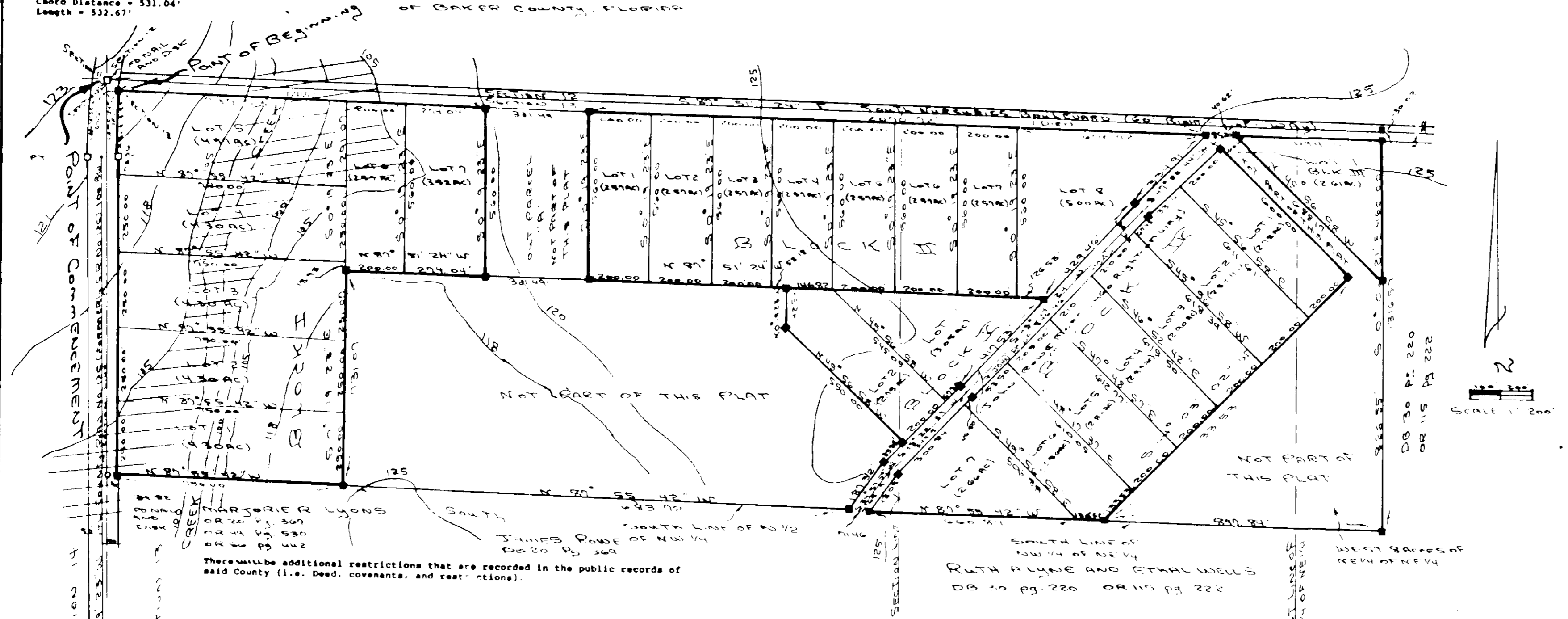


Center Line Curve Data  
 Delta = 150° 34' 21"  
 Radius = 1959.86'  
 Tangent = 297.99'  
 Chord Bearing = North 7° 27' 48" East  
 Chord Distance = 531.04'  
 Length = 532.67'

# SUBURBAN HEIGHTS

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



**CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:**  
 Examined and Approved by:  
*James W. Herold*  
 County Attorney  
 Dated 1-22-91 A.D., 1990

**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 1-22-91 day of January, 1990, A.D.  
*Steve Kennedy*  
 Chairman, County Commission

**CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT:**  
 Requirements for use of on-lot sewage disposal (and water) systems have been fulfilled. Each lot and system is subject to approval prior to development (construction).  
 By *John Adams*  
 Public Health Official  
 Date 1-22-91

**CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING COMMISSION:**  
 THIS IS TO CERTIFY, that on 1-22-91 the foregoing plat or plan was approved by the Planning and Zoning Commission of Baker County, Florida.  
*James W. Herold*  
 Executive Secretary  
*William Skelton*  
 Planning Commission Chairman  
 Dated 1-22-91

**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 173, Florida Statutes, and was filed for record on *Jan 22 1991*  
*John Adams*  
 Clerk of Circuit Court

**CERTIFICATE OF APPROVAL BY COUNTY ENGINEER:**  
 Examined and Approved: *Arthur N. Bakerbaugh* 1-22-91  
 County Engineer

**CERTIFICATE OF SURVEYOR:**  
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that the plat was done under my direct supervision and is a true and correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Baker County, Florida.  
 Dated, JAN. 22, 1991. Registration No. 4266  
*John Adams*

REPRESENTS PORTION OF SUBDIVISION WITHIN A **GENERAL BOUNDARY SURVEY** AS SHOWN IN PLAT BOOK 2, PAGE 101, BAKER COUNTY, FLORIDA. ALL LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY. GENERAL BOUNDARY SURVEY ALL IN BLACK INK.

- Bearings are based on State Road Department bearings for County Road Number 125.
- The Developers are BAKER LAND INC. MALLEEN, FLORIDA
- There is a 20' easement down each lot line for power. Each lot absorbs 10' of this easement. There is also a 20' easement along the front of each lot which is separate from the road right-of-way, for power.
- The current zoning is Agriculture Conservation (A).  
 (A) Min. depth front yard is 50'.  
 (B) Min. depth side yard is 30'.  
 (C) Min. depth rear yard is 50'.  
 (D) Min. lot width shall be 200'.  
 (E) Min. lot depth shall be 300'.  
 (F) Min. lot size shall be 2.5 acres.
- All lots will be reviewed separate for well & septic tank.

A portion of Section 13, Township 3 South, Range 21 East of Baker County, Florida, being more particularly described as follows: Commence at the Northwest corner of said section and run thence South 0° 36' 25" East along the West line of the said section, a distance of 80.00 feet; thence run South 87° 51' 24" East, a distance of 46.40 feet to the Northwest corner of the property and the Point of Intersection of the East right-of-way to County Road 125; a 100 foot right-of-way; and the South right-of-way of County Road 125, a county graded road, now established as having a 60 foot right-of-way; thence run South 87° 51' 24" East, along the said South right-of-way, a distance of 1211.57 feet to the Northwest corner of Parcel "A", a portion of land not a part of this description; thence continue along said right-of-way South 87° 51' 24" East, a distance of 331.49 feet to the Northeast corner of said Parcel "A"; thence continue along said right-of-way South 87° 51' 24" East, a distance of 2700.72 feet to the intersection of the said South right-of-way and the West line of said Parcel "A"; thence run along said South right-of-way South 87° 51' 24" East, a distance of 87.20 feet; East, a distance of 46.40 feet; East, a distance of 494.10 feet; thence run South 0° 06' 21" East, a distance of 600.00 feet; thence run North 45° 56' 54" West along the East line of a 60 foot easement for increase of area, which is not a part of this description, a distance of 688.17 feet to the Point of Intersection of the two right-of-ways; thence run North 45° 56' 54" West along the South boundary, a distance of 797.46 feet; thence run North 87° 55' 42" West, a distance of 71.46 feet to the West right-of-way; thence run North 87° 55' 42" West, a distance of 187.37 feet; thence run along said East right-of-way North 45° 22' 34" East, a distance of 81.88 feet; thence run North 45° 56' 54" West, now deducting from said right-of-way, a distance of 200.00 feet; thence run North 0° 19' 23" East, a distance of 142.54 feet; thence run North 87° 51' 24" West, now crossing said Parcel "A", a distance of 331.49 feet to the Southeast corner of said Parcel; thence run North 87° 51' 24" West, a distance of 474.04 feet; thence run South 0° 19' 23" East, a distance of 718.07 feet; thence run North 87° 55' 42" West, a distance of 750.00 feet to the East right-of-way of said County Road 125; thence run along said right-of-way North 0° 19' 23" East, a distance of 1073.36 feet to the Point of Intersection of a curve in the said right-of-way; thence run, along the said curve, having a radius of 1909.86 feet and a Delta Angle of 15° 34' 21", a distance of 218.59 feet to the Point of Beginning; containing 81.81 acres, more or less, excluding Parcel "A" as referred to as an out parcel from this description. The lands described are a portion of the lands described in Deed Book 18, page 447 and 448 of the Public Records of Baker County, Florida.

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands and Plat described above the owner thereof, for the uses and purposes thereon expressed and dedicated in the position of the lands needed to expand the present road known as South Murreaux Boulevard and John Rowe Road, to a 60' right-of-way to Baker County, Florida, who will be responsible for maintenance on the said road.  
 Signed, sealed, and delivered in the presence of:  
*Arthur N. Bakerbaugh, Jr.* *Archie Rhoads*  
*Thomas R. Rhoads* *Arnold Rhoads*  
 Baker Development Group Inc.  
 Notary Public:  
*Robin L. Harmon*  
 My Commission expires Sept. 20, 1994

THIS IS TO CERTIFY, that on JANUARY 22, 1991, before me, an officer duly authorized to take acknowledgments in the State of Florida, the person described in and who executed the foregoing instrument and the person described in and who acknowledged the execution thereof, to be free and clear of all liens and encumbrances thereon as provided.

