

**BAILEY BISHOP & LANE, INC.**  
 484 SW COMMERCE DRIVE, SUITE 135  
 P. O. BOX 3717  
 LAKE CITY, FL 32056-3717  
 PH. (386) 752-5640 FAX (386) 755-7771  
 Eng Lic. 7362 Survey Lic. LB-0006685  
 BBL JOB NO. 020093

# FOX RIDGE ESTATES, PHASE THREE

A SUBDIVISION IN  
 SECTION 29, TOWNSHIP 02 SOUTH, RANGE 22 EAST  
 CITY OF MACCLENNY  
 BAKER COUNTY, FLORIDA

CERTIFIED TRUE, COMPLETE AND CORRECT COPY  
 BY **ALFRAED**  
 DEPUTY CLERK



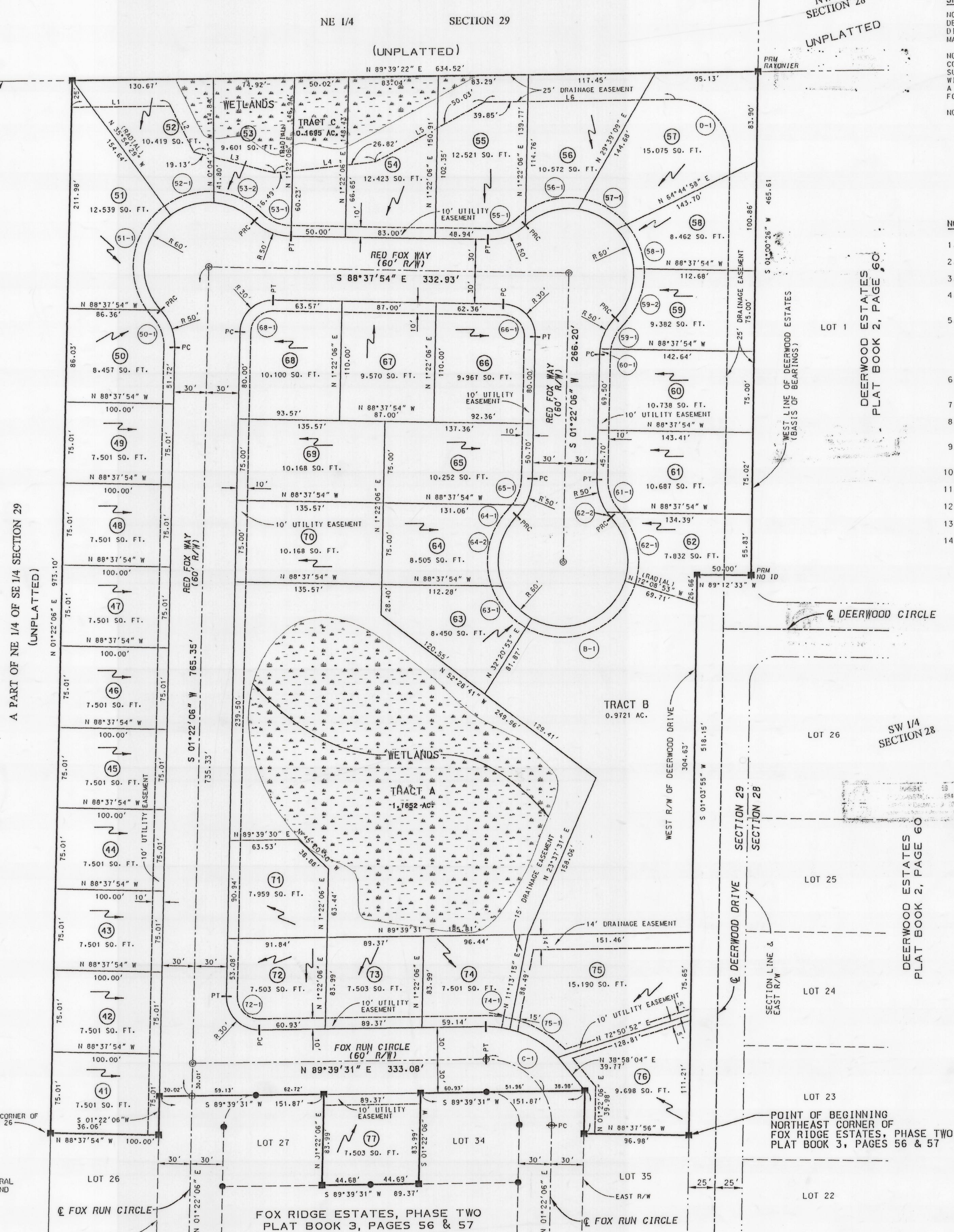
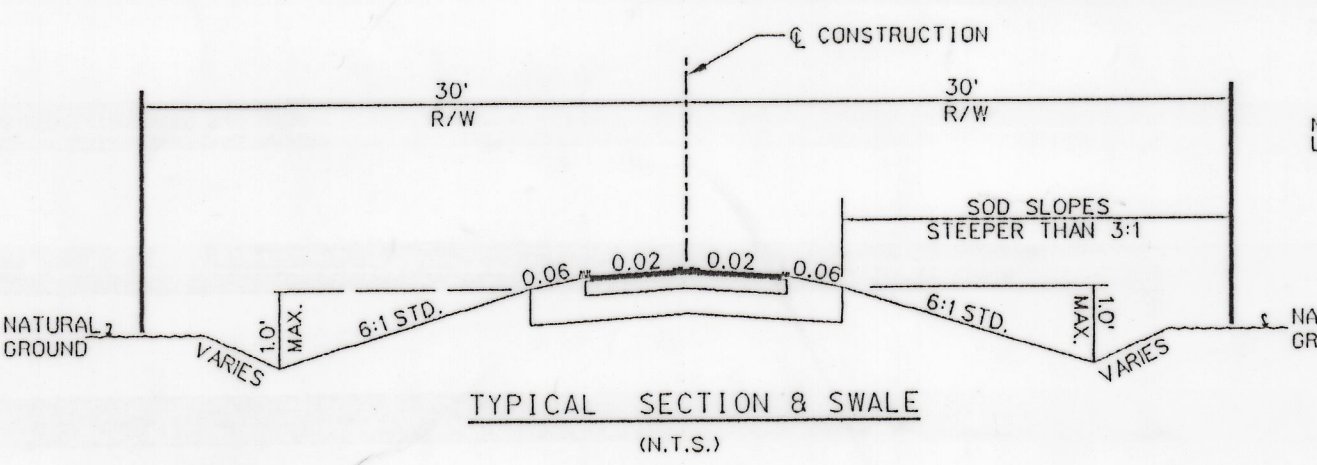
| LEGEND |  |
|--------|--|
| ●      | ● DENOTES 5/8" IRON ROD & CAP SET (LB6685)                                       |
| ○      | ○ DENOTES IRON PIPE OR REBAR FOUND (LB6685, UNLESS OTHERWISE NOTED)              |
| ■      | ■ DENOTES 4" x 4" CONCRETE MONUMENT SET (LB6685)                                 |
| ■      | ■ DENOTES 4" x 4" CONCRETE MONUMENT FOUND (PRM - LB6685, UNLESS OTHERWISE NOTED) |
| ⊙      | ⊙ DENOTES NAIL & DISK SET (PCP - LB6685)   |
| ⊙      | ⊙ DENOTES NAIL & DISK FOUND  |
| ±      | ± MORE OR LESS   |
| PC     | PC - POINT OF CURVATURE  |
| PT     | PT - POINT OF TANGENCY   |
| PI     | PI - POINT OF INTERSECTION   |
| PRC    | PRC - POINT OF REVERSE CURVATURE   |
| PCC    | PCC - POINT OF COMPOUND CURVATURE  |
| R      | R - RADIUS   |
| T      | T - TANGENT  |
| L      | L - ARC LENGTH   |
| Δ      | Δ - CENTRAL ANGLE  |
| CH     | CH - CHORD BEARING & DISTANCE  |
| PCP    | PCP - PERMANENT CONTROL POINT  |
| PRM    | PRM - PERMANENT REFERENCE MONUMENT   |
| R/W    | R/W - RIGHT OF WAY   |
| FDDT   | FDDT - FLORIDA DEPARTMENT OF TRANSPORTATION                                      |
| LD     | LD - DIRECTION PROPOSED DIRECTION OF DRAINAGE                                    |
| 1      | 1 - LOT NUMBER   |
| 1-1    | 1-1 - CURVE NUMBER   |
| N      | N - NORTH  |
| E      | E - EAST   |
| S      | S - SOUTH  |
| W      | W - WEST   |
| CL     | CL - CENTERLINE  |
| (P)    | (P) - PLAT   |
| (D)    | (D) - DEED   |
| (C)    | (C) - CALCULATED   |
| (M)    | (M) - MEASURED   |
| O/S    | O/S - OFFSET   |
| NO ID  | NO ID - NO IDENTIFICATION  |
| FOUND  | FOUND - FOUND  |
| CM     | CM - CONCRETE MONUMENT   |
| IP     | IP - IRON PIPE   |
| IPC    | IPC - IRON PIPE & CAP  |
| RB     | RB - REBAR   |
| RC     | RC - REBAR & CAP   |
| IR     | IR - IRON ROD  |
| IRC    | IRC - IRON ROD & CAP   |
| NL     | NL - NAIL  |
| NLD    | NLD - NAIL & DISK  |
| ORB    | ORB - OFFICIAL RECORDS BOOK  |
| PC     | PC - PAGE(S)   |
| POC    | POC - POINT OF COMMENCEMENT  |
| POB    | POB - POINT OF BEGINNING   |
| SEC    | SEC - SECTION  |
| TWP    | TWP - TOWNSHIP   |
| RNG    | RNG - RANGE  |

| CURVE DATA |        |               |            |               |             |
|------------|--------|---------------|------------|---------------|-------------|
| CURVE NO.  | RADIUS | DELTA         | ARC LENGTH | CHORD BEARING | CHORD DIST. |
| 50-1       | 50.00' | 43°20'30" RT  | 31.82'     | S 20°18'10" E | 36.93'      |
| 51-1       | 60.00' | 98°03'56" LT  | 100.60'    | S 6°03'33" W  | 89.22'      |
| 52-1       | 60.00' | 40°37'06" LT  | 42.54'     | S 74°24'04" W | 41.65'      |
| 53-1       | 50.00' | 43°20'30" RT  | 37.82'     | N 66°57'39" W | 36.93'      |
| 53-2       | 60.00' | 39°59'59" LT  | 41.89'     | N 65°17'24" W | 41.04'      |
| 55-1       | 50.00' | 43°20'30" RT  | 37.82'     | S 69°41'50" W | 36.93'      |
| 56-1       | 60.00' | 50°40'36" LT  | 53.07'     | S 73°21'53" W | 51.36'      |
| 57-1       | 60.00' | 38°56'33" LT  | 40.78'     | N 61°49'32" W | 40.00'      |
| 58-1       | 60.00' | 38°56'33" LT  | 40.78'     | N 22°52'59" W | 40.00'      |
| 59-1       | 50.00' | 37°47'22" RT  | 32.98'     | N 26°34'35" E | 32.38'      |
| 59-2       | 60.00' | 47°29'28" LT  | 49.73'     | N 20°19'23" E | 48.32'      |
| 60-1       | 50.00' | 6°18'48" RT   | 5.51'      | N 4°31'30" E  | 5.51'       |
| 61-1       | 50.00' | 35°53'54" RT  | 31.33'     | N 16°34'51" W | 30.82'      |
| 62-1       | 60.00' | 59°49'32" LT  | 62.65'     | N 12°03'39" W | 59.84'      |
| 62-2       | 50.00' | 7°26'36" RT   | 6.50'      | N 38°15'07" W | 6.49'       |
| 63-1       | 60.00' | 38°56'33" LT  | 40.78'     | S 41°28'23" E | 40.00'      |
| 64-1       | 50.00' | 14°15'57" LT  | 12.45'     | S 37°34'37" W | 12.42'      |
| 64-2       | 60.00' | 66°42'42" LT  | 69.86'     | S 11°21'15" W | 65.98'      |
| 65-1       | 50.00' | 29°04'33" RT  | 25.37'     | S 15°54'22" W | 25.10'      |
| 66-1       | 30.00' | 90°00'00" RT  | 47.12'     | S 43°37'54" E | 42.43'      |
| 68-1       | 30.00' | 90°00'00" RT  | 47.12'     | N 46°22'06" E | 42.43'      |
| 72-1       | 30.00' | 91°42'31" RT  | 48.02'     | N 44°29'13" W | 43.05'      |
| 74-1       | 90.00' | 14°11'41" LT  | 22.30'     | N 83°14'38" W | 22.24'      |
| 75-1       | 90.00' | 33°04'25" LT  | 51.95'     | N 59°36'36" W | 51.23'      |
| B-1        | 60.00' | 101°12'13" LT | 105.98'    | N 68°27'14" E | 92.73'      |
| C-1        | 60.00' | 60°00'00" LT  | 62.83'     | N 60°20'29" W | 60.00'      |
| D-1        | 50.00' | 91°21'05" RT  | 79.72'     | S 44°40'06" E | 71.54'      |

DEVELOPER:  
 CANADAY CONSTRUCTION  
 C/O MITCH CANADAY  
 ROUTE 1, BOX 401  
 SANDERSVILLE, FLORIDA 32087  
 (904) 259-4121

SURVEYOR:  
 BRIAN SCOTT DANIEL  
 484 SW COMMERCE DRIVE, SUITE 135  
 LAKE CITY, FLORIDA 32025  
 (386) 752-5640  
 FLORIDA REG. NO. 6449

ENGINEER:  
 GREGORY G. BAILEY  
 484 SW COMMERCE DRIVE, SUITE 135  
 LAKE CITY, FLORIDA 32025  
 (386) 752-5640  
 FLORIDA REG. NO. 43858



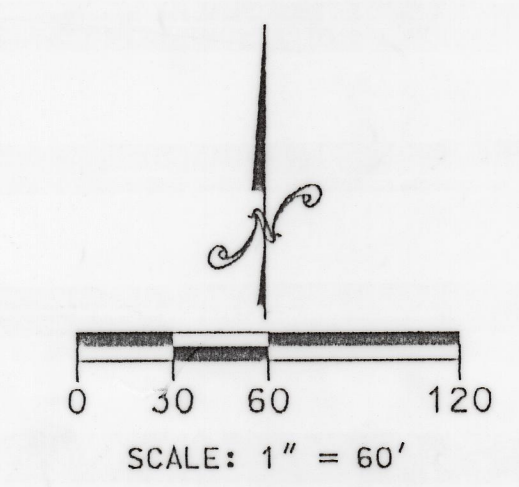
**SPECIAL NOTES**

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.

NOTICE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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: WATER RUN OFF FROM EXISTING PUBLIC ROAD RIGHTS OF WAY MAY OCCUR DURING HEAVY RAINS.

- NOTES:**
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF S 01°00'26" W FOR THE WEST LINE OF DEERWOOD ESTATES.
  - TOTAL ACRES IN SUBDIVISION IS 13.55 ACRES.
  - ERROR OF CLOSURE IS BALANCED TO ZERO.
  - SUBDIVISION CONSISTS OF 37 LOTS RANGING IN SIZE FROM 7,501 SQ. FT. TO 15,075 SQ. FT. AND 3 TRACTS RANGING IN SIZE FROM 0.17 AC. TO 1.77 AC.
  - BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT = 25'  
 SIDE = 10'  
 REAR = 10'  
 WETLANDS = 25'  
 BUILDINGS ARE NOT TO BE CONSTRUCTED WITHIN DRAINAGE EASEMENTS.
  - SUBJECT PROPERTY LIES IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120590 0001 B. LAST REVISION FEBRUARY 1, 1987.
  - PROPERTY IS ZONED RS-2.
  - THE FINISH FLOOR ELEVATION OF ALL STRUCTURES SHALL BE ONE FOOT ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.
  - DURING THE DEVELOPMENT OF EACH LOT, THE LOT SHALL BE GRADED TO DRAIN IN THE DIRECTION OF THE DRAINAGE ARROWS SHOWN ON THIS PLAT.
  - WATER SUPPLY WILL BE CONNECTED TO THE CITY OF MACCLENNY WATER SUPPLY SYSTEM.
  - WASTE WATER DISPOSAL WILL BE CONNECTED TO THE CITY OF MACCLENNY SEWAGE SYSTEM.
  - EXISTING AND PROPOSED COVENANTS AND RESTRICTIONS, IF ANY, ARE PROVIDED UNDER A SEPARATE DOCUMENT.
  - 5/8" IRON ROD BAR & CAP (LB6685) SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN.
  - ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 89°39'22" E | 91.56'   |
| L2         | S 26°24'25" E | 47.91'   |
| L3         | S 75°11'18" E | 77.43'   |
| L4         | N 84°03'03" E | 93.72'   |
| L5         | N 61°34'54" E | 115.01'  |
| L6         | N 89°39'22" E | 176.39'  |