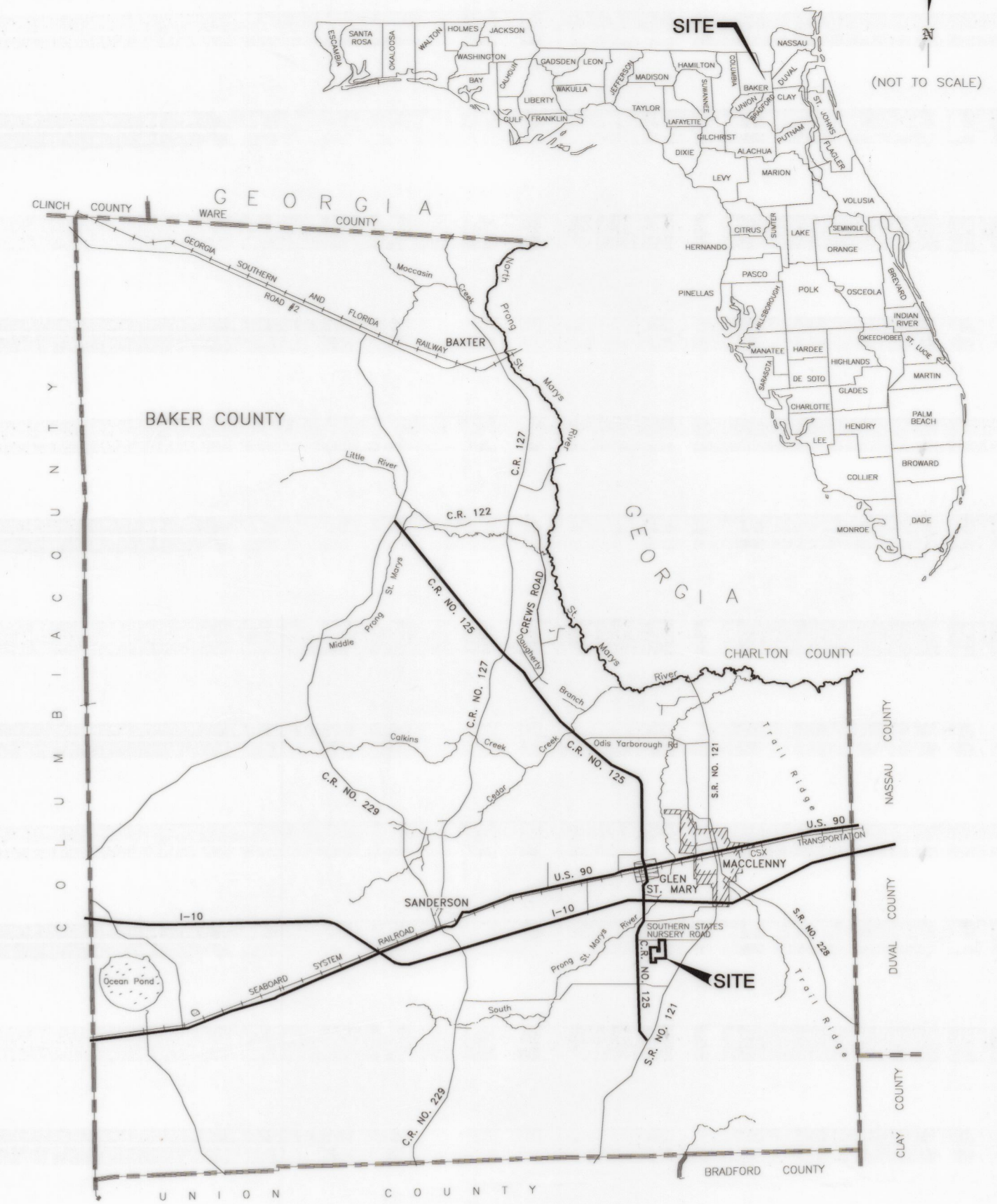


"SOUTHERN ESTATES PHASE 1"

BEING A PORTION OF SECTION 13 TOWNSHIP 3 SOUTH, RANGE 21 EAST BAKER COUNTY, FLORIDA



CAPTION: SOUTHERN ESTATES PHASE 1 A PORTION OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 13, LYING WITHIN THE RIGHT-OF-WAY OF SOUTHERN STATES NURSERY ROAD, A COUNTY-MAINTAINED ROAD OF VARIABLE WIDTH AS IT NOW EXISTS...

CONTAINING 72.48 ACRES, MORE OR LESS.

SUBJECT TO A 30' EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1998, PAGE 1041, PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

SUBJECT TO A 40' EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN INSTRUMENT No. 201900003711 AND INSTRUMENT No. 201900003712, PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

SUBJECT TO A 40' EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN INSTRUMENT No. 201100001630 (PARCEL 1), PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

SUBJECT TO A 60' EASEMENT FOR INGRESS, EGRESS, ROAD CONSTRUCTION AND UTILITIES AS DESCRIBED IN INSTRUMENT No. 201100001630 (PARCEL 1), PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT SOUTHERN STATES INVESTMENTS, LLC AND GEORGE W. KNABB, JR., KELLEY A. KNABB, KLATON D. KNABB, AND LISA S. KNABB HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, PLATTED AND TO BE KNOWN AS "SOUTHERN ESTATES PHASE 1", 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 THE SOUTHERN ESTATES HOMEOWNERS ASSOCIATION AS PER THE DECLARATION OF THE PROTECTIVE COVENANTS AND RESTRICTIONS OF "SOUTHERN ESTATES SUBDIVISION" RECORDED IN INSTRUMENT NUMBER 202000007464, PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

ATTESTS:

Signatures of witnesses and owners: George W. Knabb Jr., Jonathan S. Kirkland, Kelly A. Knabb, Jonathan S. Kirkland, Klaton D. Knabb, Jonathan S. Kirkland, Lisa S. Knabb, Jonathan S. Kirkland, George W. Knabb Jr., Jonathan S. Kirkland.

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

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, MAINTENANCE, 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.

CERTIFICATE OF REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT ON THIS 2 DAY OF APRIL, 2021, A.D., MARK D. DUREN, FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER, 4708, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, PART 1, FOR BAKER COUNTY, FLORIDA.

SIGNED: [Signature]

MORTGAGEE 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 2020, PAGES 8320 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE SUBDIVIDING AND PLATTING OF "SOUTHERN ESTATES PHASE 1" FOR THE USES HEREON EXPRESSED WITH ITS PRESIDENT'S SIGNATURE AFFIXED. SIGNED THIS 13th DAY OF April, A.D., 2021.

MORTGAGEE: BY: Patricia Evans, President, Capital City Bank Bradford/Clay, 350 N. Temple Avenue, Starke, FL 32081.

Witness signature: [Signature]

STATE OF FLORIDA COUNTY OF Bradford

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF April, 2021, A.D. BY PATRICIA EVANS WHO IS PERSONALLY KNOWN TO ME / PRODUCED VALID IDENTIFICATION.

Notary signature: [Signature]



Becky B. Barrs NAME (TYPE OR PRINT)

MY COMMISSION EXPIRES: 2/6/2023

COMMISSION NUMBER: GG 299266

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR:

THIS IS TO CERTIFY, THAT ON 12-15-2020 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.

Signature: [Signature] DATE: 4-2-2021

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

EXAMINED AND APPROVED BY: [Signature] COUNTY ATTORNEY

DATED: May 4, 2021

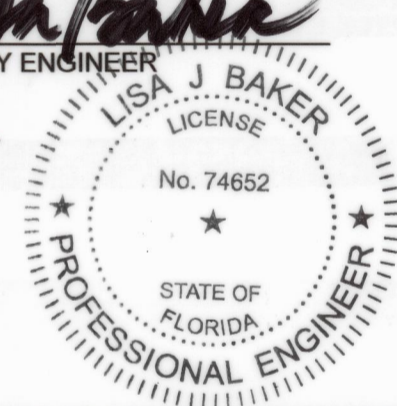
CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT:

"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] PUBLIC HEALTH OFFICIAL DATE: 4-14-21

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER:

EXAMINED AND APPROVED: [Signature] COUNTY ENGINEER DATE: 4-16-21



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 4 DAY OF May 2021.

Signature: [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

04/09/2021 at Macclenny, Florida

FILE NO: [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: 4-01-2021

SIGNED: [Signature] ARNOLD J. JOHNS FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4422 LD BRADLEY LAND SURVEYORS 510 SOUTH 5th STREET MACCLENNY, FL 32063

- SURVEYORS NOTES: 1) BEARINGS SHOWN HEREON REFER TO FLORIDA STATE PLANE, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983/99 ADJUSTMENT WITH THE EAST LINE OF SECTION 13 HAVING A GRID BEARING OF S01°27'51"E. 2) THE FLOOD ZONE BOUNDARIES SHOWN HEREON WERE PLOTTED BY SCALE ONLY. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "AE", FLOOD ZONE "X", AND FLOOD ZONE "X" OTHER AREAS AS PER FLOOD INSURANCE RATE MAPS 12003C 0306C & 0307C, BOTH DATED JUNE 17, 2008. ZONE "AE" "FLOODWAY" IS A REGULATORY FLOODWAY. ZONE "AE" IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED. ZONE "X" IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "X" OTHER AREAS IS DEFINED AS AN AREA OF 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OF 1% ANNUAL CHANCE FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. 3) WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS. 4) MINIMUM LOT SIZE IS 1.25 ACRES ON EXISTING PAVED ROADS. 5) URBAN SERVICES ARE, ELECTRIC AND TELEPHONE. 6) THIS IS CURRENTLY ZONED AG 5.0 AND RC 1.0. 7) A TITLE COMMITMENT FOR THIS PROPERTY HAS NOT BEEN REVIEWED. 8) INGRESS AND EGRESS TO AND FROM LOT 13 WILL BE LIMITED TO MALLORY LANE. 9) THERE MAY BE ADDITIONAL RESTRICTIONS SHOWN IN THAT CERTAIN "DECLARATION OF THE PROTECTIVE COVENANTS AND RESTRICTIONS OF SOUTHERN ESTATES SUBDIVISION" RECORDED IN INSTRUMENT No. 202000007464, PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

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.

REVISED MARCH 31, 2021 TO REMOVE SHELLPOINT JOINDER. REVISED MARCH 8, 2021 TO ADD INDIVIDUAL SIGNATURE BLOCKS TO DEDICATION AND TO ADD SECOND MORTGAGE HOLDER JOINDER AND CONSENT.

PREPARED BY:

LD BRADLEY LAND SURVEYORS 510 SOUTH 5TH STREET MACCLENNY, FLORIDA 32063 PHONE (904) 786-6400 FAX (904) 786-1479 LICENSED BUSINESS No. 6888 W.O. NO.: 20-357 SURVEY DATE: OCTOBER 22, 2020 DRAFTED BY: DHB/GLM CHECKED BY: AJJ CAD FILE: 20-357 PLAT.dwg FB 1125 /14 1130/2