

CATHERINE'S ESTATE
BEING A PORTION OF
SECTION 33
TOWNSHIP 2 SOUTH, RANGE 21 EAST
BAKER COUNTY, FLORIDA

PARCEL 1

A Parcel Of Land, Being A Portion Of Section 33, Township 2 South, Range 21 East, Baker County Florida, And Being More Particularly Described As Follows:
Commence At The Southwest Corner Of The North 388 Feet Of The South 1/2 Of The East 3/4 Of The Northwest 1/4 Of Section 33, Township 2 South, Range 21 East, Baker County Florida; Thence On The South Line Of Said North 388 Feet Of The South 1/2 Of The East 3/4 Of The Northwest 1/4, N 86°55'10" E, A Distance Of 32.52 Feet To The Point Of Beginning; Thence Continue On Said South Line, N 86°55'10" E, A Distance Of 624.84 Feet To A Point On The Westerly County Maintained Right Of Way Of Ruise Lane (County Maintained Right Of Way) Said Point Also Being On A Curve, Concave Southwest, Having A Radius Of 55.32 Feet And A Central Angle Of 68°24'05"; Thence Departing Said South Line And On Said Westerly County Maintained Right Of Way And On The Arc Of Said Curve For The Next 4 Courses, A Distance Of 66.04 Feet Said Arc Being Subtended By A Chord Which Bears S 50°19'40" E, A Distance Of 62.19 Feet To The Curves End; Thence S 07°44'39" E, A Distance Of 65.95 Feet; Thence S 00°22'09" E, A Distance Of 537.85 Feet; Thence S 48°16'32" W, A Distance Of 25.63 Feet To A Point On The North Right Of Way Line Of County Road No. 139 (80 Foot Right Of Way); Thence Departing Said Westerly Distance Of 650.53 Feet To A Point; Thence Departing Said North Right Of Way Line, N 01°19'00" W, A Distance Of 631.62 Feet To The Point Of Beginning. Containing 10.0 Acres, More Or Less.

PARCEL 2

A Parcel Of Land, Being A Portion Of Section 33, Township 2 South, Range 21 East, Baker County Florida, And Being More Particularly Described As Follows:
Begin At The Southwest Corner Of The North 388 Feet Of The South 1/2 Of The East 3/4 Of The Northwest 1/4 Of Section 33, Township 2 South, Range 21 East, Baker County Florida; Thence North 01°19'00" West, On The West Line Thereof, A Distance Of 102.07 Feet; Thence North 86°55'10" East, A Distance Of 57.71 Feet To The Southerly Maintained Right Of Way Of Oscar Ruise Road (A County Maintained Right Of Way As Now Established) Also Being A Point On The Beginning Of A Curve, Said Curve Being Concave Northeasterly And Having A Radius Of 95.76 Feet; Thence On The Arc Of Said Curve And Said Southerly Maintained Right Of Way, An Arc Distance Of 133.95 Feet Through A Central Angle Of 80°08'37", Being Subtended By A Chord Bearing And Distance Of South 51°23'38" East, 123.29 Feet To The Point Of Tangency Of Said Curve; Thence North 88°32'04" East, Continuing On Said Southerly Maintained Right Of Way, A Distance Of 471.91 Feet; Thence South 81°28'08" East, Continuing On Said Southerly Maintained Right Of Way, A Distance Of 33.40 Feet To The Intersection With The South Line Of Said North 388 Feet Of The South 1/2 Of The East 3/4 Of The Northwest 1/4 Of Said Section 33; Thence South 86°55'10" West, On Last Said South Line, A Distance Of 657.36 Feet To The POINT OF BEGINNING. Containing 0.37 Acres, More Or Less.

PARCEL 3

A Parcel Of Land, Being A Portion Of Section 33, Township 2 South, Range 21 East, Baker County Florida, And Being More Particularly Described As Follows:
Begin At The Southwest Corner Of The North 388 Feet Of The South 1/2 Of The East 3/4 Of The Northwest 1/4 Of Section 33, Township 2 South, Range 21 East, Baker County Florida; Thence North 86°55'10" East, On The South Line Thereof, A Distance Of 756.60 Feet; Thence South 03°04'50" East, A Distance Of 12.88 Feet To The POINT OF BEGINNING; Thence South 18°56'53" East, A Distance Of 21.71 Feet; Thence South 07°44'39" East, A Distance Of 73.41 Feet; Thence South 02°22'09" East, A Distance Of 448.57 Feet To The North Line Of Lands Described In Official Records Book 135, Page 114; Thence South 89°33'10" West, On Last Said Northerly Line And Its Westerly Prolongation, A Distance Of 21.41 Feet To The Easterly Maintained Right Of Way Line Of Ruise Lane (A County Maintained Right Of Way As Now Established); Thence Run On The Aforementioned Easterly Maintained Right Of Way Line The Following Three (3) Courses And Distances, North 0°04'01" West, 263.24 Feet; Thence North 01°31'39" West, 254.32 Feet; Thence North 19°27'13" East, 26.01 Feet To The POINT OF BEGINNING. Containing 0.25 Acres, More Or Less.

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR:

THIS IS TO CERTIFY, THAT ON 9/21/2022 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.
Jana Little 9/21/2022
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 11/07/22 AT Macclenny, Baker County
Stacie D. Harvey
STACIE D. HARVEY

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

EXAMINED AND APPROVED BY:
[Signature] COUNTY ATTORNEY
DATED 9/23/2022

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 14th DAY OF September 2022
[Signature]
CHAIRMAN, COUNTY COMMISSION

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] 9-26-22
PUBLIC HEALTH OFFICIAL DATE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ANDRE WILLIAMS, AN INDIVIDUAL HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS CATHERINE'S ESTATE, AND THAT ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PUBLIC. THE TWO PARCELS SHOWN HEREON AS ADDITIONAL RIGHT OF WAY IS DEDICATED TO BAKER COUNTY.

ATTESTS:
[Signature]
BY ANDRE WILLIAMS, DATE 9/16/2022
Jana Little
WITNESS AS TO OWNER

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER:

EXAMINED AND APPROVED BY:
[Signature] COUNTY ENGINEER
10-7-22 No. 74852
DATE

KNOW ALL MEN BY THESE PRESENTS THAT OPULENCE DEVELOPMENT, HAS ACCEPTED RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM AND ITS EASEMENTS

[Signature]
OPULENCE DEVELOPMENT
BY [Signature] DATE 9/16/2022
Jana Little
WITNESS AS TO OWNER

SURVEYORS NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO FLORIDA STATE PLANE, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983(90) ADJUSTMENT AND ARE BASED ON CONTROL POINTS BAKER 24 & BAKER 25, THE BEARING BASE BEING THE MONUMENTED WEST LINE OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 21 EAST, MONUMENTED LINE HAVING A GRID BEARING OF N 01°33'12" W.
2.) THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAPS 12003C 0215C DATED JUNE 17, 2008.
3.) WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
4.) REQUIRED AND PROPOSED MINIMUM LOT SIZE IS 0.5 ACRES.
5.) RURAL SERVICES ARE, ELECTRIC AND TELEPHONE, INTERNET, CABLE TV.
6.) THIS IS CURRENTLY ZONED NON AG
7.) A TITLE COMMITMENT FOR THIS PROPERTY HAS NOT BEEN REVIEWED.
8.) MAXIMUM STRUCTURE HEIGHT ALLOWED 35', MAXIMUM LOT COVERAGE 30%.
9.) BUILDING RESTRICTION SETBACKS FRONT 25', SIDE 10' AND REAR 25'.
10.) A 10' EASEMENT FOR DRAINAGE & UTILITIES IS RESERVED ALONG EACH LOT LINE.

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.

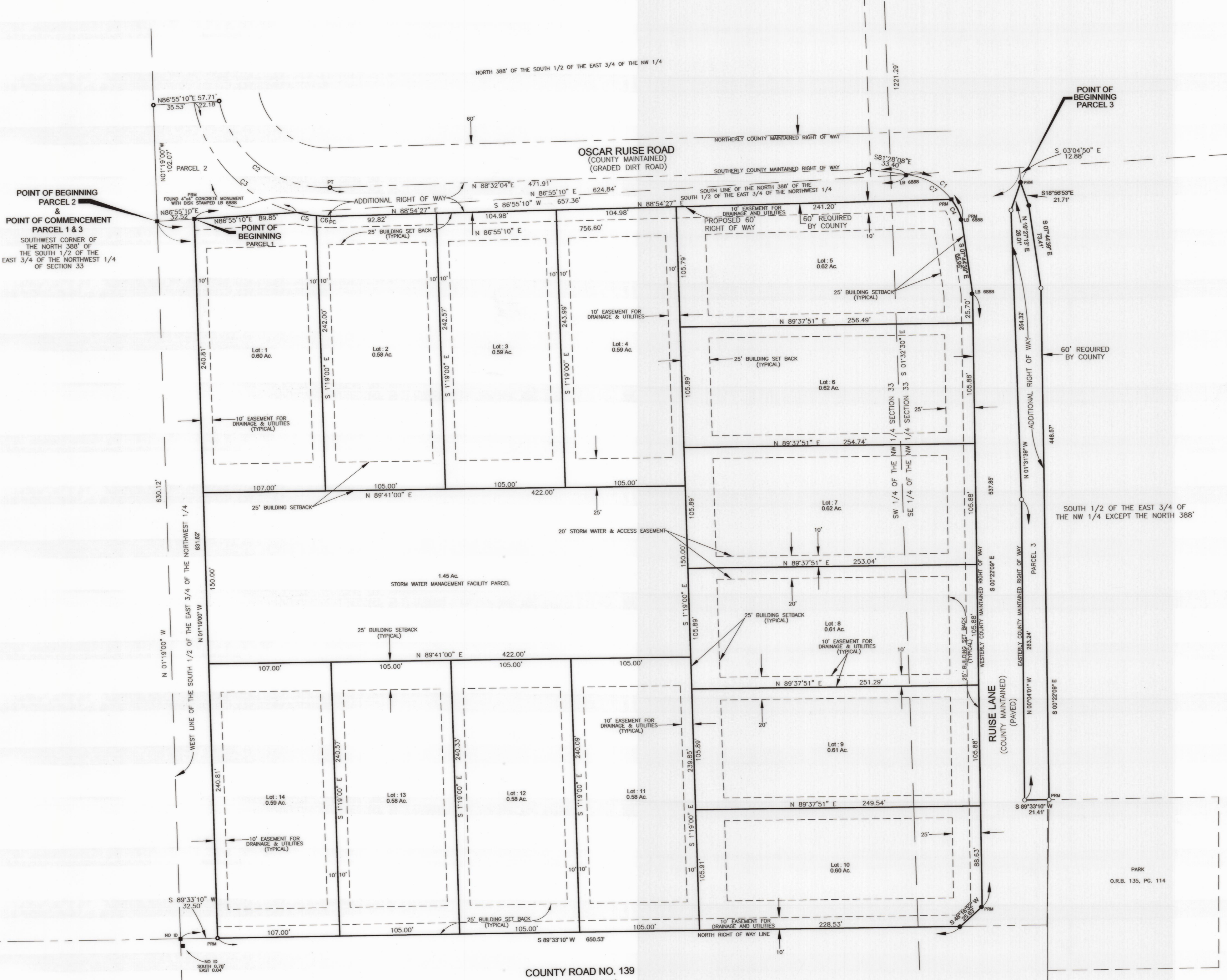
CERTIFICATE OF REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT ON THIS 27 DAY OF October 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.
[Signature]
MARK D. DUREN, PSM #4708

CERTIFICATE OF SURVEYOR:

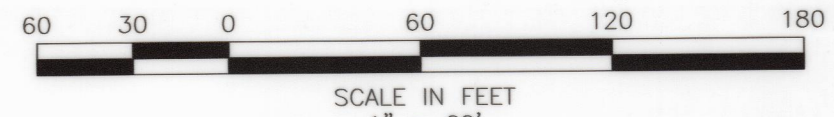
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH BAKER COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 PART 1 OF THE FLORIDA STATUTES.
DATED 9-01-22
[Signature]
ARNOLD J. JOHNS
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4422
LD BRADLEY LAND SURVEYORS
510 SOUTH 5th STREET
MACCLENNY, FL 32063

LD 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-22-165 PLAT DATE: 04-06-2022 DRAFTED BY: B. HARVEY
CHECKED BY: A.J.J. CAD FILE: 22.165 PLAT.DWG FB PG



CURVE TABLE
CURVE DELTA RADIUS LENGTH TANGENT CHORD BEARING CHORD DISTANCE
C1 68°24'05" 55.32' 66.04' 37.60' S 50°19'40" E 62.19'

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 "X" 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
(F) = FIELD MEASURED
(D) = DEED
(P) = PLAT
(C) = CALCULATED
ID = IDENTIFICATION
LB = LICENSED BUSINESS
P.C. = POINT OF CURVATURE
PT = POINT OF TANGENCY
AC = ACRAGE



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.

D.B. 9, PG. 135

W.O. NO. D-22-165