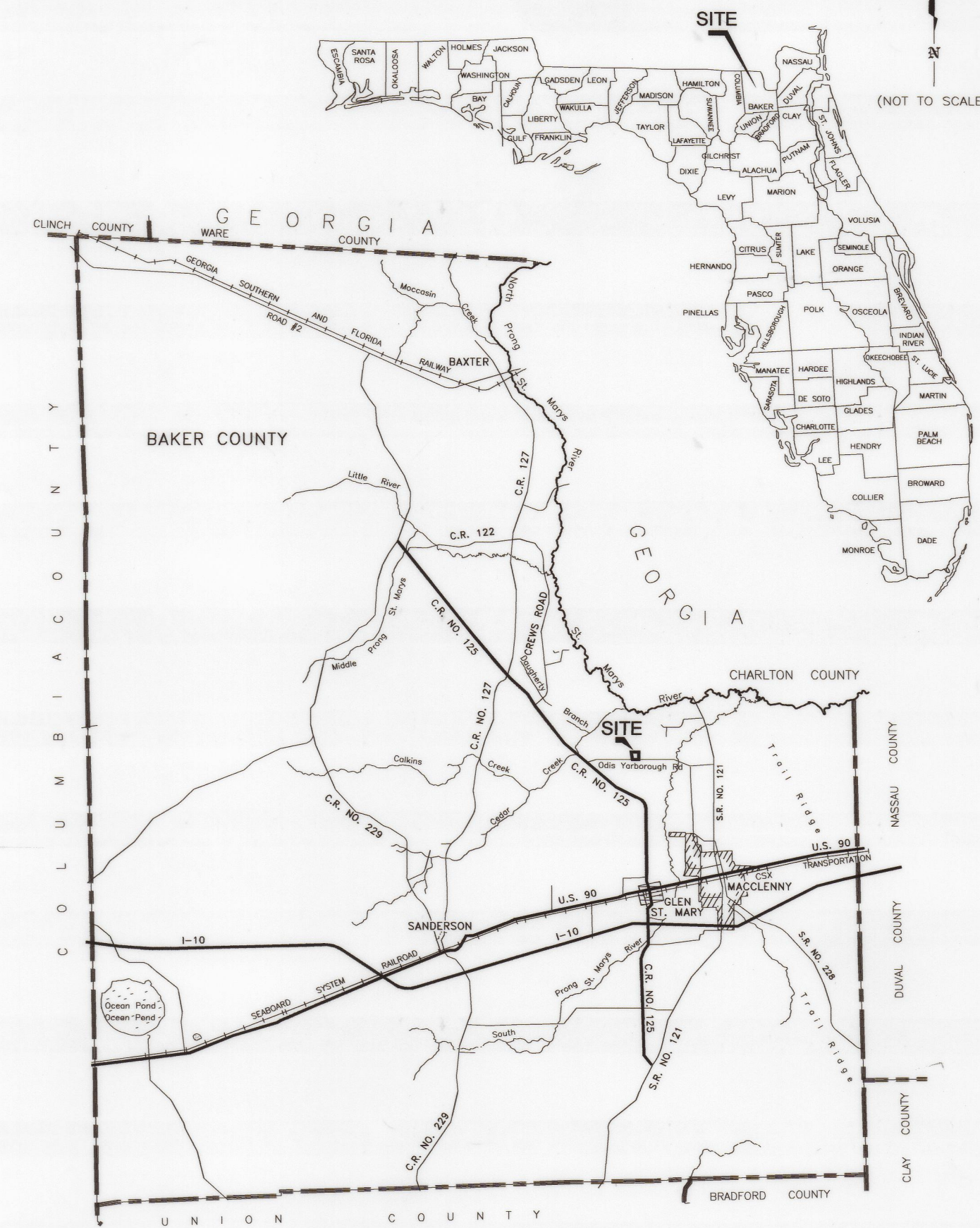


**"SHOALS PARK SUBDIVISION"**

BEING A PORTION OF  
SECTION 11  
TOWNSHIP 2 SOUTH, RANGE 21 EAST  
BAKER COUNTY, FLORIDA



Description:

A parcel of land lying in the Northeast 1/4 of Section 11, Township 2 South, Range 21 East, Baker County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 11, Township 2 South, Range 21 East, Baker County, Florida; thence on the North line of said Section 11, N 88°57'45" W, a distance of 1350.06 feet to the Point of Beginning; thence departing said North line, S 00°51'38" E, a distance of 1305.13 feet to a point on the North Right of Way line of Odys Yarbrough Road (60 foot Right of Way as now established); thence on said North Right of Way line, S 89°49'46" W, a distance of 1145.86 feet to a point on the Easterly Right of Way line of Fred Taylor Road (County Maintained Right of Way); thence departing said North Right of Way line and on said Easterly Right of Way line for the next 2 courses, N 09°13'54" W, a distance of 925.89 feet; thence N 08°06'32" W, a distance of 422.90 feet to a point on the aforesaid North line of Section 11; thence departing said Easterly Right of Way line and on said North line of Section 11, S 88°57'45" E, a distance of 1334.66 feet to the Point of Beginning.

Containing 37.61 acres, more or less.

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR:

THIS IS TO CERTIFY, THAT ON 12/4/13 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.  
*[Signature]* December 4, 2013  
PLANNING AND ZONING DIRECTOR DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

EXAMINED AND APPROVED BY:  
*[Signature]* COUNTY ATTORNEY  
DATED 12-17-2013

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, SUPERVISIONS, PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS."

BY: *[Signature]* 12-6-13  
PUBLIC HEALTH OFFICIAL DATE

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER:

EXAMINED AND APPROVED: *[Signature]*  
COUNTY ENGINEER  
DATE 12/4/2013

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 17th DAY OF December 2013.  
*[Signature]*  
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, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON

12-18-2013 AT Macclenny, Fla.  
FILE NO. AL FRASER

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT LONGBRANCH FARMS LLP, RICHARD M. DAVIS, MANAGER, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SHOALS PARK SUBDIVISION", AND THAT ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTESTS:  
*[Signature]*  
LONGBRANCH FARMS LLP,  
RICHARD M. DAVIS, MANAGER

WITNESS AS TO OWNER

WITNESS AS TO OWNER

CERTIFICATE OF REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT ON THIS 13 DAY OF DECEMBER 2013, 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]*

STATE OF FLORIDA COUNTY OF BAKER:

THIS IS TO CERTIFY, THAT ON 12-3-2013, BEFORE ME, AN OFFICER FULLY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED RICHARD M. DAVIS, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES



SURVEYOR'S 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 17, BAKER 18 AND BAKER 24. THE BEARING BASE BEING THE MONUMENTED NORTH LINE OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, SAID MONUMENTED LINE HAVING A GRID BEARING OF S 88°57'45" E.
- 2.) PROPERTY HEREON LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP 12003C0208C, DATED 6/17/08.
- 3.) WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
- 4.) MINIMUM LOT SIZE IS 1.00 ACRES ON EXISTING PAVED ROADS.
- 5.) THE CONTOUR LINES SHOWN ARE SCALED FROM 1:24000 U.S. GEOLOGICAL SURVEY QUADRANGLE MAP, MACCLENNY WEST
- 6.) THERE ARE NO WETLANDS ON THIS SITE AS PER NATIONAL WETLANDS INVENTORY MAPS.
- 7.) THE DEVELOPER KNOWS OF NO ENDANGERED OR THREATENED SPECIES ON SITE.
- 8.) EXISTING SOIL CONDITIONS AS PER U.S.D.A. SOIL SURVEY MAPS FOR BAKER COUNTY, FLORIDA, OCILLA AND PANTEGO.
- 9.) THE LAND USE, BOUND ON THE EAST BY PLAT OF FOREST GLEN, BOUND ON THE NORTH BY ST. MARY'S SHOALS PHASE II, BOUND ON THE WEST BY FRED TAYLOR ROAD AND BY PRIMARILY CUT-OVER OR PINE PLANTATIONS AND BOUND ON THE SOUTH BY ODYS YARBOROUGH ROAD.
- 10.) THIS IS CURRENTLY ZONED (AG 10.0 & 7.5), RESIDENTIAL (1.0).
- 11.) URBAN SERVICES ARE, ELECTRIC AND TELEPHONE.
- 12.) HOMES CONSTRUCTED ON LOTS 1 THROUGH 10, INCLUSIVE, MUST FACE ODYS YARBOROUGH ROAD.

"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."

PREPARED BY:

<b>LD BRADLEY LAND SURVEYORS</b> Old World Knowledge... New Age Technology	L. D. BRADLEY LAND SURVEYORS 5773 NORMANDY BOULEVARD, JACKSONVILLE, FLORIDA 32205 PHONE (904) 786-6400 FAX (904) 786-1479 LICENSED BUSINESS No. 6888		
	W.O. NO.: 13-287	SURVEY DATE: 09/10/13	DRAFTED BY: DHB
CHECKED BY: AJJ	CAD FILE: 13287.DWG	FB 807 PG 37	



STRAIGHTENED A PAPER AND CORRECTED ANY ERRORS AND REPRODUCED AND REPRODUCED UNDER THE DEC 2013 BAKER COUNTY CLERK OF CIRCUIT COURT BY AL FRASER