

THE GLEN AT ST. MARY'S

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT ABAR SALES, INCORPORATED, A FLORIDA CORPORATION, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AND THAT THIS PLAT OF "THE GLEN AT ST. MARY'S" MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS, AND THE ADDITIONAL RIGHT-OF-WAY SHOWN IS DEDICATED TO THE PUBLIC FOR THE USE DESCRIBED HEREON. IN WITNESS WHEREOF, ABAR SALES INCORPORATED, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT WITH ITS SEAL AFFIXED BELOW.

SIGNED THE 7th DAY OF April A.D., 1997

Ron M. Turbeville
RON M. TURBEVILLE, PRESIDENT ABAR SALES, INCORPORATED
Richard J. Jenkins
WITNESS

STATE OF FLORIDA - COUNTY OF BAKER

I HEREBY CERTIFY THAT ON THIS 7th DAY OF April A.D., 1997, PERSONALLY APPEARED BEFORE ME, AN OFFICER, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RON M. TURBEVILLE, PRESIDENT OF ABAR SALES, INCORPORATED, A FLORIDA CORPORATION TO ME WELL KNOWN TO BE THE PERSON WHO EXECUTED THE AFOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL ON THE ABOVE DATE

Marilyn H. Turner
NOTARY PUBLIC - STATE OF FLORIDA



MY COMMISSION EXPIRES:

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 7/16/96, FILED OF RECORD IN OFFICIAL RECORDS BOOK 0411 PAGE 0051 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, TO THE EXTENT SAID LIENS COVER ANY PORTION OF THE PROPERTY 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

SIGNED THIS 28th DAY OF Feb. A.D. 1997

E.H. Daniels III
E.H. DANIELS III VICE, PRESIDENT CHAMPION REALTY CORPORATION

Junda Anzule
WITNESS

STATE OF TEXAS - COUNTY OF HARRIS

I HEREBY CERTIFY THAT ON THIS 28 DAY OF February A.D. 1997, PERSONALLY APPEARED BEFORE ME, AN OFFICER, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, E.H. DANIELS III, VICE PRESIDENT OF CHAMPION REALTY CORPORATION, A DELAWARE CORPORATION, TO ME WELL KNOWN TO BE THE PERSON WHO EXECUTED THE AFOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL ON THE ABOVE DATE.

Deborah Sue Stivers
NOTARY PUBLIC - STATE OF TEXAS MY COMMISSION EXPIRES:



CERTIFICATE OF APPROVAL BY COUNTY ENGINEER:

EXAMINED AND APPROVED BY: Arthur N. Barksbaugh
COUNTY ENGINEER

DATED: 4-15-97

LEGAL DESCRIPTION:

A PORTION OF GOVERNMENT LOTS 7 AND 8, SECTION 21 AND A PORTION OF SECTION 22, ALL LYING IN TOWNSHIP-1-SOUTH, RANGE-21-EAST, BAKER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 21 AND RUN ALONG THE SOUTH LINE OF SAID SECTION 21, SOUTH 87°59'53" WEST, A DISTANCE OF 1749.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CREWS ROAD, AS NOW ESTABLISHED. THENCE RUN ALONG SAID RIGHT-OF-WAY LINE OF CREWS ROAD, NORTH 15°38'57" WEST, A DISTANCE OF 1280.66 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF FRANK MANN ROAD, AS NOW ESTABLISHED. THENCE RUN ALONG SAID RIGHT-OF-WAY LINE OF FRANK MANN ROAD, SOUTH 87°18'22" WEST, A DISTANCE OF 649.62 FEET; THENCE RUN SOUTH 02°41'38" EAST, A DISTANCE OF 28.01 FEET; THENCE RUN SOUTH 78°33'44" EAST, A DISTANCE OF 146.14 FEET; THENCE RUN NORTH 87°18'22" EAST, A DISTANCE OF 665.09 FEET; THENCE RUN NORTH 00°14'36" WEST, A DISTANCE OF 81.68 FEET; THENCE RUN NORTH 88°02'28" EAST, A DISTANCE OF 444.20 FEET; THENCE RUN NORTH 72°19'04" EAST, A DISTANCE OF 1220.00 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE CONTINUE NORTH 72°19'04" EAST, A DISTANCE OF 5 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY WATERLINE OF THE ST. MARY'S RIVER; THENCE RUN SOUTHERLY, FOLLOWING THE MEANDERING OF SAID WATERLINE, A DISTANCE OF 2447 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF AFOREMENTIONED SECTION 22; THENCE RUN ALONG SAID SOUTHERLY SECTION LINE, SOUTH 89°11'08" WEST, A DISTANCE OF 3 FEET, MORE OR LESS TO A 4"x4" ST. REGIS CONCRETE MONUMENT; THENCE CONTINUE SOUTH 89°11'08" WEST, A DISTANCE OF 2448.94 FEET TO THE POINT OF BEGINNING. CONTAINING 108.14 ACRES, MORE OR LESS.

NOTES:

- 1.) THE RIGHT OF WAY OF CREWS ROAD WAS ESTABLISHED FROM COUNTY LIMITS OF MAINTENANCE AND PROPERTY CORNERS FOUND IN PLACE.
- 2.) CONTOUR ELEVATION LINES WERE DIGITIZED FROM U.S. GEOLOGICAL SURVEY MAP "MACLENNY NORTHWEST QUADRANGLE PANEL".
- 3.) PROPERTY HEREON LIES WITHIN FLOOD ZONES X & AE AS SHOWN ON FLOOD INSURANCE RATE MAP 120419 0135 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.
- 5.) BEARINGS SHOWN HEREON BASED ON THE LINE BETWEEN SECTIONS 21 AND 22 AS NORTH 00°14'36" WEST AS SHOWN ON PRIOR SURVEY BY JAMES A. THIGPEN III AND REFER TO GRID BEARINGS.
- 6.) THE MEANDERINGS OF THE ST. MARY'S RIVER WERE NOT FIELD SURVEYED. THE LINE SHOWN WAS MAPPED FROM AN AERIAL PHOTOGRAPH OBTAINED FROM THE OFFICE OF THE PROPERTY APPRAISER OF BAKER COUNTY, PHOTO DATE DECEMBER 1993.

SURVEYORS 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: Richard J. Jenkins
DATE: April 10, 1997
RICHARD J. JENKINS
FLORIDA REGISTERED LAND SURVEYOR
FLORIDA CERT. NO. 4421

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: Jerry Graham DATED: 4-11-97
PUBLIC HEALTH OFFICIAL

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR:

THIS IS TO CERTIFY THAT ON THE 15 DAY OF April A.D., 1997, THE FOREGOING PLAT WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.

SIGNED: Joan Dan
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 28 DAY OF April A.D., 1997, IN PLAT BOOK 3 ON PAGES 21 THROUGH 22 INCLUSIVE.

SIGNED: Al Frazer
CLERK OF CIRCUIT COURT - BAKER COUNTY, FLORIDA.
EXAMINED AND APPROVED BY:
COUNTY ATTORNEY
DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

EXAMINED AND APPROVED BY: James B. Bean
COUNTY ATTORNEY
DATE: 4/21/97

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 21 DAY OF April A.D. 1997, BY THE BOARD OF COMMISSIONERS OF BAKER COUNTY, FLORIDA.

SIGNED: Fred Rawland
CHAIRMAN

SIGNED: AL Frazer
CLERK

L.D. Bradley
Land Surveyors

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