PLAT BOOK 3 PAGE 47

"LONGBRANCH"

PART OF
SECTIONS 28 AND 33, TOWNSHIP 1 SOUTH, RANGE 21 EAST
BAKER COUNTY, FLORIDA.

CERTIFIED A TRUE, COMPLETE AND CORRECT COPY
BAKER COUNTY CLERK OF THE COURTS
BY AL FRAZIER

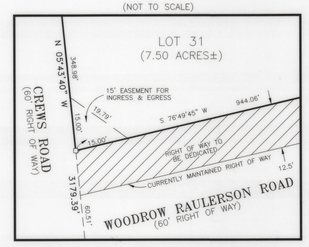
MATCH LINE SEE SHEET 5 OF 7

MATCH LINE SEE SHEET 6 OF 7

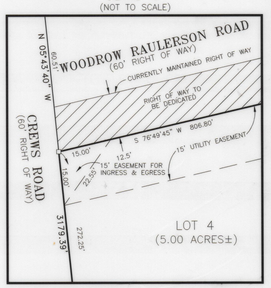
MATCH LINE SEE SHEET 3 OF 7

DETAIL "B"
(NOT TO SCALE)

DETAIL "D"
(NOT TO SCALE)



DETAIL "E"
(NOT TO SCALE)



LEGEND:

- ⊙ = FOUND 1/2" IRON ROD
- ● = FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
- ○ = SET 1/2" IRON PIPE WITH YELLOW CAP STAMPED LB 6888
- □ = P.R.M. SET 4"X4" CONCRETE MONUMENT WITH METAL PLATE STAMPED LB 6888
- ■ = FOUND 4"X4" CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- = POWER POLE
- —— X —— = FENCE
- ——OU—— = OVERHEAD UTILITY LINES

P.L.S. = PROFESSIONAL LAND SURVEYOR
L.S. = LICENSED SURVEYOR
R.L.S. = REGISTERED LAND SURVEYOR
P.R.M. = PERMANENT REFERENCE MONUMENT

SURVEYOR'S NOTES:

1.) A BEARING OF N 11°15'48" W WAS ASSUMED ON THE WEST LINE OF THE EAST 1/2 OF SECTION 28 SHOWN HEREON, HOLDING MONUMENTATION SHOWN FOUND IN PLACE.

2.) PROPERTY HEREON LIES IN FLOOD ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP 120419 0135, DATED 7/16/91. (BEING OUTSIDE THE 500 YEAR FLOOD PLAIN WOULD ALSO INDICATE BEING OUTSIDE THE 100 YEAR FLOOD PLAIN.)

3.) WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.

4.) MINIMUM LOT SIZE IS 5.00 ACRES ON EXISTING PAVED ROADS, 7.5 ACRES ON COUNTY MAINTAINED GRADED ROADS.

5.) THE CONTOUR LINES SHOWN ARE SCALED FROM 1:24000 U.S. GEOLOGICAL SURVEY QUADRANGLE MAP, MACCLENNY WEST AND MACCLENNY NW.

6.) WETLANDS SHOWN WERE TAKEN FROM THE NATIONAL WETLANDS INVENTORY MAPS.

7.) THE DEVELOPER KNOWS OF NO HISTORIC AND ARCHAEOLOGICAL SITES ON THE PROPERTY SITE, OR WITHIN ONE THOUSAND FEET OF ANY BOUNDARY OF THE SITE.

SHEET 4 OF 7

LD BRADLEY LAND SURVEYORS
5773 NORMANDY BOULEVARD, JACKSONVILLE, FLORIDA 32205
PHONE 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 02-162	SURVEY DATE: 5/24/02	DRAFTED BY: DHB
CHECKED BY: AJJ	CAD FILE: 02162.DWG	FB 393 PG 25-73

SEE SHEET 1 FOR LEGAL DESCRIPTIONS
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 7