

"SADDLE RIDGE"
BEING A PORTION OF
SECTIONS 4 AND 9
TOWNSHIP 2 SOUTH, RANGE 22 EAST
BAKER COUNTY, FLORIDA

LOT #	GROSS ACREAGE ±	BEHIND BUFFER ACREAGE ±	NET ACREAGE ±
1	5.00	0.00	5.00
2	5.00	0.00	5.00
3	5.00	0.00	5.00
4	5.00	0.00	5.00
5	5.00	0.00	5.00
6	5.00	0.00	5.00
7	5.03	0.00	5.03

LOT #	GROSS ACREAGE ±	BEHIND BUFFER ACREAGE ±	NET ACREAGE ±
8	5.00	0.00	5.00
9	5.04	2.80	3.12
10	5.08	2.00	2.78
11	6.14	2.60	3.54
12	5.42	0.43	4.99
13	5.12	0.43	4.69
14	5.06	2.94	2.12
15	5.00	0.00	5.00
16	10.89	3.74	7.15
17	6.42	1.74	4.68
18	5.02	1.06	3.96
19	5.00	2.53	2.47
20	10.00	4.64	5.36

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	54°14'37"	12.00'	11.46'	6.21'	S 8°38'53" E	11.03'
C2	91°44'37"	25.00'	40.03'	25.77'	S 81°52'10" E	35.89'
C3	38°12'48"	25.00'	16.67'	8.66'	N 33°09'08" E	16.37'
C4	88°19'53"	45.00'	7.87'	3.84'	N 82°14'14" E	7.28'
C5	118°12'53"	45.00'	93.63'	76.72'	N 82°30'02" E	77.83'
C6	128°12'48"	45.00'	100.70'	92.70'	S 28°15'00" E	89.95'
C7	38°12'48"	25.00'	16.67'	8.66'	S 71°15'00" E	16.37'
C8	88°19'53"	25.00'	38.51'	24.25'	S 80°50'50" E	34.81'
C9	91°44'37"	25.00'	40.03'	25.77'	S 81°52'10" E	35.89'
C10	38°12'48"	25.00'	16.67'	8.66'	N 33°09'08" E	16.37'
C11	88°19'53"	25.00'	38.51'	24.25'	S 80°50'50" E	34.81'
C12	128°12'48"	45.00'	100.70'	92.70'	N 78°09'08" E	89.95'
C13	128°12'48"	45.00'	100.70'	92.70'	S 28°15'00" E	89.95'
C14	38°12'48"	25.00'	16.67'	8.66'	S 71°15'00" E	16.37'
C15	88°19'53"	25.00'	38.51'	24.25'	S 80°50'50" E	34.81'
C16	118°12'53"	45.00'	93.63'	76.72'	N 82°30'02" E	77.83'
C17	38°12'48"	25.00'	16.67'	8.66'	S 71°15'00" E	16.37'
C18	88°19'53"	45.00'	43.92'	23.89'	S 87°22'21" E	42.26'
C19	88°19'53"	45.00'	76.69'	49.00'	S 103°17'17" E	63.64'
C20	118°12'53"	45.00'	93.63'	76.72'	N 82°30'02" E	77.83'
C21	38°12'48"	25.00'	16.67'	8.66'	N 33°09'08" E	16.37'
C22	118°12'53"	45.00'	93.63'	76.72'	N 82°30'02" E	77.83'
C23	58°11'11"	12.00'	12.19'	6.88'	N 60°05'27" E	11.67'
C24	118°12'53"	45.00'	93.63'	76.72'	N 82°30'02" E	77.83'

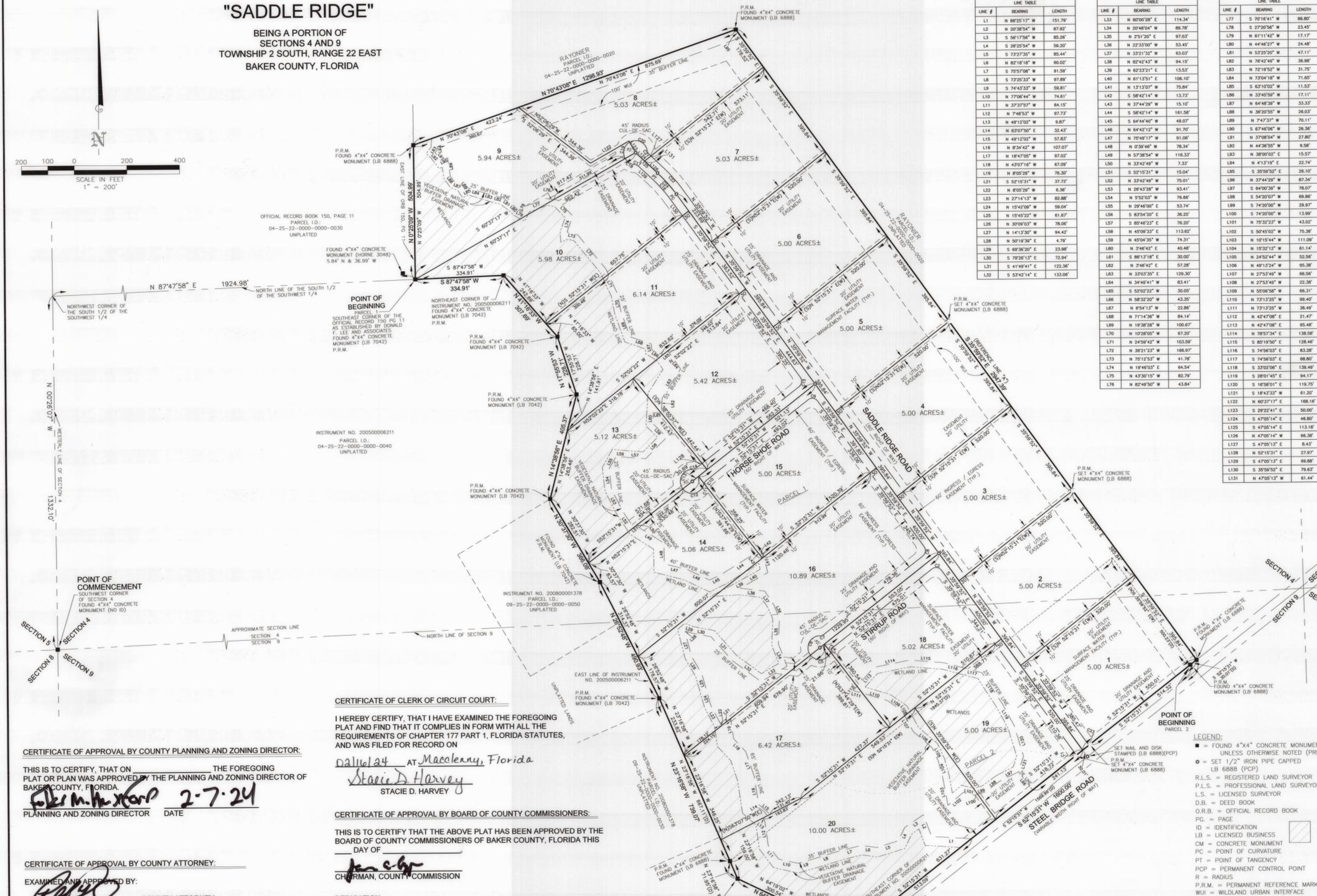
PARCEL 1
A PARCEL OF LAND IN SECTIONS 4 AND 9 TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE NORTH 02°26'07" WEST ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 1332.10 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4, AS ESTABLISHED BY DONALD F. LEE AND ASSOCIATES, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 150, PAGE 11, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 87°47'58" EAST ALONG THE NORTH LINE OF SAID SECTION 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4, ALSO BEING THE SOUTH LINE OF SAID PARCEL AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 150, PAGE 11, AS ESTABLISHED BY DONALD F. LEE AND ASSOCIATES A DISTANCE OF 1924.88 FEET TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING, SAID POINT BEING A FOUND CONCRETE MONUMENT STAMPED L.B. 7042, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN INSTRUMENT NUMBER 20050006211 OF SAID COUNTY, THENCE NORTH 02°25'09" WEST ALONG THE EASTERN LINE OF SAID OFFICIAL RECORDS BOOK 150, PAGE 11, A DISTANCE OF 504.99 FEET, THENCE NORTH 70°43'08" EAST, DEPARTING SAID EASTERLY LINE A DISTANCE OF 1298.93 FEET, THENCE SOUTH 35°59'52" EAST A DISTANCE OF 2947.39 FEET (HENCEFORTH KNOWN AS REFERENCE LINE "A") TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 150, PAGE 11, THENCE SOUTH 52°15'31" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE THEREOF A DISTANCE OF 30.01' FEET, THENCE NORTH 32°59'52" WEST DEPARTING SAID RIGHT OF WAY ALONG A LINE PARALLEL WITH AFOREMENTIONED REFERENCE LINE "A" A DISTANCE OF 500.23 FEET, THENCE NORTH 02°25'09" WEST ALONG THE EASTERN LINE OF SAID OFFICIAL RECORDS BOOK 150, PAGE 11, A DISTANCE OF 504.99 FEET, THENCE NORTH 70°43'08" EAST, DEPARTING SAID EASTERLY LINE A DISTANCE OF 1298.93 FEET, THENCE SOUTH 35°59'52" EAST A DISTANCE OF 2947.39 FEET (HENCEFORTH KNOWN AS REFERENCE LINE "A") TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID INSTRUMENT NUMBER 20050006211, THENCE NORTH 23°16'58" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 667.11 FEET, THENCE NORTH 02°25'09" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 322.95 FEET TO THE WEST LINE OF SAID SECTION 9, AS DESCRIBED IN SAID INSTRUMENT NUMBER, THENCE CONTINUE NORTH 26°52'48" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 167.98 FEET, FOR A TOTAL DISTANCE OF 490.93 FEET, THENCE NORTH 30°37'30" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 368.68 FEET, THENCE NORTH 14°38'58" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 405.37 FEET, THENCE NORTH 17°55'53" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 228.71 FEET, NORTH 41°16'33" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 307.69 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 87°47'58" WEST, ALONG THE NORTH LINE OF SAID SECTION 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 334.91 FEET TO THE POINT OF BEGINNING;
CONTAINING 95.93 ACRES MORE OR LESS

PARCEL 2
A PARCEL OF LAND IN SECTIONS 4 AND 9 TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE NORTH 02°26'07" WEST ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 1332.10 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4, AS ESTABLISHED BY DONALD F. LEE AND ASSOCIATES, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 150, PAGE 11, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 87°47'58" EAST ALONG THE NORTH LINE OF SAID SECTION 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4, ALSO BEING THE SOUTH LINE OF SAID PARCEL AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 150, PAGE 11, AS ESTABLISHED BY DONALD F. LEE AND ASSOCIATES A DISTANCE OF 1924.88 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING A FOUND CONCRETE MONUMENT STAMPED L.B. 7042, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN INSTRUMENT NUMBER 20050006211 OF SAID COUNTY, THENCE NORTH 02°25'09" WEST ALONG THE EASTERN LINE OF SAID OFFICIAL RECORDS BOOK 150, PAGE 11, A DISTANCE OF 504.99 FEET, THENCE NORTH 70°43'08" EAST, DEPARTING SAID EASTERLY LINE A DISTANCE OF 1298.93 FEET, THENCE SOUTH 35°59'52" EAST A DISTANCE OF 2947.39 FEET (HENCEFORTH KNOWN AS REFERENCE LINE "A") TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID INSTRUMENT NUMBER 20050006211, THENCE NORTH 23°16'58" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 667.11 FEET, THENCE NORTH 02°25'09" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 322.95 FEET TO THE WEST LINE OF SAID SECTION 9, AS DESCRIBED IN SAID INSTRUMENT NUMBER, THENCE CONTINUE NORTH 26°52'48" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 167.98 FEET, FOR A TOTAL DISTANCE OF 490.93 FEET, THENCE NORTH 30°37'30" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 368.68 FEET, THENCE NORTH 14°38'58" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 405.37 FEET, THENCE NORTH 17°55'53" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 228.71 FEET, NORTH 41°16'33" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 307.69 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 87°47'58" WEST, ALONG THE NORTH LINE OF SAID SECTION 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 334.91 FEET TO THE POINT OF BEGINNING;
CONTAINING 20.11 ACRES MORE OR LESS

NOTICE:
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, 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.

LD BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 22-018 SURVEY DATE: 7/13/2023 DRAFTED BY: PRB
CHECKED BY: AJJ CAD FILE: 22-018.DWG FB PG



LINE #	BEARING	LENGTH
L1	N 89°25'17" W	151.79'
L2	N 20°38'54" W	87.82'
L3	S 56°17'56" W	85.26'
L4	S 28°25'34" W	94.20'
L5	S 72°27'37" W	85.44'
L6	N 82°18'18" W	80.02'
L7	S 72°57'08" W	91.50'
L8	S 72°25'33" W	97.89'
L9	S 74°43'33" W	58.81'
L10	N 77°04'44" W	74.61'
L11	N 49°19'18" W	87.89'
L12	N 74°49'37" W	97.73'
L13	N 49°12'02" W	9.87'
L14	N 83°07'50" E	32.43'
L15	N 49°12'02" W	57.83'
L16	N 83°44'42" W	107.07'
L17	N 18°47'05" W	87.02'
L18	N 49°19'18" W	87.89'
L19	N 83°29'28" W	76.20'
L20	S 52°18'31" W	37.72'
L21	N 83°44'42" W	107.07'
L22	N 83°29'28" W	76.20'
L23	N 27°14'13" W	82.88'
L24	N 18°47'05" W	87.02'
L25	N 30°09'03" W	78.86'
L26	N 14°13'30" W	94.42'
L27	N 50°18'30" E	4.79'
L28	S 69°38'20" E	23.88'
L29	S 78°26'15" E	72.84'
L30	S 41°44'14" E	122.36'
L31	S 53°42'14" E	133.06'

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
July 24 at Macclenny, Florida
Stacie D. Harvey
STACIE D. HARVEY

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
July
CHAIRMAN, COUNTY COMMISSION

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:
EXAMINED AND APPROVED BY:
[Signature] COUNTY ATTORNEY
DATED 6 FEB 2024

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 065, 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 062, SUPERVISION, PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS."
BY: [Signature] 2/6/24
PUBLIC HEALTH OFFICIAL DATE

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER:
EXAMINED AND APPROVED:
[Signature] COUNTY ENGINEER
DATE 2/15/24

CERTIFICATE OF REVIEWING SURVEYOR:
THIS IS TO CERTIFY THAT ON THIS 23 DAY OF FEBRUARY 2024, A.D., MARK D. DUBEN, FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER 154708 HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, PART 1, FOR BAKER COUNTY, FLORIDA.
SIGNED: [Signature]

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 2-5-2024
SIGNED: [Signature]
ARNOLD J. JOHNS
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4422
LD BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACLENNY, FL 32063

- SURVEYORS NOTES:
- 1) BEARINGS SHOWN HEREON REFER TO FLORIDA STATE PLANE, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983(2011) ADJUSTMENT AND ARE BASED ON CONTROL POINTS BAKER 18 & BAKER 19, THE BEARING BASE BEING THE MONUMENTED NORTH RIGHT OF WAY LINE OF STEEL BRIDGE ROAD, MONUMENTED LINE HAVING A GRID BEARING OF S 52°15'31" W.
 - 2) THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAP 12003C 0226C, DATED JUNE 17, 2008.
 - 3) WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
 - 4) REQUIRED AND PROPOSED MINIMUM LOT SIZE IS 5.0 ACRES.
 - 5) RURAL SERVICES ARE, ELECTRIC AND TELEPHONE, INTERNET, CABLE TV.
 - 6) LAND IS CURRENTLY ZONED AG 5.
 - 7) BUILDING RESTRICTION SETBACKS:
FRONT: 50 FEET
SIDES: 30 FEET
REAR: 25 FEET
 - 8) LOTS 1 THROUGH 8 HAVE A WUI (WILDLAND URBAN INTERFACE) SET BACK OF 100 FEET FROM REAR LOT LINE.
 - 9) LOT 1 AND 19 HAS A 5' NON-ACCESS EASEMENT ON THE SOUTH LOT LINE, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF STEEL BRIDGE ROAD.
 - 10) I HAVE REVIEWED THE TITLE INSURANCE COMMITMENT # 21611, DATED 6/29/2018 AND # 21637, DATED 5/31/2018 CONDUCTED BY FIRST AMERICAN TITLE INSURANCE COMPANY. TITLE COMMITMENT DESCRIPTIONS OF THE SUBJECT PARCELS IS SHOWN HEREON.
 - 11) ALL LOTS WERE MONUMENTED WITH 4"x4" CONCRETE MONUMENTS AT EACH CORNER UNLESS OTHERWISE NOTED. LOT CORNERS ALONG SADDLE RIDGE ROAD WERE SET AT THE INTERSECTION OF SADDLE RIDGE ROAD EASEMENT AND LOT SIDE LINES AS WELL AS ANY P.C. OR P.T. OF CURVES ALONG SAID ROAD EASEMENT.
 - 12) THE WETLANDS SHOWN HEREON ARE NOT TO BE DISTURBED.