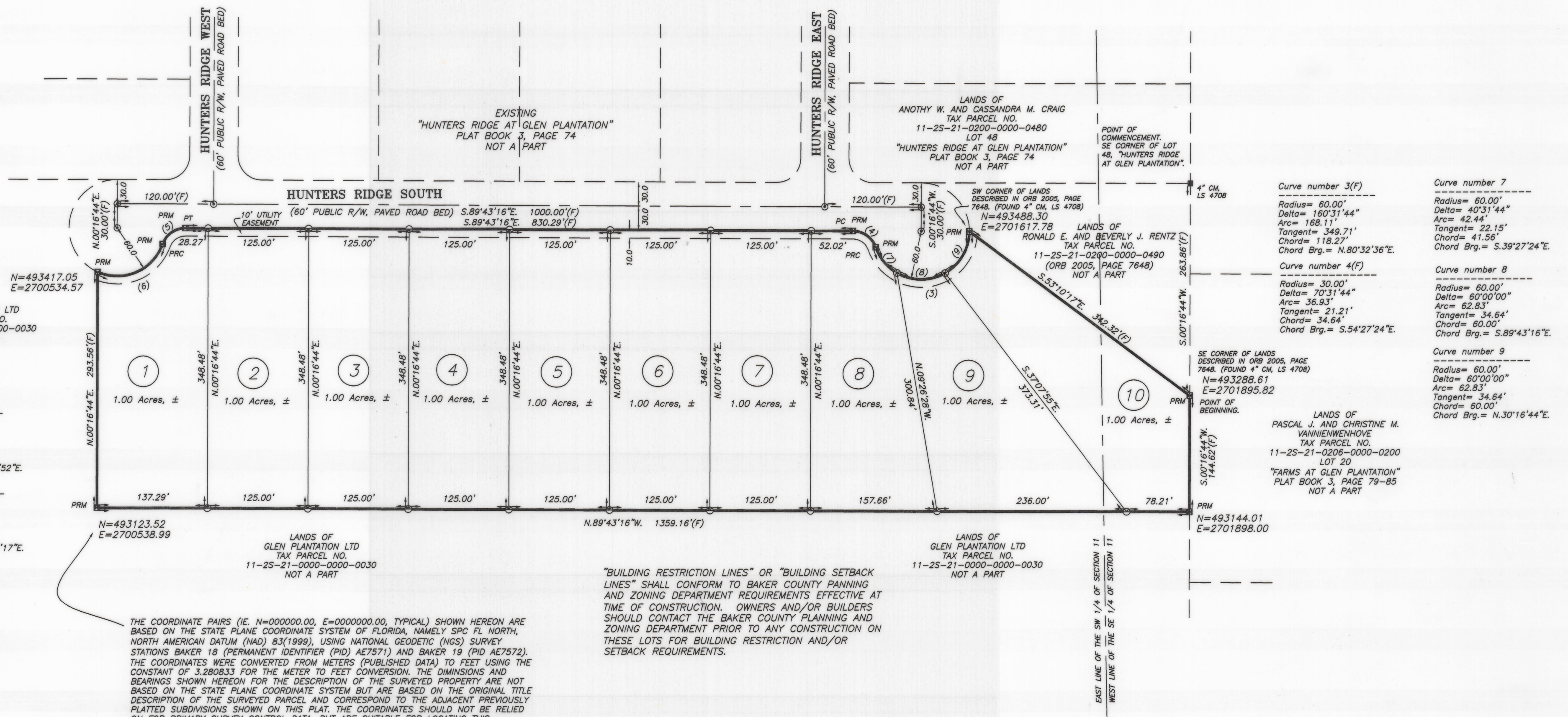


# "HUNTERS RIDGE SOUTH"

A SUBDIVISION OF A PART OF  
SECTION 11,  
TOWNSHIP 2 SOUTH, RANGE 21 EAST,  
BAKER COUNTY, FLORIDA



DEDICATION:  
TIMOTHY L. COMBS, MELODY L. COMBS AND MICHELLE D. RHODEN, AS OWNERS, HAS CAUSED THE LANDS DESCRIBED HEREON AND SHOWN AS "HUNTERS RIDGE SOUTH" TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

ATTESTS:  
*Brandi R. Volz*  
 BRANDI R. VOLZ  
 WITNESS AS TO OWNER  
*Timothy L. Combs*  
 TIMOTHY L. COMBS, AS OWNER  
*Melody L. Combs*  
 MELODY L. COMBS, AS OWNER  
*Michelle D. Rhoden*  
 MICHELLE D. RHODEN, AS OWNER

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR.  
 THIS IS TO CERTIFY THAT ON APRIL 21, 2015 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.  
 DATE 4/21/2015

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER.  
 EXAMINED AND APPROVED: \_\_\_\_\_ COUNTY ENGINEER

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 \_\_\_\_\_ DAY OF MAY 2015 A.D.

CHAIRMAN, COUNTY COMMISSION  
 CERTIFICATE OF COUNTY HEALTH DEPARTMENT  
 ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS, IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 0065, ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS; REGULATION, ON-SITE WATER SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS, IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 0065; PERVISION; PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS.  
 DATE 4-15-15

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY.  
 EXAMINED AND APPROVED: \_\_\_\_\_ COUNTY ATTORNEY  
 DATED 4-27-2015 A.D.

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 04/29/15 AT Macc, FL

FILE NO. Stacie D. Harvey

**SURVEYOR'S NOTES:**  
 1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PRIOR SURVEYS BY THIS OFFICE AND CLIENTS INSTRUCTIONS.  
 2. BEARINGS BASED ON PLAT OF RECORD FOR "FARMS AT GLEN PLANTATION", USING MONUMENTS FOUND ON THE CENTERLINE OF HUNTERS RIDGE SOUTH.  
 3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JUNE 17, 2008, COMMUNITY PANEL NO. 12030302086.  
 FLOOD INSURANCE RATE MAPS DO NOT INDICATE POTENTIAL FLOODING. HOWEVER, DWELLING CONSTRUCTION OR OTHER IMPROVEMENTS SHOULD COMPLY WITH BAKER COUNTY BUILDING AND ZONING REGULATIONS.  
 4. WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.  
 5. MINIMUM LOT SIZE IS 1.00 ACRES.  
 6. DEVELOPMENT CONTAINS A TOTAL OF 10.00 ACRES, MORE OR LESS.  
 7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 8. CLOSURE OF FIELD SURVEY IS 1/31/2015.  
 9. DATE OF FIELD SURVEY: 6 APRIL 2015.

**DESCRIPTION:**  
 PART OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF LOT 48 OF "HUNTERS RIDGE AT GLEN PLANTATION", A SUBDIVISION AS PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 74 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; THENCE S.00 DEGREES 16'44"W, 263.86 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 2005, PAGE 7648 OF THE OFFICIAL RECORDS OF BAKER COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.00 DEGREES 16'44"W, ALONG THE WEST LINE OF LOT 20 OF "FARMS AT GLEN PLANTATION", A SUBDIVISION AS PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 79 - 85 OF SAID PUBLIC RECORDS, A DISTANCE OF 144.82 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE N.89 DEGREES 43'16"W, 1359.16 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE N.89 DEGREES 43'16"W, 1359.16 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE SOUTH RIGHT-OF-WAY LINE OF HUNTERS RIDGE SOUTH, A PUBLIC RIGHT-OF-WAY, AND SAID RIGHT-OF-WAY BEING A CUL-DE-SAC DEFINED BY A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 94 DEGREES 16'34" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.66 DEGREES 53'17"E, AND A CHORD LENGTH OF 87.96 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 98.73 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING A POINT OF REVERSE CURVE WITH A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 70 DEGREES 31'44" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.66 DEGREES 00'52"E, AND A CHORD LENGTH OF 34.64 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 36.83 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE S.89 DEGREES 43'16"E, STILL ALONG SAID RIGHT-OF-WAY LINE, 830.29 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 70 DEGREES 31'44" AND BEING SUBTENDED BY A CHORD HAVING A CHORD BEARING OF S.54 DEGREES 27'24"E, AND A CHORD LENGTH OF 34.64 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 36.83 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING A POINT OF REVERSE CURVE WITH A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 160 DEGREES 31'44" AND BEING SUBTENDED BY A CHORD HAVING A CHORD BEARING OF N.89 DEGREES 32'36"E, AND A CHORD LENGTH OF 118.27 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 168.11 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SW CORNER OF THE FOREMENTIONED LANDS DESCRIBED IN ORB 2005, PAGE 7648; THENCE S.53 DEGREES 10'17"E, 342.32 FEET TO THE POINT OF BEGINNING.  
 DESCRIBED PARCEL CONTAINS 10.00 ACRES, MORE OR LESS.  
 THE ABOVE DESCRIBED LANDS ARE THE SAME LANDS AS THOSE IDENTIFIED BY THE BAKER COUNTY PROPERTY APPRAISER'S TAX PARCEL IDENTIFICATION NUMBER 11-25-21-0000-0000-0035.

"BUILDING RESTRICTION LINES" OR "BUILDING SETBACK LINES" SHALL CONFORM TO BAKER COUNTY PLANNING AND ZONING DEPARTMENT REQUIREMENTS EFFECTIVE AT TIME OF CONSTRUCTION. OWNERS AND/OR BUILDERS SHOULD CONTACT THE BAKER COUNTY PLANNING AND ZONING DEPARTMENT PRIOR TO ANY CONSTRUCTION ON THESE LOTS FOR BUILDING RESTRICTION AND/OR SETBACK REQUIREMENTS.

STATE OF FLORIDA COUNTY OF BAKER  
 THIS IS TO CERTIFY THAT ON April 24, 2015 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Melody L. Combs, 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.  
*Susan Bluewom*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 12-25-15

STATE OF FLORIDA COUNTY OF BAKER  
 THIS IS TO CERTIFY THAT ON April 24, 2015 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Melody L. Combs, 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.  
*Susan Bluewom*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 12-25-15

STATE OF FLORIDA COUNTY OF BAKER  
 THIS IS TO CERTIFY THAT ON April 24, 2015 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Michelle D. Rhoden, 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.  
*Susan Bluewom*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 12-25-15

EASEMENTS OF TEN (10) FEET IN WIDTH AS SHOWN HEREON ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES.  
 NOTICE: NO EVIDENCE OF HABITAT OF ENDANGERED OR THREATENED SPECIES HAS COME TO THE ATTENTION OF THE SURVEYOR OR DEVELOPER AT THIS SITE THAT HAVE NOT BEEN PROPERLY MITIGATED WITH THE APPROPRIATE REGULATORY AGENCIES.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.  
 THERE ARE NO "ENVIRONMENTALLY SENSITIVE AREAS" AND "AREAS OF RESTRICTED DEVELOPMENT" KNOWN TO THE DEVELOPER. NO WETLANDS ARE SHOWN ON THIS PARCEL ON THE "NATIONAL WETLANDS INVENTORY MAPS". IF SUCH AREAS ARE IDENTIFIED THEN DEVELOPMENT WITHIN THESE AREAS IS SUBJECT TO COUNTY AND STATE REGULATIONS AND SHOULD NOT BE UNDERTAKEN WITHOUT APPROVAL FROM THE REGULATING AUTHORITIES.  
 THE IMMEDIATE AREA SURROUNDING THIS PARCEL IS PRIMARILY CUL OVER AGRICULTURAL TIMBER LANDS. THERE ARE RESIDENTIAL DWELLINGS WITHIN FOUR HUNDRED FEET OF THIS PARCEL ASSOCIATED THE RESIDENTIAL LOTS OF "HUNTERS RIDGE AT GLEN PLANTATION" AS RECORDED IN PLAT BOOK 3, PAGE 74, OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.  
 THERE ARE NO AREAS OF "HISTORICAL SIGNIFICANCE" IN THIS AREA THAT ARE KNOWN TO THE DEVELOPER OR THAT HAVE BEEN BROUGHT TO THE DEVELOPER'S ATTENTION OR OBVIOUS PHYSICAL EVIDENCE OF SUCH WHICH HAS BEEN OBSERVED.

LAND USE DESIGNATION AND ZONING IDENTIFICATION:  
 LAND USE: VERY LOW DENSITY - RESIDENTIAL, ZONING: RC-1  
 EXISTING SOIL TYPES AS PER USDA SOIL SURVEY OF BAKER COUNTY, FLORIDA:  
 21-MURRICANE AND RIDGEWOOD SOILS  
 23-LEON SAND

EXTRA ABBREVIATION:  
 (F) FIELD, AS IN "FIELD MEASUREMENT"  
 (D) DEED, AS IN "DEED DIMENSION"  
 (P) PLAT, AS IN "PLAT DIMENSION"  
 (R) RECORD, AS IN "RECORD DIMENSION"  
 PC = POINT OF CURVE  
 P.T. = POINT OF REVERSE CURVE  
 PT = POINT OF TANGENCY  
 BRG = BEARING

SYMBOL LEGEND  
 ■ CONCRETE MONUMENT FOUND  
 □ 4"x4" CONCRETE MONUMENT SET, LS 4708  
 ○ IRON PIN OR PIPE FOUND  
 ○ 5/8" ROD OR ROD SET, LS 4708  
 --- WIRE FENCE  
 --- ELECTRIC UTILITY LINE (OVERHEAD)  
 --- UNDERGROUND ELECTRIC SERVICE  
 --- CABLE TV LINE (OVERHEAD)  
 --- CHAIN LINK FENCE  
 --- WOODEN FENCE  
 CMP CORRUGATED METAL PIPE  
 RCP REINFORCED CONCRETE PIPE  
 LS LAND SURVEYOR  
 LB LICENSED BUSINESS  
 ORB OFFICIAL RECORD BOOK  
 PRM PERMANENT REFERENCE MONUMENT  
 POC PERMANENT CONTROL POINT  
 P UTILITY POLE  
 R/W RIGHT-OF-WAY  
 NO ID NO IDENTIFICATION  
 FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION CENTERLINE  
 E 4"x4" CONCRETE MONUMENT, PRM, LS 4708 (SET, UNLESS OTHERWISE NOTED).  
 C.M. CONCRETE MONUMENT  
 AC. ACRES  
 EL. ELEVATION  
 NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929  
 ○ NAIL AND DISC, P.C.P., LS 4708, FOUND.

THIS PLAT PREPARED BY  
**MARK D. DUREN AND ASSOCIATES, INC.**  
 LB 7620  
 1604 SW SISTERS WELCOME ROAD  
 LAKE CITY, FLA. 32025  
 (386) 758-9831 OFFICE  
 (386) 758-8010 FAX  
 WO# 14-328

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 OF THE FLORIDA STATUTES.  
 DATED 4/20/2015 SIGNED *Mark D. Duren*  
 MARK D. DUREN, P.S.M.  
 FLORIDA CERT. NO. 4708  
 1604 SW SISTERS WELCOME ROAD  
 LAKE CITY, FLA. 32025  
 (386) 758-9831

CERTIFICATE OF REVIEWING SURVEYOR  
 THIS IS TO CERTIFY THAT ON THIS 28 DAY OF APRIL 2015, A.D., Arnold J. Johns, A FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER, P.L.S. 14222, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177 PART 1 FOR THE COUNTY OF BAKER COUNTY, FLORIDA.  
 SIGNED: *Arnold J. Johns*