

"SHOALS PARK UNIT 3"
 BEING A PORTION OF
 SECTION 11
 TOWNSHIP 2 SOUTH, RANGE 21 EAST
 BAKER COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR:

THIS IS TO CERTIFY, THAT ON July 12, 2018 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.

[Signature] ACTING PLANNING AND ZONING DIRECTOR
12 July 2018 DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

EXAMINED AND APPROVED BY:

[Signature] COUNTY ATTORNEY
 DATED 17 July 2018

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] PUBLIC HEALTH OFFICIAL
7-12-18 DATE

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER:

EXAMINED AND APPROVED:

[Signature] COUNTY ENGINEER
7/17/18 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

17 DAY OF July, 2018
[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 PART 1, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON

July 27, 2018 AT Macclenny, Florida
 FILE NO. Plat Book 4 Page 23-24
Stacie D. Harvey, Clerk of Court

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 6-26-18
 SIGNED: [Signature]
 FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4422.

XREF: D-13-287
 XREF: D-15-085
 W.O. D-18-052

Description:

A parcel of land lying in Section 11, Township 2 South, Range 21 East, Baker County, Florida, being more particularly described as follows;

Begin at the Northwest corner of Shoals Park Unit 2, Plat Book 4, Pages 14 and 15, of the public records of Baker County, Florida said point also being on the North line of said Section 11, Township 2 South, Range 21 East, Baker County, Florida; thence on the West line of said Shoals Park Unit 2, S 00°51'38" E, a distance of 1357.87 feet to the Northerly Right of Way line of Odis Yarborough Road (60 foot Right of Way as now established); thence departing said West line and on said Northerly Right of Way line, S 89°49'46" W, a distance of 1100.07 feet; thence departing said Northerly Right of Way line, N 00°51'38" W, a distance of 1379.52 feet to the aforesaid North line of Section 11; thence on said North line, S 89°02'37" E, a distance of 1100.55 feet to the Point of Beginning.

Containing 34.56 acres, more or less.

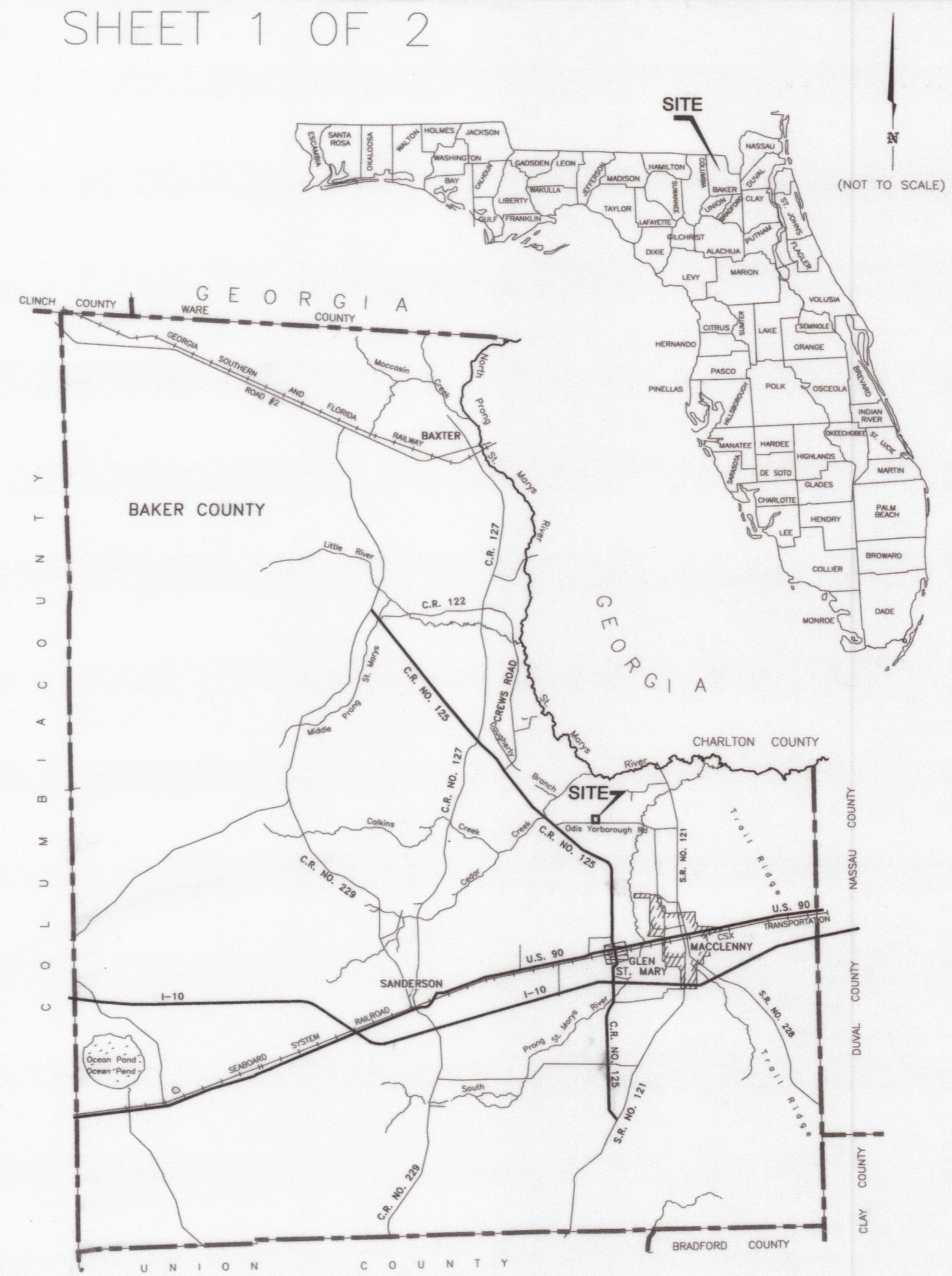
EASEMENTS OF FIFTEEN (15) FEET IN WIDTH AND SEVEN AND ONE HALF FEET (7.5) IN WIDTH AS SHOWN HERE ON ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE, WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE 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.

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.

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°02'37" 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.) THIS IS CURRENTLY ZONED (AG 10.0 & 7.5), RESIDENTIAL (1.0).
- 10.) URBAN SERVICES ARE, ELECTRIC AND TELEPHONE.
- 11.) HOMES CONSTRUCTED ON LOTS 1 THROUGH 8, INCLUSIVE, MUST FACE ODIS YARBOROUGH ROAD.



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 UNIT 3", AND THAT ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AND ROAD RIGHT OF WAYS 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
[Signature] WITNESS AS TO OWNER
[Signature] WITNESS AS TO OWNER

CERTIFICATE OF REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT ON THIS 28 DAY OF JUNE, 2018, 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 July 12th 2018, 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:



"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:

 LD BRADLEY LAND SURVEYORS Old World Knowledge... New Age Technology	L. D. 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.: 18-052	SURVEY DATE: 04/25/18	DRAFTED BY: DHB
CHECKED BY: AJJ	CAD FILE: 18052.DWG	FB