

"OAKS OF LON"

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5 WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 122 (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED AND RUN ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, NORTH 00°31'17" EAST, 1149.33 FEET; THENCE DEPARTING SAID LINE, RUN NORTH 89°08'38" EAST, 1150.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 127 (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 74°1'36", RADIUS OF 5779.65 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°05'18" WEST, 775.46 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, 775.04 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 08°14'30" WEST, 300.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 80°07'00", RADIUS OF 50.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°18'00" WEST, 64.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 69.91 FEET TO THE POINT OF TANGENCY AND THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 122; THENCE RUN ALONG SAID NORTHERLY LINE SOUTH 86°21'30" WEST, 947.67 FEET TO THE POINT OF BEGINNING, CONTAINING 27.19 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR:

THIS IS TO CERTIFY, THAT ON 8/11/03 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.
 Judy Pittman 8/11/03
 PLANNING AND ZONING DIRECTOR DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

EXAMINED AND APPROVED BY:
 [Signature] COUNTY ATTORNEY
 DATED August 5th A.D., 2003.

CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT:

"ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 066, ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS; REGULATION, ONSITE WATER SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 062, SUPERVISION, PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS."
 BY: [Signature] 7-25-03
 PUBLIC HEALTH OFFICIAL DATE

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER:

EXAMINED AND APPROVED: Arthur H. Badenbaugh
 COUNTY ENGINEER
8-4-03
 DATE

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 5th DAY OF August, 2003, A.D.
[Signature]
 CHAIRMAN, COUNTY COMMISSION

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 8-12-03 AT MACC, FLA.
 FILE NO. AL FRASER

CERTIFICATE OF REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT ON THIS 16th DAY OF July, 2003, A.D., Glenn B. Mc Gregor FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER 4235, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, PART 1, FOR BAKER COUNTY, FLORIDA.
 SIGNED: Glenn B. Mc Gregor

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 7-16-03
 SIGNED: Arnold Johns
 ARNOLD JOHNS
 FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4422.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LINDSEY ALTMAN AND JOHN LARRY ALTMAN, AS OWNER(S), HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "OAKS OF LON", AND THAT ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

WITNESSES:
 [Signature] LINDSEY ALTMAN
 [Signature] JOHN LARRY ALTMAN
 WITNESS AS TO OWNER
 [Signature] WITNESS AS TO OWNER

STATE OF FLORIDA COUNTY OF BAKER:

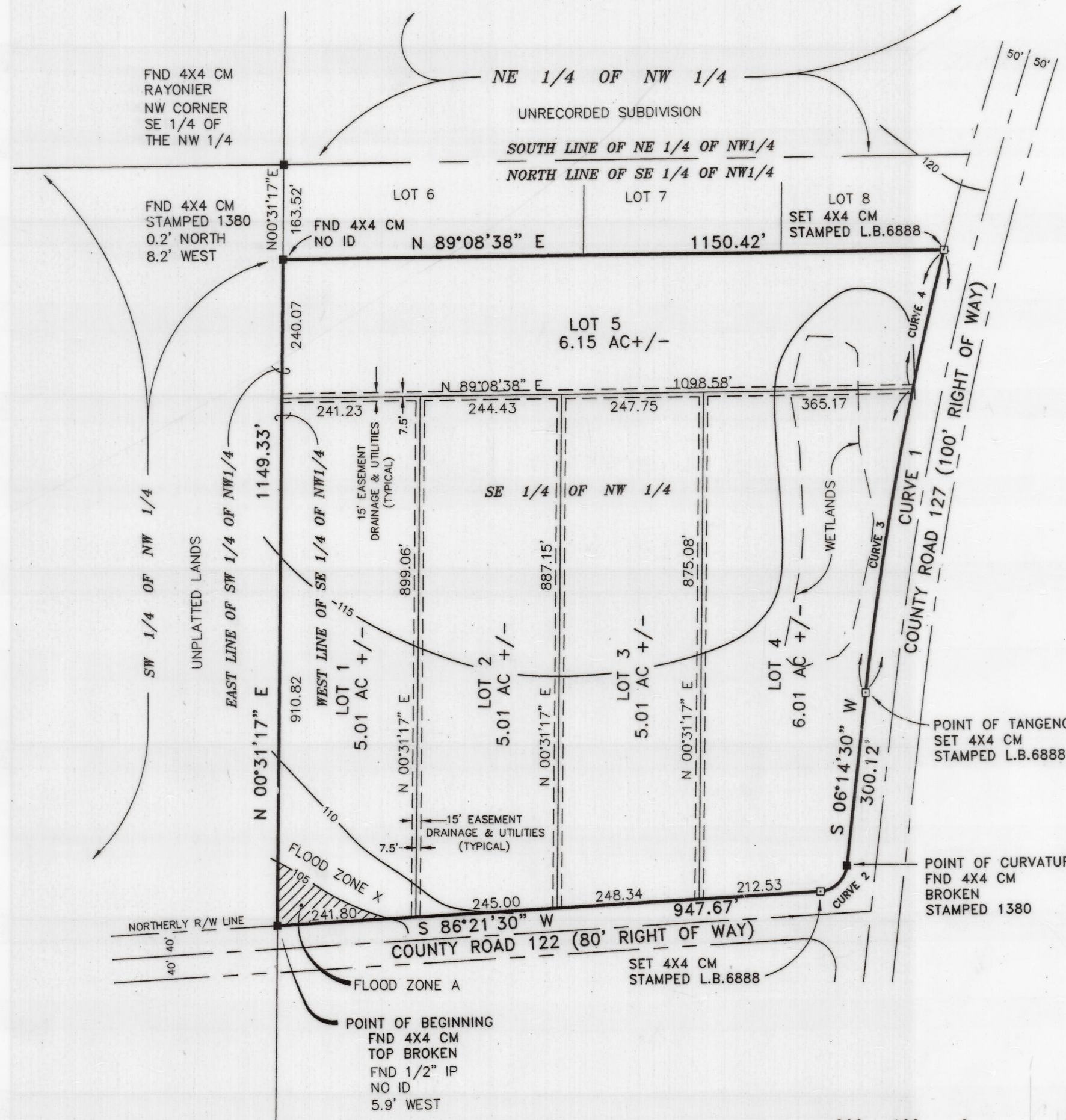
THIS IS TO CERTIFY, THAT ON 7/16/03 BEFORE ME, AN OFFICER FULLY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED LINDSEY ALTMAN, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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.
Marilyn H. Turner
 NOTARY PUBLIC
 MY COMMISSION EXPIRES

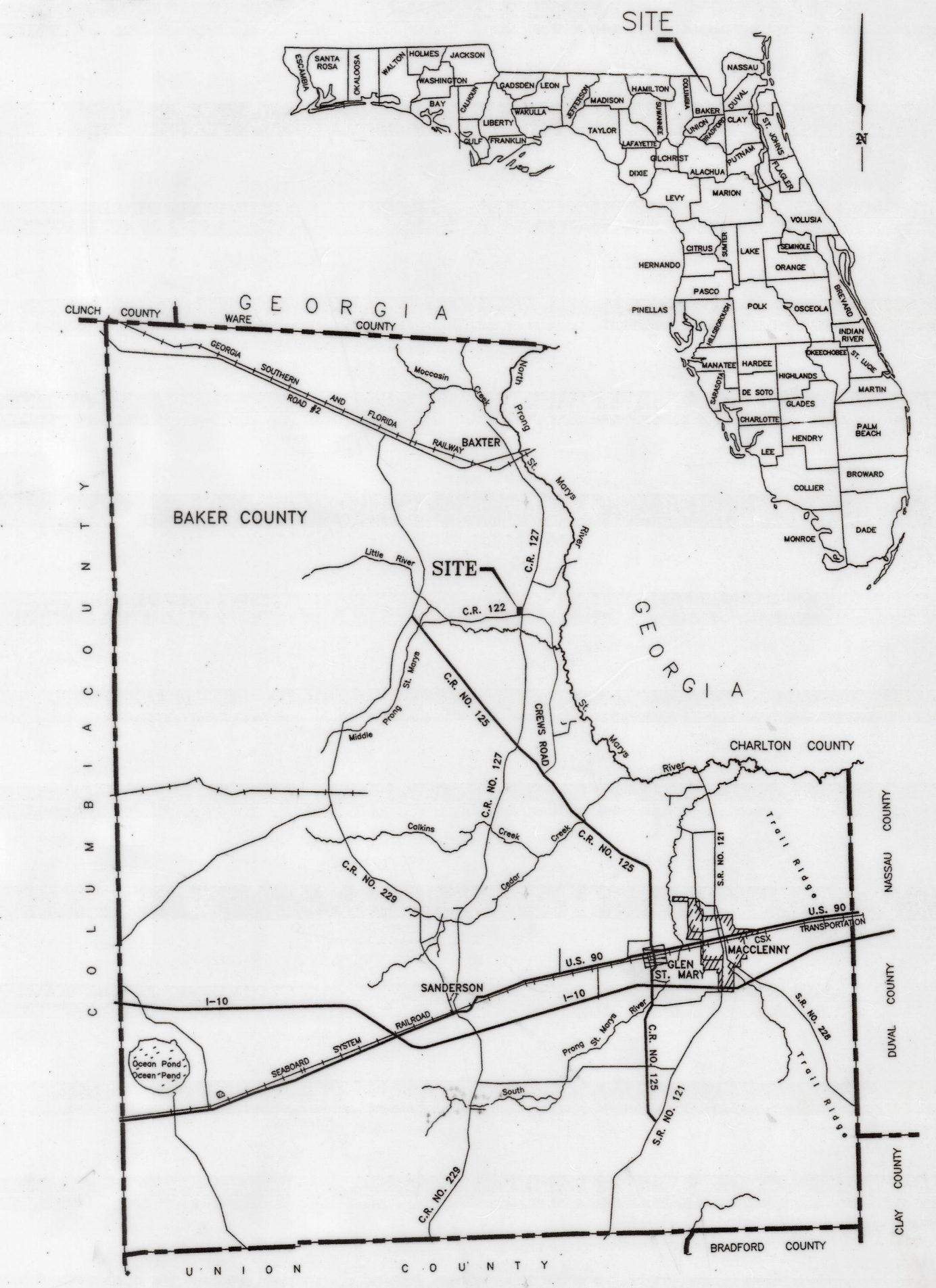
STATE OF FLORIDA COUNTY OF BAKER:

THIS IS TO CERTIFY, THAT ON 7/16/03 BEFORE ME, AN OFFICER FULLY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JOHN LARRY ALTMAN, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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.
Marilyn H. Turner
 NOTARY PUBLIC
 MY COMMISSION EXPIRES



- CURVE 1
 Delta: 7°41'36"
 Radius: 5779.65'
 Tangent: 388.61'
 Arc: 776.04'
 Chord: 775.46'
 Course: S 10°05'18" W
- CURVE 2
 Delta: 80°07'00"
 Radius: 50.00'
 Tangent: 42.04'
 Arc: 69.91'
 Chord: 64.36'
 Course: S 46°18'00" W
- CURVE 3
 Delta: 5°15'41"
 Radius: 5779.65'
 Tangent: 265.55'
 Arc: 530.73'
 Chord: 530.55'
 Course: S 8°52'20" W
- CURVE 4
 Delta: 2°25'55"
 Radius: 5779.65'
 Tangent: 122.67'
 Arc: 245.31'
 Chord: 245.29'
 Course: S 12°43'08" W



- ABBREVIATIONS**
- CM — CONCRETE MONUMENT
 - I.P. — IRON PIPE
 - L.B. — LICENSE BUSINESS
 - FND — FOUND
 - R/W — RIGHT OF WAY

SURVEYOR'S NOTES:

- BEARINGS REFER TO COUNTY ROAD NO. 122, BETWEEN STATION 169+86.32 AND STATION 193+73.23, BEING N 86°21'30" E.
- PROPERTY HEREON LIES IN FLOOD ZONE "X" AND "A" AS SCALED FROM FLOOD INSURANCE RATE MAP 120419 0095, DATED 7/16/91.
- WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
- MINIMUM LOT SIZE IS 5.00 ACRES ON EXISTING PAVED ROADS.
- THE CONTOUR LINES SHOWN ARE SCALED FROM 1:24000 U.S. GEOLOGICAL SURVEY QUADRANGLE MAP, MACCLENNEY NW.
- WETLANDS SHOWN WERE TAKEN FROM THE NATIONAL WETLANDS INVENTORY MAPS.
- THE DEVELOPER KNOWS OF NO HISTORIC AND ARCHAEOLOGICAL SITES ON THE PROPERTY SITE, OR WITHIN ONE THOUSAND FEET OF ANY BOUNDARY OF THE SITE. FURTHER, THE DEVELOPER KNOWS OF NO ENDANGERED OR THREATENED SPECIES ON SITE.
- EXISTING SOIL CONDITIONS AS PER U.S.D.A. SOIL SURVEY MAPS FOR BAKER COUNTY, FLORIDA, OCILLA, PANTEGO.
- THE LAND USE TO THE WEST, NORTH AND EAST IS PASTURE AND PINE PLANTATIONS. THE SOUTH COUNTY ROAD NO. 122 IS A (1) ONE STORY FRAME RESIDENCE, NOW OR FORMERLY OWNED BY MR. LARRY ALTMAN.
- THIS IS CURRENTLY ZONED (AG 7.5).

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

PREPARED BY:

L.D. BRADLEY
 LAND SURVEYORS

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

W.O. NO.: 03130	SURVEY DATE: 3-12-2003	DRAFTED BY: WF
CHECKED BY: AJ	CAD FILE: 03130B.DWG	FB 396 PG 66-71