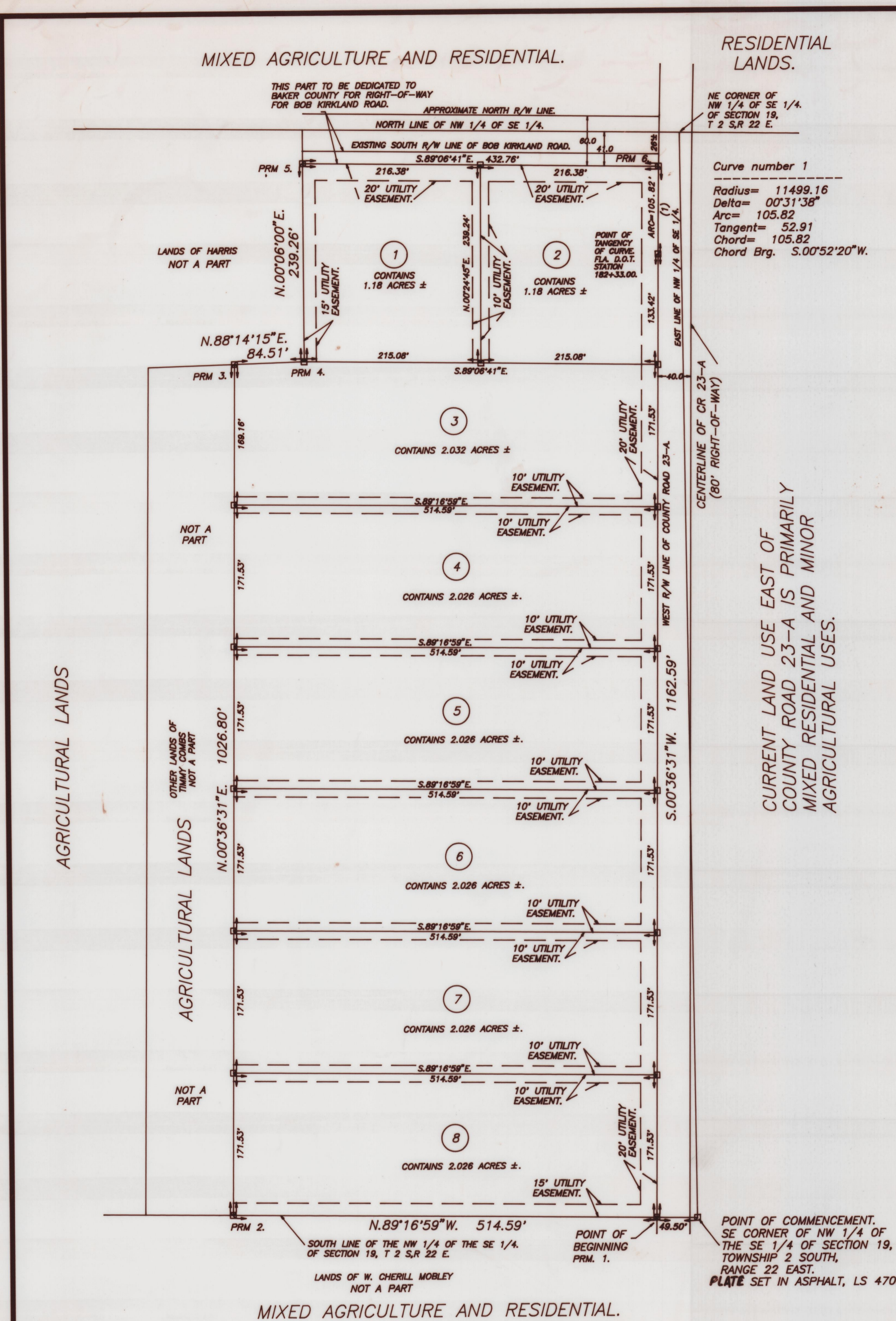


# "TOBACCO PATCH"

A SUBDIVISION OF PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA.



DESCRIPTION:  
PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLA., MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE S.E. CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 19; THENCE N.89°16'59"W. ALONG THE SOUTH LINE OF SAID N.W. 1/4 OF THE S.E. 1/4 A DISTANCE OF 49.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 23-A (AN 80' WIDE RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE N.89°16'59"W. ALONG SAID SOUTH LINE, 514.59 FEET; THENCE N.00°36'31"E., 1026.80 FEET; THENCE N.88°14'15"E., 84.51 FEET; THENCE N.00°06'00"E., 239.26 FEET TO THE SOUTH LINE OF BOB-KIRKLAND ROAD (A 80 FOOT R/W AS PROPOSED); THENCE S.89°06'41"E., ALONG SAID SOUTH LINE, 432.76 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 23-A, SAID POINT BEING ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11,499.16 FEET AND A CENTRAL ANGLE OF 00°-31'38"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 105.82 FEET, (SAID ARC BEING SUBTENDED BY A CHORD HAVING A LENGTH OF 105.82 FEET AND A CHORD BEARING OF S.00°52'-20"W.) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.00°36'-31"W., STILL ALONG SAID WEST RIGHT-OF-WAY LINE, 1162.59 FEET TO THE POINT OF BEGINNING.  
CONTAINING 14.53, ACRES MORE OR LESS.  
(633005.91 SQUARE FEET, MORE OR LESS)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE LIEN OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS AND PLAT DESCRIBED ABOVE BY THE OWNER THEREOF, FOR THE USES AND PURPOSES THEREON EXPRESSED AND ALL ROADS AND DRAINAGE DITCHES WILL BE MAINTAINED BY THE SAID COUNTY, AND AGREES THAT ITS MORTGAGE LIEN OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.  
SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:  
TIMOTHY L. COMBS, TRUSTEE. SAMMY HARRIS.  
*Timothy L. Combs* *Sammy Harris*  
MORTGAGE HOLDERS OF RECORD  
STATE OWNERS FLORIDA  
COUNTY OF BAKER.

THIS IS TO CERTIFY THAT ON 5-20-96, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED *Timothy L. Combs* and *Sammy Harris* TO BE 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 ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HERUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.  
*Robert Bussler*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES April 5, 1997

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR  
THIS IS TO CERTIFY, THAT ON 5-20-96 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.  
*Mark D. Duren* 5-20-96  
PLANNING AND ZONING DIRECTOR DATE

CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT  
REQUIREMENTS FOR USE OF ON-LOT SEWAGE DISPOSAL (AND WATER) SYSTEMS HAVE BEEN FULFILLED. EACH LOT AND SYSTEM IS SUBJECT TO APPROVAL PRIOR TO DEVELOPMENT (CONSTRUCTION).  
BY *Mark D. Duren* DATE 5-22-96  
PUBLIC HEALTH OFFICIAL

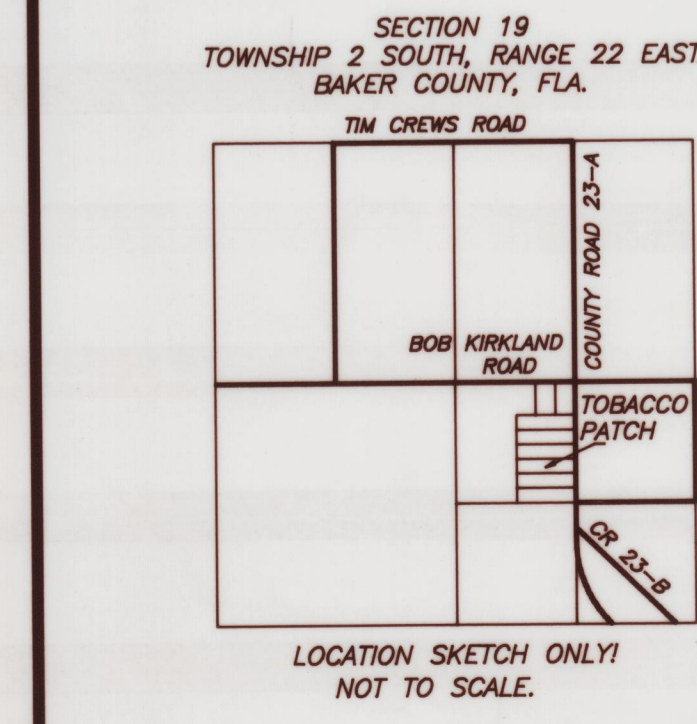
CERTIFICATE OF APPROVAL BY COUNTY ENGINEER  
EXAMINED AND APPROVED *Arthur H. Beckwith* May 23, 1996  
COUNTY ENGINEER DATE

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 DAY OF *May* 1996, A.D.  
*Mark D. Duren*  
CHAIRMAN, COUNTY COMMISSION

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY  
EXAMINED AND APPROVED BY: *James S. Ren* COUNTY ATTORNEY  
DATED *May 20* A.D., 1996

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 *May 21, 1996* AT *Macclenny FL*  
FILE NO. *plat book 3 pg 18*

\*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 BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE T.V., AND ANY OTHER PUBLIC UTILITY.  
*AL Fraser*



SURVEYOR'S NOTES:  
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS FOR SAID SECTION 19.  
2. BEARINGS BASED ON THE CENTERLINE SURVEY FOR COUNTY ROAD 23-A BY THE FLORIDA DEPARTMENT OF TRANSPORTATION USING STATIONS 170+61.66 AND STATIONS 182+33.00.  
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JULY 16, 1991 COMMUNITY PANEL NO. 120419 0165 B.  
4. THIS OFFICE ACCEPTS NO RESPONSIBILITY FOR ANY SURVEY DRAWING UNLESS IT IS SIGNED AND A SEAL EMBOSSED THEREON.  
5. CLOSURE OF FIELD SURVEY IS 1/33,894.  
6. DEVELOPER: TIMOTHY L. COMBS, TRUSTEE. RT. 2 BOX 582 MACCLENNY, FLORIDA. 32063 (904) 259-2563.

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.  
DATED 20 MAY 1996, A.D. *Mark D. Duren*  
MARK D. DUREN, P.S.M.  
FLORIDA CERT. NO. 4708

- SYMBOL LEGEND
- CONCRETE MONUMENT FOUND
  - CONCRETE MONUMENT SET, LS 4708
  - IRON PIN OR PIPE FOUND
  - 5/8" IRON ROD SET, LS 4708
  - WIRE FENCE
  - ELECTRIC UTILITY LINE (OVERHEAD)
  - UGE - UNDERGROUND ELECTRIC SERVICE
  - CABLE TV LINE (OVERHEAD)
  - CHAIN LINK FENCE
  - WOODEN FENCE
  - CMP CORRUGATED METAL PIPE
  - RCP REINFORCED CONCRETE PIPE
  - 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

THIS PLAT PREPARED BY  
MARK D. DUREN, P.S.M.  
LS 4708  
RT. 18 BOX 555  
SISTERS WELCOME ROAD  
LAKE CITY, FLA. 32025  
(904) 758-9831 OFFICE  
(904) 752-3605 FAX

WO# 125-04-96  
SHEET 1 OF 1