

# SEMINOLE RIDGE UNIT TWO

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 21 EAST, TOGETHER WITH THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA.

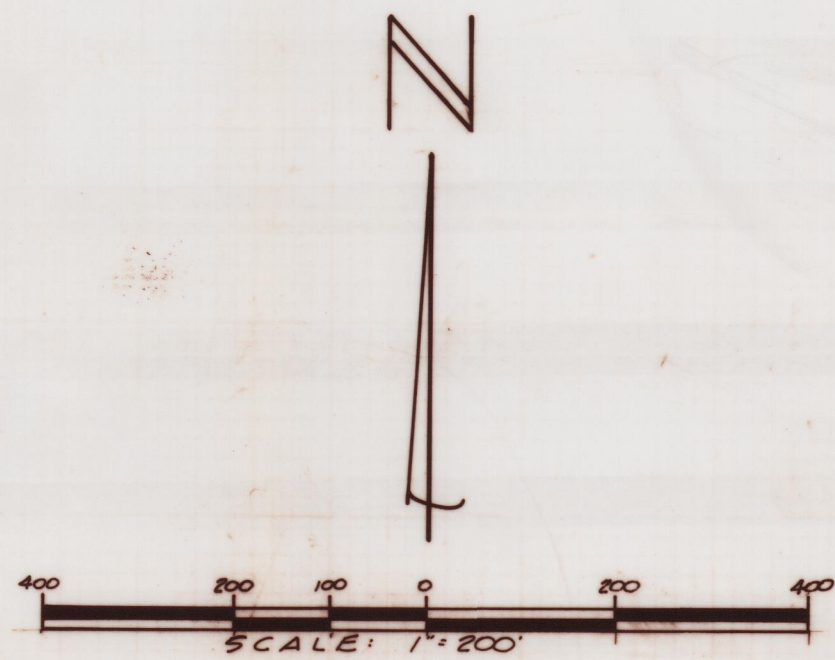
### CAPTION

A PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 21 EAST, TOGETHER WITH THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 21 EAST, LESS AND EXCEPT THAT PORTION INTENDED TO BE DESCRIBED IN DEED BOOK 10, PAGE 408, AS THE MAGNOLIA CEMETARY AND ALL BEING A PART OF BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE PLAT OF SEMINOLE RIDGE, AS RECORDED IN PLAT BOOK 3, PAGE 5 OF THE PUBLIC RECORDS OF SAID BAKER COUNTY; THENCE SOUTH 01°41'53" EAST, ALONG THE EAST LINE OF SAID 1/2, SAID LINE ALSO BEING THE EAST LINE OF SAID SEMINOLE RIDGE, A DISTANCE OF 1,874.19 FEET TO THE SOUTHWEST CORNER OF SAID SEMINOLE RIDGE AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°41'53" EAST, ALONG SAID LINE, A DISTANCE OF 813.76 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2; THENCE SOUTH 00°53'15" EAST, ALONG THE DIVISION LINE BETWEEN GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF SECTION 9, A DISTANCE OF 1,443.90 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID LOT 2; THENCE SOUTH 88°07'54" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, A DISTANCE OF 132.53 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 01°47'18" WEST, ALONG THE WEST LINE OF GOVERNMENT LOT 2 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 2,144.97 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF SEMINOLE RIDGE; THENCE NORTH 87°35'43" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 1,335.02 FEET TO THE POINT OF BEGINNING, CONTAINING 65.55 ACRES MORE OR LESS.

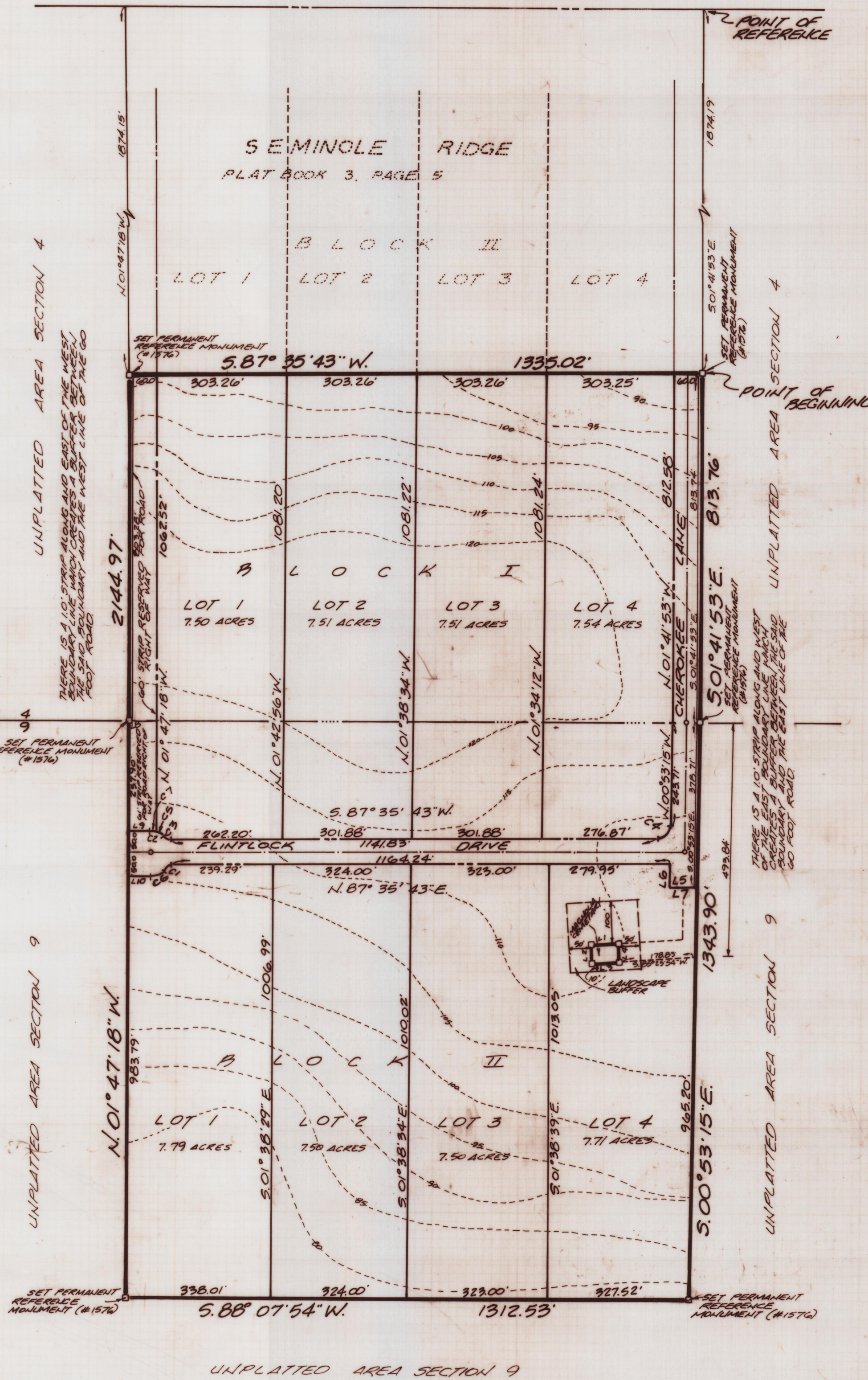
THE ABOVE DESCRIBED LAND IS LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS, WHICH WAS INTENDED TO BE DESCRIBED IN DEED BOOK 10, PAGE 404 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 21 EAST; THENCE NORTH 00°53'15" WEST, ALONG THE EAST LINE OF SAID NORTHEAST 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 850.05 FEET; THENCE SOUTH 85°25'54" WEST, A DISTANCE OF 1,788.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 85°25'54" WEST, A DISTANCE OF 63.43 FEET; THENCE NORTH 04°49'41" WEST, A DISTANCE OF 41.74 FEET; THENCE NORTH 85°19'51" EAST, A DISTANCE OF 62.98 FEET; THENCE SOUTH 05°27'09" EAST, A DISTANCE 41.85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.06 ACRES MORE OR LESS.

### GENERAL NOTES:

- THERE IS A 30 FOOT EASEMENT ALONG THE FRONTAGE TO ALL LOTS FOR UTILITY PURPOSES.
- THERE IS A 30 FOOT EASEMENT DOWN EACH SIDE LOT LINE FOR UTILITIES AND DRAINAGE, EACH LOT ADOPTING 10 FEET OF THE SAID EASEMENT.
- BEARINGS ARE BASED ON THE SOUTH LINE OF SEMINOLE RIDGE (PLAT BOOK 3, PAGE 5) BEING S 87° 35' 43" W.
- ELEVATIONS SHOWN WERE TAKEN FROM DRAINAGE PLAN PREPARED BY ST. JOHN'S ENGINEERING, INC., JOB NO. 95-059.
- THE PURPOSE OF THE LANDSCAPE BUFFER IS TO PREVENT REMOVAL OF TREES SURROUNDING MAGNOLIA CEMETARY WITHIN THE SPECIFIED AREA, LOCATED ON LOT 4, BLOCK II.



CARL BROWN ROAD  
(60' RIGHT OF WAY)



### CURVE TABLE

CHORD BEARING	CHORD DISTANCE	RADIUS	DELTA	ARC
C1 S 66°10'24" W	18.26'	2500'	42°50'38"	18.69'
C2 N 77°58'46" W	36.52'	5000'	42°50'45"	37.39'
C3 S 70°58'50" E	18.26'	2500'	42°50'45"	18.70'
C4 N 43°21'14" E	35.52'	2500'	91°31'02"	39.93'
C5 N 64°19'10" W	35.48'	5000'	29°31'12"	25.76'
C6 S 66°10'24" W	36.52'	5000'	42°50'38"	37.39'
C7 N 85°44'31" W	11.60'	5000'	13°19'31"	11.63'

### LINE TABLE

L1 N 85°19'51" E	62.98'
L2 N 04°49'41" W	41.74'
L3 S 85°25'54" W	63.43'
L4 S 05°27'09" E	41.85'
L5 S 88°42'26" W	60.00'
L6 N 00°53'15" W	50.00'
L7 N 88°42'26" E	61.00'
L8 N 88°02'42" E	1.00'
L9 N 87°35'43" E	49.47'
L10 S 87°35'43" W	50.54'

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT C.F.O. LAND PARTNERSHIP IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION ABOVE, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AND THAT THIS PLAT OF SEMINOLE RIDGE UNIT TWO MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID SURVEY. IN WITNESS WHEREOF, C.F.O. LAND PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER WITH ITS SEAL AFFIXED BELOW, SIGNED THE 31<sup>ST</sup> DAY OF OCTOBER, A.D., 1995.

*Martin W. Owen*  
GENERAL PARTNER

*Audrey J. Kennedy*  
WITNESS

### STATE OF FLORIDA - COUNTY OF BAKER

I HEREBY CERTIFY THAT ON THIS 31<sup>ST</sup> DAY OF OCTOBER, A.D., 1995, PERSONALLY APPEARED BEFORE ME, AN OFFICER, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS,

TO ME WELL KNOWN TO BE THE PERSON WHO EXECUTED THE PERSON WHO EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, WITNESS MY HAND AND SEAL ON THE ABOVE DATE.

*Audrey J. Kennedy*  
NOTARY PUBLIC - STATE OF FLORIDA  
MY COMMISSION EXPIRES: [Stamp]

### DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT CITIZENS BANK OF MACLENNY, A FLORIDA BANKING ASSOCIATION, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE OURSELVES A PARTY TO THE ADOPTION AND DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, CITIZENS BANK OF MACLENNY, A FLORIDA BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ASSISTANT VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 31<sup>ST</sup> DAY OF OCTOBER, A.D., 1995.

*J. McClenny* *Susan L. Wallace*  
PRESIDENT *WITNESS*

*Cristina D. Brandt*  
ASSISTANT VICE PRESIDENT *WITNESS*

### 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, JOHN D. KENNEDY, PRESIDENT, AND T.L. KRAMER, ASSISTANT VICE PRESIDENT, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT MACLENNY IN THE COUNTY OF BAKER AND THE STATE OF FLORIDA, THIS 31<sup>ST</sup> DAY OF OCTOBER, A.D., 1995.

*Susan L. Wallace*  
NOTARY PUBLIC - STATE OF FLORIDA  
MY COMMISSION EXPIRES: [Stamp]

### CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT

REQUIREMENT OF USE, OF AN ON LOT SEWAGE DISPOSAL AND WATER SYSTEM HAS BEEN FULFILLED, EACH LOT AND SYSTEM IS SUBJECT TO APPROVAL PRIOR TO DEVELOPMENT OR CONSTRUCTION.

*Jeany Graham*  
PUBLIC HEALTH OFFICER  
DATE: 11-3-95

### CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR

THIS IS TO CERTIFY THAT ON THE 7<sup>TH</sup> DAY OF November, A.D., 1995, THE FOREGOING PLAT WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.

SIGNED: *Jane Davis*  
PLANNING AND ZONING DIRECTOR

### 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 THE 31<sup>ST</sup> DAY OF A.D., 1995, IN PLAT BOOK 3 ON PAGE 13.

SIGNED: *Al Fraser*  
CLERK OF CIRCUIT COURT  
BAKER COUNTY, FLORIDA

### CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

EXAMINED AND APPROVED BY

*James C. Baum*  
COUNTY ATTORNEY  
DATE: 11-7-95

### CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

EXAMINED AND APPROVED

BY: *Arthur H. Badenbaugh*  
COUNTY ENGINEER  
DATE: 11-3-95

### SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT WAS DONE AND MADE UNDER MY DIRECT SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN BAKER COUNTY, FLORIDA.

*Charles R. Bassett*  
REGISTERED LAND SURVEYOR  
FLORIDA 1411976  
DATE: NOVEMBER 1, 1995