

Southern Estates Phase II

BEING A PORTION OF SECTION 13, TOWNSHIP 03 SOUTH, RANGE 21 EAST
OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA

PLAT BOOK 4 PAGE 67

SHEET 1 OF 4

THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 4

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR:

THIS IS TO CERTIFY, THAT ON 11-21-2023 THE FOREGOING
PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF
BAKER COUNTY, FLORIDA
[Signature] 11-21-2023
PLANNING AND ZONING DIRECTOR DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

EXAMINED AND APPROVED BY
[Signature] COUNTY ATTORNEY
DATED 21 NOV 2023

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 STATUE
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 STATUE 381, SECTION
0062, SUPERVISION, PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS."
BY: [Signature] 11/28/2023
PUBLIC HEALTH OFFICIAL DATE

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY ENGINEER:

EXAMINED AND APPROVED BY: [Signature] COUNTY ENGINEER
11/21/2023
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
21 DAY OF November, 2023
[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

27th day November, 2023
FILE NO. Stacie D. Harvey

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 22 DAY OF NOVEMBER 2023.

THOMAS F FERGUSON
PROFESSIONAL SURVEYOR AND MAPPER No. 5970



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

SURVEYOR'S DESCRIPTION:

A portion of Section 13, Township 03 South, Range 21 East, lying in Baker County, Florida., being more particularly
described as follows:

COMMENCE at Northeast Corner of Section 13, Township 03 South, Range 21 East, lying in Baker County, Florida;
thence South 01°27'51" East, along the Easterly line of said Section 13, a distance of 1314.89 feet; thence, North
89°17'33" West, departing the easterly line of said Section 13, a distance of 1381.10 feet to a 4"x4" concrete
monument this point being the POINT OF BEGINNING; thence, South 01°30'01" East, a distance of 677.82 feet to a
4"x4" concrete monument; thence, South 89°17'33" East, a distance of 325.00 feet to a 4"x4" concrete monument;
thence, South 01°29'03" East, a distance of 13.07 feet to a 5/8" iron rod; thence, South 89°17'34" East, a distance
of 358.29 feet to a mag nail & disk; thence, South 01°28'42" East, a distance of 313.23 feet to a 5/8" iron rod;
thence, South 01°27'00" East, a distance of 312.86 feet to a 1/2" iron rod; thence, North 89°24'48" West, a distance
of 357.86 feet to a 4"x4" concrete monument; thence, South 01°30'01" East, a distance of 614.76 feet to a 5/8"
iron rod; thence, North 89°24'44" West, a distance of 746.21 feet to a 4"x4" concrete monument; thence, South
01°25'40" East, a distance of 699.50 feet to a 5/8" iron rod; thence, North 89°28'59" West, a distance of 847.56
feet to a 4"x4" concrete monument; thence, North 01°31'42" West, a distance of 658.41 feet to a 5/8" iron rod;
thence, North 01°28'10" West, a distance of 1977.96 feet to a 1/2" iron pipe; thence, South 89°17'33" East, a
distance of 1269.08 feet to the POINT OF BEGINNING. Containing 3,679,409 square feet or 84.5 acres, more or less.

CERTIFICATE OF REVIEWING SURVEYOR

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF Nov. 2023 A.D.,
ARNOLD J. JOHNS FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER,
11111, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177,
PART 1, FOR BAKER COUNTY, FLORIDA
SIGNED: [Signature]

MORTGAGE 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 _____
PAGES _____ OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, DOES HEREBY CONSENT TO
THE SUBDIVIDING AND PLATTING OF "SOUTHERN ESTATES PHASE II" FOR THE USES HEREON EXPRESSED WITH
ITS PRESIDENT'S SIGNATURE AFFIXED, SIGNED THIS _____ DAY OF _____ A.D., 2023, MORTGAGEE:

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

[Signature]
WITNESS AS TO JOINDER

[Signature]
WITNESS AS TO JOINDER

STATE OF FLORIDA Bradford
COUNTY OF Bradford
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF
Nov., 2023, A.D. BY Patricia D. EVANS

WHO IS PERSONALLY KNOWN TO ME / PRODUCED VALID IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Becky B Barrs
NAME (TYPE OF PRINT)

MY COMMISSION EXPIRES: 2/6/2027
COMMISSION NUMBER: HH 345240

SIGNED: [Signature]



DEDICATION

KNOW ALL PARTIES BY THESE PRESENT THAT GEORGE W. KNABB AND KLATON D. KNABB, AS OWNERS
OF SOUTHERN ESTATES INVESTMENTS, LLC, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE
SURVEYED, SUBDIVIDED, AND PLATTED AND TO BE KNOWN AS "SOUTHERN ESTATES PHASE II", AND
THAT ALL EASEMENTS RECORDED IN INSTRUMENT NUMBERS 202300007620, UTILITIES, ROADWAY
EASEMENTS, AND NATURAL VEGETATION INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE
HEREBY DEDICATED TO THE SOUTHERN ESTATES HOMEOWNERS ASSOCIATION AS PER DECLARATION OF
THE PROTECTIVE COVENANTS AND RESTRICTIONS OF "SOUTHERN ESTATES SUBDIVISION" RECORDED IN
INSTRUMENT NUMBERS 20200007464 AND 202300002181, PUBLIC RECORDS OF BAKER COUNTY,
FLORIDA. EASEMENTS RECORDED IN INSTRUMENT NUMBER 202300007621, WETLANDS, WETLAND
BUFFERS, AND CONSERVATION INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY
DEDICATED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AS PER DECLARATION BY THE FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION. OWNERS HEREBY IRREVOCABLY AND WITHOUT
RESERVATION DEDICATE TO C.E.C., ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT
OVER, UPON AND UNDER THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AND ALL FUTURE
RIGHT OF WAY TRACTS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION,
MAINTENANCE, AND USE OF C.E.C. UTILITIES TOGETHER WITH THE RIGHT OF C.E.C. ITS SUCCESSORS
AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS-OF WAY DESIGNATED ON
THIS PLAT.

[Signature]
GEORGE W. KNABB JR.

[Signature]
WITNESS AS TO OWNER

[Signature]
WITNESS AS TO OWNER

[Signature]
KLATON D. KNABB

[Signature]
WITNESS AS TO OWNER

[Signature]
WITNESS AS TO OWNER

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

REVISIONS		SURVEY DATE: AUGUST 1ST, 2023
DATE: NOVEMBER 9TH, 2023	DATE:	WORK ORDER: W110129.000
REVISION DESCRIPTION ADDITIONAL INSTRUMENT NUMBERS ASKED TO BE RECORDED AND PLACED ON PLAT	REVISION DESCRIPTION	CAD FILE: "J066552003C"
REVISED BY: PGPCJ	REVISED BY:	DRAFTED BY: PGPCJ
		CHECKED BY: TFF

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION

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e-mail: info@southernsurveying.com
Certification Number LB2108

