

CANNON'S CROSSING

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

Parcel "A"

Part of North 1/2 of the Northwest 1/4 and part of the Northwest 1/4 of the Northeast 1/4 and part of the West 1/2 of the Northeast 1/4 of the Northeast 1/4, all in Section 12, Township 2 South, Range 21 East, Baker County, Florida and being more particularly described as follows: Begin at the Northwest corner of said Section 12; thence North 88°55'50" East, on the North line thereof a distance of 4,634.15 feet to the Northeast corner of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 12; Thence South 00°01'37" West on said East line thereof a distance of 1,178.12 feet to the Northerly Right-of-way line of Odus Yarborough Road, a 60 foot Right-of-way; Thence South 87°53'04" West, on said Right-of-way line a distance of 888.55 feet; Thence South 87°30'05" West on said Right-of-way a distance of 727.73 feet; Thence South 02°29'55" East on said Right-of-way a distance of 3.00 feet; Thence South 87°30'35" West, on said Right-of-way a distance of 197.82 feet; Thence North 89°00'23" West on said Right-of-way a distance of 2,819.62 feet; Thence North 89°00'23" West on said Right-of-way a distance of 197.82 feet to a point on the West line of said North 1/2 of the Northwest 1/4 of Section 12; Thence North 00°09'39" West on said line a distance of 1,278.23 feet to the Point of Beginning. Containing 131.00 acres, more or less.

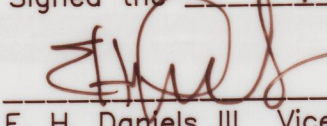
Subject to a 60 foot easement running parallel with and west of the East line of said North 1/2 of the Northwest 1/4 of said Section 12.

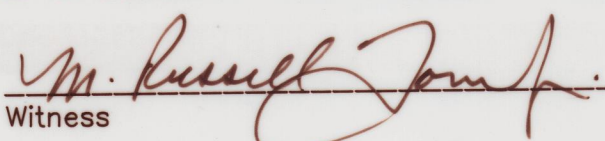
Parcel "B"

The Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4, less any portion lying in Odus Yarborough Road (a 60 foot Right-of-way) and Bob Burnsed Road, a County Road by maintenance, all in Section 12, Township 2 South, Range 21 East, Baker County, Florida and being more particularly described as follows: Begin at the Southwest corner of said Northwest 1/4 of the Southwest 1/4; Thence North 00°09'39" West on the West line of said Section 12 a distance of 2,624.65 feet to a point on the Southerly Right-of-way line of Odus Yarborough Road, (a 60 foot Right-of-way); Thence South 89°00'23" East on said line thereof a distance of 198.24 feet; Thence North 87°30'35" East on said right of way 1,097.08 feet to a point on the West Right-of-way line of Bob Burnsed Road a County Road by maintenance; Thence South 00°21'34" East on said line thereof a distance of 2,644.37 feet to a point on the South line of said Northwest 1/4 of the Southwest 1/4; Thence South 88°55'18" West along said line thereof a distance of 1,303.71 feet to the Point of Beginning. Containing 78.41 acres, more or less.

ADOPTION AND DEDICATION:

This is to certify that Champion Realty Corporation, a Delaware Corporation is the lawful owner of the Lands described in the Caption above, have caused the same to be surveyed, subdivided and platted and that this plat of "Cannon's Crossing" made in accordance with said survey is hereby adopted as the true and correct plat of said lands, and the Easement shown is dedicated to the public for the use described hereon. In witness whereof, Champion Realty Corporation, has caused these presents to be signed by its Vice President with its seal affixed below.

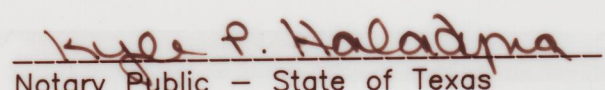
Signed the 9 day of JANUARY A.D., 1995.

 E. H. Daniels III Vice President Champion Realty Corporation

Witness


STATE OF TEXAS - COUNTY OF HARRIS

I hereby certify that on this 9th day of JANUARY A.D., 1995, personally appeared before me, an Officer, duly authorized to administer oaths and take acknowledgements, E. H. Daniels III, Vice President of Champion Realty Corporation, a Delaware Corporation to me well known to be the person who executed the foregoing Dedication freely and voluntarily for the uses and purposes therein expressed.

Witness my hand and seal on the above date.


 Notary Public - State of Texas My Commission Expires:



CERTIFICATE OF APPROVAL BY COUNTY ENGINEER:

Examined and Approved 
 County Engineer


Dated: 1-17-95

NOTES:

- 1.) THE RIGHT OF WAY OF BOB BURNSSED ROAD AND WILDCAT ALLEY WERE ESTABLISHED FROM THE COUNTY LIMITS OF MAINTENANCE AND PROPERTY CORNERS FOUND IN PLACE. THE RIGHT OF WAY OF ODUS YARBOROUGH ROAD WAS ESTABLISHED FROM RIGHT OF WAY MAPS BY L.D. BRADLEY, SURVEYOR.
- 2.) THE BEARINGS REFER TO WEST LINE OF SECTION 12, AS SHOWN ON PRIOR SURVEY BY L.L. LEE AND ASSOCIATES INC. FILE NO. B-19-31.
- 3.) THERE APPEARS TO BE AN UNDERGROUND GAS PIPELINE EASEMENT ALONG THE NORTH LINE OF SECTION 12.
- 4.) CONTOUR ELEVATION LINES WERE DIGITIZED FROM U.S. GEOLOGICAL SURVEY MAP "MACCLENNY WEST".
- 5.) PROPERTY HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 120419 0210 B, DATED JULY 16, 1991.
- 6.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

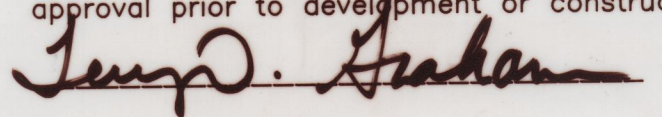
SURVEYOR'S CERTIFICATION:

Know all men by these presents, that the undersigned, being a Licensed and Registered Land Surveyor, does hereby certify that this plat was done and made under my direct supervision and is a true and correct representation of the lands therein described and platted or subdivided. That Permanent Reference Monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes, and that said Land is located in Baker County Florida.

By: 
 Date: 1-17-95
 Arnold J. Johns
 Registered Land Surveyor
 Florida Cert. No. 4422

CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT:

Requirements of use of an on Lot Sewage Disposal and Water Systems have been fulfilled. Each Lot and Systems is subject to approval prior to development or construction.

 Dated: 1-13-95
 Public Health Official

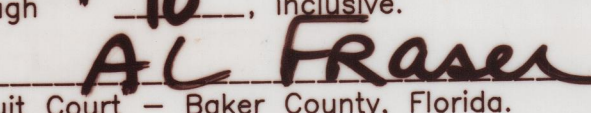
CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR:

This is to certify that on the 13 day of JANUARY A.D., 1995 the foregoing plat was approved by the Planning and Zoning Director of Baker County, Florida.

Signed: 
 Planning and Zoning Director

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 the 9 day of JANUARY A.D., 1995, in Plat Book 3 on pages 10 through 10, inclusive.

Signed: 
 Clerk of Circuit Court - Baker County, Florida.

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

Examined and approved by: 
 County Attorney

Date: 1-17-95