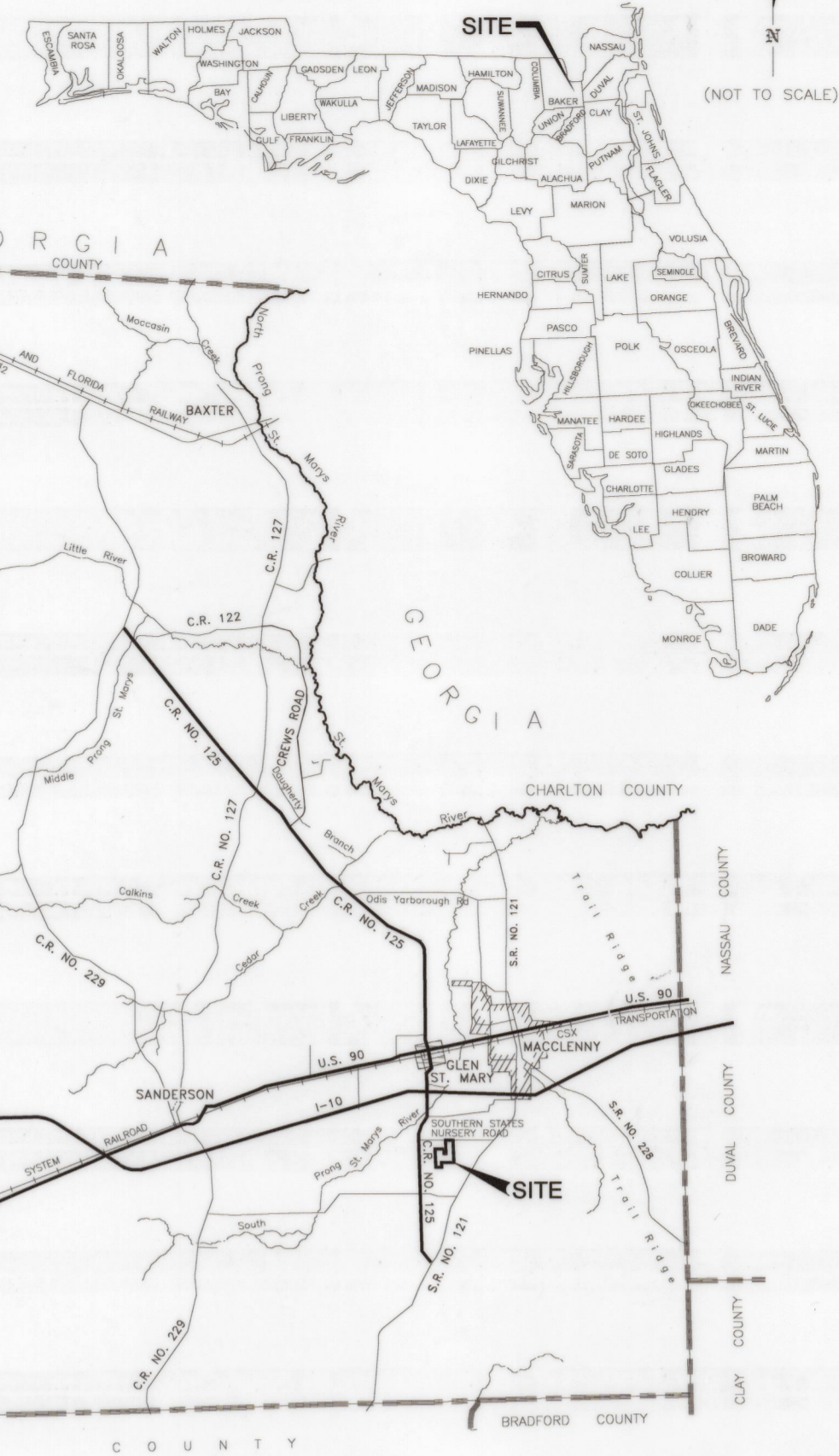


"SOUTHERN ESTATES PHASE 1"

BEING A PORTION OF
SECTION 13
TOWNSHIP 3 SOUTH, RANGE 21 EAST
BAKER COUNTY, FLORIDA



CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR:

THIS IS TO CERTIFY, THAT ON 12-15-2021 THE FOREGOING
PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF
BAKER COUNTY, FLORIDA.

PLANNING AND ZONING DIRECTOR [Signature] DATE 2/5/2021

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

EXAMINED AND APPROVED BY:
[Signature] COUNTY ATTORNEY

DATED 2/8/2021

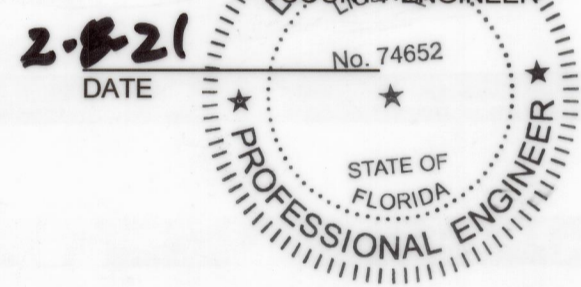
CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT:

"ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS MAY BE PERMITTED AND
INSTALLED, SUBJECT TO CONDITIONS IN ACCORDANCE WITH FLORIDA STATUTE
381, SECTION 0085, 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
0082, SUPERVISION, PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS."

BY: [Signature] PUBLIC HEALTH OFFICIAL DATE 2-5-21

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER:

EXAMINED AND APPROVED [Signature] DATE 2-8-21



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

[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

02/05/2021 AT Macleenny, FL
FILE NO. Stacia D Harvey

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT SOUTHERN ESTATES INVESTMENTS, LLC, HAS
CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED,
TO BE KNOWN AS "SOUTHERN ESTATES PHASE 1", AND THAT ALL EASEMENTS FOR UTILITIES,
DRAINAGE AND OTHER PURPOSES AND ROADWAY EASEMENTS INCIDENT THERETO AS SHOWN
AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE SOUTHERN ESTATES HOME
OWNERS ASSOCIATION AS PER THE "DECLARATION OF THE PROTECTIVE COVENANTS AND
RESTRICTIONS OF SOUTHERN ESTATES SUBDIVISION" RECORDED IN INSTRUMENT NUMBER
202000007464, PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

ATTESTS:

[Signature] SOUTHERN ESTATES INVESTMENTS, LLC
[Signature] WITNESS AS TO OWNER
[Signature] WITNESS AS TO OWNER

CERTIFICATE OF REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT ON THIS 5 DAY OF FEBRUARY, 2021, 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]

CAPTION:

SOUTHERN ESTATES PHASE 1

A PORTION OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 13, LYING WITHIN THE
RIGHT-OF-WAY OF SOUTHERN STATES NURSERY ROAD, A COUNTY-MAINTAINED ROAD OF
VARIABLE WIDTH AS IT NOW EXISTS; THENCE SOUTH 01°27'51" EAST ALONG THE EAST LINE OF
SECTION 13 A DISTANCE OF 46.69 FEET TO A 4"x4" CONCRETE MONUMENT ("LB 6888") SET ON
THE SOUTH RIGHT-OF-WAY LINE OF SOUTHERN STATES NURSERY ROAD AND THE POINT OF
BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY AND CONTINUING ALONG SAID EAST
LINE, SOUTH 01°27'51" EAST A DISTANCE OF 3198.43 FEET TO A FOUND 4"x4" CONCRETE
MONUMENT ("LS 4708"); THENCE DEPARTING SAID EAST LINE, NORTH 89°24'48" WEST A
DISTANCE OF 1054.80 FEET TO A SET 4"x4" CONCRETE MONUMENT ("LB 6888"); THENCE NORTH
01°30'01" WEST A DISTANCE OF 614.75 FEET TO A SET 4"x4" CONCRETE MONUMENT ("LB 6888");
THENCE SOUTH 89°24'48" EAST A DISTANCE OF 357.86 FEET TO A SET 4"x4" CONCRETE
MONUMENT ("LB 6888"); THENCE NORTH 01°27'51" WEST A DISTANCE OF 626.11 FEET TO A SET
4"x4" CONCRETE MONUMENT ("LB 6888"); THENCE NORTH 89°17'33" WEST A DISTANCE OF 358.29
FEET TO A 4"x4" CONCRETE MONUMENT ("LB 6888") SET ON THE WEST LINE OF THE EAST 16
CHAINS OF SAID SECTION 13; THENCE NORTH 01°30'01" WEST ALONG SAID WEST LINE A
DISTANCE OF 1969.43 FEET TO A 5/8" IRON ROD ("PSM 4889") FOUND ON THE AFORESAID SOUTH
MAINTAINED RIGHT-OF-WAY LINE OF SOUTHERN STATES NURSERY ROAD; THENCE SOUTH
88°44'01" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1057.35 FEET TO THE POINT OF
BEGINNING.

CONTAINING 72.48 ACRES, MORE OR LESS.

SUBJECT TO A 30' EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN OFFICIAL
RECORDS BOOK 1998, PAGE 1041, PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

SUBJECT TO A 40' EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN INSTRUMENT No.
20190003711 AND INSTRUMENT No. 20190003712, PUBLIC RECORDS OF BAKER COUNTY,
FLORIDA.

SUBJECT TO A 40' EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN INSTRUMENT No.
201100001630 (PARCEL 1), PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

SUBJECT TO A 60' EASEMENT FOR INGRESS, EGRESS, ROAD CONSTRUCTION AND UTILITIES AS
DESCRIBED IN INSTRUMENT No. 201100001630 (PARCEL 1), PUBLIC RECORDS OF BAKER
COUNTY, FLORIDA.

NOTICE:

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.

MORTGAGEE JOINDER AND CONSENT:

THIS IS TO CERTIFY THAT CAPITAL CITY BANK, THE HOLDER OF THAT CERTAIN MORTGAGE
UPON THE PROPERTY CONTAINED IN THE CAPTION SHOWN HEREON AND AS RECORDED
IN OFFICIAL RECORDS BOOK 2020, PAGES 8320 OF THE PUBLIC RECORDS
OF BAKER COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE SUBDIVIDING AND PLATTING
OF "SOUTHERN ESTATES PHASE 1" FOR THE USES HEREON EXPRESSED WITH ITS PRESIDENT'S
SIGNATURE AFFIXED. SIGNED THIS 9th DAY OF Feb, 2021, A.D.

MORTGAGEE:

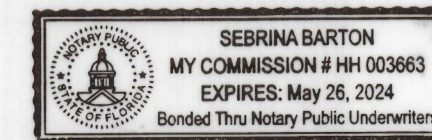
BY: [Signature]
PATRICIA EVANS, PRESIDENT
CAPITAL CITY BANK BRADFORD/CLAY
350 N. TEMPLE AVENUE
STARKE, FL 32091

STATE OF FLORIDA

COUNTY OF Bradford

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF
Feb, 2021, A.D. BY PATRICIA EVANS WHO IS PERSONALLY KNOWN TO ME /
PRODUCED VALID IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
[Signature]
NAME (TYPE OR PRINT)



MY COMMISSION EXPIRES: May 26, 2024

COMMISSION NUMBER: HH003663

SURVEYORS NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO FLORIDA STATE PLANE, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM
OF 1983/99 ADJUSTMENT WITH THE EAST LINE OF SECTION 13 HAVING A GRID BEARING OF S01°27'51"E.
- 2.) THE FLOOD ZONE BOUNDARIES SHOWN HEREON WERE PLOTTED BY SCALE ONLY.
THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "AE", FLOOD ZONE "X", AND FLOOD ZONE "XX" OTHER AREAS
AS PER FLOOD INSURANCE RATE MAPS 12003C 0306C & 0307C, BOTH DATED JUNE 17, 2008.
ZONE "AE" "FLOODWAY" IS A REGULATORY FLOODWAY.
ZONE "AE" IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED.
ZONE "X" IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ZONE "XX" OTHER AREAS IS DEFINED AS AN AREA OF 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OF 1% ANNUAL
CHANCE FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- 3.) WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
- 4.) MINIMUM LOT SIZE IS 1.25 ACRES ON EXISTING PAVED ROADS.
- 5.) URBAN SERVICES ARE, ELECTRIC AND TELEPHONE.
- 6.) THIS IS CURRENTLY ZONED AG 5.0 AND RC 1.0.
- 7.) A TITLE COMMITMENT FOR THIS PROPERTY HAS NOT BEEN REVIEWED.
- 8.) INGRESS AND EGRESS TO AND FROM LOT 13 WILL BE LIMITED TO MALLORY LANE.
- 9.) THERE MAY BE ADDITIONAL RESTRICTIONS SHOWN IN THAT CERTAIN "DECLARATION OF THE PROTECTIVE COVENANTS
AND RESTRICTIONS OF SOUTHERN ESTATES SUBDIVISION" RECORDED IN INSTRUMENT No. 202000007464, PUBLIC
RECORDS OF BAKER COUNTY, FLORIDA.

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.: 20-357	SURVEY DATE: OCTOBER 22, 2020	DRAFTED BY: DHB/GLM
CHECKED BY: AJJ	CAD FILE: 20-357 PLAT.dwg	FB 1125 /14 1130/2	