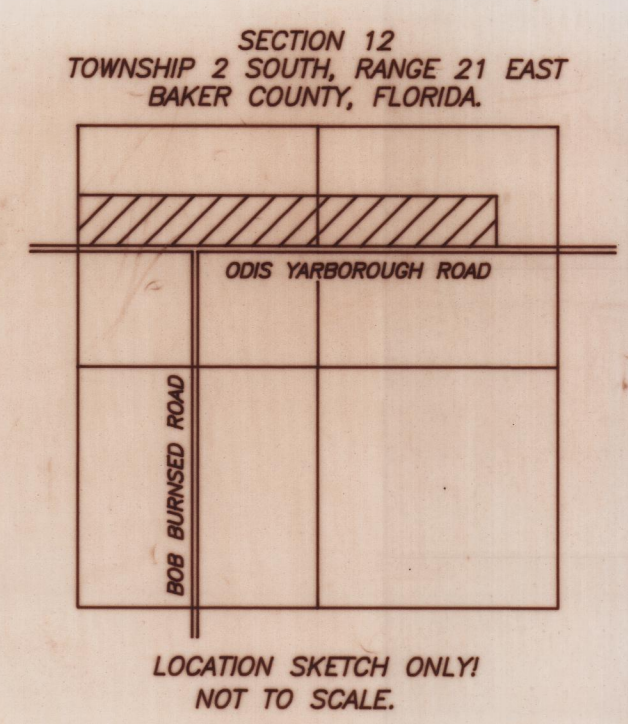
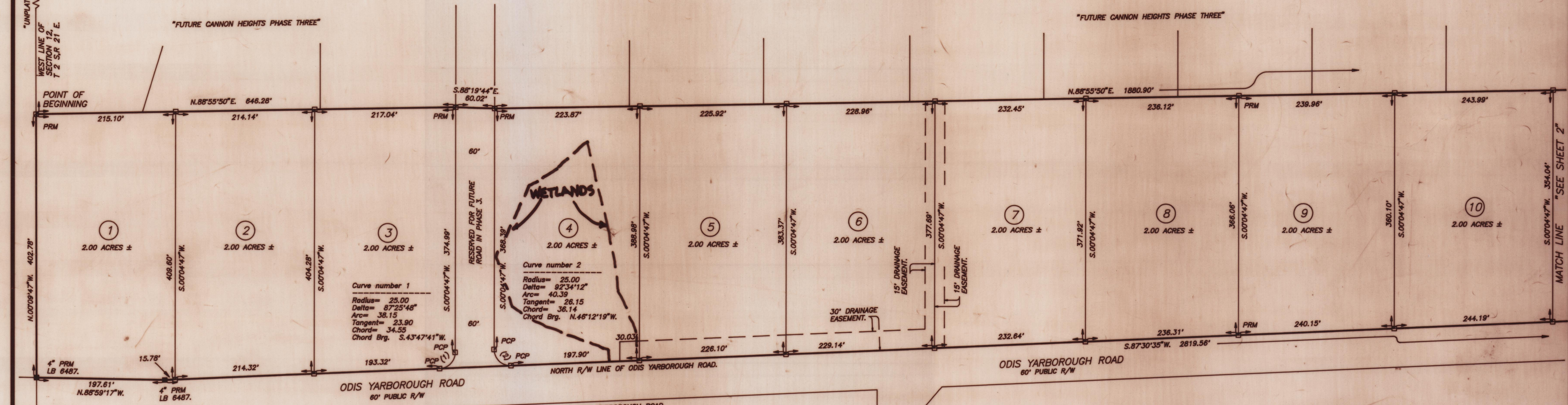


"CANNON HEIGHTS, PHASE ONE"

A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, BEING THE SAME AS A REPLAT OF PART OF LOTS 5, 6, 7, 8, 9, 10 AND 11 OF "CANNON'S CROSSING" AS RECORDED IN PLAT BOOK 3 PAGES 9 AND 10 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AT LOWER LEFT:



EASEMENT NOTE:
UTILITY EASEMENTS ARE AS FOLLOWS:
A. 20' INSIDE THE LOT LINES ALONG ALL ROAD RIGHT-OF-WAYS.
B. 10' ON EACH SIDE OF ALL INTERIOR LOT LINES TO CREATE A 20' EASEMENT ALONG SAID LOT LINES.
C. 20' ON THE INSIDE OF THE WEST, NORTH, AND EAST LINES OF "CANNON HEIGHTS, PHASE ONE".



POINT OF COMMENCEMENT, P.M. 15 1390, NW CORNER OF SECTION 12, T 2 S, R 21 E.
WEST LINE OF LOT 5, "CANNON'S CROSSING", S.0070°47'W, 402.78'
UNPLATTED LANDS, WEST LINE OF SECTION 12, T 2 S, R 21 E.

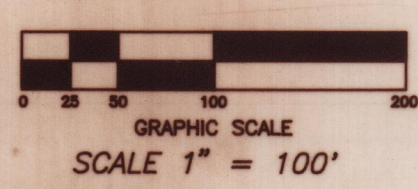
POINT OF BEGINNING
N.0070°47'W, 402.78'
PRM LB 8487.
N.88°55'50"E, 646.28'
214.14'
217.04'
223.87'
225.92'
228.98'
232.45'
236.12'
239.98'
243.98'
244.19'
240.15'
236.31'
232.64'
229.14'
226.10'
197.90'
30.03'
183.32'
197.61'
N.88°59'17"W, 15.78'
4" PRM LB 8487.

Curve number 1
Radius= 25.00
Delta= 87°25'46"
Arc= 38.15
Tangent= 23.80
Chord Brg. = 54.55
Chord Brg. = 54.474741°W

Curve number 2
Radius= 25.00
Delta= 82°34'12"
Arc= 40.39
Tangent= 26.15
Chord = 36.14
Chord Brg. = N.49°12'19"W

LOT 4 OF "CANNON'S CROSSING" PLAT BOOK 3 PAGE 9 & 10. REPLATTED AS "QUAIL RIDGE" PLAT BOOK 3 PAGE 12.

DESCRIPTION: CANNON HEIGHTS, PHASE ONE PART OF LOTS 5, 6, 7, 8, 9, 10 AND 11 OF "CANNON'S CROSSING" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGES 9 AND 10 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE N.W. CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 21 EAST, SAID CORNER ALSO BEING THE N.W. CORNER OF LOT 5 OF SAID "CANNON'S CROSSING"; THENCE S.0070°47'E, ALONG THE WEST LINE OF SAID SECTION 12 AND THE WEST LINE OF SAID LOT 5, A DISTANCE OF 875.33 FEET TO THE POINT OF BEGINNING; THENCE N.88°55'50"E, 646.28 FEET; THENCE S.88°19'44"E, 60.02 FEET; THENCE N.88°55'50"E, 1880.90 FEET; THENCE N.54°07'27"E, 74.12 FEET; THENCE N.88°55'50"E, 1984.19 FEET TO A POINT ON THE EAST LINE OF LOT 11 OF SAID "CANNON'S CROSSING"; THENCE S.00°01'05"W, ALONG SAID EAST LINE, 342.46 FEET TO THE S.E. CORNER OF SAID LOT 11 AND ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF ODIS YARBOROUGH ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING CALLS: S.87°53'53"W, 888.64 FEET TO A PERMANENT REFERENCE MONUMENT THENCE S.87°30'45"W, 727.62 FEET TO A PERMANENT REFERENCE MONUMENT; THENCE S.00°57'13"E, 3.01 FEET TO A PERMANENT REFERENCE MONUMENT; THENCE S.87°30'35"W, 2819.56 FEET TO A PERMANENT REFERENCE MONUMENT; THENCE N.88°59'17"W, 197.61 FEET TO A PERMANENT REFERENCE MONUMENT AND THE S.W. CORNER OF SAID LOT 5, ALSO BEING ON THE WEST LINE OF SAID SECTION 12; THENCE N.00°09'47"W, NOW DEPARTING FROM SAID NORTH RIGHT-OF-WAY LINE AND RUNNING ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 402.78 FEET TO THE POINT OF BEGINNING. BAKER COUNTY, FLORIDA.
CONTAINING 39.61 ACRES MORE OR LESS.
SUBJECT TO A 60 FOOT WIDE INGRESS AND EGRESS EASEMENT KNOWN AS EVERGREEN ROAD, PRESENTLY A PRIVATELY MAINTAINED ROAD.



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: 13 JULY 1997, A.D. MARK D. DUREN, P.S.M. FLORIDA CERT. NO. 4708

DEDICATION OF MORTGAGE
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 1896, PAGE 114329, OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.
SIGNED THE 13 DAY OF January A.D., 1997
E.H. DANIELS III VICE PRESIDENT CHAMPION REALTY CORPORATION
WITNESS
STATE OF TEXAS - COUNTY OF HARRIS
I HEREBY CERTIFY THAT ON THIS 13 DAY OF January A.D., 1997, PERSONALLY APPEARED BEFORE ME, AN OFFICER, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, E.H. DANIELS III, VICE PRESIDENT OF CHAMPION REALTY CORPORATION, A DELAWARE CORPORATION, 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.
K. P. HOLCOMB
NOTARY PUBLIC - STATE OF TEXAS MY COMMISSION EXPIRES:

- SYMBOL LEGEND
■ CONCRETE MONUMENT FOUND
□ CONCRETE MONUMENT SET, LS 4708
● IRON PIN OR PIPE FOUND
○ 3/8" IRON ROD SET, LS 4708
— WIRE FENCE
— ELECTRIC UTILITY LINE (OVERHEAD)
— UGE - UNDERGROUND ELECTRIC SERVICE
— CTV - CABLE TV LINE (OVERHEAD)
— CHAIN LINK FENCE
— WOODEN FENCE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
LS 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.C.T. FLA. DEPT. OF TRANSPORTATION
€ CENTERLINE

THIS PLAT PREPARED BY
MARK D. DUREN, P.S.M.
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WO# 346-08-96
SHEET 1 OF 2