

# PINE MEADOWS - PHASE ONE

**CAPTION**

A PART OF THE NW 1/4 OF NE 1/4, SECTION 35 LYING NORTH OF COUNTY ROAD NO. 139B AND LYING NORTH AND SOUTH OF J.D. HIGGINBOTHAM ROAD AND PART OF THE NE 1/4 OF NE 1/4 LYING WEST OF PIERCE ROAD IN SAID SECTION 35, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA.

**"PARCEL D"**

BEGIN AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 35; THENCE RUN SOUTH 00° 01' 30" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1,108.74 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 139B; THENCE RUN SOUTH 89° 43' 00" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1,348.00 FEET TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID PIERCE ROAD; THENCE NORTH 00° 40' 40" WEST, ALONG SAID WEST RIGHT OF WAY LINE OF PIERCE ROAD, A DISTANCE OF 1,094.09 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 43.70 FEET THROUGH A CENTRAL ANGLE OF 87° 00' 00" AND AN ARC DISTANCE OF 88.04 FEET TO A POINT OF TANGENCY AND ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF SAID J.D. HIGGINBOTHAM ROAD, SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 48° 10' 09" WEST 01.34 FEET; THENCE NORTH 89° 40' 09" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 543.71 FEET; THENCE NORTH 00° 15' 14" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 0.89 FEET; THENCE NORTH 89° 40' 11" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 489.02 FEET; THENCE NORTH 50° 30' 34" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF J.D. HIGGINBOTHAM ROAD, 41.02 FEET, TO ITS INTERSECTION WITH THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE NORTH 89° 37' 58" WEST ALONG SAID NORTH LINE A DISTANCE OF 228.51 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 35.221 ACRES, MORE OR LESS.

**"PARCEL E" (DEDICATED AS ADDITIONAL RIGHT OF WAY)**

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTH-EAST 1/4; THENCE NORTH 89° 37' 58" WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 150.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 37' 58" WEST ALONG SAID NORTH LINE A DISTANCE OF 899.55 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID J.D. HIGGINBOTHAM ROAD; THENCE SOUTH 78° 30' 32" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 355.50 FEET; THENCE SOUTH 87° 25' 16" EAST ALONG THE NORTHERLY LINE OF SAID J.D. HIGGINBOTHAM ROAD A DISTANCE OF 440.72 FEET; THENCE NORTH 08° 42' 54" EAST ALONG THE NORTHEASTERLY LINE OF SAID J.D. HIGGINBOTHAM ROAD A DISTANCE OF 5.52 FEET; THENCE NORTH 89° 57' 20" EAST ALONG THE NORTHERLY LINE OF SAID J.D. HIGGINBOTHAM ROAD, A DISTANCE OF 425.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.099 ACRES, MORE OR LESS.

**"PARCEL F" (PHASE ONE)**

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 AND RUN SOUTH 00° 01' 30" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 821.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 01' 30" EAST ALONG SAID WEST LINE A DISTANCE OF 347.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 139-B (HAVING AN 80 FEET RIGHT OF WAY); THENCE SOUTH 89° 43' 00" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1348.00 FEET; THENCE NORTH 00° 40' 40" WEST ALONG THE WESTERLY LINE OF PIERCE ROAD A DISTANCE OF 347.50 FEET; THENCE NORTH 89° 40' 00" WEST A DISTANCE OF 647.50 FEET; THENCE SOUTH 00° 40' 40" EAST A DISTANCE OF 150.00 FEET; THENCE NORTH 89° 43' 00" WEST A DISTANCE OF 442.90 FEET; THENCE NORTH 00° 01' 30" WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 89° 43' 00" WEST A DISTANCE OF 228.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 9.054 ACRES MORE OR LESS.

**GENERAL NOTES:**

- BEARINGS SHOWN HEREBY ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 139-B AND 589° 43' 00" EAST.
- LANDS ENCOMPASSED BY THIS PLAT LIE IN FLOOD ZONE C AS SHOWN ON FLOOD INSURANCE RATE MAP D1458-B, COMMUNITY PANEL NO. 120419, DATED JULY 16, 1991 FOR BAKER COUNTY, FLORIDA.

**SURVEYORS CERTIFICATE**

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEYED, PLATTED AND DESCRIBED ABOVE AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THAT THIS PLAT COMPLIES WITH THE ZONING RULES AND REGULATIONS AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BAKER, STATE OF FLORIDA, CURRENTLY IN EFFECT.

SIGNED THIS 16<sup>th</sup> DAY OF OCTOBER A.D., 1997.

Benny J. Battle  
BENNY J. BATTLE, P.S.M. NO. 4471  
STATE OF FLORIDA

PREPARED BY:  
B. J. BATTLE & ASSOCIATES, INC.  
PROFESSIONAL SURVEYORS AND MAPPERS  
P.O. BOX 315  
FERNANDINA BEACH, FLORIDA  
(904) 277-3023

**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT DUDLEY FAMILY TRUST IS THE LAWFUL OWNER OF THE LANDS DESCRIBED ABOVE IN THE CAPTION HEREBY AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AND THAT THIS PLAT OF "PINE MEADOWS - PHASE ONE" 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 HEREBY.

IN WITNESS WHEREOF JOHNNY L. DUDLEY HAS CAUSED THESE PRESENTS TO BE SIGNED AND EXECUTED THIS 17 DAY OF OCTOBER A.D., 1997.

Johnny L. Dudley  
JOHNNY L. DUDLEY

Kirkus L. Andrew  
WITNESS

**STATE OF FLORIDA - COUNTY OF BAKER**

I HEREBY CERTIFY THAT ON THIS 17 DAY OF OCTOBER A.D., 1997, PERSONALLY APPEARED BEFORE ME, AN OFFICER, DUTY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JOHNNY L. DUDLEY, TO ME WELL KNOWN TO BE THE PERSON WHO EXECUTED THE AFORESAID DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL ON THE ABOVE DATE.

Judy D. Pittman  
NOTARY PUBLIC - STATE OF FLORIDA

**CERTIFICATE OF APPROVAL BY COUNTY ENGINEER**

EXAMINED AND APPROVED BY:  
Dudley H. Borden  
COUNTY ENGINEER

DATED: 10-20-97

**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.

Jerry V. Hahn  
PUBLIC HEALTH OFFICIAL DATED 10-20-97

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

THIS IS TO CERTIFY THAT ON THIS 20 DAY OF OCT, A.D., 1997 THE FOREGOING PLAT WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.

Janie Davis  
PLANNING AND ZONING DIRECTOR

**CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY**

EXAMINED AND APPROVED BY:  
James W. Beem  
COUNTY ATTORNEY

DATED: 10-20-97

**CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS**

EXAMINED AND APPROVED THIS 20 DAY OF Oct, A.D., 1997

Fred Rowland  
SIGNED: CHAIRMAN

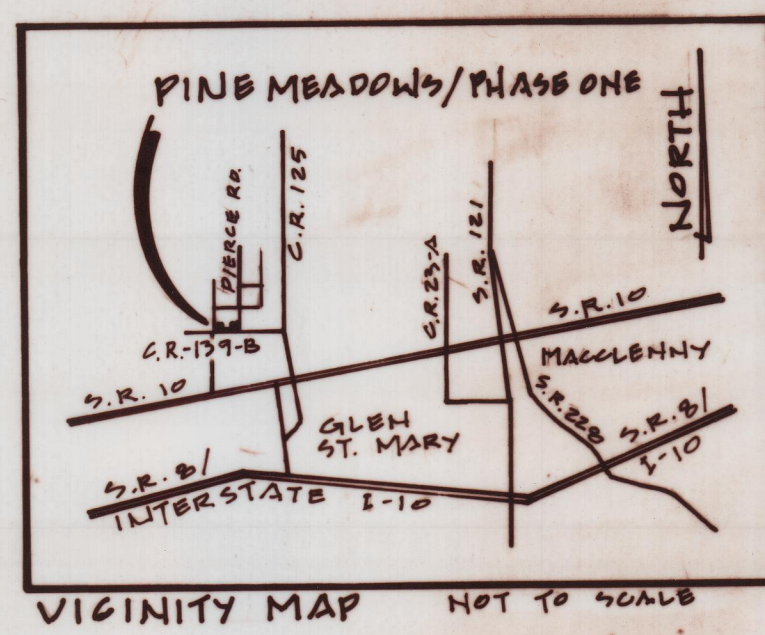
AL Fraser  
SIGNED: CLERK

**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 22nd DAY OF OCTOBER, A.D., 1997 IN PLAT BOOK 3 PAGE 23 INCLUSIVE.

AL Fraser  
SIGNED: CLERK OF CIRCUIT COURT - BAKER COUNTY, FLORIDA

POINT OF COMMENCEMENT "PARCEL F"  
POINT OF BEGINNING "PARCEL D" 235.221 ACRES  
(NORTHWEST CORNER OF THE NE 1/4, SECTION 35)

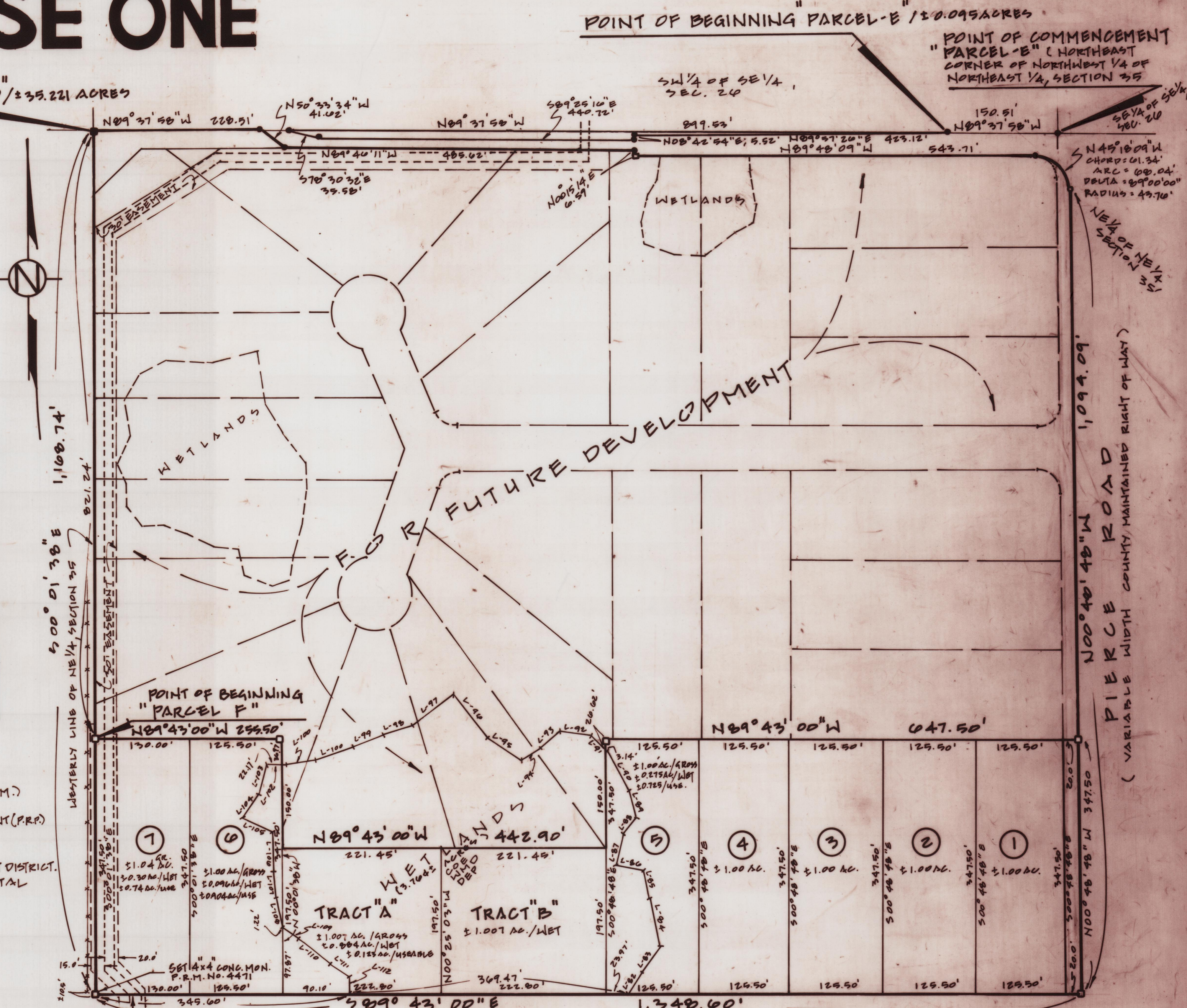


**WETLANDS LINE TABLE**

LINE NO.	BEARING	DIST.	LINE NO.	BEARING	DIST.
L-02	S 27° 41' 10" W	39.10'	L-90	N 77° 53' 45" E	42.87'
L-03	S 31° 54' 40" W	49.74'	L-91	N 71° 35' 04" E	49.45'
L-04	S 11° 46' 15" E	63.14'	L-100	N 70° 45' 34" E	59.78'
L-05	S 10° 14' 00" E	40.95'	L-101	N 78° 10' 14" E	31.50'
L-06	S 8° 31' 55" E	30.00'	L-102	S 80° 25' 20" E	26.00'
L-07	S 1° 22' 00" W	43.25'	L-103	N 1° 57' 05" E	40.75'
L-08	S 4° 00' 05" W	27.97'	L-104	N 30° 44' 15" E	38.54'
L-09	S 1° 11' 41" E	37.90'	L-105	N 62° 38' 40" W	44.09'
L-90	S 3° 40' 35" E	57.04'	L-106	N 07° 45' 40" W	52.02'
L-91	S 42° 07' 51" E	35.41'	L-107	N 07° 55' 25" W	33.09'
L-92	S 81° 30' 01" E	39.00'	L-108	N 10° 36' 49" W	32.90'
L-93	N 44° 25' 11" E	35.50'	L-109	N 50° 35' 05" W	26.10'
L-94	N 47° 53' 26" E	30.09'	L-110	N 80° 50' 05" W	54.47'
L-95	S 80° 25' 35" E	61.01'	L-111	N 40° 53' 29" W	34.07'
L-96	S 36° 53' 07" E	74.24'	L-112	N 10° 53' 24" W	25.25'
L-97	N 48° 15' 24" E	70.17'			

**LEGEND**

- DENOTES CONCRETE MONUMENT FOUND.
- DENOTES CONCRETE MONUMENT SET; 4" x 4" NO. 4471 PERMANENT REFERENCE MONUMENT. (P.R.M.)
- DENOTES IRON PIPE FOUND.
- DENOTES IRON PIPE SET / PERMANENT REFERENCE POINT (P.R.P.)
- X- DENOTES FENCE.
- COB DENOTES U.S. ARMY CORPS OF ENGINEERS.
- WMD DENOTES ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- DEP DENOTES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.



SCALE: 1" = 100'