WELCOME ROAD  
SISTERS WELCOME ROAD  
LAKE CITY, FLA. 32025  
(386) 758-9831 OFFICE  
(386) 758-8010 FAX  
WO# 05-564  
SHEET 1 OF 1