

RIDGE ESTATES

A SUBDIVISION IN SECTIONS 8 AND 17 TOWNSHIP 3 SOUTH, RANGE 21 EAST BAKER COUNTY, FLORIDA

CERTIFICATE OF CLERK OF CIRCUIT COURT

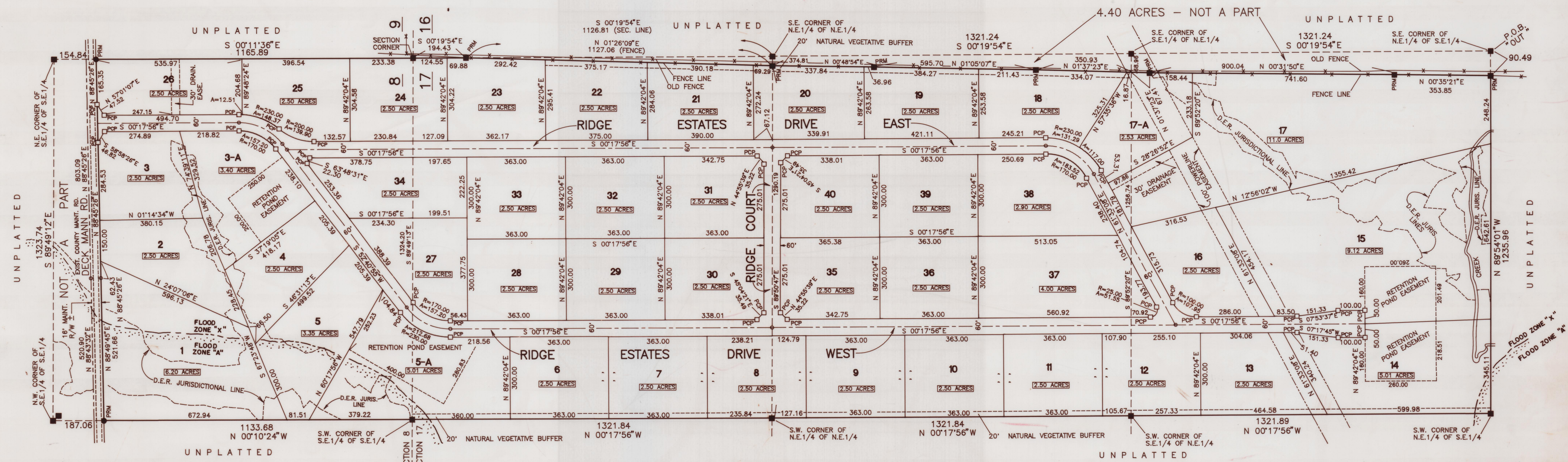
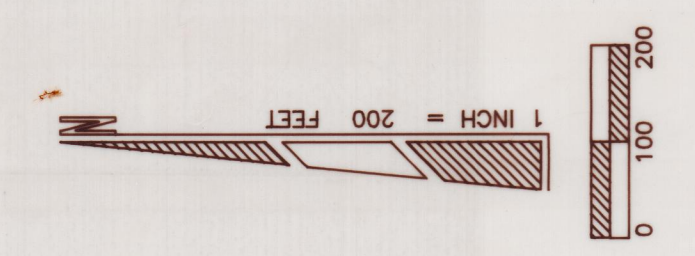
I hereby certify that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on the 25 day of JAN, A.D. 1996, in Plat Book 3, Page 14.

SIGNED: Al Fraser
Clerk of Circuit Court,
Baker County, Florida

DATE: 1/25/1996

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

NOTICE: All utility easements shown on this plat shall constitute easements for the construction, installation, maintenance, and operation of electricity, telephone, CATV, and other public utilities which may serve the lands encompassed by this plat.



DESCRIPTION

The Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 3 South, Range 21 East, Baker County, Florida.

AND ALSO: That part of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 3 South, Range 21 East, Baker County, Florida, lying South of Deck Mann Road (a County graded road).

LESS AND EXCEPT: BEGIN at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 3 South, Range 21 East, Baker County, Florida and run N.89°54'01"W. along the South line of said Northeast 1/4 of the Southeast 1/4 a distance of 90.49 feet to a point on an existing fence line; thence N.00°35'21"E. along said fence line 353.85 feet, more or less; thence N.00°31'50"E. still along said fence line 900.04 feet, more or less; thence N.01°37'23"E. still along said fence line 67.41 feet, more or less to a point on the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 17; thence continue N.01°37'23"E. still along said fence line 350.93 feet, more or less; thence N.01°05'07"E. still along said fence line 595.70 feet; thence N.00°48'54"E. still along said fence line 374.81 feet to a point on the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 17; thence N.01°26'09"E. still along said fence line 1127.06 feet to a point on the East line of said Section 17; thence S.00°19'54"E. along said East line 3769.29 feet to the POINT OF BEGINNING.

SUBJECT TO: That part within a 100 foot powerline easement across a part of the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of said Section 17. This development contains 151.16 acres, more or less.

NOTES & LEGEND

- Boundary based on prior survey by this Company dated 5/20/1991, with bearings being projected from same.
- Interior improvements or underground encroachments, if present, were not located at this time.
- Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- Water supply and sewerage disposal by individual lot owners, subject to County approval.
- Roadways to be maintained by a homeowner's association. Deed for roadways is recorded in O.R. Book _____, Page _____ of the Public Records of Baker Co.
- Utility easement requirements:
 - 20.00 feet outside of and adjacent to all road rights-of-way.
 - 10.00 feet each side of and adjacent to all lines between lots.
- Monumentation Legend:
 - = Concrete monument found in place.
 - PRM □ = P.R.M. set with brass cap stamped PLS 3628 & date.
 - PCP □ = P.C.P. set with brass cap stamped PLS 3628 & date.
- Flood Zone line from F.L.R.M. Maps of Baker County, Panel No. 120419-0210 B.

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

EXAMINED AND APPROVED BY:
By: Arthur N. Bodenbaugh
County Engineer
DATE: Jan 16, 1996

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

EXAMINED AND APPROVED BY:
By: James M. Be...
County Attorney
DATE: 1/16/1996

OWNER/DEVELOPER:
Baker Development Group, Inc.
515 S. Dixie Street
Macclenny, Florida 32063

CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPT.

Requirement of use, of and on-lot sewage disposal and water system has been fulfilled. Each lot and system is subject to approval prior to development or construction.
By: Joseph Graham
Public Health Officer
DATE: 1/16/1996

ADOPTION AND DEDICATION

This is to certify that Baker Development Group, Inc. is the lawful owner of the lands described in the caption above, has caused the same to be surveyed, subdivided and platted and that this plat of RIDGE ESTATES made in accordance with said survey is hereby adopted as the true and correct plat of said lands. In witness whereof, Baker Development Group, Inc. has caused these presents to be signed by its president with its seal affixed below.
Signed this 16th day of January, A.D. 19 96

SIGNED: R.H. Davis
R. H. Davis
President
Witness: Janice Clark
Janie Rhoden

DEDICATION FOR MORTGAGEE

This is to certify that Arnold L. Rhoden and Archie L. Rhoden, being mortgagees of the lands described in the foregoing caption of this plat, do hereby join in and make themselves a party to the adoption and dedication of said lands and plat for the uses and purposes therein expressed.
Signed this 16th day of January, A.D. 19 96

Mortgagee: Arnold L. Rhoden
Witness: Janice Clark
Janie Rhoden
Mortgagee: Archie L. Rhoden
Witness: Janice Clark
Janie Rhoden

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF BAKER

The foregoing dedication was acknowledged before me this 16th day of Jan, 19 96, by R. H. Davis, President of Baker Development Group, Inc., Owners. He is personally known to me or has produced proper identification as identification and (did / did not) take an oath.
My Commission Expires: _____
SIGNED: Janice Clark
Notary Public

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF BAKER

The foregoing dedication was acknowledged before me this 16th day of Jan, 19 96, by Arnold L. Rhoden, Mortgagee. He is personally known to me or has produced proper identification as identification and (did / did not) take an oath.
My Commission Expires: _____
SIGNED: Janice Clark
Notary Public

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF BAKER

The foregoing dedication was acknowledged before me this 16th day of Jan, 19 96, by Archie L. Rhoden, Mortgagee. He is personally known to me or has produced proper identification as identification and (did / did not) take an oath.
My Commission Expires: _____
SIGNED: Janice Clark
Notary Public

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR

This is to certify that on the 16th day of January, A.D. 19 96, the foregoing plat was approved by the planning and zoning Director of Baker County, Florida.
By: James Davis
Planning & Zoning Director
DATE: 1/16/1996

SURVEYOR'S CERTIFICATE

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.
SIGNED: Donald F. Lee
Donald F. Lee, P.L.S.
Florida Registered Cert. No. 3628
DATE: 12 / 20 / 19 95

Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (904) 755-6166 FAX: (904) 755-6167