

# Southern Estates Phase II

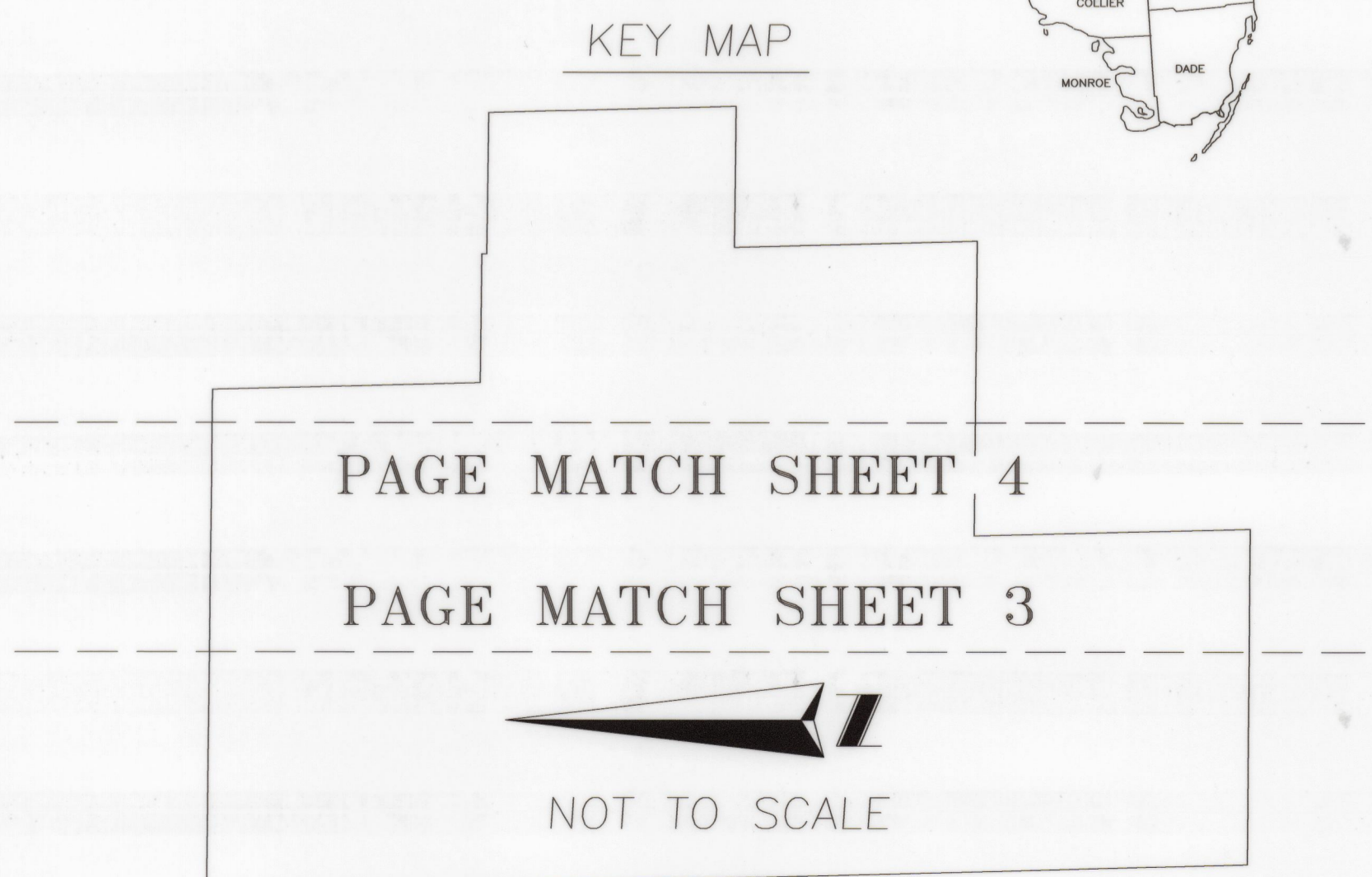
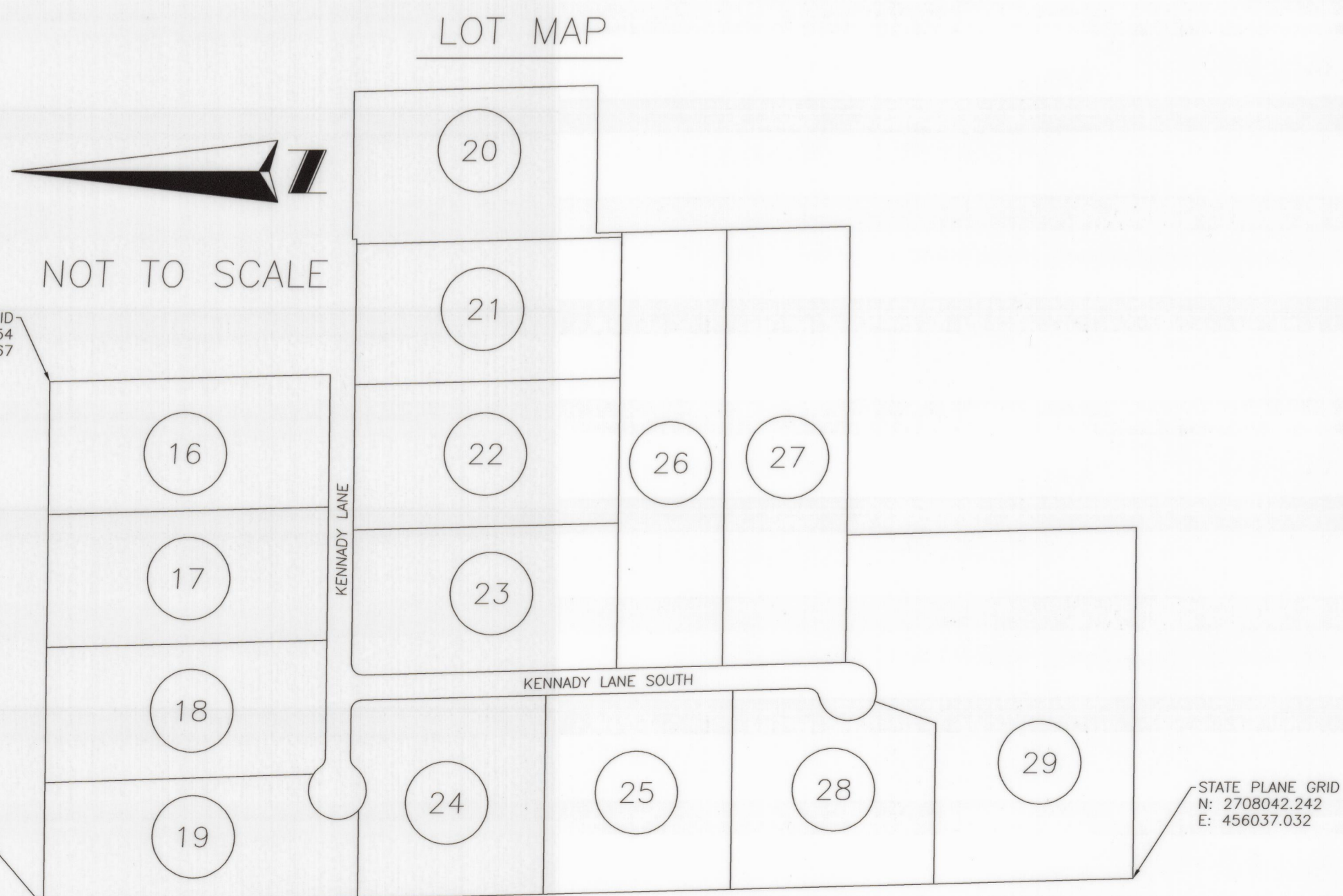
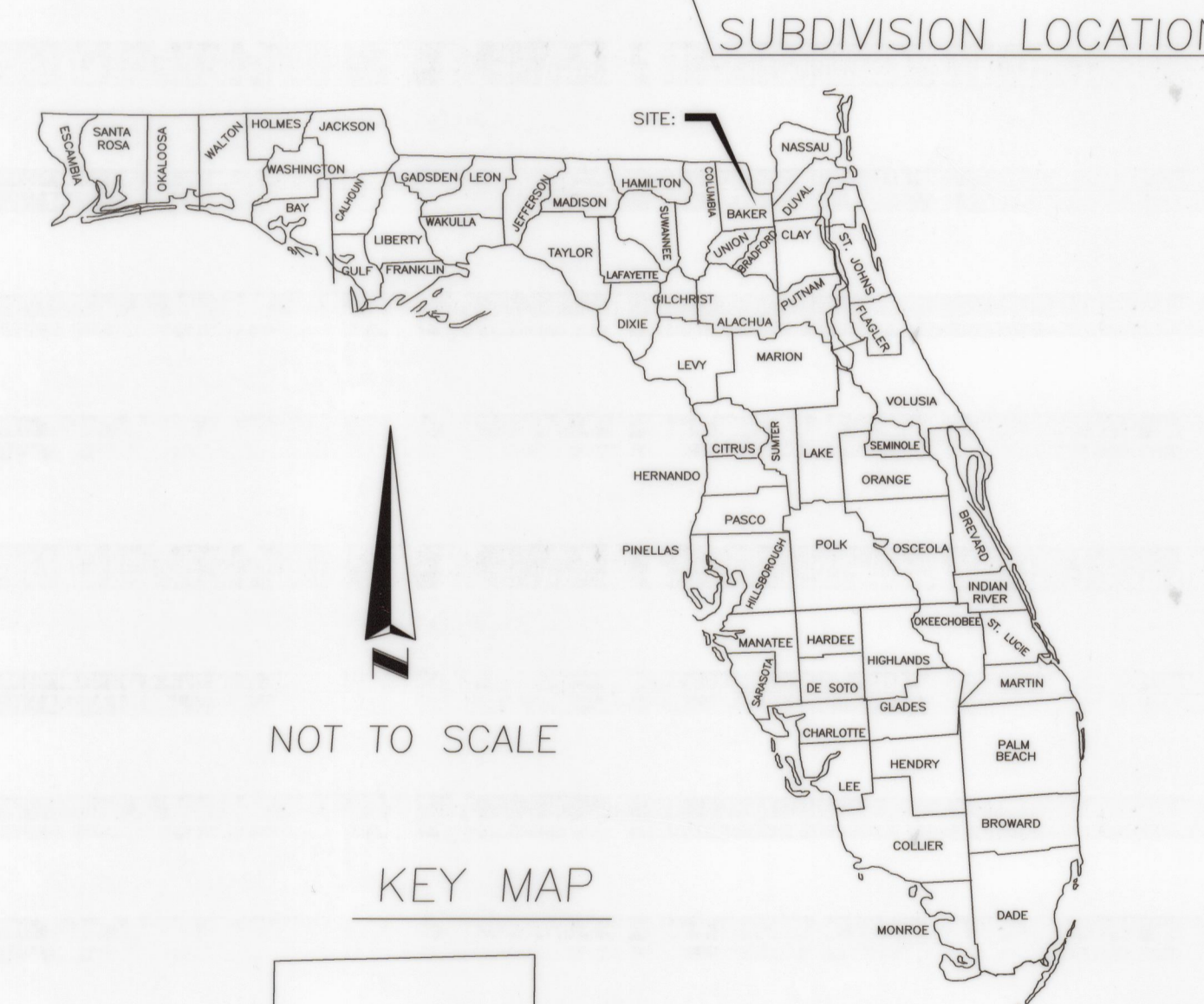
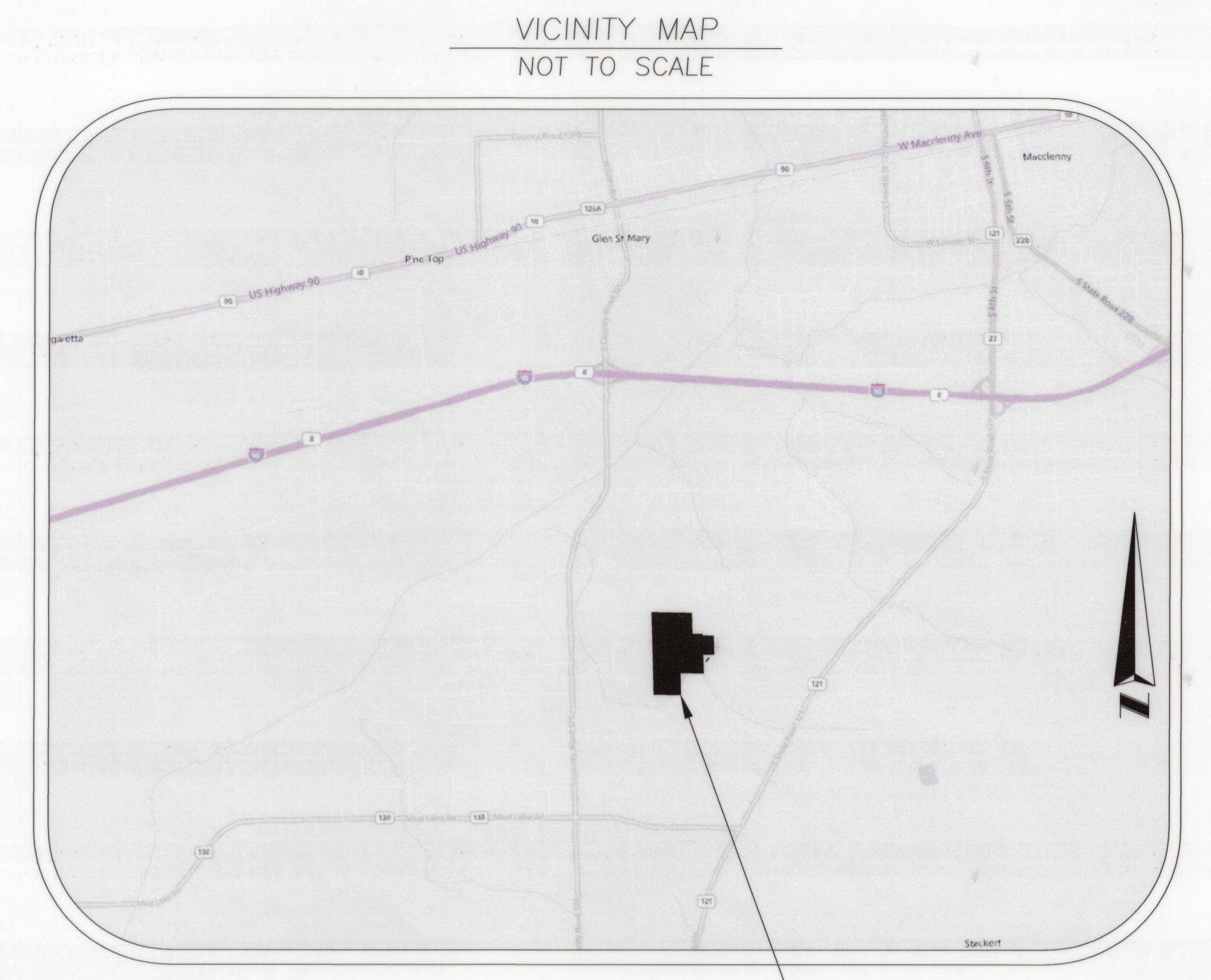
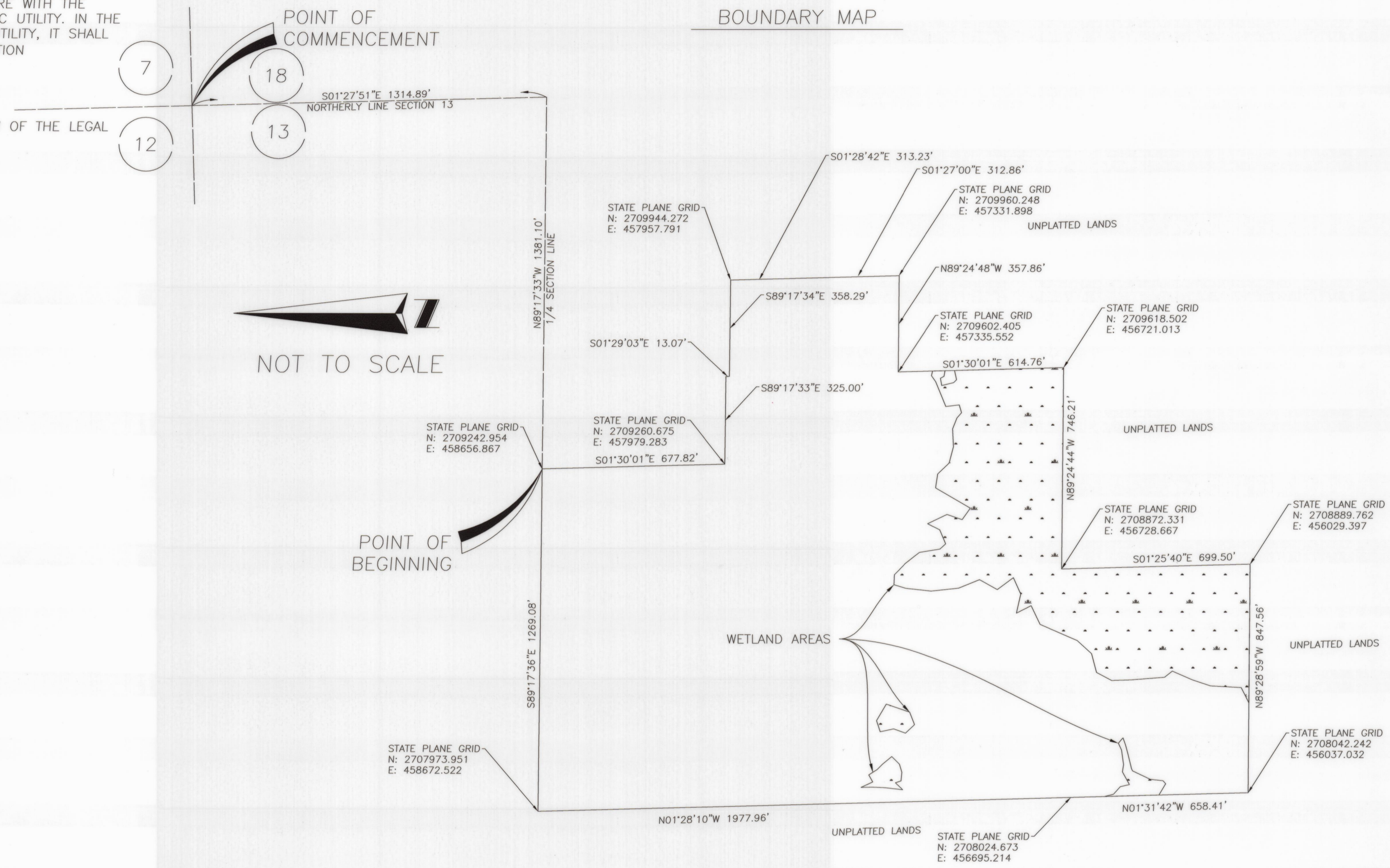
BEING A PORTION OF SECTION 13, TOWNSHIP 03 SOUTH, RANGE 21 EAST  
OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA

**GENERAL NOTES:**

- BEARING SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHERLY LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 SECTION 13 OF BAKER COUNTY, FLORIDA, AS BEING SOUTH 89°24'48" EAST.
- 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)).
- 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 12003C0306C AND 12003C0307C, 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.
- 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)).
- ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
- NO TITLE COMMITMENT WAS GIVEN OR TO THE REVIEWING SURVEYOR IN REVIEW OF THE LEGAL DESCRIPTION.

**LEGEND & ABBREVIATIONS:**

- = CONCRETE MONUMENT
- = IRON PIPE
- = IRON ROD
- ⊙ = MAG NAIL & DISK
- ORB = OFFICIAL RECORDS BOOK
- (D) = DEED
- (P) = PLAT
- PSM = PROFESSIONAL SURVEY MANAGER
- PLS = PROFESSIONAL LAND SURVEYOR
- SSMC = SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
- CEC = CLAY ELECTRIC COOPERATION
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- LB = LICENSED BUSINESS
- VNB = VEGATIVE NATURAL BUFFER
- PG(S) = PAGE(S)
- PUE = PUBLIC UTILITY EASEMENT
- LS = LICENSED SURVEYOR
- CMON = CONCRETE MONUMENT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PB = PLAT BOOK
- TB- = TOP OF EMBANKMENT
- UDE = UNOBSTRUCTED DRAINAGE EASEMENT
- ▨ = WETLAND AREA
- = STORM DRAINAGE STRUCTURE



**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.

THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 4

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