

LUCKY SEVEN RANCH PHASE 2
A PORTION OF THE
WEST 1/2 OF THE SOUTHWEST 1/4
SECTION 22
TOWNSHIP 3 SOUTH, RANGE 21 EAST
BAKER COUNTY, FLORIDA

Instrument No. 20200008191
Parcel "A"
A Portion Of The West 1/2 Of The Southwest 1/4, Section 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 1609.62 Feet To The Point Of Beginning; Thence South 89°55'48" East A Distance Of 662.00 Feet To A Point; Thence North 00°05'13" West A Distance Of 329.16 Feet To A Point; Thence North 89°55'48" West A Distance Of 661.60 Feet To Said Westerly Line; Thence South 00°02'22" East Along Said Westerly Line A Distance Of 329.20 Feet To The Point Of Beginning.

Parcel "B"
A Portion Of The West 1/2 Of The Southwest 1/4, Section 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 1280.42 Feet To The Point Of Beginning; Thence South 89°55'48" East A Distance Of 662.30 Feet To A Point; Thence North 00°05'13" West A Distance Of 329.16 Feet To A Point; Thence North 89°55'48" West A Distance Of 662.0 Feet To The Westerly Line Of Said Section; Thence South 00°02'22" East Along Said Westerly Line A Distance Of 329.20 Feet To The Point Of Beginning.

Parcel "C"
A Portion Of The West 1/2 Of The Southwest 1/4, Section 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 662.61 Feet To A Point; Thence North 00°05'13" West A Distance Of 329.16 Feet To A Point; Thence North 89°55'48" West A Distance Of 662.30 Feet To The Westerly Line Of Said Section; Thence South 00°02'22" East Along Said Westerly Line A Distance Of 329.20 Feet To The Point Of Beginning.

Together With And Subject To The Easement Agreement Recorded As Instrument # 20200008184 In The Official Records Of Baker County, Florida.

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.
Jana Little 5/3/2022
PLANNING AND ZONING DIRECTOR DATE

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 PART 1, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON
05103122 AT Macclenny, Baker County
Stacie D. Harvey
STACIE D. HARVEY

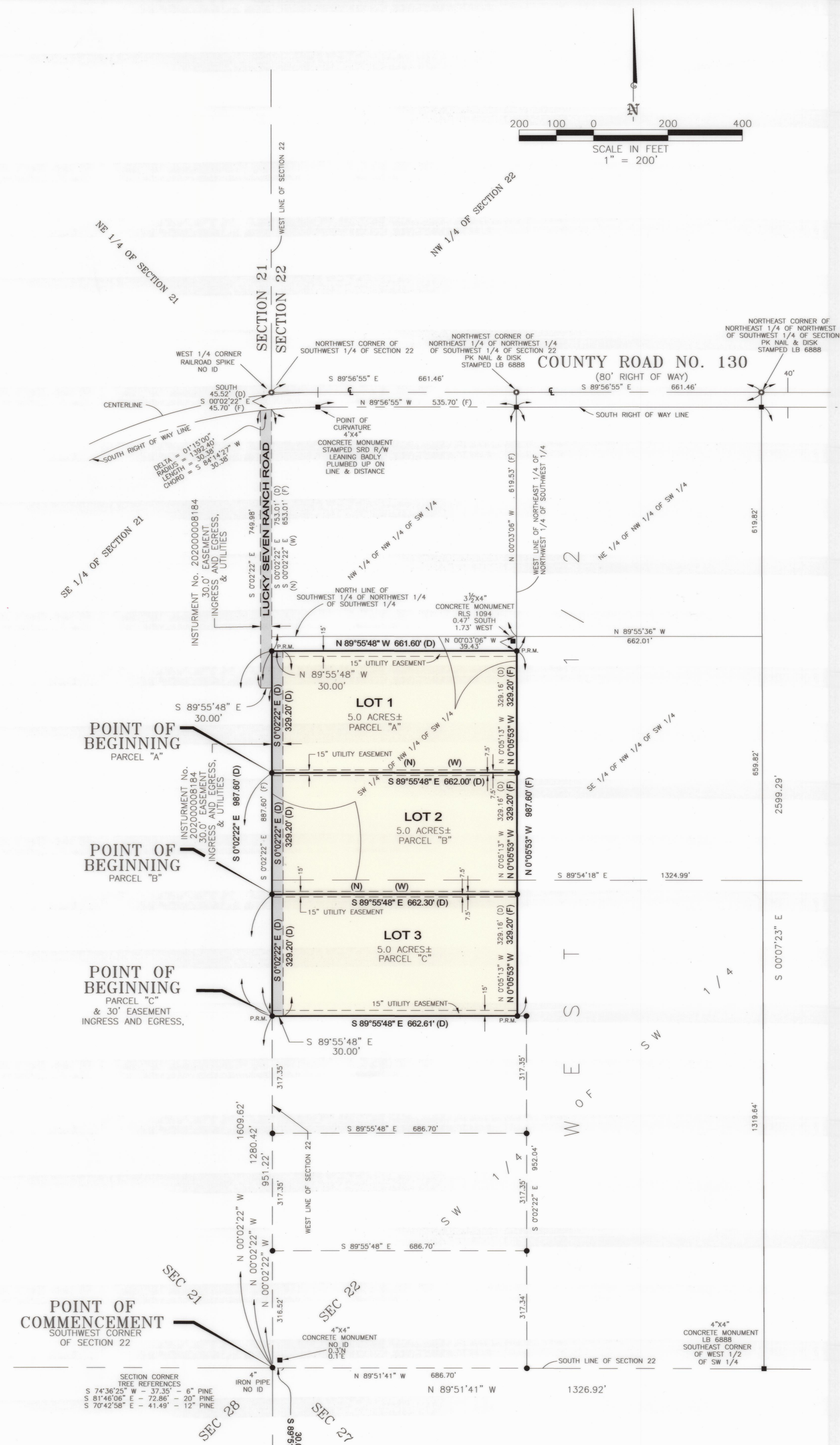
CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:
EXAMINED AND APPROVED BY:
[Signature] COUNTY ATTORNEY
DATED 5/3/2022

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
[Signature]
CHAIRMAN, COUNTY COMMISSIONERS

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] 5-17-22
PUBLIC HEALTH OFFICIAL DATE

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT NEIL A. PATTERSON, AN INDIVIDUAL HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS LUCKY SEVEN RANCH PHASE 1, 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]
LUCKY SEVEN RANCH PHASE 2
BY NEIL A. PATTERSON, AN INDIVIDUAL
[Signature]
WITNESS AS TO OWNER

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER:
EXAMINED AND APPROVED BY:
[Signature] COUNTY ENGINEER
DATE: 5-9-22 No. 74652
STATE OF FLORIDA
PROFESSIONAL ENGINEER



- 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
 - 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
 - ID = IDENTIFICATION
 - LB = LICENSED BUSINESS
 - = EASEMENT
 - = BOUNDARY

- SURVEYORS NOTES:
- 1.) A BEARING OF N 89°55'55" 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 BEEN REVIEWED. CHICAGO TITLE INSURANCE COMPANY, POLICY No. 7230609-221949263, DATE: 12-10-2020, 10:12 AM EASEMENTS SHOWN IN SCHEDULE B DO NOT AFFECT THIS SITE.

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.

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 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]

REVISED 10-07-2021: TO CHANGE LUCKY SEVEN RANCH PHASE 1, TO LUCKY SEVEN RANCH PHASE 2.

LD BRADLEY LAND SURVEYORS <small>Old World Knowledge... New Age Technology</small>		L. D. BRADLEY LAND SURVEYORS 510 SOUTH 5TH STREET MACCLENNY, FLORIDA 32063 PHONE (904) 786-6400 FAX (904) 786-1479 LICENSED BUSINESS No. 6888	
W.O. NO.: D-21-464	PLAT DATE: 07-29-2021	DRAFTED BY: K.WEEKS	
CHECKED BY: A.J.J.	CAD FILE: 21-464-PHASE 2.dwg	FB PG	