

M A R E S R U N R A N C H

PLAT BOOK 4, PAGES 72

SHEET 2 OF 2

BEING A PORTION OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 21 EAST BAKER COUNTY =, FLORIDA.

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.

Alan F. Glass
PLANNING AND ZONING DIRECTOR DATE 3-14-2024

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

EXAMINED AND APPROVED BY:

Chad McCollum
COUNTY ATTORNEY

DATED March 5, 2024

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: Steph M. Gable
PUBLIC HEALTH OFFICIAL DATE 3/15/24

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER:

EXAMINED AND APPROVED: _____
COUNTY ENGINEER

3/14/24
DATE

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

5 DAY OF March 2024

Ann O. Galt
CHAIRMAN, COUNTY COMMISSION

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

April 3, 2024 AT Macclenny, Baker County, FL

FILE NO. Stacie D Harvey

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: 03-15-2024

SIGNED: Alan F. Glass
ALAN F. GLASS
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 5712

SURVEYORS NOTES:

- 1.) BEARINGS SHOWN HEREON BASED ON S 88°04'55" W ON THE SOUTH BOUNDARY LINE OF PLAT "LAKE VIEW" PLAT BOOK 2, PAGE 84, BAKER COUNTY PUBLIC RECORDS, FLORIDA.
- 2.) THE FLOOD ZONE BOUNDARIES SHOWN HEREON WERE PLOTTED BY SCALE ONLY. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE " X ". AS PER FLOOD INSURANCE RATE MAPS 12003C 0216C, DATED 06/17/2008
- 3.) WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
- 4.) MINIMUM LOT SIZE IS 5.00 ACRES ON EXISTING PAVED ROADS.
- 5.) URBAN SERVICES ARE, ELECTRIC AND TELEPHONE.
- 6.) THIS IS CURRENTLY ZONED AC 5.0 AND RC 1.0.
- 7.) A TITLE COMMITMENT FOR THIS PROPERTY HAS NOT BEEN REVIEWED.
- 8.) INGRESS AND EGRESS TO AND FROM LOT 1 THROUGH 4 WILL BE 30 FOOT WIDE.

CAPTION:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, AND RUN NORTH 88°04'55" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 99.66 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 125, FORMERLY STATE ROAD NO. 125 AND THE POINT OF BEGINNING; THENCE NORTH 00°19'00" WEST ALONG SAID EAST RIGHT OF WAY LINE 972.08 FEET; THENCE NORTH 88°04'55" EAST, A DISTANCE OF 189.50 FEET; THENCE SOUTH 00°19'00" EAST, A DISTANCE OF 116.50 FEET; THENCE NORTH 88°04'55" EAST, A DISTANCE OF 235.99 FEET; THENCE NORTH 61°40'33" EAST, A DISTANCE OF 178.58 FEET; THENCE NORTH 84°19'11" EAST, A DISTANCE OF 232.92 FEET; THENCE NORTH 75°27'54" EAST, A DISTANCE OF 279.62 FEET; THENCE SOUTH 77°13'39" EAST, A DISTANCE OF 238.21 FEET; THENCE SOUTH 85°25'01" EAST, A DISTANCE OF 417.30 FEET; THENCE SOUTH 03°00'00" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 43°20'48" EAST, A DISTANCE OF 74.64 FEET; THENCE SOUTH 01°55'05" EAST, A DISTANCE OF 433.23 FEET; THENCE SOUTH 42°50'01" EAST, A DISTANCE OF 79.40 FEET; THENCE SOUTH 01°55'05" EAST, A DISTANCE OF 204.77 FEET; THENCE SOUTH 88°04'55" WEST, A DISTANCE OF 352.41 FEET; THENCE SOUTH 01°55'05" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 88°04'55" WEST, A DISTANCE OF 335.80 FEET; THENCE NORTH 01°55'05" WEST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 88°04'55" WEST, A DISTANCE OF 1160.00 FEET TO THE POINT OF BEGINNING.

ALSO KNOW AS:

LOTS 1 THROUGH 21, INCLUSIVE, BLOCK A AND LOTS 4 THROUGH 23, INCLUSIVE, BLOCK B, AND LOTS 1 THROUGH 18, BLOCK C, ALL IN LAKE VIEW SUBDIVISION, PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 84, OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

LESS ANY PORTION THEREOF CONVEYED TO BAKER COUNTY OR OTHER GOVERNMENTAL AUTHORITY FOR ROAD RIGHT OF PURPOSES.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT DEBORAH MCCOLLUM AND CHAD MCCOLLUM HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, PLATTED AND TO BE KNOWN AS "MARES RUN RANCH"

Lots 1, 2, and 3 shall each have separate easements appurtenant to use the driveway constructed on the Lot 4 Access Strip for ingress and egress to their respective properties. Although the owner of Lot 4 will be ultimately responsible for maintaining said driveway, said owner may seek contribution for driveway maintenance from the owners of Lots 1, 2, and 3. In addition, the Lot 4 Access Strip shall be subject to a perpetual non-exclusive public utility easement for the purpose of permitting above and below ground public utilities to be installed and maintained for all lots in the subdivision. All Utility Easements shown hereon are dedicated to Okefenokee Rural Electric Membership (OREMC)

Chad McCollum
CHAD MCCOLLUM

Deborah McCollum
DEBORAH MCCOLLUM

NOTE:

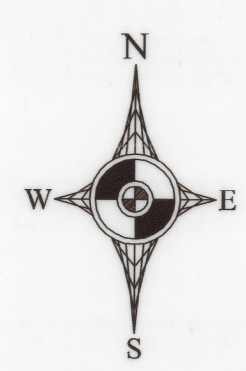
NO EVIDENCE OF HABITAT OF ENDANGERED OR THREATENED SPECIES HAS COME TO THE ATTENTION OF THE SURVEYOR OR DEVELOPER AT THIS SITE.

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.

CERTIFICATE OF REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT ON THIS 6TH DAY OF MARCH, 2024, A.D., ARNOLD J. JOHNS, FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER, 4422, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, PART 1, FOR BAKER COUNTY, FLORIDA.

SIGNED: Arnold J. Johns



TITLE CERTIFICATION:

We Duane C. Romanello, P.A., a title company duly licensed in the State of Florida, do hereby certify that the title to the hereon described property, that we find the title to the property vested in Deborah McCollum and Chad McCollum, that the current taxes have been paid, that the property is not encumbered by any mortgages or other encumbrance other than show hereon and that all easements of records are shown.

BY: DR
Title Company Representative

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.

GLASS LAND SURVEYING, LLC
GLASS LAND SURVEYING, LLC
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359