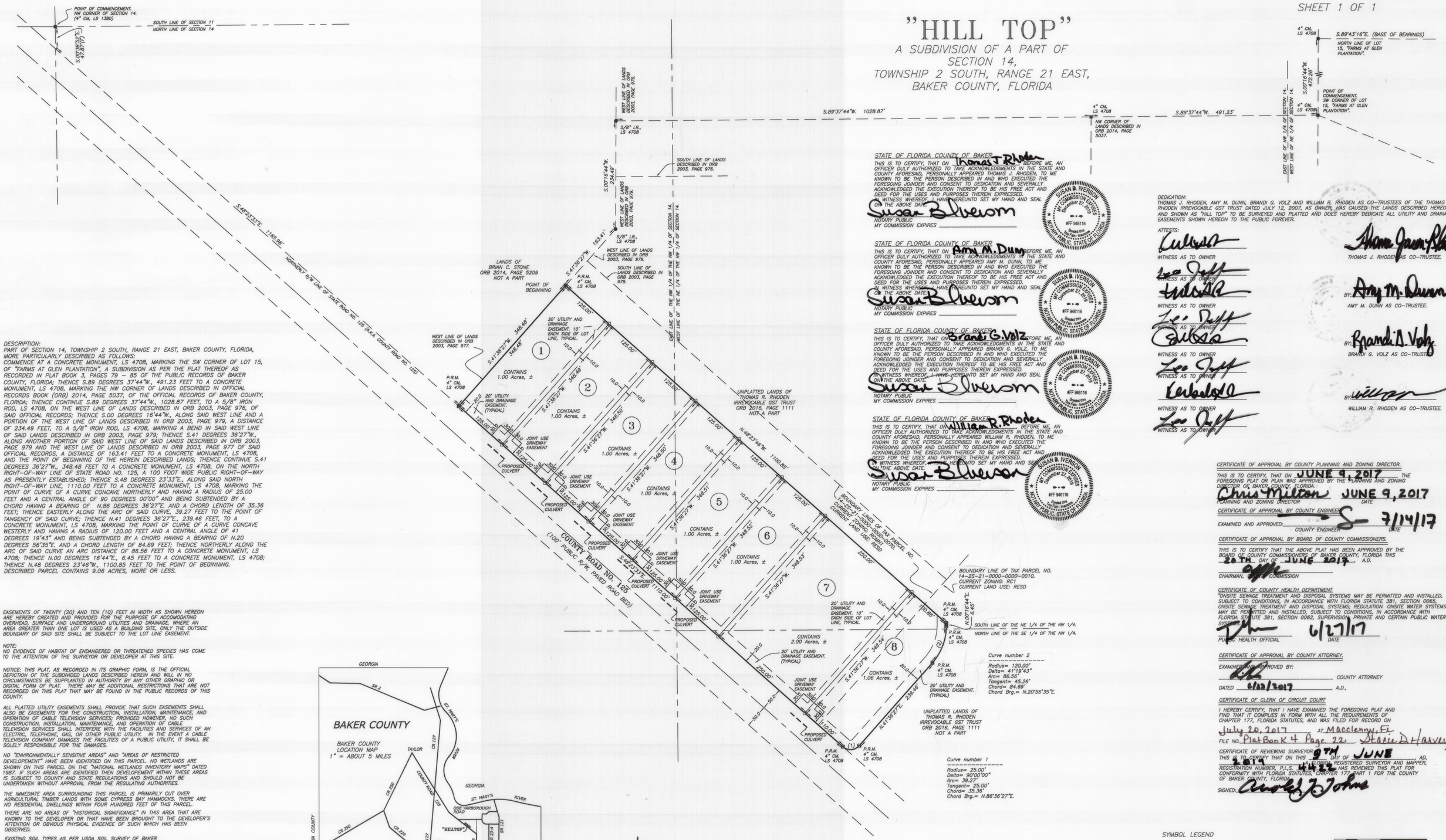
PLAT BOOK 4 PAGE 22

SHEET 1 OF 1

"HILL TOP"

A SUBDIVISION OF A PART OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA



DESCRIPTION:
PART OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT, LS 4708, MARKING THE SW CORNER OF LOT 15, OF "FARMS AT GLEN PLANTATION", A SUBDIVISION AS PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 79 – 85 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; THENCE S.89 DEGREES 37'44"W., 491.23 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 2014, PAGE 5037, OF THE OFFICIAL RECORDS OF BAKER COUNTY, FLORIDA; THENCE CONTINUE S.89 DEGREES 37'44"W., 1028.87 FEET, TO A 5/8" IRON ROD, LS 4708, ON THE WEST LINE OF LANDS DESCRIBED IN ORB 2003, PAGE 976, OF SAID OFFICIAL RECORDS; THENCE S.00 DEGREES 16'44"W., ALONG SAID WEST LINE AND A PORTION OF THE WEST LINE OF LANDS DESCRIBED IN ORB 2003, PAGE 979, A DISTANCE OF 234.49 FEET, TO A 5/8" IRON ROD, LS 4708, MARKING A BEND IN SAID WEST LINE OF SAID LANDS DESCRIBED IN ORB 2003, PAGE 979; THENCE S.41 DEGREES 36'27"W., ALONG ANOTHER PORTION OF SAID WEST LINE OF SAID LANDS DESCRIBED IN ORB 2003, PAGE 979 AND THE WEST LINE OF LANDS DESCRIBED IN ORB 2003, PAGE 977 OF SAID OFFICIAL RECORDS, A DISTANCE OF 163.41 FEET TO A CONCRETE MONUMENT, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.41 DEGREES 36'27"W., 348.48 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 125, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE S.48 DEGREES 23'33"E., ALONG SAID NORTH RIGHT-OF-WAY LINE, 1110.00 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00'00" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.86 DEGREES 36'27"E. AND A CHORD LENGTH OF 35.36 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.41 DEGREES 36'27"E., 239.46 FEET, TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 41 DEGREES 19'43" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.20 DEGREES 56'35"E. AND A CHORD LENGTH OF 84.69 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 86.56 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE N.00 DEGREES 16'44"E., 6.45 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE N.48 DEGREES 23'46"W., 1100.85 FEET TO THE POINT OF BEGINNING.
DESCRIBED PARCEL CONTAINS 9.06 ACRES, MORE OR LESS.

EASEMENTS OF TWENTY (20) AND TEN (10) FEET IN WIDTH AS SHOWN HEREON ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.

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

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 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.

NO "ENVIRONMENTALLY SENSITIVE AREAS" AND "AREAS OF RESTRICTED DEVELOPEMENT" HAVE BEEN IDENTIFIED ON THIS PARCEL. NO WETLANDS ARE SHOWN ON THIS PARCEL ON THE "NATIONAL WETLANDS INVENTORY MAPS" DATED 1987. IF SUCH AREAS ARE IDENTIFIED THEN DEVELOPEMENT 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 CUT OVER AGRICULTURAL TIMBER LANDS WITH SOME CYPRESS BAY HAMMOCKS. THERE ARE NO RESIDENTIAL DWELLINGS WITHIN FOUR HUNDRED FEET OF THIS PARCEL.

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.

EXISTING SOIL TYPES AS PER USDA SOIL SURVEY OF BAKER COUNTY, FLORIDA:
23–LEON SAND
42–POTTSBURG SAND, HIGH

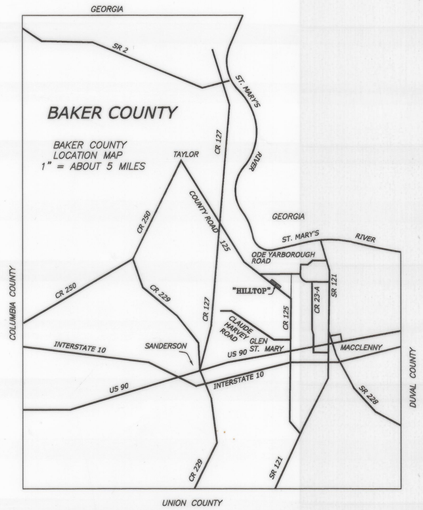
CURRENT LAND USE DESIGNATION AND ZONING CLASSIFICATION:
LOTS 1 – 7 ARE WHOLLY RCMH1 AND RCB.
LOT 8 IS PARTIALLY IN RCMH1 AND RSED, ALSO PARTIALLY IN RC1 AND RESD.

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 6/7/2017 SIGNED _____

MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758–9831



VICINITY MAP

SEE DRAWING FILE: 16344_FP_11_23_2016.DWG

STATE OF FLORIDA COUNTY OF BAKER
THIS IS TO CERTIFY, THAT ON Thomas J. Rhoden BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED THOMAS J. 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 B Iverson
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
SUSAN B. IVERSON MY COMMISSION EXPIRES December 27, 2019 #FF 946116 Bonded thru Florida Notary Assn. PUBLIC STATE OF FLORIDA

STATE OF FLORIDA COUNTY OF BAKER
THIS IS TO CERTIFY, THAT ON Amy M. Dunn BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED AMY M. DUNN, 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 B Iverson
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
SUSAN B. IVERSON MY COMMISSION EXPIRES December 27, 2019 #FF 946116 Bonded thru Florida Notary Assn. PUBLIC STATE OF FLORIDA

STATE OF FLORIDA COUNTY OF BAKER
THIS IS TO CERTIFY, THAT ON Brandi G. Volz BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED BRANDI G. VOLZ, 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 B Iverson
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
SUSAN B. IVERSON MY COMMISSION EXPIRES December 27, 2019 #FF 946116 Bonded thru Florida Notary Assn. PUBLIC STATE OF FLORIDA

STATE OF FLORIDA COUNTY OF BAKER
THIS IS TO CERTIFY, THAT ON William R. Rhoden BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED WILLIAM R. 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 B Iverson
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
SUSAN B. IVERSON MY COMMISSION EXPIRES December 27, 2019 #FF 946116 Bonded thru Florida Notary Assn. PUBLIC STATE OF FLORIDA

DEDICATION:
THOMAS J. RHODEN, AMY M. DUNN, BRANDI G. VOLZ AND WILLIAM R. RHODEN AS CO–TRUSTEES OF THE THOMAS R. RHODEN IRREVOCABLE GST TRUST DATED JULY 12, 2007, AS OWNER, HAS CAUSED THE LANDS DESCRIBED HEREON AND SHOWN AS "HILL TOP" TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE ALL UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

ATTESTS:
WITNESS AS TO OWNER
WITNESS AS TO OWNER
BY: Thomas Jason Rhoden
THOMAS J. RHODEN AS CO–TRUSTEE.

WITNESS AS TO OWNER
WITNESS AS TO OWNER
BY: Amy M. Dunn
AMY M. DUNN AS CO–TRUSTEE.

WITNESS AS TO OWNER
WITNESS AS TO OWNER
BY: Brandi G. Volz
BRANDI G. VOLZ AS CO–TRUSTEE.

WITNESS AS TO OWNER
WITNESS AS TO OWNER
BY: _____
WILLIAM R. RHODEN AS CO–TRUSTEE.

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR.
THIS IS TO CERTIFY, THAT ON JUNE 9, 2017 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.
Chris Milton JUNE 9, 2017
PLANNING AND ZONING DIRECTOR DATE

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER
EXAMINED AND APPROVED: _____ 7/14/17
COUNTY ENGINEER 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 20TH DAY OF JUNE 2017 A.D.
_____
CHAIRMAN, COMMISSION

CERTIFICATE OF 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."
_____ 6/27/17
PUBLIC HEALTH OFFICIAL DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY.
EXAMINED AND APPROVED BY:
_____ COUNTY ATTORNEY
DATED 6/22/2017 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 July 20, 2017 AT Macclenny, FL
FILE NO. Plat Book 4 Page 22 Stacie D Harvey

CERTIFICATE OF REVIEWING SURVEYOR
THIS IS TO CERTIFY THAT ON THIS 9TH DAY OF JUNE, AD, 2017 I, FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER, P.L.S. 4422 HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, PART 1 FOR THE COUNTY OF BAKER COUNTY, FLORIDA.
SIGNED: _____

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 NORTH LINE OF LOT 15 OF SAID "FARMS AT GLEN PLANTATION".
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. 12003C0220C. 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. NO EASEMENT FOR UTILITIES AND/OR DRAINAGE IS SHOWN ON THIS LOT IN RECORDS IN THE POSSESSION OF THIS OFFICE.
5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
7. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. CLOSURE OF FIELD SURVEY IS 1/31,281.
9. WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
10. MINIMUM LOT SIZE IS 1.00 ACRES.
11. DEVELOPEMENT CONTAINS A TOTAL OF 9.06 ACRES, MORE OR LESS.

SYMBOL LEGEND

■	CONCRETE MONUMENT FOUND
□	4"X4" CONCRETE MONUMENT SET, LS 4708
●	IRON PIN OR PIPE FOUND
○	5/8" IRON ROD SET, LS 4708
—x—	WIRE FENCE
—E—	ELECTRIC UTILITY LINE (OVERHEAD)
– UGE –	UNDERGROUND ELECTRIC SERVICE
—ctv—	CABLE TV LINE (OVERHEAD)
— o —	CHAIN LINK FENCE
—o—	WOODEN FENCE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
⊗	UTILITY POLE
R/W	RIGHT–OF–WAY
NO ID.	NO IDENTIFICATION
FLA. D.O.T.	FLA. DEPT. OF TRANSPORTATION
℄	CENTERLINE
▣	4"X4" CONCRETE MONUMENT, PRM, LS 4708.
C.M.	CONCRETE MONUMENT
AC.	ACRES
EL.	ELEVATION
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
⊙	NAIL AND DISC, PCP, LS 4708.

0 25 50 100 200
GRAPHIC SCALE
SCALE: 1 INCH = 100 FEET

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# 16–344