

# PINE RIDGE ACRES

PART OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 21 EAST,  
BAKER COUNTY, FLORIDA

**ADOPTION AND DEDICATION:**

This is to certify that John M. & Gail W. Curtis are the lawful owners of the lands described in the Caption above, have caused the same to be surveyed, subdivided and platted and that this plat of "Pine Ridge Acres" made in accordance with said survey is hereby adopted as the true and correct plat of said lands. The additional right-of-way for Pine Top Road and the Drainage Easement is hereby dedicated to the County of Baker. In witness whereof, John M. & Gail W. Curtis have caused these presents to be signed.

Signed the 9th day of February, A.D. 1996  
 John M. Curtis  
 Gail W. Curtis

Witness  
 STATE OF FLORIDA - COUNTY OF BAKER

I hereby certify that on this 9th day of February, A.D. 1996, personally appeared before me, John M. & Gail W. Curtis duly authorized to administer oaths and take acknowledgements, to me well known to be the persons who executed the foregoing Dedication freely and voluntarily for the uses and purposes therein expressed.

Witness my hand and seal on the above date.  
 Notary Public - State of Florida

My Commission Expires KANDICE S. DAVELY  
 MY COMMISSION # 02 38180  
 EXPIRES 20th 07, 1998

**CONSENT AND JOINDER**  
 CHAMPION REALTY CORPORATION consents to and joins in the execution of the foregoing plat and subordinates the liens created by Mortgage and Security Agreement dated August 31, 1994, filed of record in Official Records Book 363, Page 4 of the Public Records of Baker County, Florida, to the extent said liens cover any portion of the property described in said plat, to the subdivision and dedication of the property set forth in said plat. In no event shall CHAMPION REALTY CORPORATION be required to enforce any restrictions, covenants, easements and/or any other matters appearing on said plat, nor shall the failure to enforce such restrictions, covenants, easements and/or other matters, if any, give claim or cause of action against CHAMPION REALTY CORPORATION.

Further, this consent and joinder shall not be construed or operate as a release of CHAMPION REALTY CORPORATION's liens or any part thereof covering that portion of the property described in the foregoing plat which is subject to the above described Deed of Trust, but CHAMPION REALTY CORPORATION agrees that its liens shall hereafter be upon and against said portion of the platted property subject to the restrictions, covenants, easements and other matters, if any, set forth on the plat.

Executed this the 26 day of January 1996.  
 CHAMPION REALTY CORPORATION  
 E.H. Daniels, III  
 Vice President

STATE OF TEXAS  
 COUNTY OF HARRIS

This instrument was acknowledged before me on 26 1996 by E.H. Daniels, III, Vice President of CHAMPION REALTY CORPORATION, a Delaware corporation, on behalf of the corporation. He produced his Texas drivers license for identification and did not take an oath.

**NOTES**

- 1.) BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 3-SOUTH, RANGE-21-EAST AS PER SECTION BREAKDOWN BY L.L. LEE AND ASSOCIATES, JOB NO. 75-710, SAID BEARING BEING N 001°3'52" E.
- 2.) CONTOUR ELEVATION LINES WERE DIGITIZED FROM U.S. GEOLOGICAL SURVEY MAP "WEST MACCLENNY".
- 3.) PROPERTY HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 120419 0145 B, DATED JULY 16, 1991.
- 4.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

| CURVE | RADIUS  | LENGTH  | CHORD   | BEARING       |
|-------|---------|---------|---------|---------------|
| C1    | 388.00' | 201.60' | 199.34' | N 34°30'13" E |
| C2    | 360.17' | 187.14' | 185.04' | N 34°30'13" E |

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | S 36°57'28" W | 150.01'  |
| L2   | S 39°52'54" W | 218.41'  |
| L3   | S 44°34'53" W | 116.85'  |
| L4   | S 48°55'06" W | 305.60'  |
| L5   | S 49°23'17" W | 211.11'  |
| L6   | S 19°37'06" W | 51.15'   |
| L7   | S 15°55'43" W | 89.52'   |
| L8   | N 13°10'51" E | 78.22'   |
| L9   | N 19°37'06" E | 52.65'   |
| L10  | N 49°23'17" E | 228.14'  |
| L11  | N 48°44'26" E | 291.60'  |
| L12  | N 47°34'58" E | 45.03'   |
| L13  | N 42°39'42" E | 75.27'   |
| L14  | N 39°10'00" E | 230.81'  |
| L15  | N 37°53'18" E | 103.60'  |
| L16  | N 33°43'26" E | 59.21'   |

**CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT:**

Requirements of use of an on Lot Sewage Disposal and Water Systems have been fulfilled. Each Lot and Systems is subject to approval prior to development or construction.  
 Signed: W.D. Graham Dated: 2-12-96  
 Public Health Official

**CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR:**

This is to certify that on the 12th day of February, A.D. 1996 the foregoing plat was approved by the Planning and Zoning Director of Baker County, Florida.  
 Signed: John Davis  
 Planning and Zoning Director

**CERTIFICATE OF CLERK OF CIRCUIT COURT:**

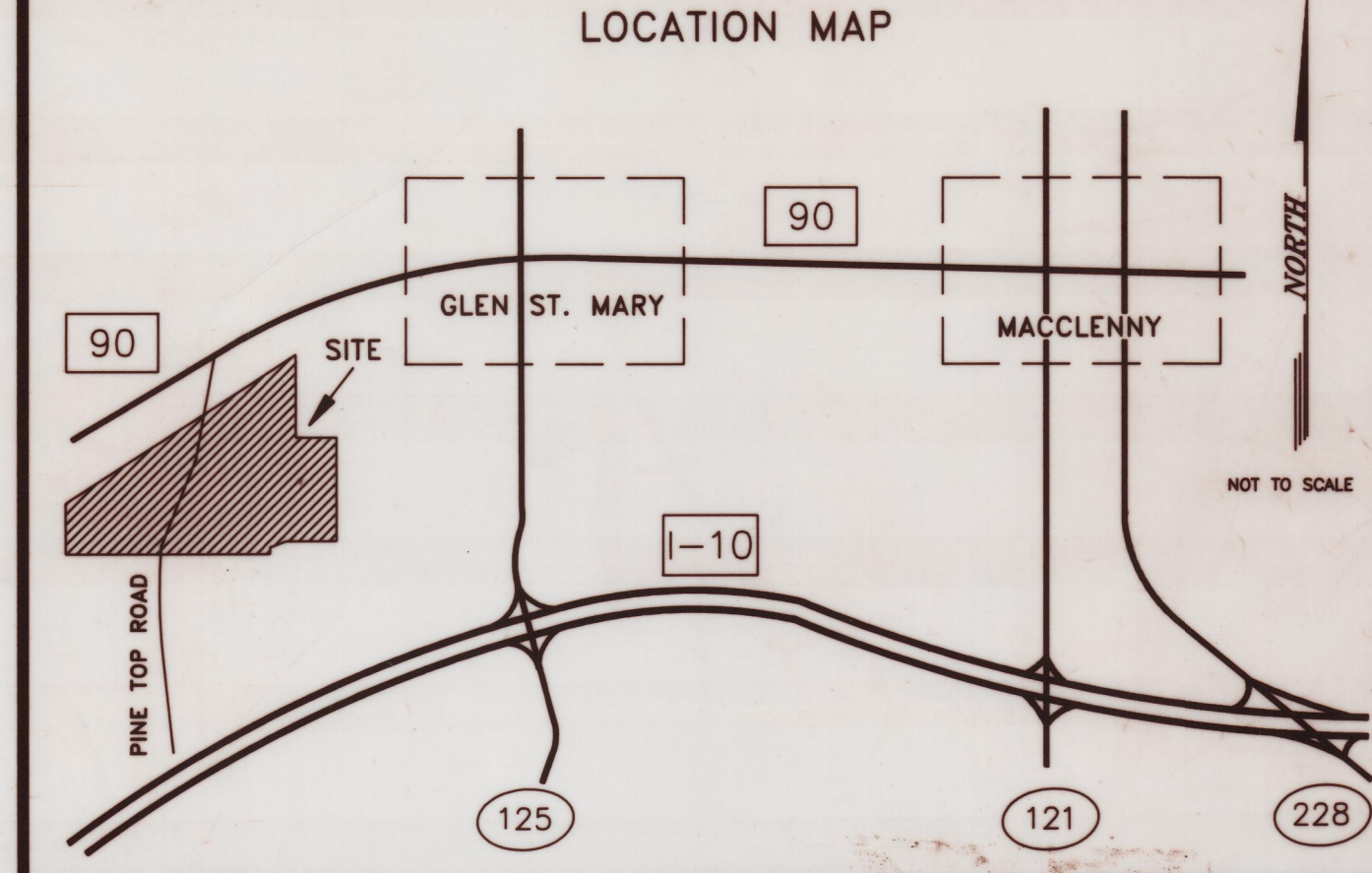
I hereby certify that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on the 26 day of January, A.D. 1996 in Plat Book 3 on pages 17 through 18, inclusive.  
 Signed: Al Frazer  
 Clerk of Circuit Court - Baker County, Florida.

**CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:**

Examined and approved by: James M. Brown  
 County Attorney  
 Date: 2-20-96

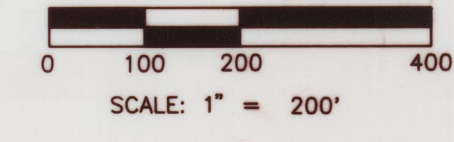
**CERTIFICATE OF APPROVAL BY COUNTY ENGINEER:**

Examined and Approved: Richard R. McInnis  
 County Engineer  
 Dated: 2-16-96



**DESCRIPTION**

A PART OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER (NW1/4 OF NW1/4), THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER (W1/2 OF NW1/4 OF NW1/4), THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER (W1/2 OF NE1/4 OF NW1/4), THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER (SW1/4 OF NW1/4 OF NW1/4) ALL LYING IN SECTION 2, TOWNSHIP 3-SOUTH, RANGE-21-EAST, BAKER COUNTY FLORIDA, SAVE AND EXCEPT THAT PROPERTY CONVEYED IN DEED BOOK 18, PAGE 477 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, AND ANY PORTION WITHIN THE U.S. 90 AND C.S.X. RAILROAD RIGHTS OF WAY OR ANY PART LYING WITHIN COUNTY ROADS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2 AND RUN ALONG THE WEST LINE OF SAID SECTION, SOUTH 00°14'36" WEST, 470.41 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY NOW EXISTS) AND THE POINT OF BEGINNING; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 78°54'09" EAST, 2383.41 FEET TO A POINT ON THE EAST LINE OF WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE RUN ALONG SAID EAST LINE, SOUTH 00°28'15" WEST, 578.38 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN ALONG SAID SOUTH LINE, NORTH 89°47'58" EAST, 333.72 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 2; THENCE RUN ALONG SAID EAST LINE, SOUTH 00°29'02" WEST, 485.91 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN SAID DEED BOOK 18, PAGE 477; THENCE RUN SOUTH 87°30'49" WEST, NORTH 78°54'09" EAST, 2383.41 FEET TO A POINT ON THE EAST LINE OF WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE RUN SOUTH 89°47'58" EAST, 333.72 FEET TO A POINT ON THE WEST LINE OF SAID LANDS, 35.73 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 18, PAGE 477; SAID POINT LYING ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2; THENCE RUN ALONG SAID SOUTH LINE, SOUTH 89°58'16" WEST, 798.16 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2; THENCE RUN NORTH 89°30'40" WEST, 658.60 FEET; THENCE RUN NORTH 89°54'24" WEST, 154.40 FEET; THENCE RUN NORTH 89°12'09" WEST, 275.57 FEET; THENCE RUN NORTH 89°46'32" WEST, 243.82 FEET TO A POINT ON THE FOREMENTIONED WEST LINE OF SAID SECTION 2; THENCE RUN ALONG SAID WEST LINE NORTH 00°14'36" EAST 698.68 FEET TO THE POINT OF BEGINNING, CONTAINING 53.17 ACRES, MORE OR LESS.



**LEGEND**

- SET 4" x 4" CONCRETE MONUMENT, PERMANENT REFERENCE MONUMENT STAMPED LB 6487
- FOUND 4" x 4" CONCRETE MONUMENT
- FOUND 1/2" IRON PIPE (UNLESS NOTED)
- SET 1/2" IRON PIPE LB#6487
- WIRE FENCE
- LICENSED BUSINESS
- P.L.S. PROFESSIONAL LAND SURVEYOR
- R DELTA OR INCLUDED ANGLE
- L RADIUS
- C ARC LENGTH
- CHORD
- NO ID NO IDENTIFICATION

**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.  
 By: Arnold J. Johns  
 Date: 2-2-96  
 Arnold J. Johns  
 Registered Land Surveyor  
 Florida Cert. No. 4422

