

POINT OF COMMENCEMENT: NW CORNER OF SECTION 27.

# "FOREST ACRES"

A SUBDIVISION OF A PART OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA

DEDICATION: TODD L. KNABB, PRESIDENT OF KRC PROPERTY, LTD., AS OWNER, AND BERNIE J. KRAUTH, VICE-PRESIDENT OF FARM CREDIT OF FLORIDA, AS MORTGAGEE, HAS CAUSED THE LANDS DESCRIBED HEREON AND SHOWN AS "FOREST ACRES" TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE ALL UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

ATTESTS: *[Signature]* BY: *[Signature]*  
TODD L. KNABB AS PRESIDENT OF GLEN PLANTATION, LTD.

WITNESS AS TO MORTGAGEE: *[Signature]* BERNIE J. KRAUTH AS VICE-PRESIDENT OF FARM CREDIT OF FLORIDA.

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR.

THIS IS TO CERTIFY THAT ON 12/7/11 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.

*[Signature]* DATE: Dec. 7, 2011  
PLANNING AND ZONING DIRECTOR

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER.

EXAMINED AND APPROVED: *[Signature]* 11/21/11  
COUNTY ENGINEER

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 21<sup>st</sup> DAY OF November 2011, A.D.

*[Signature]*  
CHAIRMAN, COUNTY COMMISSION

CERTIFICATE OF 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 0065, 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 0062, SUPERVISION; PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS.

*[Signature]* 11-21-11  
PUBLIC HEALTH OFFICIAL DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY.

EXAMINED AND APPROVED BY: *[Signature]* COUNTY ATTORNEY  
DATED 11-21-2011 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 JANUARY 12, 2012 AT BAKER CLERK'S OFFICE

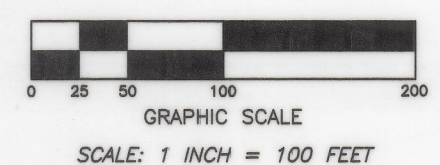
FILE NO. AL Fraser  
CERTIFICATE OF REVIEWING SURVEYOR  
THIS IS TO CERTIFY THAT ON THIS 7<sup>TH</sup> DAY OF DEC. A.D. 2011, ANDREW J. JOHNS, A FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER, P.L.S. 14222, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, PART 1 FOR THE COUNTY OF BAKER COUNTY, FLORIDA.

SIGNED: *[Signature]*  
CERTIFICATE OF APPROVAL OF BAKER COUNTY SCHOOL DISTRICT:

EXAMINED AND APPROVED BY FRANKLIN WELLS, DIRECTOR OF FACILITIES/MAINTENANCE/PROPERTY CONTROL, BAKER COUNTY SCHOOL BOARD.  
*[Signature]*  
FRANKLIN WELLS, DIRECTOR OF FACILITIES/MAINTENANCE/PROPERTY CONTROL, BAKER COUNTY SCHOOL DISTRICT

- SURVEYOR'S NOTES:
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS IN SECTION 27.
  - BEARINGS BASED ON AN ASSUMED BEARING OF N.37°36'55"W, USING MONUMENTS FOUND ON THE NORTHEASTERLY LINE OF CLAUDE HARVEY ROAD.
  - THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAPS, DATED JUNE 17, 2004, COMMUNITY PANEL NO. 120030215C. FLOOD INSURANCE RATE MAPS DO NOT INDICATE POTENTIAL FLOODING. HOWEVER, DWELLING CONSTRUCTION OR OTHER IMPROVEMENTS SHOULD COMPLY WITH BAKER COUNTY BUILDING AND ZONING REGULATIONS.
  - WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
  - MINIMUM LOT SIZE IS 1.00 ACRES.
  - DEVELOPMENT CONTAINS A TOTAL OF 10.00 ACRES, MORE OR LESS.
  - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - CLOSURE OF FIELD SURVEY IS 1/18/87.

- SYMBOL LEGEND
- CONCRETE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT SET, LS 4708
  - IRON PIN OR PIPE FOUND
  - 5/8" IRON ROD SET, LS 4708
  - WIRE FENCE
  - ELECTRIC UTILITY LINE (OVERHEAD)
  - UGE - UNDERGROUND ELECTRIC SERVICE
  - CABLE TV LINE (OVERHEAD)
  - CHAIN LINK FENCE
  - WOODEN FENCE
  - CMP CORRUGATED METAL PIPE
  - RCP REINFORCED CONCRETE PIPE
  - LB 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
  - ACRES
  - ELEVATION NATIONAL GEODETIC VERTICAL DATUM OF 1929
  - NAIL AND DISC, PCP, LS 4708.



THIS PLAT PREPARED BY  
**MARK D. DUREN AND ASSOCIATES, INC.**  
LB 7620  
120 NW BURK AVE. STE. 103  
LAKE CITY, FLA. 32055  
(386) 758-9831 OFFICE  
(386) 758-8010 FAX  
WO# 11-007

DESCRIPTION: PARCEL "A", SECTION 27, TOWNSHIP 2 SOUTH, RANGE 21 EAST PART OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, AND THENCE S.00 DEGREES 02'40"E, ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 829.48 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CLAUDE HARVEY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK (ORB) 2003, PAGE 8822 OF THE OFFICIAL RECORDS OF BAKER COUNTY, FLORIDA; THENCE S.36 DEGREES 27'44"E, ALONG SAID RIGHT-OF-WAY LINE, 1608.47 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.36 DEGREES 27'44"E, 81.74 FEET; THENCE S.37 DEGREES 54'22"E, STILL ALONG SAID RIGHT-OF-WAY LINE, 1168.28 FEET; THENCE N.52 DEGREES 05'38"E, DEPARTING SAID RIGHT-OF-WAY LINE, 348.50 FEET; THENCE N.37 DEGREES 54'22"W, 1250.00 FEET; THENCE S.52 DEGREES 05'38"W, 346.44 FEET TO THE POINT OF BEGINNING. CONTAINS 10.00 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 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.

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.

THERE ARE NO "ENVIRONMENTALLY SENSITIVE AREAS" AND "AREAS OF RESTRICTED DEVELOPMENT" KNOWN TO THE DEVELOPER. NO WETLANDS ARE SHOWN ON THIS PARCEL ON THE "NATIONAL WETLANDS INVENTORY MAPS". IF SUCH AREAS ARE IDENTIFIED THEN DEVELOPMENT WITHIN THESE AREAS ARE SUBJECT TO COUNTY AND STATE REGULATIONS AND SHOULD NOT BE UNDERTAKEN WITHOUT APPROVAL FROM THE REGULATING AUTHORITIES.

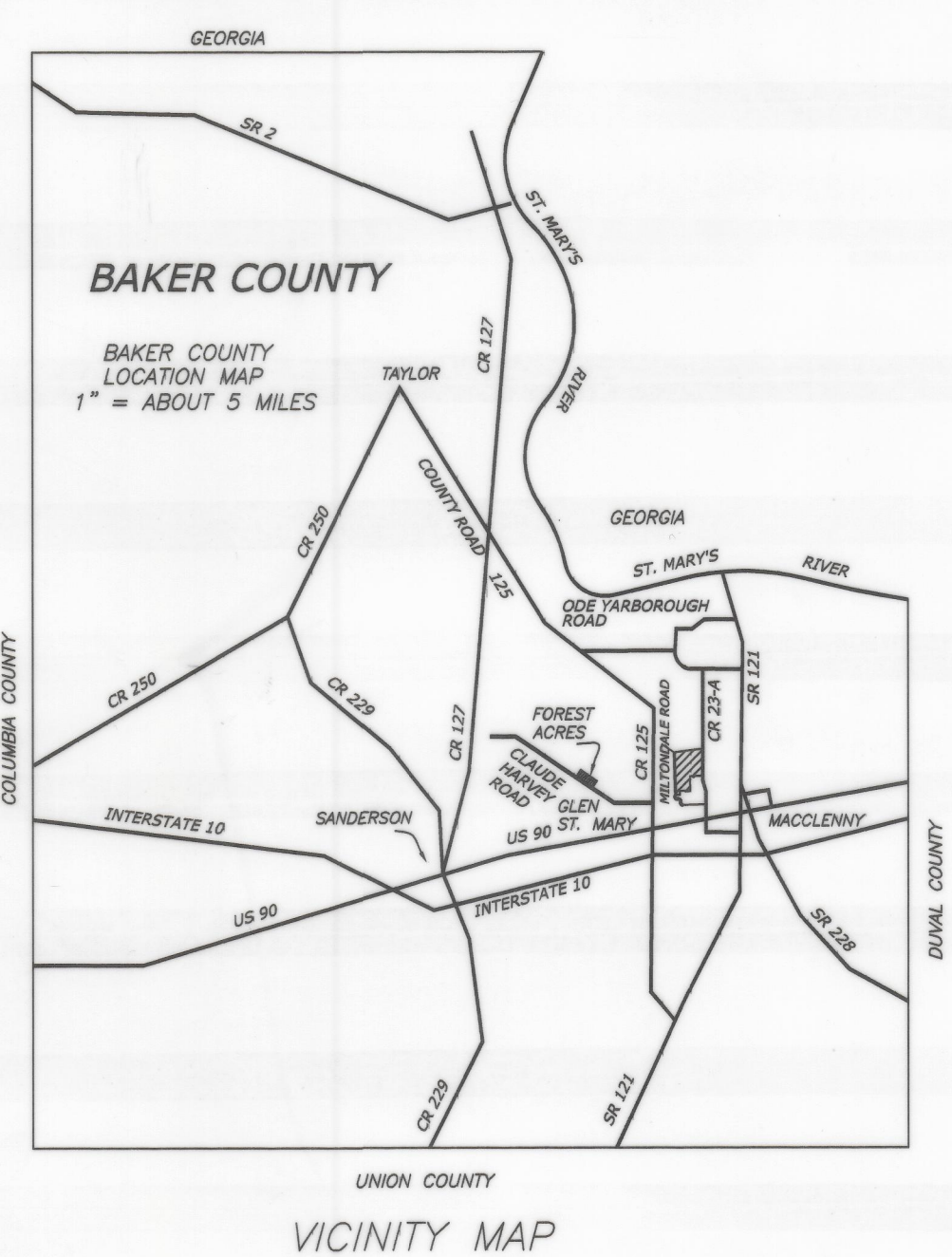
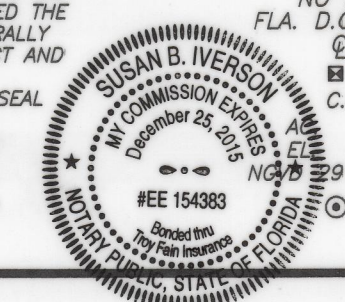
THE IMMEDIATE AREA SURROUNDING THIS PARCEL IS PRIMARILY CUT OVER AGRICULTURAL TIMBER LANDS WITH SOME CYPRESS BAY HAMMOCKS. THERE ARE NO RESIDENTIAL DWELLINGS WITHIN FOUR HUNDRED FEET OF THIS PARCEL.

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.

LAND USE DESIGNATION AND ZONING CLASSIFICATION:  
AG 10 AG ZONE A

EXISTING SOIL TYPES AS PER USDA SOIL SURVEY OF BAKER COUNTY, FLORIDA:  
23-LEON SAND

STATE OF FLORIDA COUNTY OF BAKER  
THIS IS TO CERTIFY THAT ON Jan. 11, 2012 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED TODD L. KNABB, 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 HERETO SET MY HAND AND SEAL OF OFFICE, THIS 11<sup>th</sup> DAY OF JANUARY, 2012.  
*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES Dec. 25, 2012



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 OF THE FLORIDA STATUTES.  
DATED: 11/17/2011 SIGNED: *[Signature]*  
MARK D. DUREN, P.S.M.  
FLORIDA CERT. NO. 4708  
120 NW BURK AVE, SUITE 103  
LAKE CITY, FLA. 32055  
(386) 758-9831

DEVELOPER/OWNER:  
KRC PROPERTY LTD  
6316 SAN JUAN AVENUE  
SUITE 44  
JACKSONVILLE, FL 32210  
FIELD SURVEY DATE:  
DRAWING DATE: JANUARY 18, 2011