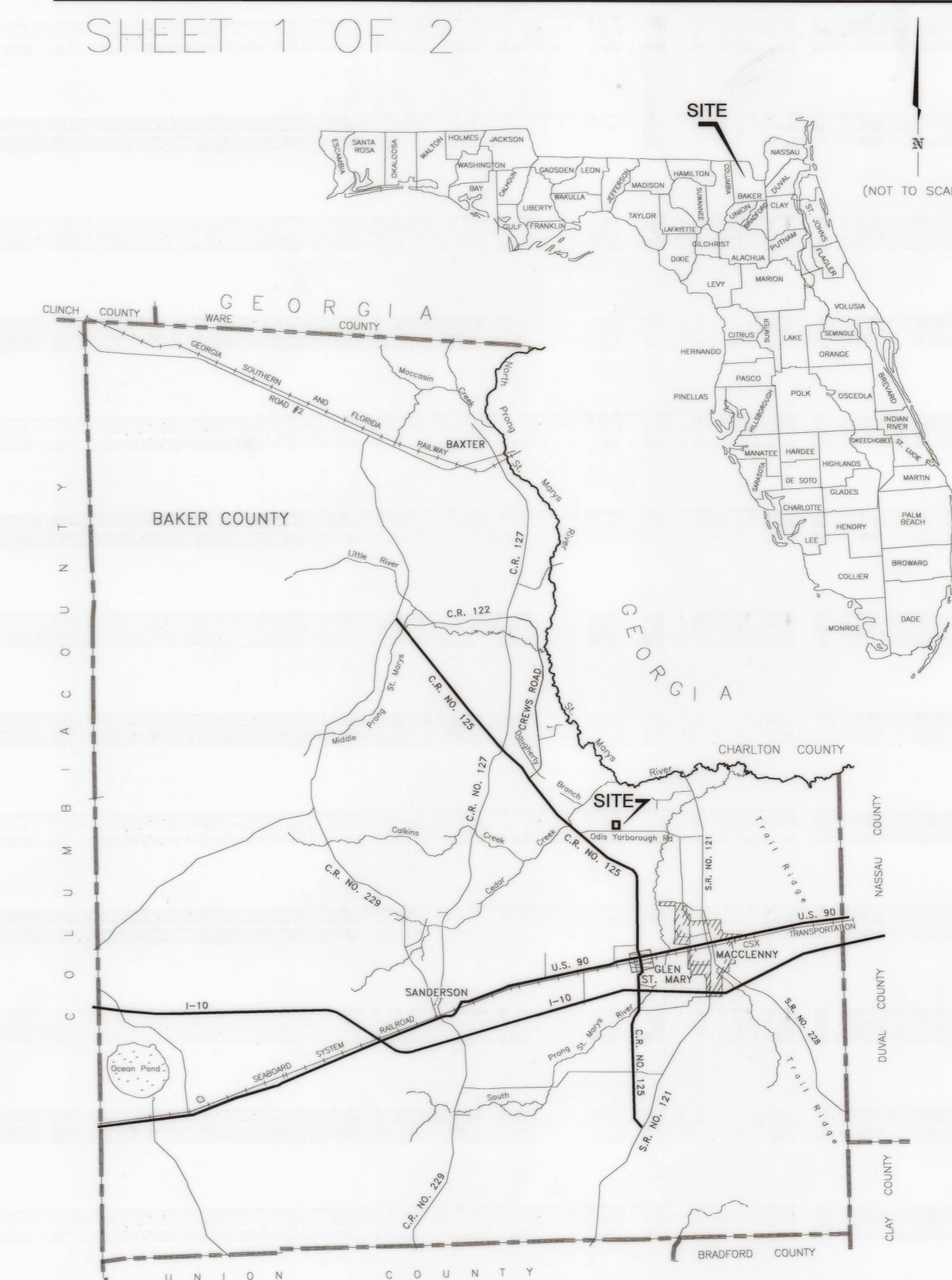


"SHOALS PARK UNIT 4"

BEING A PORTION OF
SECTIONS 10 AND 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 _____ THE FOREGOING
PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF
BAKER COUNTY, FLORIDA.

[Signature]
PLANNING AND ZONING DIRECTOR DATE 10-16-2020

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

EXAMINED AND APPROVED BY:

[Signature] COUNTY ATTORNEY

DATED 10/16/2020

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 DATE 10/28/20

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER:

EXAMINED AND APPROVED: [Signature] COUNTY ENGINEER

DATE 10/29/2020

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 10/29/2020
[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

10/30/2020 AT Macclenny, Florida

FILE NO. Stacie D. Harvey

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 Sept. 30, 2020

SIGNED [Signature]
ARNOLD J. JOHNS
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4422.
LD BRADLEY LAND SURVEYORS
510 SOUTH 5th STREET
MACCLENNY, FL 32063

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 4", 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
WITNESS AS TO OWNER

[Signature]
WITNESS AS TO OWNER

CAPTION:

TRACT "A":

A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 10, ALSO BEING THE NORTHWEST CORNER OF SAID
SECTION 11; THENCE SOUTH 89°03'51" EAST ALONG THE NORTH LINE OF SECTION 11 A DISTANCE OF 473.59
FEET TO THE NORTHWEST CORNER OF "SHOALS PARK UNIT 3" AS PER PLAT THEREOF, RECORDED IN PLAT
BOOK 4, PAGES 23 AND 24 OF THE PUBLIC RECORDS OF SAID BAKER COUNTY; THENCE DEPARTING THE
NORTH LINE OF SECTION 11, SOUTH 00°51'38" EAST ALONG THE WEST LINE OF SAID "SHOALS PARK UNIT 3" A
DISTANCE OF 1379.52 FEET TO THE SOUTHWEST CORNER THEREOF, LYING ON THE NORTH RIGHT-OF-WAY
LINE OF ODIS YARBOROUGH ROAD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE DEPARTING
SAID WEST LINE, SOUTH 89°47'29" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 347.57 FEET
TO AN ANGLE POINT ON SAID RIGHT-OF-WAY; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE
SOUTH 88°39'24" WEST A DISTANCE OF 1302.50 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE,
NORTH 00°51'38" WEST A DISTANCE OF 1338.95 FEET TO THE NORTH LINE OF AFORESAID SECTION 10; THENCE
NORTH 86°06'08" EAST ALONG SAID NORTH LINE A DISTANCE OF 1178.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.92 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT "B":

A PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 86°06'08" WEST ALONG THE
NORTH LINE OF SECTION 10 A DISTANCE OF 1505.75 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING
SAID NORTH LINE, SOUTH 00°51'38" EAST A DISTANCE OF 1324.98 FEET TO THE NORTH RIGHT-OF-WAY LINE OF
ODIS YARBOROUGH ROAD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 88°39'24" WEST
ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 75.36 FEET TO AN ANGLE POINT ON SAID
RIGHT-OF-WAY LINE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, NORTH 88°34'15" WEST A DISTANCE
OF 513.49 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°51'43" WEST A DISTANCE OF
1255.42 FEET TO THE AFORESAID NORTH LINE OF SECTION 10; THENCE NORTH 86°06'08" EAST ALONG SAID
NORTH LINE A DISTANCE OF 588.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.43 ACRES, MORE OR LESS.

EASEMENTS OF TEN (10) FEET IN WIDTH, FIFTEEN (15) FEET IN WIDTH AND TWENTY (20) FEET IN WIDTH AS
SHOWN HEREON 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 WEST LINE OF "SHOALS PARK UNIT 3", PLAT BOOK 4, PAGES
23 & 24, BAKER COUNTY, FLORIDA. SAID MONUMENTED LINE HAVING A GRID BEARING OF S 00°51'38" E.
- 2.) PROPERTY HEREON LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAPS 12003C0202C,
12003C0204C, 12003C0206C AND 12003C0208C, ALL BEING 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.) URBAN SERVICES ARE, ELECTRIC AND TELEPHONE.
- 6.) HOMES CONSTRUCTED ON LOTS 1 THROUGH 15, INCLUSIVE, MUST FACE ODIS YARBOROUGH ROAD.
- 7.) EXISTING SOIL CONDITIONS AS PER AS PER U.S.D.A. SOIL SURVEY MAPS FOR BAKER COUNTY, FLORIDA,
OCILLA AND PATEGO.
- 8.) THIS IS CURRENTLY ZONED (AG 10.0 & 7.5), RESIDENTIAL (1.0).
- 9.) A TITLE COMMITMENT FOR THIS PROPERTY HAS NOT BEEN REVIEWED.

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.: 19-283	SURVEY DATE: JANUARY 28, 2020	DRAFTED BY: DHB/GLM
CHECKED BY: AJJ	CAD FILE: 19-283 PLAT.dwg	FB 1125/14 1130/2