

CENTRAL HEIGHTS PROPERTIES INC BAKER COUNTY - FLORIDA

IN HISTORIC SANDERSON
SUBDIVISION

SCALE 1" = 200' UNIT NO ONE

PLAT BOOK # 1
PAGE # 7

Substantive Description

The undersigned officers of Central Heights Properties Inc a corporation organized under the laws of Florida in the State of Florida do hereby certify that this Corporation does accept this plat in accordance with the Act to Regulate the Sale of Land in the State of Florida and the Code for the Sale of Lots and Plots in the State of Florida and that it has heretofore dedicated the Streets, Avenues and Parks shown on this plat to the public as streets, avenues and parks.

In Witness Whereof, these officers have signed this 23rd day of February, A.D. 1926.

James McAlister
President

Walter Coker
Secretary

Sworn to and subscribed before me this 23rd day of February, A.D. 1926.

My commission expires February 23, 1928.

Location of Property

This property of 160 acres is a whole tract of land situated in the heart of the greatest natural city in the South East corner of Baker County, Florida. It is bounded on the north by the Lake City concrete highway, 11 1/2 miles from Jacksonville and 25 miles from Lake City. It is three quarters of a mile south of a 42 mile concrete highway owned by a New York Building Corporation. It is one mile west of the Jacksonville where a new town is developing, the nearest side of the Jacksonville railroad station of the Seaboard Air Line Railroad, 1 1/2 miles west of Jacksonville and established from the site of Lake City and the concrete highway. It is one mile west of the Jacksonville station, 1 1/2 miles west of Jacksonville and 2 1/2 miles west of the Jacksonville station. This property is also one mile west of the Jacksonville station and is one of the largest and most successful in the State. It is one and one half miles from the site of the Green Sea Mills, bears a variety of 2500 feet, besides it is five miles southwest of the Palmetto farm of 5000 acres and under extensive development as a chicken plant, paper mill and other industries.

The land is generally high, varying from 130 to 135 feet above sea level. There are only a few wet lands of small area, all of which can be easily drained. There are about one hundred acres under cultivation in the tract as a whole. The soil is sandy loam with clay subsoil and can be brought to a very productive state for gardens and general farming.

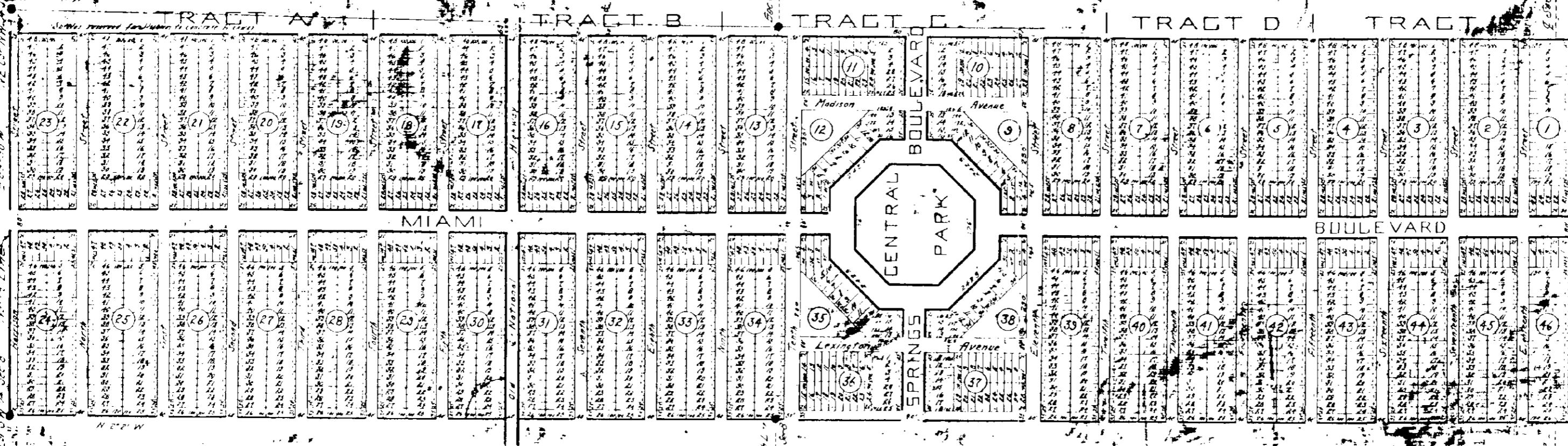
Examined and approved this 23rd day of February, A.D. 1926.

Board of County Commissioners of Baker County, Florida.

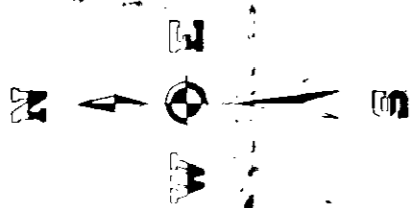
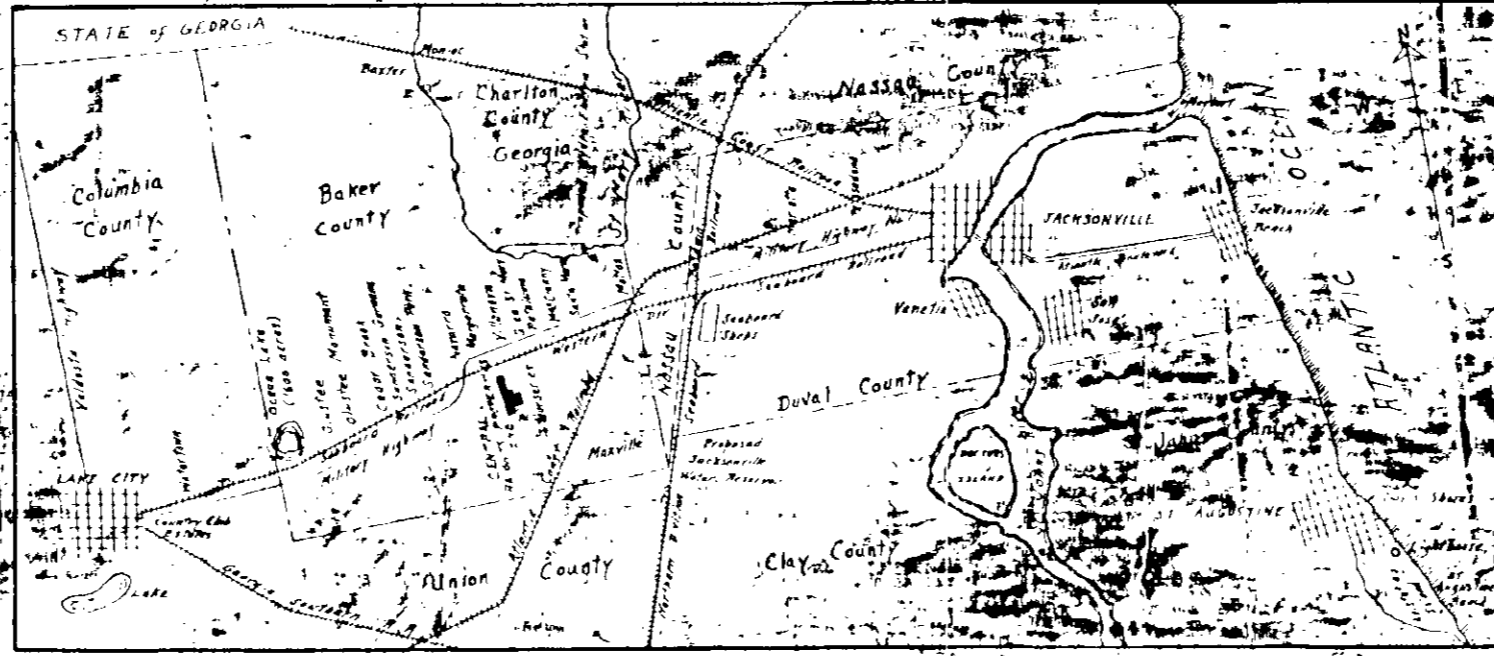
W. C. Thompson
Clerk

I hereby certify that this plat has been examined and it complies in form with Chapter 100 1925 Laws of Florida. It is filed for record and recorded in Plat Book No. 1 of Baker County, Florida, this 23rd day of February, A.D. 1926.

W. C. Thompson
Clerk



LOCATION MAP



This is to certify that the above plat is a correct representation of the lands surveyed from government field notes, subdivided and described above, and that permanent reference monuments have been placed according to the Laws of the State of Florida, as indicated on this plat.

Signed this 23rd day of February, A.D. 1926.

Carroll W. Wainwright
Civil Engineer

This drawing was prepared and executed in accordance with the laws of the State of Florida, as indicated on this plat.

Frank P. Withers
Draftsman

Every lot indicated this Plat covers the 4th 5th 6th 7th 8th 9th 10th 11th 12th 13th 14th 15th 16th 17th 18th 19th 20th 21st 22nd 23rd 24th 25th 26th 27th 28th 29th 30th 31st 32nd 33rd 34th 35th 36th 37th 38th 39th 40th 41st 42nd 43rd 44th 45th 46th