

HUMMINGBIRD TRAIL

A SUBDIVISION IN
STATE OF FLORIDA
BAKER COUNTY
SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 19 AND
SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 21 EAST

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Baker County, Florida.

EXPLANATION OF SYMBOLS AND ABBREVIATIONS

SYMBOL / ABBREVIATION	EXPLANATION
N	North
S	South
E	East
W	West
.	Survey
-	Surface (bearing) / Foot (distance)
-	Second (bearing) / Inches (distance)
±	More or less
R/W	Right-of-way
Ac	Acres
○	4" square concrete monument set number 2457
□	PERMANENT REFERENCE MONUMENT
□	4" square concrete monument set number 2457
□	PERMANENT CONTROL POINT
□	4" square concrete monument set number 2457
□	4" square concrete monument found
R	Radius
L	Arc length
Δ	Delta angle
P.L.S.	Professional Land Surveyor
⊕	Iron pipe found, no number

SURVEYOR'S NOTES:

- The lands shown and described herein are subject to existing Easements, Rights-of-way, Restrictions, and Reservations whether or not disclosed of record.
- Arbitrational areas, if any, are not located.
- Lot areas shown herein are computed inclusive of any easements lying within the boundary lines of said lots.
- Building restrictions there shall conform to current zoning regulations of Baker County, Florida.
- Except as otherwise shown, utility easements shall be 10 feet wide along side lot lines and 15 feet wide along utility fronting along roads.
- Bearings given - West line of Southeast 1/4 of Southeast 1/4 of Section 20 = N 00°15'49" W assumed.
- Field work completed on June 23, 1990.
- Fences are not shown.
- The lands shown and described herein do not lie within a flood prone area as per Community Flood Number 120419 0003 A of the Flood Insurance Rate Map effective date January 27, 1978.

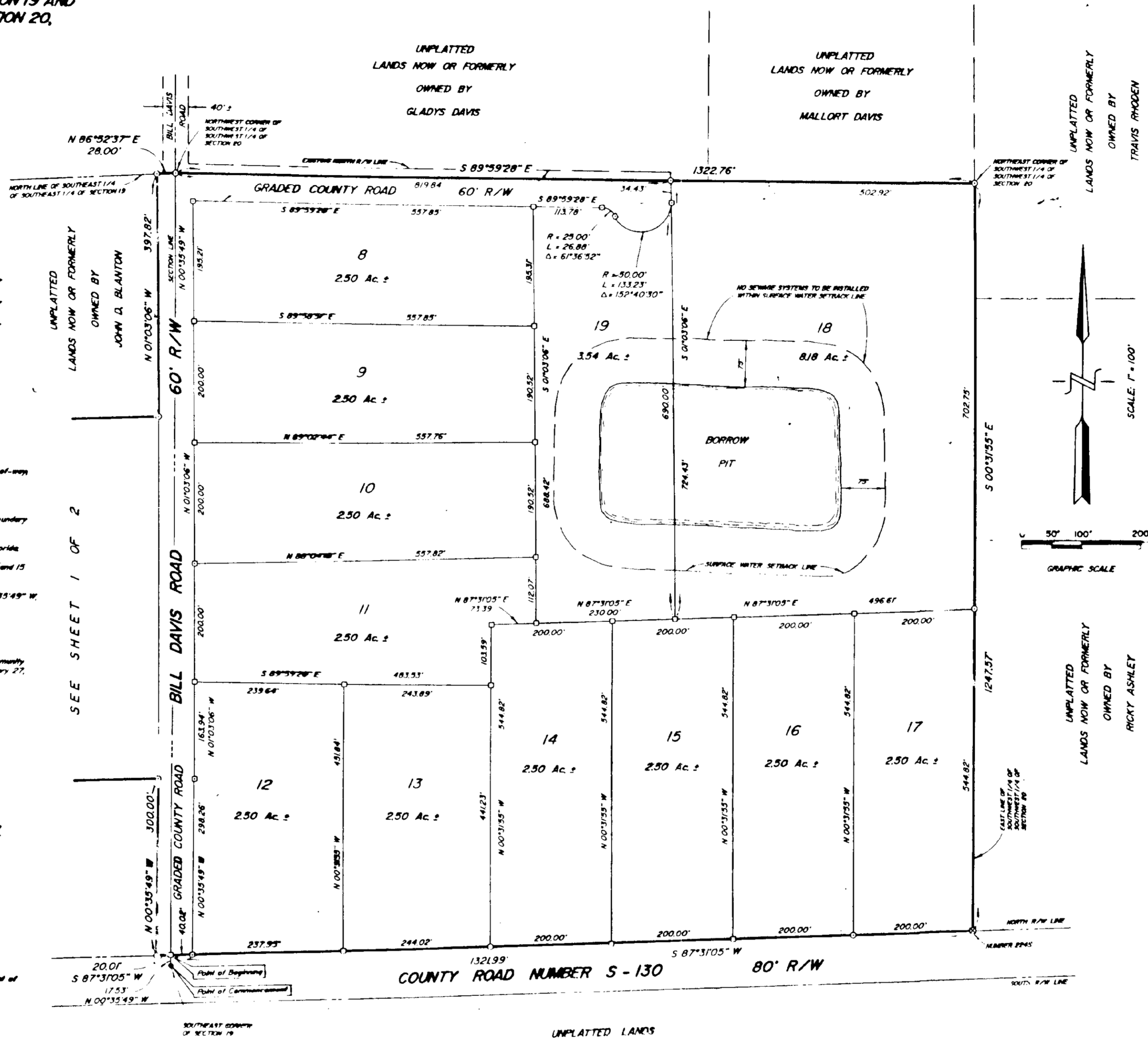
RESTRICTIVE COVENANTS:

Duration of Restrictive Covenants: All restrictive covenants contained herein shall continue in force and shall run with the land lots of "HUMMINGBIRD TRAIL" until modified, amended, or deleted. Said restrictive covenants shall be as follows:

- One living unit per lot.
- Minimum of 840 square feet per living unit.
- All mobile homes shall be fully skinned completely within thirty days of set up.
- Vehicles not operable (junk cars and / or trucks) to be towed after forty (40) days.
- No goats or hogs; one (1) cow or one (1) horse per acre.
- All water systems shall conform to Chapter 100-4 FAC or 17-550 FAC.
- All sewage systems shall conform to Chapter 100-6 FAC or to standards of Department of Environmental Regulations.

SPECIAL RESTRICTIONS:

- Lots 12, 18, and 19 have a surface water setback line wherein sewage system installations are not allowed.



NORTH FLORIDA SURVEYING AND LAND DESIGN

POST OFFICE BOX 14
110 W. WEST MAIN STREET
LAKE BUTLER, FLORIDA 32054

POST OFFICE BOX 968
480 W. ST. MACCLENNY AVENUE
MACCLENNY, FLORIDA 32061

