PART OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 21 EAST,

PART OF THE SECTION 33, TOWNSHIP 1 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR:

A PART OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 87°25'31" EAST, 691.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°25'31" EAST, 390.77 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 125 (A 100' RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 39°19'25" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 138.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 11445.15 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 763.22 FEET, THROUGH A CENTRAL ANGLE OF 03°49'15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°24'48" EAST, 763.08 FEET TO THE POINT OF TANGENCY; THENCE SOUTH -35°30'10" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 2159.44 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 04°50'38" EAST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 AND ALONG THE EAST LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 692.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 88°03'10" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 423.70 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE SOUTH 35°30'10" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 468.33 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 04°47'02" EAST, ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 273.16 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 88°06'21" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE PROLONGATION OF SAID SOUTH LINE, 1575.89 FEET; THENCE NORTH 35°30'10" WEST, AND PARALLEL WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE, 3236.98 FEET; THENCE NORTH 01°55'38" WEST, 610.18 FEET; THENCE NORTH 88°04'22" EAST, 557.61 FEET; THENCE NORTH 05°08'02" WEST, 608.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 133.52 ACRES, MORE OR LESS.

PARCEL 2

PARCEL 1

A PART OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 21 EAST, AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 87°52'26" EAST, ALONG THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 1136.75 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 125 (A 100' RIGHT OF WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°52'26" EAST, ALONG SAID SOUTH LINE, 196.49 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33: THENCE NORTH 12°20'14" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 991.14 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF CREWS ROAD (A 60' RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 49°34'53" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 13.46 FEET TO AN ANGLE POINT: THENCE NORTH 50°48'01" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 412.40 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, SOUTH 72°47'12" EAST, 30.00 FEET; THENCE NORTH 88°00'28" EAST AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33 A DISTANCE OF 722.78' FEET; THENCE SOUTH 01°58'53" EAST, 791.83 FEET TO A SET 1/2" IRON PIPE WITH CAP NUMBER LB 6888; THENCE CONTINUE SOUTH 01°58'53" EAST, 15 FEET MORE OR LESS TO THE CENTERLINE OF DAUGHERTY BRANCH; THENCE SOUTHEASTERLY ALONG THE MEANDERINGS OF SAID CENTERLINE 2878 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4: THENCE SOUTH 87°56'12" WEST, ALONG SAID SOUTH LINE, 4 FEET MORE OR LESS TO A SET 1/2" IRON PIPE WITH CAP NUMBER LB 6888; THENCE CONTINUE SOUTH 87°56'12" WEST, ALONG SAID NORTHEAST 1/4 OF SECTION 4 A DISTANCE OF 1103.44 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 125; THENCE NORTH 35°30'10" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 1990.74 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 11545.15 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 769.89 FEET, THROUGH A CENTRAL ANGLE OF 03°49'15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°24'48" WEST, 769.75 FEET TO THE POINT OF TANGENCY; THENCE NORTH 39°19'25" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 174.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 85.02 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

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 STATUE 381, SECTION 0065, ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS; REGULATION, ONSITE WATER SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS IN ACCORDANCE WITH FLORIDA STATUE 381, SECTION RIVATE AND CERTAIN PUBLIC WATER SYSTEMS.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

IT THE ABOVE PLAT HAS BEEN APPROVED BY THE BAKER COUNTY, FLORIDA THIS

**DEDICATION:** 

KNOW ALL MEN BY THESE PRESENT THAT LONG BRANCH FARMS LLP, RICHARD M. DAVIS, MANAGER AND JAMES W. CLOUSE, EXECUTIVE VICE PRESIDENT OF FARM CREDIT OF NORTH FLORIDA, ACA AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "DAUGHERTY BRANCH", AND THAT ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE

REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING

PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE

CERTIFICATE OF CLERK OF CIRCUIT COURT

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.

FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4422.

PUBLIC. THE DEVELOPER RESERVES OWNERSHIP OF THE T SHOWN HEREON.

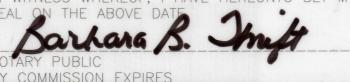
CERTIFICATE OF REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT ON THIS 15 DAY OF 5 EPT. GLENN'E, McGREGOR, FLORIDA REGISTERED SURVEYOR AND MAPPER. REGISTRATION NUMBER, 4252, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, PART 1, FOR BAKER COUNTY, FLORIDA.

STATE OF FLORIDA COUNTY OF BAKER:

THIS IS TO CERTIFY, THAT ON ME, AN OFFICER FULLY AUTHORIZED ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED RICHARD M. DAVIS, 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.

I HAVE HEREUNTO SET MY HAND AND



MY COMMISSION # DD158426 EXPIRES October 15, 2006

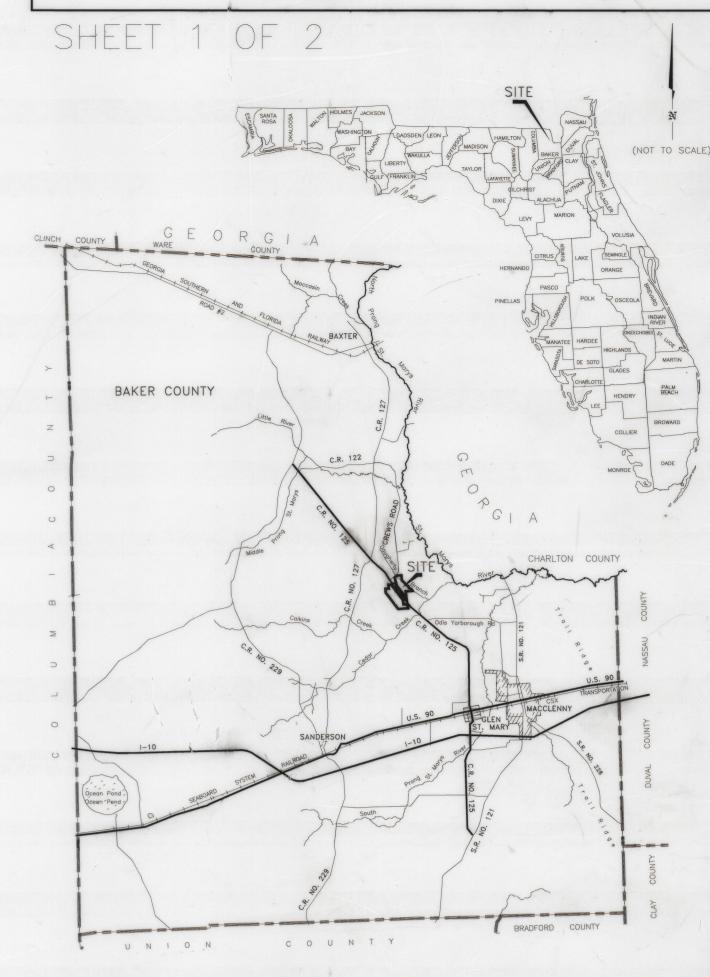
STATE OF FLORIDA COUNTY OF BAKER:

THIS IS TO CERTIFY, THAT ON \_9-16-03 ME, AN OFFICER FULLY AUTHORIZED TO TAK ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JAMES W. CLOUSE, 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

OFFICIAL NOTARY SEAL GAYLE A YANES

NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC887336 MY COMMISSION EXP. DEC. 4,2003



SURVEYOR'S NOTES:

- 1.) A BEARING OF N 87°52'26" E WAS ASSUMED ON THE NORTH LINE OF SECTION 4
- 2.) PROPERTY HEREON LIES IN FLOOD ZONE "X", "X-500" AND "A" AS SCALED FROM FLOOD INSURANCE RATE MAP 120419 0135, DATED 7/16/91.
- 3.) WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
- 4.) MINIMUM LOT SIZE IS 10.00 ACRES ON EXISTING PAVED ROADS.
- 5.) THE CONTOUR LINES SHOWN ARE SCALED FROM 1:24000 U.S. GEOLOGICAL SURVEY QUADRANGLE MAP, MACCLENNY NW.
- ARE APPROXIMATE ONLY.

6.) WETLANDS SHOWN WERE SCALED FROM THE NATIONAL WETLANDS INVENTORY MAPS, AND

- 7.) THE DEVELOPER KNOWS OF NO ENDANGERED OR THREATENED SPECIES ON SITE.
- 8.) EXISTING SOIL CONDITIONS AS PER U.S.D.A. SOIL SURVEY MAPS FOR BAKER COUNTY, FLORIDA. (ALBANY FINE SAND, SURRENCY-MULAT COMPLEX, OCILLA FINE SAND, PANTEGO-PAMLICO, PELHAM FINE SAND AND PLUMMER FINE SAND).
- 9.) THE LAND USE IS PRIMARILY CUT-OVER OR PINE PLANTATIONS. THERE ARE CONVENTIONAL RESIDENCES NEAR, 1.) NORTH OF LOT 10, 2.) WEST OF LOT 3, 3.) NORTH OF LOT 1, 3.) SOUTH OF LOT 21.
- 10.) THIS IS CURRENTLY ZONED (AG 10.0 & 7.5).
- 11.) HISTORIC AND ARCHAEOLOGICAL SITES, ON JULY 8, 2003 A CERTAIN MAN NAMED JOHN CRAWFORD, POINTED OUT THIS GENERAL VICINITY TO OUR CREW CHIEF, DOUG COOPER AS PURPORTEDLY CONTAINING 3 CIVIL WAR GRAVES. PHYSICAL EVIDENCE WAS NOT PROVIDED TO US, NOR WAS ANY FOUND TO SUBSTANTIATE MR. CRAWFORD'S CLAIM.
- 12.) URBAN SERVICES ARE, ELECTRIC AND TELEPHONE.
- 13.) PERCOLATION RATES OF SOILS REFER TO THE U.S.D.A. SOIL SURVEY FOR BAKER, COUNTY.

"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:



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

SURVEY DATE: 06/27/2003 DRAFTED BY: DHB W.O. NO.: 02-610 CAD FILE: 02610-COUNTY.DWG FB 415 PG ALL CHECKED BY: AJJ