

# RIVER RUN

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

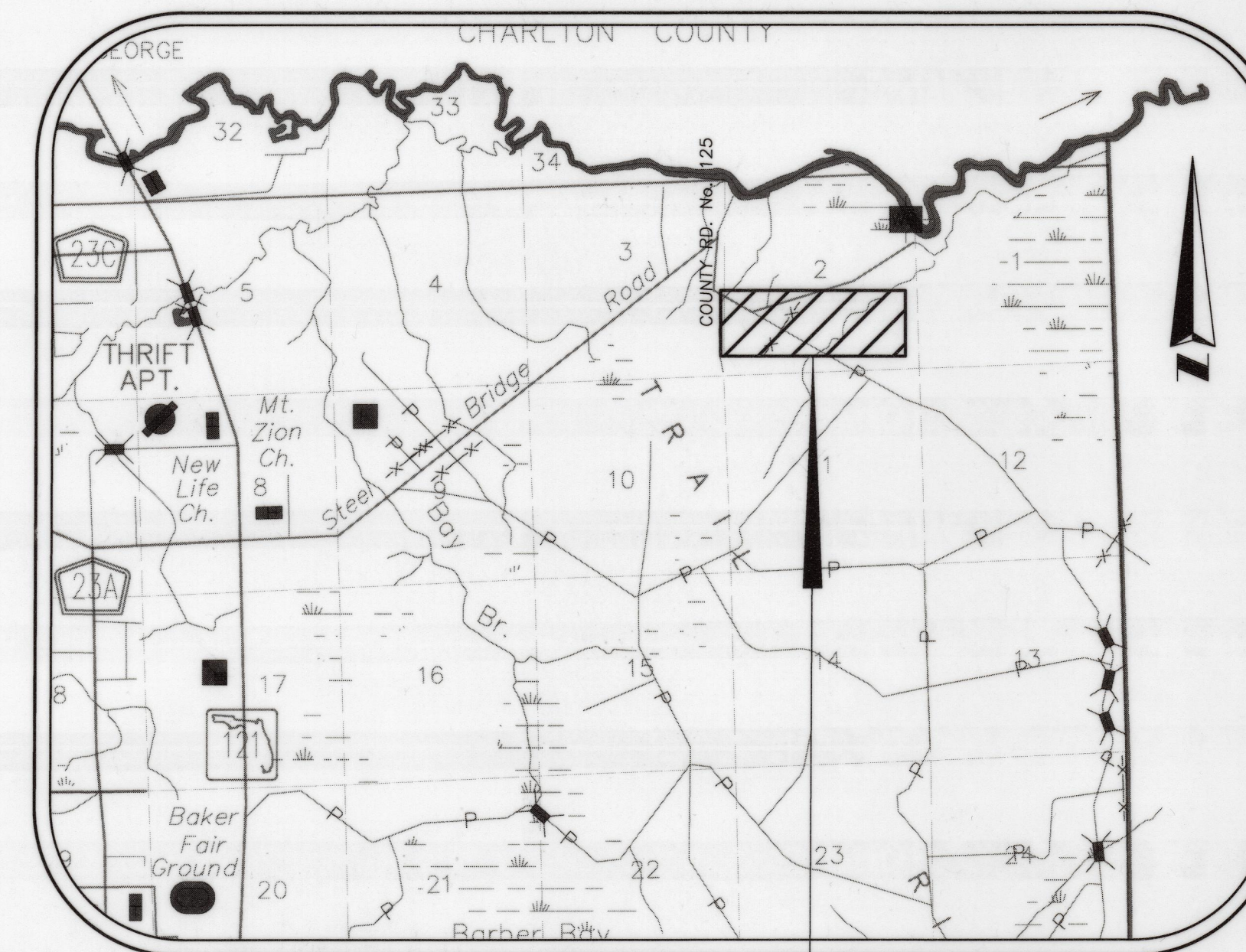
**GENERAL NOTES:**

1. BEARING SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE WESTERLY RIGHT OF WAY OF COUNTY ROAD No. 125, AS BEING NORTH 01°44'22" WEST.
2. 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.(SECTION 177.091(27)).
3. THE LANDS SHOWN HEREON LINE WITH FLOOD ZONE "X" AND "AE" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.), MAP NUMBER 12003C0217C, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), DATED JUNE 17, 2008. THE FLOOD ZONE SHOWN ON THIS PLAT IS SCALED OFF OF THE F.E.M.A. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR THE DATES UP TO AND INCLUDING THE DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT, BAKER COUNTY, FLORIDA.
4. 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 (CURRENT FLORIDA STATUTES SECTION 177.091(28)).
5. I HAVE REVIEWED THE TITLE INSURANCE COMMITMENT # 11016, DATED 10/16/2021 CONDUCTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. TITLE COMMITMENT DESCRIPTION OF THE SUBJECT PARCEL IS SHOWN HEREON SHEET 1 OF 4.
6. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
7. LAND IS CURRENTLY ZONED RC .5.
8. BUILDING SETBACK LINES ARE GRAPHICALLY DEPICTED AND ARE:  
FRONT: 105 FEET (PER REQUEST, ZONE RC.5 TYPICAL IS 25 FEET)  
SIDES: 10 FEET  
REAR: 25 FEET

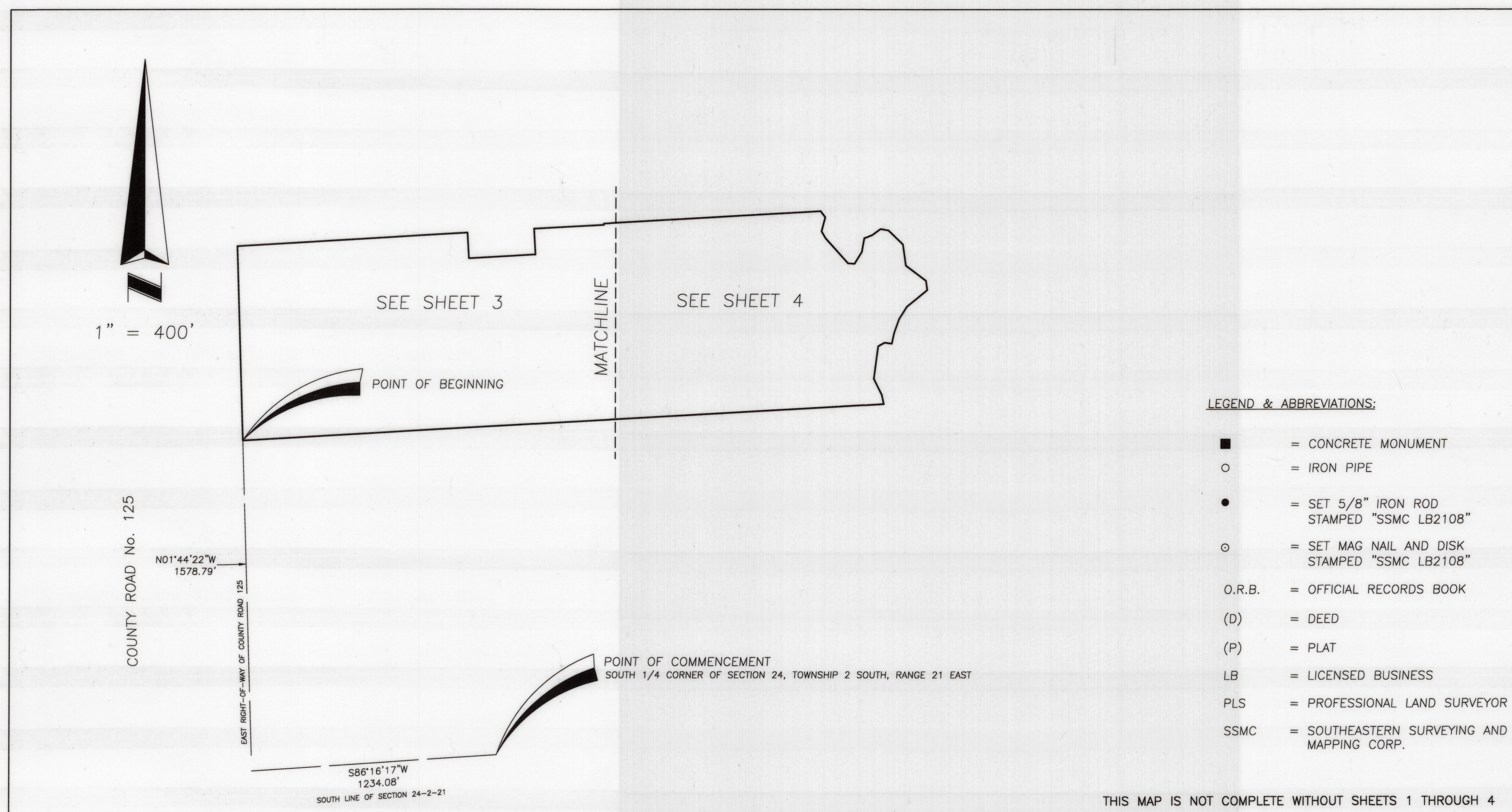
**NOTICE OF LIABILITY:**

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

VICINITY MAP  
NOT TO SCALE



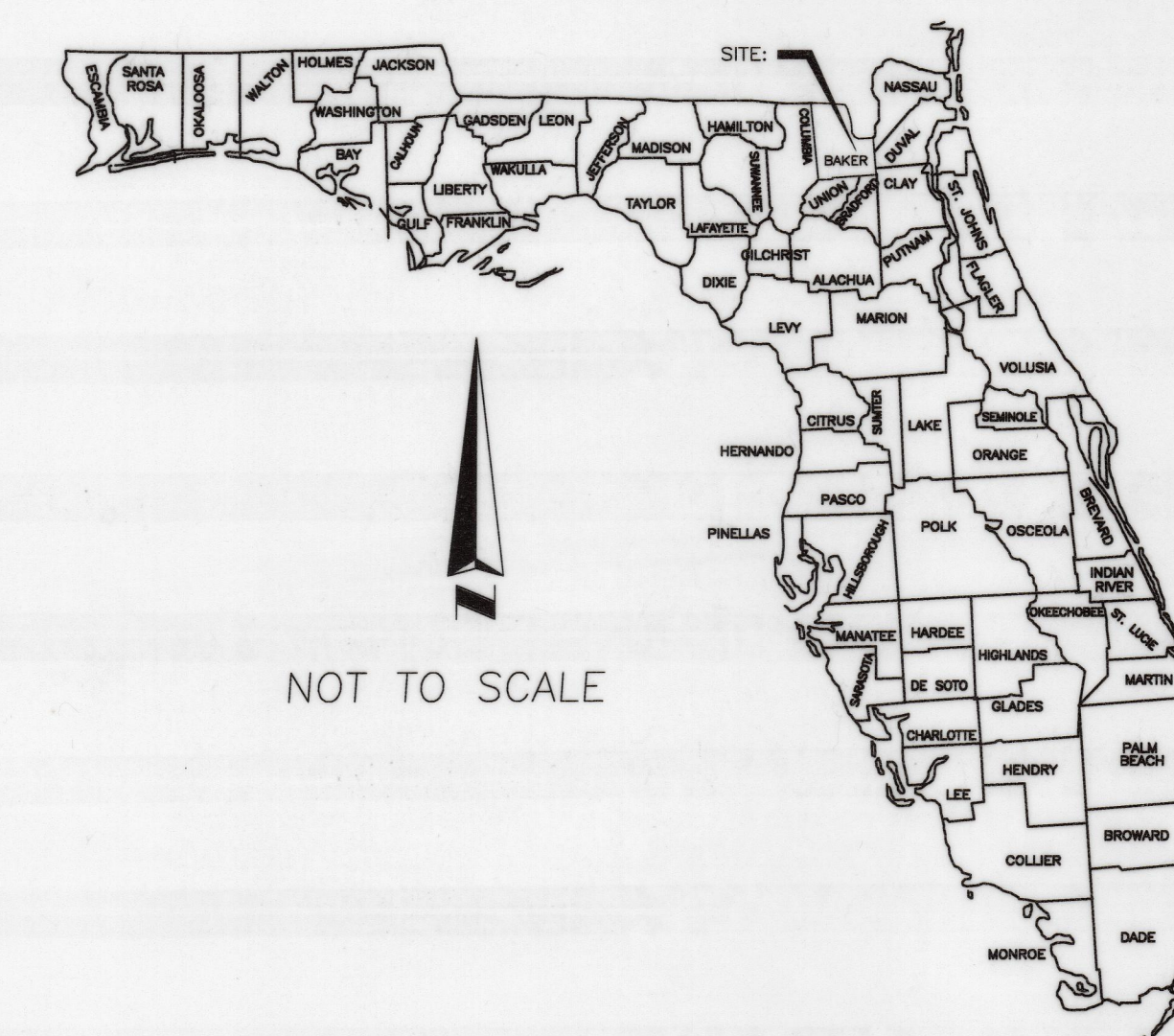
PROJECT LOCATION



**LEGEND & ABBREVIATIONS:**

- = CONCRETE MONUMENT
- = IRON PIPE
- = SET 5/8" IRON ROD STAMPED "SSMC LB2108"
- = SET MAG NAIL AND DISK STAMPED "SSMC LB2108"
- O.R.B. = OFFICIAL RECORDS BOOK
- (D) = DEED
- (P) = PLAT
- LB = LICENSED BUSINESS
- PLS = PROFESSIONAL LAND SURVEYOR
- SSMC = SOUTHEASTERN SURVEYING AND MAPPING CORP.

THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 4



NOT TO SCALE

PREPARED BY:

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