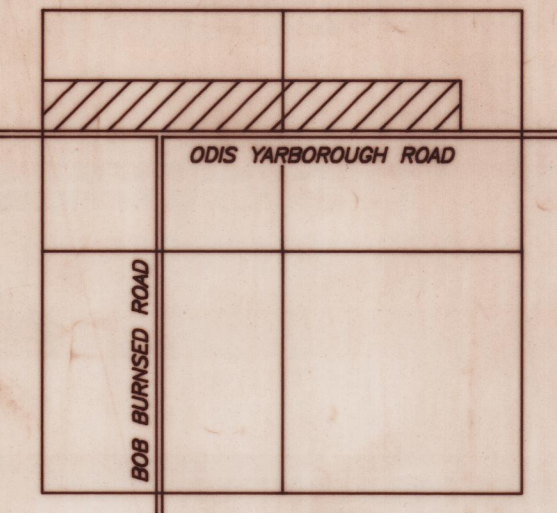


# "CANNON HEIGHTS, PHASE ONE"

SECTION 12  
TOWNSHIP 2 SOUTH, RANGE 21 EAST  
BAKER COUNTY, FLORIDA.

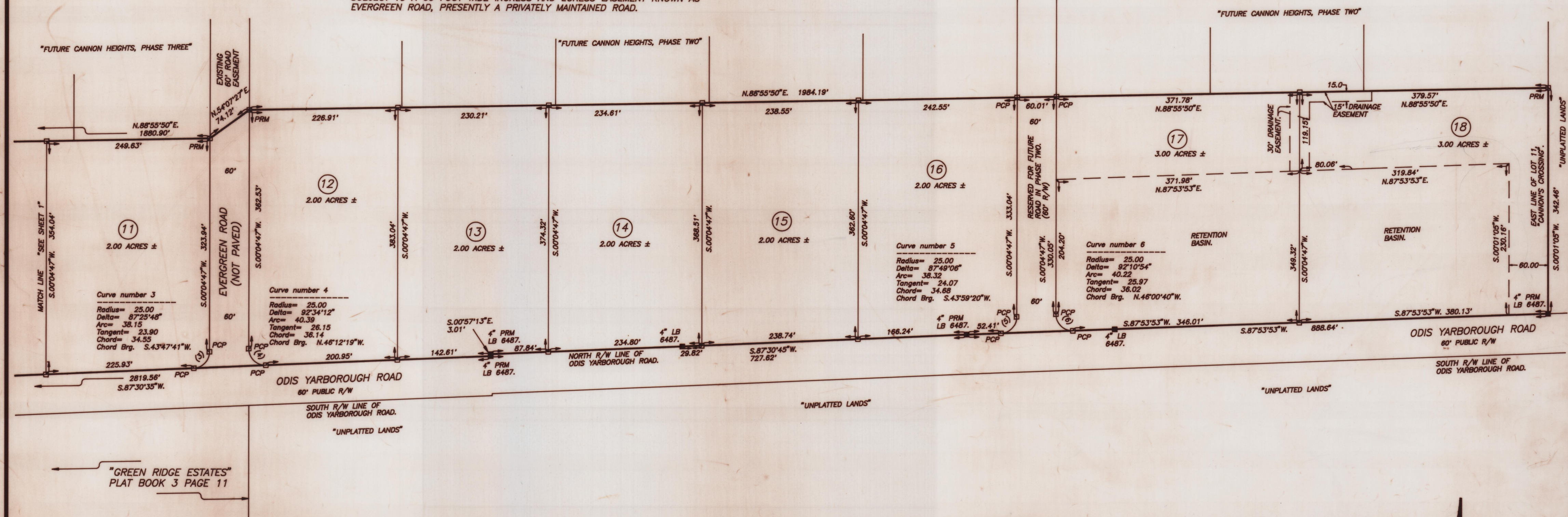


LOCATION SKETCH ONLY  
NOT TO SCALE.

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.00°09'47"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., 648.28 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.

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 LEFT:

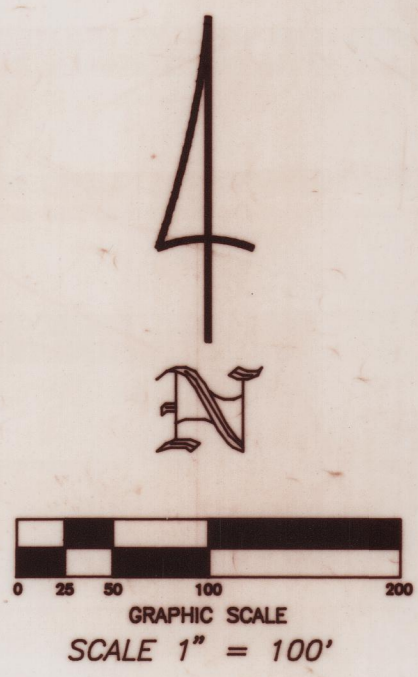
EASEMENT NOTE:  
UTILITY EASEMENTS ARE AS FOLLOWS:  
A. 20' INSIDE THE LOT LINES ALONG ALL ROAD RIGHT-OF-WAYS.  
B. 10' ON EACH SIDE OF ALL INTERIOR LOT LINES TO CREATE A  
20' EASEMENT ALONG SAID LOT LINES.  
C. 20' ON THE INSIDE OF THE WEST, NORTH, AND EAST LINES OF  
"CANNON HEIGHTS, PHASE ONE".



SURVEYOR'S NOTES:  
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE  
RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.  
2. BEARINGS BASED ON SAID PLAT OF RECORD USING MONUMENTS FOUND  
ON THE NORTH LINE OF ODIS YARBOROUGH ROAD.  
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  
16 JULY, 1991 COMMUNITY PANEL NO. 120419 0135 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 BETTER THAN 1/20,000.  
6. DEVELOPER: JOHN W. CURTIS, S.D.,  
11835 NW 1ST AVENUE,  
GAINESVILLE, FLORIDA 32607,  
(352) 332-0838.

THIS IS TO CERTIFY, THAT ON Oct 9 1997 BEFORE ME, AN  
OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND  
COUNTY AFORESAID, PERSONALLY APPEARED John W. Curtis and Paul W. Curtis  
TO BE KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE  
FOREGOING JOINER AND CONSENT TO DEDICATION AND SEVERALLY  
ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE  
ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE  
ABOVE DATE.  
Randall S. Smith  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

"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 THE OPERATION OF  
ELECTRIC, TELEPHONE, GAS, CABLE T.V., AND ANY OTHER PUBLIC  
UTILITY."



CERTIFICATE OF DEDICATION  
KNOW ALL MEN BY THESE PRESENTS, THAT THE PERSONS NAMED BELOW,  
BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE  
FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATED SAID LANDS AND  
PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED AND DEDICATED THE  
ROADS AND EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE  
PUBLIC, AND IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE  
SIGNED AND ATTESTED TO ON 10-7-97  
John W. Curtis  
RECORD OWNER, JOHN W. CURTIS  
Paul W. Curtis  
RECORD OWNER, PAUL W. CURTIS  
STATE OF Florida  
COUNTY OF Alachua

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR.  
THIS IS TO CERTIFY, THAT ON 10-7-97 THE  
FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING  
DIRECTOR OF BAKER COUNTY, FLORIDA.  
James S. Soren 10-7-97  
PLANNING AND ZONING DIRECTOR

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 October, 1997, A.D.  
Fred Karlsson  
CHAIRMAN, COUNTY COMMISSION

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 Paul W. Curtis 10-7-97  
PUBLIC HEALTH OFFICIAL DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY.  
EXAMINED AND APPROVED BY:  
John W. Curtis COUNTY ATTORNEY  
DATED 10-7-97 A.D., 1997

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER.  
EXAMINED AND APPROVED: Arthur D. DeBourgh 10-8-97  
COUNTY ENGINEER DATE

CERTIFICATE OF CLERK OF CIRCUIT COURT  
I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND  
FIND THAT IT COMPLES IN FORM WITH ALL THE REQUIREMENTS OF  
CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON 1-30-98  
Al Feasen AT MacLennan Fl.  
FILE NO. PLAT BOOK 3 PAGE 84, 85

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) 758-8010 FAX  
WO# 346-08-96  
SHEET 2 OF 2