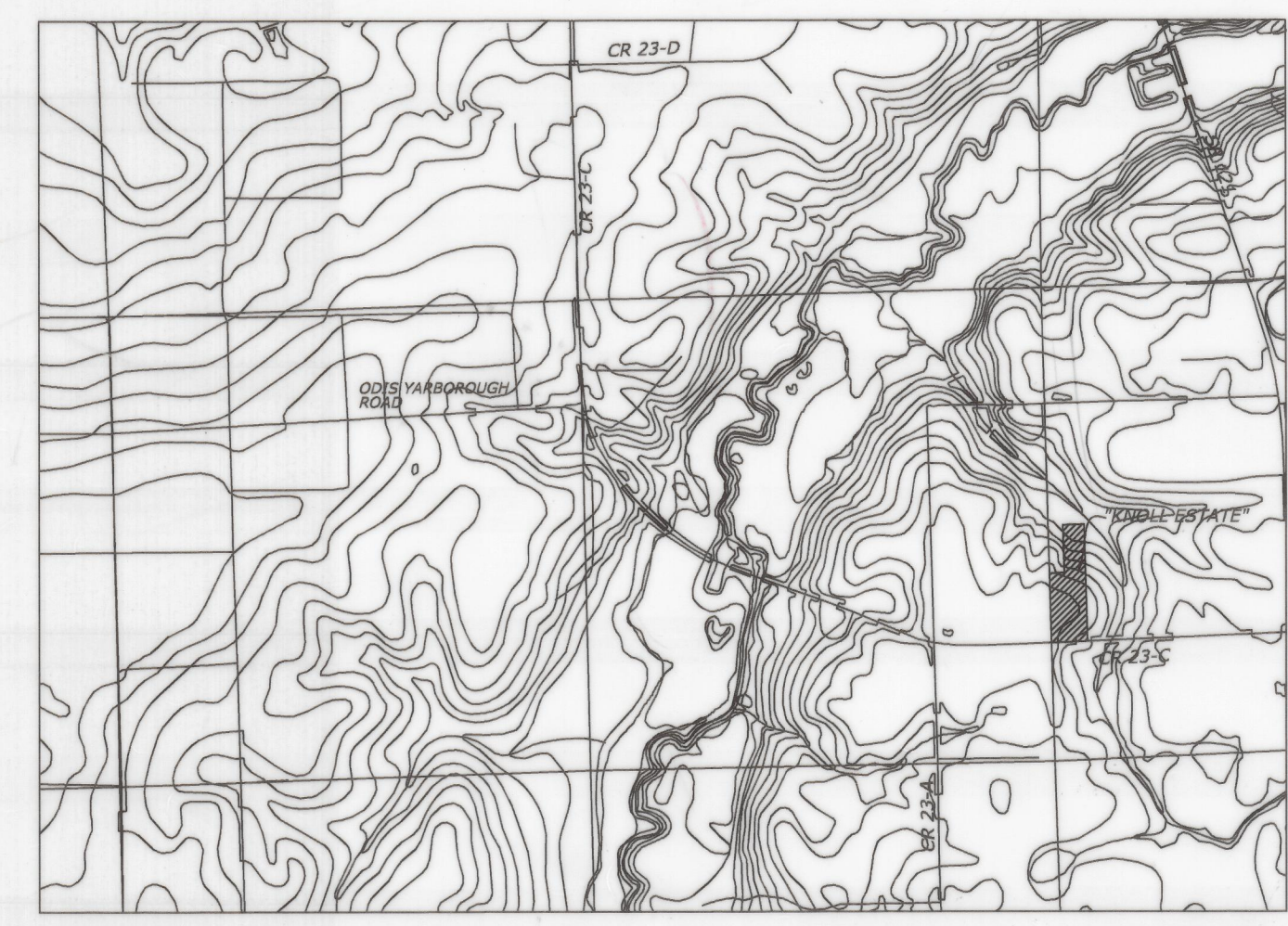


# "KNOLL ESTATE"

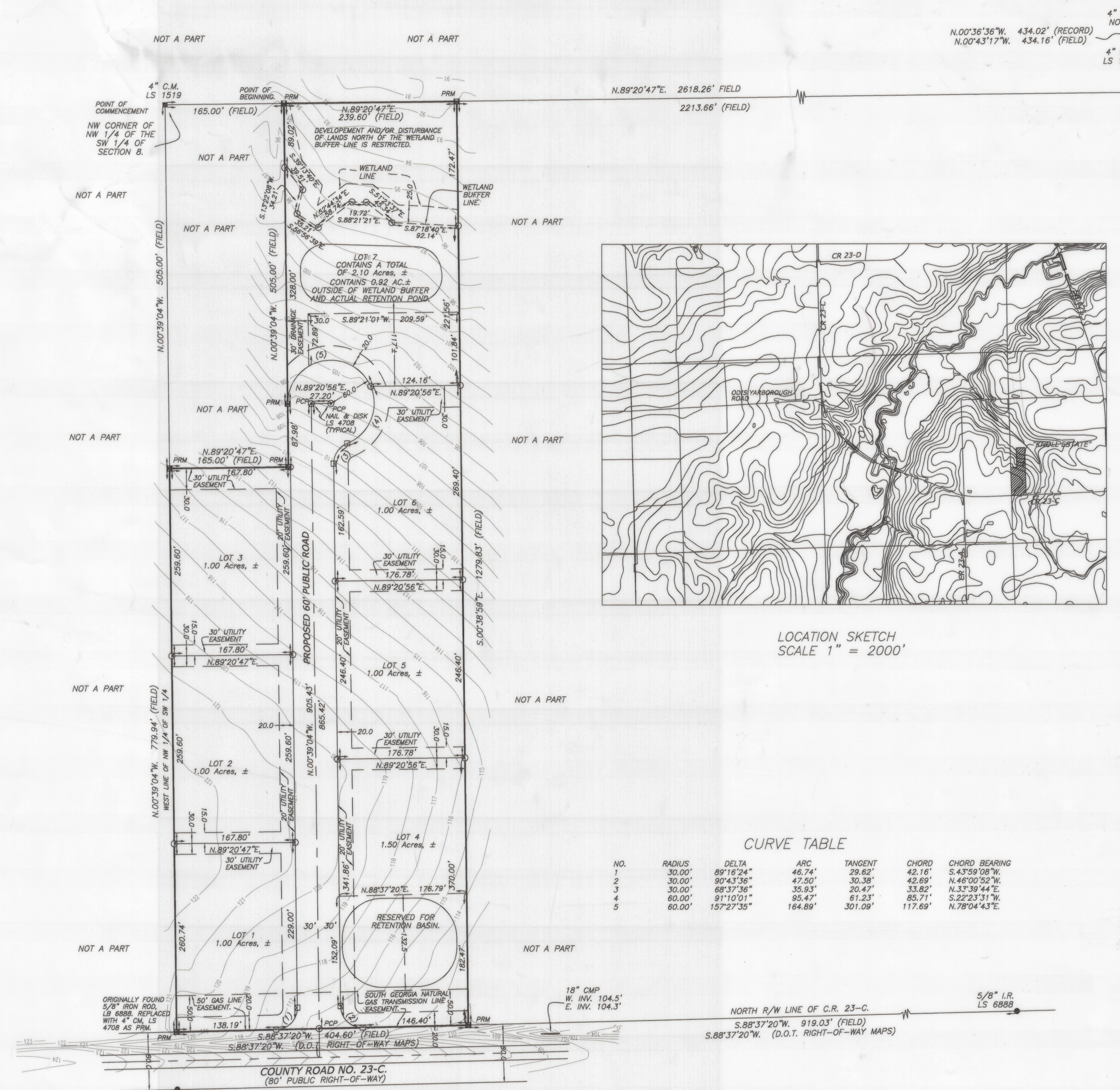
IN  
SECTION 8, TOWNSHIP 2 SOUTH,  
RANGE 22 EAST,  
BAKER COUNTY, FLORIDA

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENT THAT RODGER A. BUSHMAN, PRESIDENT OF BUSHMAN BUILDERS, INC., AS OWNER, AND JOHN D. KENNEDY, AS PRESIDENT OF MERCANTILE BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "KNOLL ESTATE", AND THAT ALL ROADS, EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTEST:  
*Margi Mann* WITNESS AS TO MORTGAGEE  
*Judy F Long* WITNESS AS TO MORTGAGEE  
*Rodger A. Bushman* WITNESS AS TO OWNER  
*John D. Kennedy* WITNESS AS TO OWNER  
 JOHN D. KENNEDY  
PRESIDENT  
MERCANTILE BANK



LOCATION SKETCH  
SCALE 1" = 2000'



**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	30.00'	89°16'24"	46.74'	29.62'	42.16'	S.43°59'08"W
2	30.00'	89°43'36"	47.50'	30.38'	42.69'	N.40°00'52"W
3	30.00'	69°37'36"	35.93'	20.47'	33.82'	N.33°39'44"E
4	60.00'	91°10'01"	95.47'	61.23'	85.71'	S.22°23'31"W
5	60.00'	157°27'35"	164.89'	301.09'	117.69'	N.78°04'43"E

- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS IN SAID SECTION 8.
  - BEARINGS BASED ON A BEARING OF S.88°37'20"W. FOR THE NORTH RIGHT-OF-WAY LINE OF C.R. NO. 23-C TAKEN FROM THE RIGHT-OF-WAY MAPS FOR SAID ROAD.
  - THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JULY 16, 1991, COMMUNITY PANEL NO. 120419 0155 B. FLOOD INSURANCE RATE MAPS DO NOT INDICATE POTENTIAL FLOODING. HOWEVER, DWELLING CONSTRUCTION OR OTHER IMPROVEMENTS SHOULD COMPLY WITH BAKER COUNTY BUILDING AND ZONING REGULATIONS.
  - WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
  - MINIMUM LOT SIZE IS 1.00 ACRE.
  - THE CONTOUR LINES SHOWN ARE BASED ON ACTUAL FIELD TOPOGRAPHY USING NGVD 29 DATUM.
  - "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"
  - CLOSURE OF FIELD SURVEY IS BETTER THAN 1/10,000.
  - THIS IS A MINOR SUBDIVISION.

THE IMMEDIATE AREA SURROUNDING THIS PARCEL IS PRIMARILY GROWN UP FARM FIELDS, PLANTED PINES AND SOME OAK HAMMOCK. THERE ARE RESIDENTIAL DWELLINGS ON SOME OF THE ADJACENT PARCELS WITHIN FOUR HUNDRED FEET OF THIS PARCEL.

THERE ARE NO AREAS OF "HISTORICAL SIGNIFICANCE" IN THIS AREA THAT ARE KNOWN TO THE DEVELOPER OR THAT HAVE BEEN BROUGHT TO THE DEVELOPER'S ATTENTION OR OBVIOUS PHYSICAL EVIDENCE OF SUCH WHICH HAS BEEN OBSERVED.

THE UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL WETLANDS INVENTORY MAPS DO NOT INDICATE EXISTING WETLANDS ON THIS PROPERTY. HOWEVER, INSPECTION BY QUALIFIED WETLAND DELINEATION TECHNICIANS DISCOVERED WETLANDS ON THE LOW NORTHERLY END OF THIS PARCEL AND THESE WETLANDS WERE DELINEATED BY FIELD INSPECTION AND LOCATED HEREON BY FIELD SURVEY. THESE WETLANDS ARE NOT TO BE USED FOR RESIDENTIAL DEVELOPMENT AND ARE OUTSIDE ANY AREA TO BE DEVELOPED FOR DRAINAGE DITCHES OR RETENTION PONDS. DEVELOPMENT AND/OR DISTURBANCE OF THE WETLAND AREA IS RESTRICTED.

"PERSONS INTENDING TO ENGAGE IN ACTIVITIES INVOLVING MODIFICATIONS WITHIN OR ADJACENT TO WETLAND AREAS SHOULD SEEK THE ADVICE OF APPROPRIATE FEDERAL, STATE OR LOCAL AGENCIES CONCERNING SPECIFIED AGENCY REGULATORY PROGRAMS AND PROPRIETARY JURISDICTIONS THAT MAY AFFECT SUCH ACTIVITIES."

**WATER TABLE NOTE:**  
THE WATER TABLE ELEVATION VARIES THROUGH OUT THIS AREA, BUT IS GENERALLY 2' - 3' BELOW THE SURFACE AS PER USDA SOIL SURVEY FOR BAKER COUNTY DURING WET PERIODS THE WATER TABLE MAY BE AT 1' - 2' BELOW THE SURFACE.

**DEVELOPER/OWNER:**  
RODGER A. BUSHMAN, PRESIDENT  
OF BUSHMAN BUILDERS, INC.  
4405 RAINBOW DRIVE  
MACLENNY, FLORIDA, 32063  
(904) 259-6450

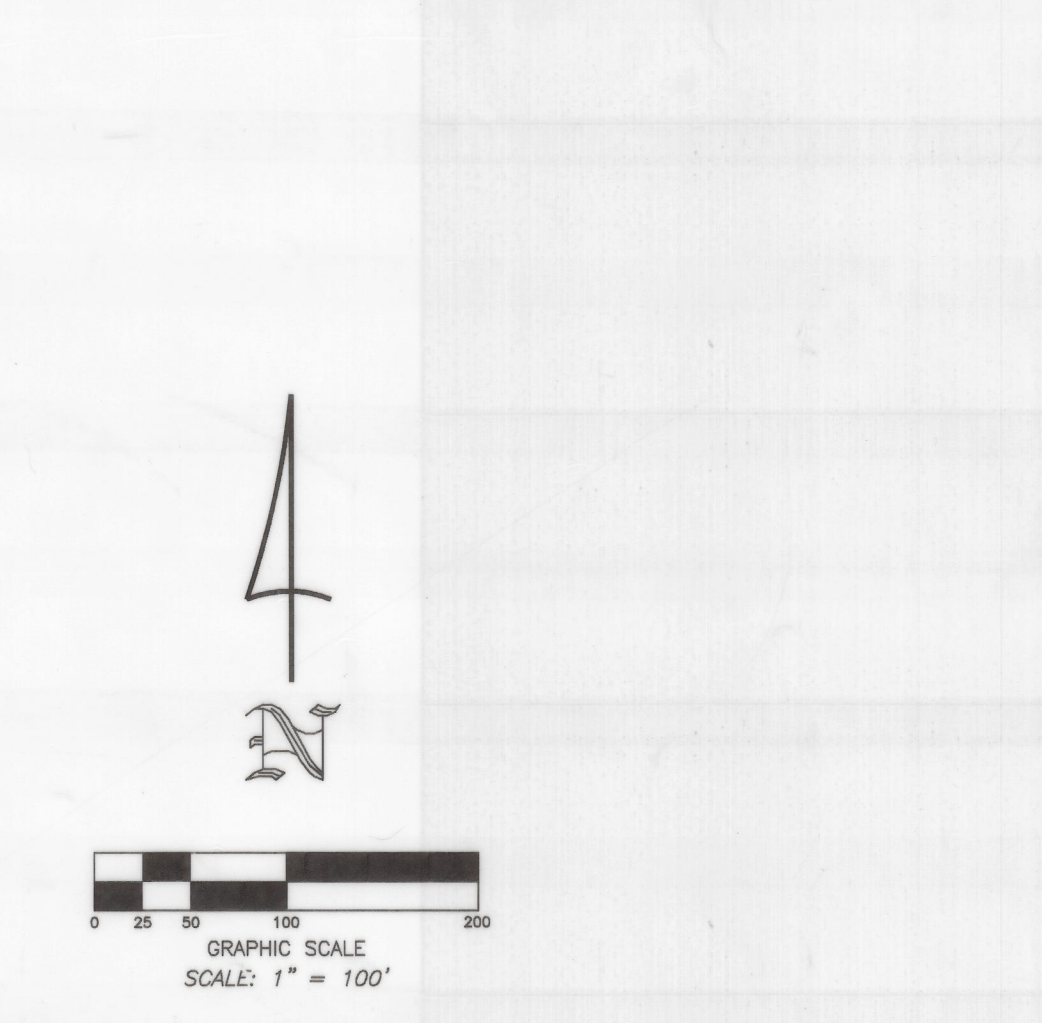
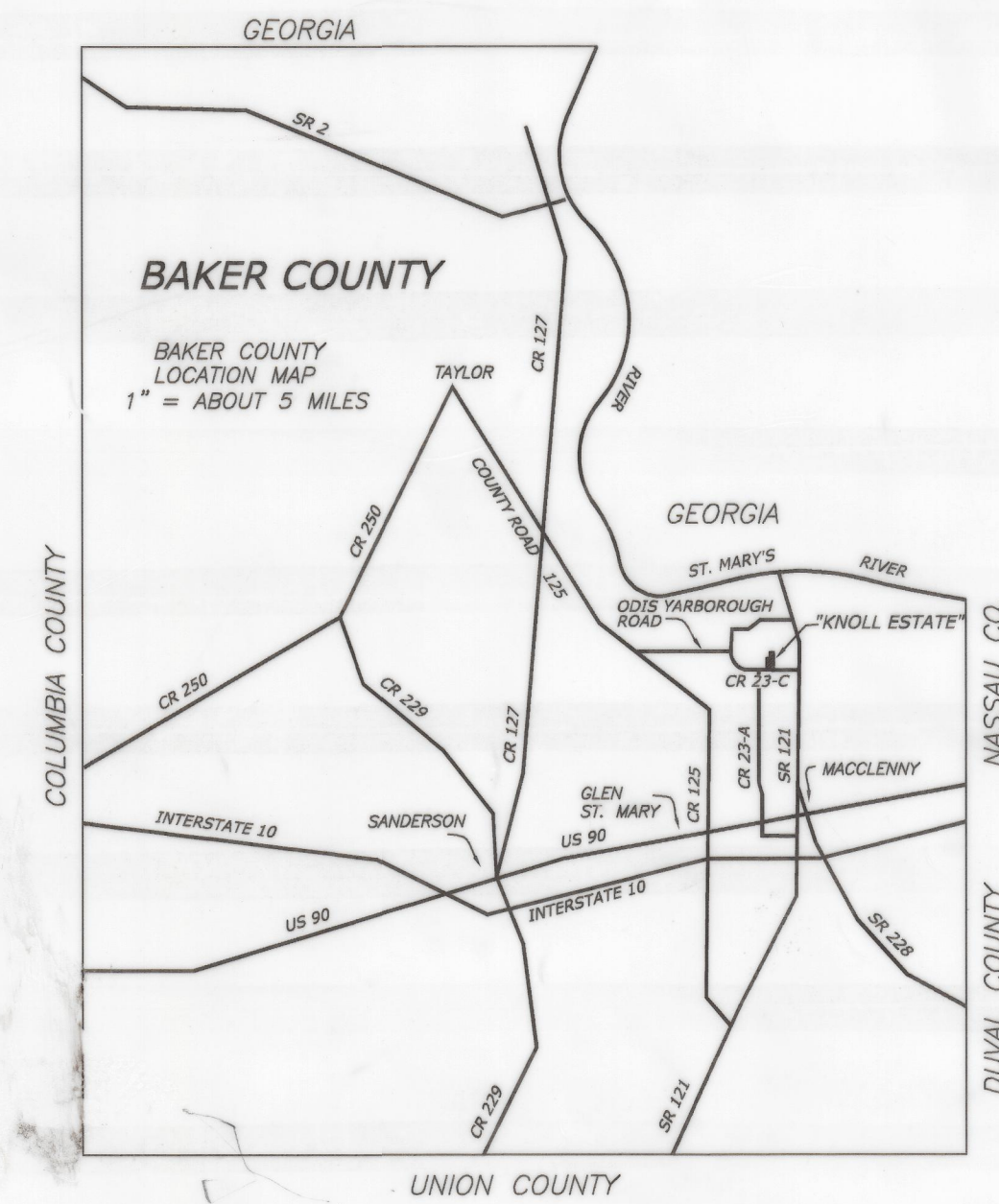
**LAND USE DESIGNATION:**  
RESIDENTIAL ZONE "D"  
ZONING CLASSIFICATION RC 1

**EXISTING SOIL TYPES AS PER USDA SOIL SURVEY OF BAKER COUNTY, FLORIDA:**  
20-LEEFIELD FINE SAND, 0% TO 5% SLOPES.  
54-ALBANY FINE SAND, 0% TO 5% SLOPES.

EASEMENTS OF THIRTY (30) FEET IN WIDTH AND TWENTY (20) IN WIDTH AS SHOWN HEREON ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.

**NOTE:**  
NO EVIDENCE OF HABITAT OF ENDANGERED OR THREATENED SPECIES HAS COME TO THE ATTENTION OF THE SURVEYOR OR DEVELOPER AT THIS SITE.

**DESCRIPTION:**  
A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 8 AND RUN THENCE N.89°20'47"E. ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SW 1/4, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.85°20'47"E. ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SW 1/4, A DISTANCE OF 239.60 FEET; THENCE S.00°38'59"E. 1279.83 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 23-C, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY, THENCE S.88°37'20"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 404.80 FEET TO A POINT ON THE WEST LINE OF SAID NW 1/4 OF THE SW 1/4; THENCE N.00°39'04"W. ALONG SAID WEST LINE, 779.94 FEET; THENCE N.89°20'47"E. 165.00 FEET; THENCE N.00°39'04"W. 505.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 10.00 ACRES, MORE OR LESS. (435,600 SQUARE FEET, MORE OR LESS)



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."

**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 THE FLORIDA STATUTES.  
DATED 6/19/05 SIGNED [Signature]  
MARK D. DUREN, P.S.M.  
FLORIDA CERT. NO. 4708  
1604 SW SISTERS WELCOME ROAD  
LAKE CITY, FLA. 32025  
(386) 758-9831

**CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY**  
EXAMINED AND APPROVED BY [Signature] COUNTY ATTORNEY  
DATE 7-18-05

**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 July 19, 2005 AT Macc, FLA.  
FILE NO. ALFRASER

**CERTIFICATE OF REVIEWING SURVEYOR**  
THIS IS TO CERTIFY THAT ON THIS 13<sup>TH</sup> DAY OF JULY 05, ARNOLD J. JOHNS, A FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER, F.L.S., 4422, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177 PART 1 FOR THE COUNTY OF BAKER COUNTY, FLORIDA.  
SIGNED: [Signature]

**CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR.**  
THIS IS TO CERTIFY, THAT ON \_\_\_\_\_ THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.  
PLANNING AND ZONING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CERTIFICATE OF APPROVAL BY COUNTY ENGINEER.  
EXAMINED AND APPROVED [Signature] COUNTY ENGINEER  
DATE 7-8-05

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005.  
[Signature] CHAIRMAN, COUNTY COMMISSION

**CERTIFICATE OF COUNTY HEALTH DEPARTMENT**  
"ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS, IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 0062, 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 0062, SUPERVISION, PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS."  
[Signature] PUBLIC HEALTH OFFICIAL  
DATE 6-30-05

**SYMBOL LEGEND**  
 ■ CONCRETE MONUMENT FOUND  
 □ 4"x4" CONCRETE MONUMENT SET, LS 4708  
 ● IRON PIN OR PIPE FOUND  
 ○ 5/8" IRON ROD SET, LS 4708  
 --- WIRE FENCE  
 --- ELECTRIC UTILITY LINE (OVERHEAD)  
 --- UGE - UNDERGROUND ELECTRIC SERVICE  
 --- CTV - CABLE TV LINE (OVERHEAD)  
 --- CHAIN LINK FENCE  
 --- WOODEN FENCE  
 CMP CORRUGATED METAL PIPE  
 RCP REINFORCED CONCRETE PIPE  
 LS LAND SURVEYOR  
 LB LICENSED BUSINESS  
 ORB OFFICIAL RECORD BOOK  
 PRM PERMANENT REFERENCE MONUMENT  
 PCP PERMANENT CONTROL POINT  
 ⊙ UTILITY POLE  
 R/W RIGHT-OF-WAY  
 NO ID. NO IDENTIFICATION  
 FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION  
 C CENTERLINE  
 ⊕ 4"x4" CONCRETE MONUMENT, PRM, LS 4708  
 ■ CONCRETE MONUMENT  
 ACRES  
 ELEVATION  
 NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS PLAT PREPARED BY  
MARK D. DUREN, P.S.M.  
LS 4708  
1604 SW SISTERS WELCOME ROAD  
SISTERS WELCOME ROAD  
LAKE CITY, FLA. 32025  
(386) 758-9831 OFFICE  
(386) 758-8010 FAX  
WO#04-441\_FINAL\_PLAT\_4\_27\_05  
SHEET 1 OF 1