

LUCKY SEVEN RANCH PHASE 1

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 21 EAST BAKER COUNTY, FLORIDA

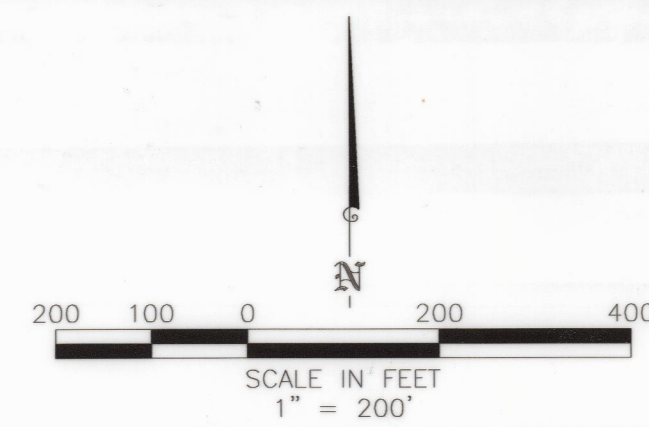


Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD DISTANCE. It lists curve data for C1 (7) and C1 (8).

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR. THIS IS TO CERTIFY, THAT ON 5/3/2022 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.

CERTIFICATE OF CLERK OF CIRCUIT COURT. I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT OR PLAN AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON 05/03/2022 AT Macclenny, Baker County.

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY. EXAMINED AND APPROVED BY: [Signature] COUNTY ATTORNEY. DATED 5/1/2022

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 3 DAY OF MAY 2022.

Instrument No. 20190003575. A Part Of The NE 1/4 Of The SE 1/4 Of Section 21, Township 3 South, Range 21 East, Baker County, Florida, More Particularly Described As Follows.

Begin At A Concrete Monument, LS 4708, Marking The Southeast Corner Of The NE 1/4 Of The SE 1/4 Section 21, Township 3 South, Range 21 East, Baker County, Florida, Thence Run S 89°59'41" W, Along The South Line Of Said NE 1/4 Of The SE 1/4, A Distance Of 481.47 Feet To A Concrete Monument, LS 4708; Thence N 00°03'42" W, A Distance Of 1139.24 Feet To A Concrete Monument, LS 4708, On The South Right Of Way Line Of County Road No. 130 (An 80 Foot Wide Public Right Of Way), Being On A Curve Concave Southeasterly And Having A Radius Of 1392.18 Feet And A Central Angle Of 20°40'01" And Being Subtended By A Chord Having A Bearing Of N 74°31'03" E, And A Chord Length Of 499.45 Feet; Thence Northeasterly Along The Arc Of Said Curve An Arc Distance Of 502.17 Feet To A 4 Inch Concrete Monument On The Monumented East Line Of Said NE 1/4 Of The SE 1/4; Thence S 00°03'42" E, A Distance Of 1272.61 Feet To The Point Of Beginning.

Instrument No. 20200008184. Ingress And Egress Easement

A Part of Section 21 and 22, Township 3 South, Range 21 East, Baker County, Florida. Commencing At The Southwest Corner Of Section 22; Thence North 00°02'22" West Along The Westerly Line Of Said Section A Distance Of 951.22 Feet To The Point Of Beginning; Thence South 89°55'48" East A Distance Of 30.00 Feet; Thence N 00°02'22" W, 30.00 Feet Easterly Of And Parallel To Said Westerly Line A Distance Of 987.60 Feet To A Point; Thence North 89°55'48" West A Distance Of 30.00 Feet To Said Westerly Line; Thence North 00°02'22" West Along Said Westerly Line A Distance Of 653.01 Feet To The Southerly Right Of Way Line Of County Road No. 130 (80' Right Of Way) Said Point Lying In A Curve Concave Southerly And Having A Radius Of 1392.40 Feet; Thence Westerly Along Said Curve A Distance Of 30.38 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 84°14'27" West 30.38 Feet; Thence South 00°02'22" East 30.00 Feet Westerly Of And Parallel To Said Westerly Line A Distance Of 749.98 Feet To A Point; Thence South 89°55'48" East A Distance Of 30.00 Feet To Said Westerly Line; Thence South 00°02'22" East Along Said Westerly Line A Distance Of 887.60 Feet To The Point Of Beginning.

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 0065, 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."

BY: [Signature] PUBLIC HEALTH OFFICIAL DATE 5-17-22

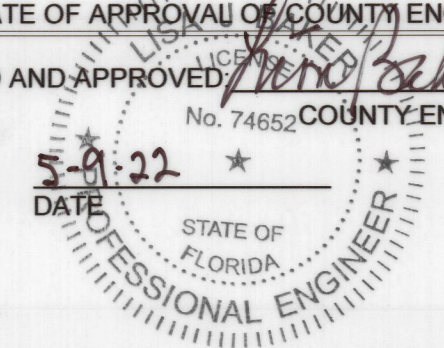
DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL T. CONLEY, AN INDIVIDUAL HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS LUCKY SEVEN RANCH PHASE 3, AND THAT ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AND ROADWAY EASEMENTS INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY RETAINED BY THE DEVELOPER FOR THE OWNERS OF THE LOTS SHOWN HEREON.

ATTESTS: [Signature] MICHAEL T. CONLEY, AN INDIVIDUAL LUCKY SEVEN RANCH PHASE 1 BY MICHAEL T. CONLEY, AN INDIVIDUAL WITNESS AS TO OWNER [Signature]

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER.

EXAMINED AND APPROVED: [Signature] No. 74652 COUNTY ENGINEER DATE 5-9-22



- LEGEND:
• FOUND 1/2" IRON PIPE LB 6888, UNLESS OTHERWISE NOTED
○ FOUND IRON ROD UNLESS OTHERWISE NOTED
○ SET 1/2" IRON PIPE & CAP STAMPED LB 6888
• FOUND 4"x4" CONCRETE MONUMENT UNLESS OTHERWISE NOTED
○ UTILITY POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
R.L.S. = REGISTERED LAND SURVEYOR
P.L.S. = PROFESSIONAL LAND SURVEYOR
L.S. = LICENSED SURVEYOR
D.B. = DEED BOOK
O.R.B. = OFFICIAL RECORD BOOK
P.C. = PAGE
1 = COORDINATE POINT NUMBER
(F) = FIELD MEASURED
(D) = DEED
(P) = PLAT
(C) = CALCULATED
@ = IDENTIFICATION
LB = LICENSED BUSINESS
EASEMENT
BOUNDARY

SURVEYORS NOTES:

- 1.) A BEARING OF N 89°56'55" W WAS ASSUMED ON THE CENTERLINE OF COUNTY ROAD NO. 130 SHOWN HEREON, HOLDING MONUMENTATION SHOWN FOUND IN PLACE.
2.) THE FLOOD ZONE BOUNDARIES SHOWN HEREON WERE PLOTTED BY SCALE ONLY. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAPS 12003C 0305C DATED JUNE 17, 2008.
3.) WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
4.) MINIMUM LOT SIZE IS 5.0 ACRES ON EXISTING PAVED ROADS.
5.) RURAL SERVICES ARE, ELECTRIC AND TELEPHONE, INTERNET, CABLE TV.
6.) THIS IS CURRENTLY ZONED AG 5.0.
7.) A TITLE COMMITMENT FOR THIS PROPERTY HAS NOT BEEN REVIEWED.

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

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.

INSTR # 20220003460
RECORDED 5/25/2022 1:28 PM
Stacie D. Harvey CLERK OF COURTS
BAKER COUNTY FLORIDA
Page 1 of 1
Rec. 335.00
DEPUTY CLERK JULIE

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.

REVISED 10-07-2021: TO CHANGE LUCKY SEVEN RANCH PHASE 3, TO LUCKY SEVEN RANCH PHASE 1.

LD BRADLEY LAND SURVEYORS logo and contact information: L. D. BRADLEY LAND SURVEYORS, 510 SOUTH 5TH STREET, MACCLENNY, FLORIDA 32063. PHONE (904) 786-6400, FAX (904) 786-1479.

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 PART 1 OF THE FLORIDA STATUTES.

DATED 4.27.22
SIGNED: [Signature] ARNOLD J. JOHNS
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4422
LD BRADLEY LAND SURVEYORS
510 SOUTH 5th STREET
MACCLENNY, FL 32063

CERTIFICATE OF REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT ON THIS 28 DAY OF APRIL, 2022, A.D., MARK D. DUREN, FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER, 4708, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, PART 1, FOR BAKER COUNTY, FLORIDA.

SIGNED: [Signature]