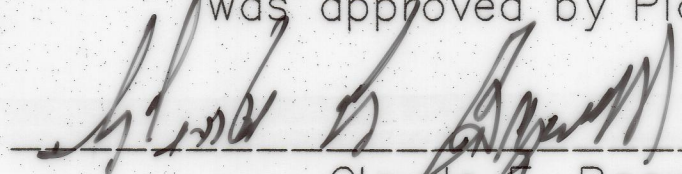


AMERICAN WAY TOWNHOMES

A Planned Unit Development being a part of the Northeast 1/4 of Section 5, Township 3 South and a part of the Southeast 1/4 of Section 32, Township 2 South, all in Range 22 East, City of Macclenny, Baker County, Florida.

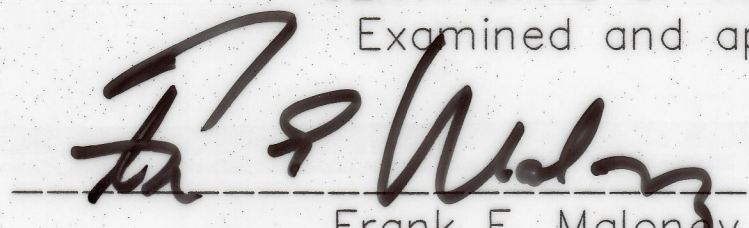
A REPLAT OF ALL OF LOTS 1-39, INCLUSIVE, AND TRACTS A, C, D, E, AND F, CREEKSIDE TOWNHOMES, AS RECORDED IN PLAT BOOK 3, PAGES 116-117 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY CITY OF MACCLENNY PLANNING AND ZONING:
This is to certify that on this ____ day of _____ A.D., 2017, the foregoing Plat or Plan was approved by Planning and Zoning of the City of Macclenny, Florida.



Claude E. Bagwell
City of Macclenny Zoning & Building Official

CERTIFICATE OF APPROVAL BY CITY OF MACCLENNY ATTORNEY:
Examined and approved by Frank E. Maloney, City Attorney.



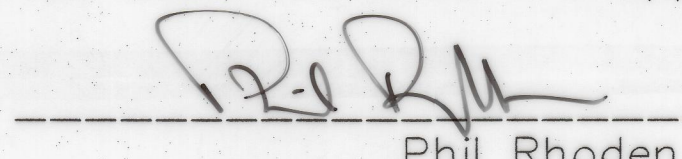
Frank E. Maloney
City Attorney City of Macclenny

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS:
This is to certify that on this ____ day of _____ A.D., 2017, the foregoing Plat has been examined and approved by the City of Macclenny, Florida.

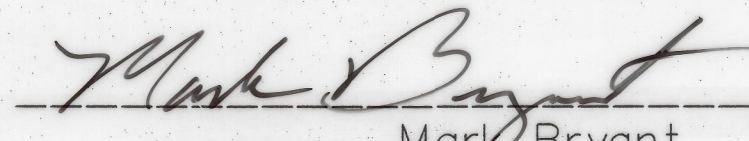


David Mette
City of Macclenny Director of Public Works

CERTIFICATE OF APPROVAL BY THE CITY OF MACCLENNY:
This is to certify that on this ____ day of _____ A.D., 2017, the foregoing Plat has been examined and approved by the City Council of the City of Macclenny, Florida.

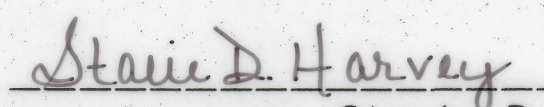


Phil Rhoden
City Manager



Mark Bryant
Mayor

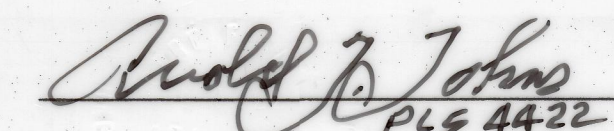
CERTIFICATE OF THE CLERK OF THE COURT:
I hereby certify that I have examined the foregoing Plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on this 20th day of JULY A.D., 2017, in Plat Book 4 on Pages 20 & 21 of the public records of Baker County, Florida.

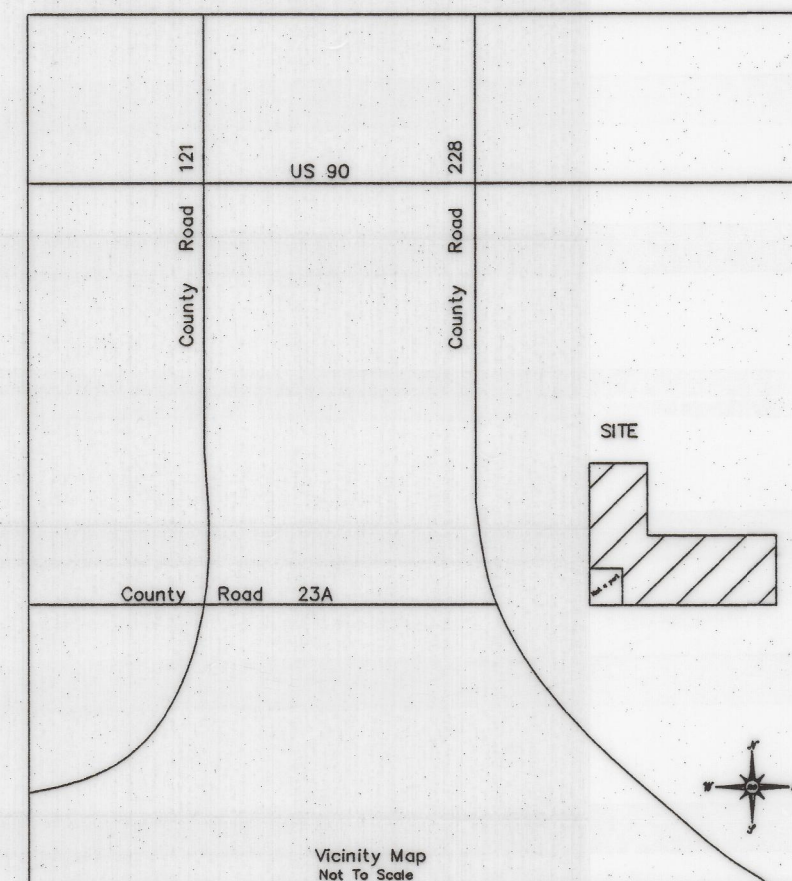


Stacie D. Harvey
Clerk of Circuit Court Baker County, Florida

SURVEYOR'S REVIEW (Chapter 177.081 (1) Florida Statutes)
I hereby certify on this 14TH day of JULY, A.D. 2017, that this plat has been reviewed by me and that said plat is in conformity with Chapter 177, Part 1- Platting, Florida Statutes.

Signed this 14TH day of JULY, A.D. 2017

Signed 
PLS 4422



SURVEYORS NOTES

- 1) All platted utility easements shall also be easements for construction, installation, maintenance, and operation of cable television services, provided, however, that no construction, installation, maintenance or 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 will be solely responsible for damages.
- 2) Tracts 31A through 31E shown hereon were configured from Tracts A-F as shown on Creekside Townhomes-Plat Book 3, Pages 116-117.
- 3) The bearings shown hereon are based on the South line of Section 32, Twn 2 South, Range 22 East; said bearing being S 88°40'02"W (Grid North - NAD83 - Florida North Zone)

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.

ADOPTION AND DEDICATION:
This is to certify that Blair D. Gatlin, under the laws of the State of Florida, is the lawful owner of the lands described in the Caption hereon as "American Way Townhomes", having caused the same to be surveyed and subdivided. All roads, streets, courts, walkways, and easements for drainage, utilities, and sewers are irrevocably and without reservation dedicated to the City of Macclenny, its successors and assigns.

Tract "31A" and "31B" are hereby dedicated as a drainage easement, and as such shall permit the City of Macclenny, its successors and assigns, to discharge into said Tract "31A" and "31B", all water which may fall on or come upon all roads, streets, courts, and walkways, hereby dedicated together with all substances or matter which may flow or pass from said roads, streets, courts, walkways, from adjacent lands or from any other source of public waters into or through said Tract "31A" and "31B", without any liability whatsoever on the part of the City of Macclenny, its successors and assigns, for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Macclenny, its successors and assigns.

Tract "31A" and "31B" and any water treatment facilities or structures within it, owned in Fee Simple title by the owner, its successors and assigns, and all maintenance and any other matters pertaining to said Tract "31A" and "31B" are the responsibility of the owner, its successors and assigns, the City of Macclenny, by acceptance of this Plat assumes no responsibility whatsoever for said Tract "31A" and "31B" and water treatment systems.

The 20 foot wide sewer easement shown hereon lying within Tract "31C" and "31D" is hereby dedicated to the City of Macclenny, its successors and assigns.

The City of Macclenny, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the developer, owner or any other person within the area of lands hereby Platted, or of the pond (and treatment systems therein) shown on this Plat, but shall have the right to modify the water level including the repair or replacement of the pond/stormwater management facilities and the control structures to effect adequate drainage.

The owner, its successors and assigns of the lands Platted and Captioned hereon, shall indemnify the City of Macclenny and save it harmless from any suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the pond/stormwater management facilities described above or any part thereof, occasioned wholly or in part by any act or omission of its agent, contractors, employees, servants, licensees or concessionaires within "American Way Townhomes". This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned owner(s) do hereby reserve unto themselves and assigns, an easement for construction of signs and landscaping over Tract "31D" as shown and Platted hereon. The maintenance responsibilities of which shall be those of the owner, its successors and assigns.

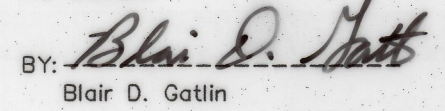
That easement designated as a 100 foot wide utility easement is hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.


Florida Power & Light Company and its successors and assigns are hereby irrevocably dedicated a 10 foot wide utility easement along the front of each lot and Tract for its use in conjunction with its underground electrical distribution system.


Tracts "31D" and "31E" are reserved for future use, and shall remain in Fee Simple title by the owner, its successors and assigns.


Tract "31C" wetland preservation shall remain in Fee Simple title by the owner, its successors and assigns.

IN WITNESS THEREOF, BLAIR D. GATLIN HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OWNER.

BY: 
Blair D. Gatlin


Melissa K. Thompson
WITNESS (Signature)



Janice Clark
WITNESS (Signature)


Janice Clark
WITNESS (Printed Name)

NOTARY:
STATE OF FLORIDA
COUNTY OF BAKER

The foregoing instrument was acknowledged before me this 14th day of JULY, 2017 by Blair D. Gatlin, who is personally known to me and did not take an oath.



Sheryl R. Mills
Notary Public, State of Florida


Stacy R. Mills
Name: (Type or Print)

My Commission Expires: 5-3-18
Commission Number: FF10742

CERTIFICATE OF SURVEYOR:
Know all men by these presents, that the undersigned, being currently Licensed and Registered by the State of Florida, as a Surveyor and Mapper, does hereby certify that he has surveyed the lands shown on the foregoing Plat, that said Plat is a true and correct representation of the lands surveyed, that the survey was made under his responsible direction and supervision, that permanent reference monuments (P.R.M.'s) have been found, permanent control points (P.C.P.'s) and all lot corners have been set in accordance with Chapter 177, Florida Statutes.

SIGNED AND SEALED THIS 13TH day of JULY A.D., 2017


GERALD RAY DAUGHERTY, PLS 5098
Florida Registered Surveyor and Mapper
Florida Certificate: LS 5098
Certificate of Authorization: LB 6525
Ray Daugherty Land Surveyor, Inc.
8123 SW CR 225
Starke, FL 32091