

RIVER RUN

BEING A PORTION OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 21 EAST
OF BAKER COUNTY, FLORIDA

DEDICATION

KNOW ALL PARTIES BY THESE PRESENT THAT TIMOTHY JACOBS, AMANDA JACOBS, BRIAN RAUCH AND SARAH RAUCH HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, PLATTED AND TO BE KNOWN AS "RIVER RUN", 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 RIVER RUN HOME OWNERS ASSOCIATION AS PER THE DECLARATION OF THE PROTECTIVE COVENANTS AND RESTRICTIONS OF "RIVER RUN SUBDIVISION" RECORDED IN INSTRUMENT NUMBER _____, PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR:

THIS IS TO CERTIFY, THAT ON June 7, 2022 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.

Jana Little 6/7/2022
PLANNING AND ZONING DIRECTOR DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

EXAMINED AND APPROVED BY

[Signature] COUNTY ATTORNEY

DATED 7 JUNE 2022

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] 6-7-22
PUBLIC HEALTH OFFICIAL DATE

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY ENGINEER:

EXAMINED AND APPROVED BY: [Signature]
COUNTY ENGINEER

6-9-22
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

14th DAY OF May, 2022
Mark [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

June 13, 2022 AT Macleenny, Baker County, FL

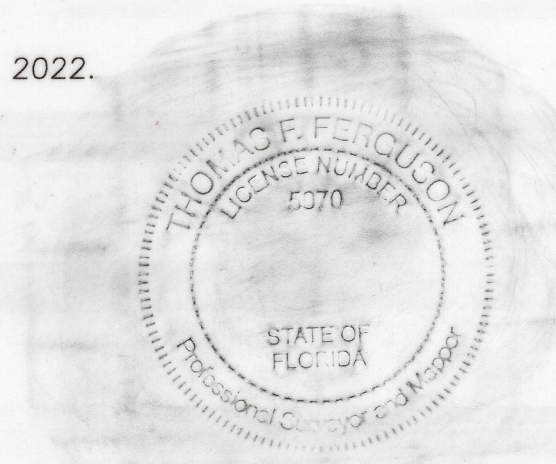
FILE NO. [Signature]

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THIS SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS 8th DAY OF JUNE, 2022.

[Signature]
THOMAS F. FERGUSON P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER No. 5970



[Signature]
TIMOTHY JACOBS

[Signature]
AMANDA JACOBS

[Signature]
BRIAN RAUCH

[Signature]
SARAH RAUCH

[Signature]
WITNESS AS TO OWNER

[Signature]
WITNESS AS TO OWNER

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WITNESS AS TO OWNER

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WITNESS AS TO OWNER

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WITNESS AS TO OWNER

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WITNESS AS TO OWNER

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WITNESS AS TO OWNER

[Signature]
WITNESS AS TO OWNER

CERTIFICATE OF REVIEWING SURVEYOR

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF JUNE, 2022, A.D., FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER, 4422 HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, PART 1, FOR BAKER COUNTY, FLORIDA.

SIGNED: [Signature]

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.

NOTE:

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

CAPTION

RIVER RUN:
DESCRIPTION (PER TITLE COMMITMENT):

A parcel of land lying in Section 24, Township 2 South, Range 21 East, Baker County, Florida, being more particularly described as follows:

COMMENCE at the South 1/4 corner of Section 24, Township 2 South, Range 21 East, Baker County, Florida, and run S 86°16'17" W along the South line of said Section 24, a distance of 1234.08 feet to the east right-of-way of County Road Number 125; then N 1°21'22" W along said East right-of-way line 77.59 feet; thence N 01°44'22" W still along said East right-of-way line 1578.79 feet to the POINT OF BEGINNING; then continue N 01°44'22" W still along said East right-of-way line 975.53 feet to the Southwest corner of "Lake View", a subdivision as recorded in Plat Book 2, Page 84, of the Public Records of Baker County, Florida; thence N 86°39'34" E along the South line of said recorded subdivision 1160.19 feet; then S 03°13'52" E still along the South line of said recorded subdivision 129.79 feet; thence N 86°40'34" E still along the South line of said recorded subdivision 66.61 feet to the West line of the Northwest 1/4 of the Southeast 1/4 of said Section 24; thence continue N 86°40'34" E still along the South Line of said recorded subdivision 269.05 feet; thence N 03°14'06" W still along the South line of said recorded subdivision 130.12 feet; thence N 86°45'54" E still along the South line of said recorded subdivision 352.41 feet to the Southeast corner of said recorded subdivision; thence N 03°14'06" W along the east line of said recorded subdivision 6.22 feet to the North line of Southeast 1/4 of said Section 24; thence N 86°46'10" E along said North line 711.28 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 24; thence continue N 86°46'10" E still along the North line of the Southeast 1/4 of said Section 24, a distance of 382.02 feet to the West bank of the Little St. Mary's River; thence Southeastly along said West bank 323.0 feet, more or less; thence Easterly still along said West bank 32.7 feet, more or less; thence Northerly still along said West bank 139.1 feet, more or less; thence Northeasterly still along said West bank 138.9 feet, more or less; thence Southeasterly still along said West bank 377.3 feet, more or less; thence Southwesterly still along said West bank 340.4 feet, more or less; thence Westerly still along said West Bank 74.2 feet, more or less; thence Southerly still along said West bank 308.3 feet, more or less to a point being 3233.00 feet at a bearing of N 86°46'10" E from the East right-of-way line of State Road Number 125; thence S 86°46'10" W, 673.28 feet to the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 24; thence continue S 86°46'10" W, 1328.55 feet to the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 24; thence continue S 86°46'10" W, 1231.17 feet to the East right-of-way line of State Road Number 125, also being the POINT OF BEGINNING.

SURVEYOR'S DESCRIPTION:

A parcel of land lying in Section 24, Township 2 South, Range 21 East, Baker County, Florida, being more particularly described as follows:

COMMENCE at the South 1/4 corner of Section 24, Township 2 South, Range 21 East, Baker County, Florida, and run South 86°16'17" West along the South line of said Section 24, a distance of 1234.08 feet to the east right-of-way of County Road Number 125; then North 01°21'22" West along said East right-of-way line 77.59 feet; thence North 01°44'22" West still along said East right-of-way line 1578.79 feet to the POINT OF BEGINNING; thence North 01°44'22" West, along the said Easterly Right of Way line, a distance of 975.53 feet; thence North 86°39'34" East, departing said Easterly Right-of-way line, a distance of 1160.19 feet; thence South 03°13'52" East, a distance of 129.79 feet; thence North 86°40'34" East, a distance of 335.66 feet; thence North 03°14'06" West, a distance of 130.12 feet; thence North 86°45'54" East, along the North line of the SW 1/4 of Section 24, Township 2 South, Range 21 East, a distance of 352.41 feet; thence North 03°14'06" West, departing said North Line, a distance of 6.22 feet; thence North 86°46'10" East, a distance of 1093.30 feet to the West bank of the Little St. Mary's River; thence South 37°05'07" East, along said West bank, a distance of 37.93 feet; thence South 14°28'23" West, along the West bank thereof, a distance of 72.57 feet; thence South 29°42'38" East, along the West bank thereof, a distance of 39.54 feet; thence South 42°02'55" East, along the West bank thereof, a distance of 170.99 feet; thence South 86°15'56" East, along the West bank thereof, a distance of 32.29 feet; thence North 31°56'35" East, a distance of 69.77 feet; thence North 09°50'22" East, a distance of 70.36 feet; thence North 67°53'51" East, a distance of 43.40 feet; thence North 53°44'18" East, a distance of 50.93 feet; thence South 80°25'30" East, along the West bank thereof, a distance of 40.59 feet; thence South 46°11'36" East, along the West bank thereof, a distance of 101.67 feet; thence South 07°58'01" East, along the West bank thereof, a distance of 107.08 feet; thence South 53°04'46" East, along the West bank thereof, a distance of 126.83 feet; thence South 08°17'35" East, along the West bank thereof, a distance of 46.72 feet; thence South 50°47'25" West, along the West bank thereof, a distance of 73.14 feet; thence South 32°09'59" West, along the West bank thereof, a distance of 73.14 feet; thence South 19°38'56" West, along the West bank thereof, a distance of 74.83 feet; thence South 12°15'24" West, along the West bank thereof, a distance of 55.23 feet; thence North 82°03'48" West, along the West bank thereof, a distance of 36.36 feet; thence South 60°50'25" West, along the West bank thereof, a distance of 36.92 feet; thence South 07°34'58" West, along the West bank thereof, a distance of 165.22 feet; thence South 26°46'28" East, along the West bank thereof, a distance of 90.19 feet; thence South 12°09'37" East, along the West bank thereof, a distance of 47.57 feet; thence South 86°46'10" West, departing said west bank of the Little St. Mary's River a distance of 3232.13 feet to the said Easterly Right of Way of County Road Number 125 and also being the POINT OF BEGINNING.

Containing 3136156 square feet or 72.00 acres, more or less.

Subject to four (4) 20 foot Utility Easements.

Subject to a 60 foot easement for Utilities, Ingress and Egress.

PREPARED BY:

REVISION NOTES:	REVISION NOTES:	SURVEY DATE: NOVEMBER 2nd, 2021
DATE: 6/6/2022	DATE: 5/19/2022	WORK ORDER: 110127.00
REVISION DESCRIPTION: PAGE SIZING, SURVEY DESCRIPTION, ADDITIONAL BLOCKS, GRAPHICAL ELEMENTS	REVISION DESCRIPTION: REVISED COVER PAGE	CAD FILE: "67139004.DWG"
		DRAFTED BY: BMD, PKM, & JTA
REVISED BY: PGPCJ	REVISED BY: JTA	CHECKED BY: PKM, TFF AND WES

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
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e-mail: info@southeasternsurveying.com
Certification Number LB2108

