

RIVER COUNTRY ESTATES

LEGAL DESCRIPTION

A portion, part or tract of land located in Section 16, Township 1 South, Range 21 East, Baker County, Florida.

Begin at the Southwest corner of Section 16, as established by Privett and Associates, Inc., dated December 5, 1986; thence North 88 degrees 36'01" East, along the Southerly boundary of said Section, 2182.95 feet to a point being the Northerly boundary of the land described in Official Records Volume 57, page 178, and Volume 56, page 206 of the public records of said County, thence North 04 degrees 43'10" East along the Westerly boundary of the land described in Official Records Volume 66, page 206, of the public records of said County, 22.30 feet; thence North 87 degrees 42'22" East, along the Northerly boundary of the land described in Official Records Volume 57, page 178, Volume 66, page 206, and Volume 35, page 489, of the public records of said County, 1543.77 feet to the centerline of Crews Road (a 30 foot right of way as now established), thence North along said centerline, North 01 degrees 20'45" west, 1089.16 feet to the Point of Curve; thence Northwestly along and around said curve on an arc distance of 195.65 feet, said curve being concave to the Southwest having a radius of 384.04 feet, together with a chord bearing and distance of North 15 degrees 56'27" West, 193.55 feet to the point of tangent in said centerline, thence continue along said centerline North 30 degrees 32'10" West, 725.56 feet to a point in said centerline; thence continue North 30 degrees 31'55" West along said centerline, 555.17 feet to the point of curve in said centerline, said curve being concave to the Southwest, having a radius of 455.06 feet; thence Northwestly along and around said curve on an arc distance of 196.87 feet to the point of tangent, said curve having a chord bearing and distance of North 42 degrees 55'30" West, 194.34 feet; thence continuing along said centerline North 55 degrees 19'05" west, 858.88 feet to the Point of Curve, said curve being concave to the Southwest, having a radius of 1436.20 feet, thence along and around said curve on an arc distance of 99.87 feet to the point of tangent, together with a chord bearing and distance of North 58 degrees 24'37" West, 99.85 feet; thence continue along said centerline North 61 degrees 30'09" West, 843.99 feet to an angle point; thence South 0 degrees 10'43" West, 1320 feet to the Easterly boundary of the land described in Official Records Volume 47, page 455, of the public records of said County, thence South 0 degrees 10'43" West, along said Easterly boundary, 239.46 feet to the Northerly boundary of the A. Altman land as described in Deed Book 9, page 357, Official Records Volume 30, page 732, of the public records of said County; thence along the boundary of said land the next Three (3) coils, South 89 degrees 55'17" East, 288.02 feet, South 00 degrees 04'00" West, 1502.02 feet, South 79 degrees 19'47" West, 296.81 feet to the Easterly boundary of the land described in Official Records Volume 57, page 178, of the public records of said County; thence South 0 degrees 10'43" West along said Northerly boundary, 850.00 feet to the Point of Beginning. Less and except that portion lying in Crews Road.

THIS IS TO CERTIFY THAT BAKER LAND, INC., IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS RIVER COUNTRY ESTATES AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND _____ IS THE HOLDER OF A MORTGAGE ON SAID LANDS, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS AND THAT ALL LINES, COURTS, EASEMENTS FOR DRAINAGE AND NON ACCESS, SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO RIVER COUNTRY ESTATES HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO RIVER COUNTRY ESTATES HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING GOVERNMENT WHICH SHALL RUN WITH THE LAND: (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT RIVER COUNTRY ESTATES HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVELSE, ALL WATER WHICH MAY FALL OR COME UPON ALL LAKES, COURTS, EASEMENTS FOR DRAINAGE AND NON ACCESS, HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID LAKES, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, AND EASEMENTS FOR NON ACCESS FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE AND FILTRATION SYSTEM, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF RIVER COUNTRY ESTATES HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGES, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY RIVER COUNTRY ESTATES HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS (2) THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING PROPERTY OWNERS, AS THEIR INTEREST AND LOT LINES APPEAR; (3) THE RIVER COUNTRY ESTATES HOMEOWNERS ASSOCIATION ASSUMES NO RESPONSIBILITIES FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE ABUTTING PROPERTY OWNERS, NOR FOR THE CREATION, OPERATION, FAILURE, OR DESTRUCTION OF ANY WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY PERSON WITHIN THE AREA OF THE LAND HEREBY PLATTED, OR OF THE LAKE FILTRATION SYSTEM SHOWN ON THIS PLAT, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE ABUTTING PROPERTIES AND CONTRACTORS IF ANY, IF NEGLIGENT. THE HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURE, OR ANY PART THEREOF, AND DO ANY OTHER ACTS REASONABLY NECESSARY TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM. THE ABUTTING PROPERTY OWNERS AND THE RIVER COUNTRY ESTATES HOMEOWNERS ASSOCIATION DO HEREBY INDEMNIFY AND SAVE THE UNDERSIGNED OWNER AND ITS SUCCESSORS AND ASSIGNS HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY, OR PROPERTY DAMAGE, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, OR ANY PART THEREOF. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF BAKER LAND, INC. AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, BAKER LAND, INC. AND _____ HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ A.D. 1988.

William D. Williams BY Thomas R. Rhoads
WITNESS WITNESS
Thomas R. Rhoads BY Thomas R. Rhoads
WITNESS WITNESS
PRESIDENT

THIS IS TO CERTIFY, that on Aug 15, 1988 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ and _____ respectively _____ and _____ of the above pages corporate, incorporated under the laws of the State of _____, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Wm D Williams
Notary Public
My Commission expires _____



JOINDER AND CONSENT TO DEDICATION (CORPORATIONS)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION. THE UNDERSIGNED IN NO WAY JOINS IN ANY COVENANTS, CERTIFICATIONS OR INDEMNITIES HEREIN NOR DOES THE UNDERSIGNED ASSUME ANY LIABILITY OF ANY NATURE IN CONNECTION HEREWITH.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: _____
AMHSOUTH BANK, N.A.
BY: _____
ITS: _____

STATE OF Florida
COUNTY Baker

THIS IS TO CERTIFY, THAT ON Aug 15, 1988, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE AFORESAID JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date
Wm D Williams
Notary Public
My Commission expires _____

CERTIFICATE OF DEDICATION (CORPORATIONS)

KNOW ALL MEN BY THESE PRESENTS, that the Corporation named below, being the owner, in fee simple of the lands described in the foregoing caption to this plat, hereby dedicated said lands and Drainage easements shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on Aug 15, 1988

BY: Thomas R. Rhoads
PRESIDENT

ATTEST
William D. Williams
SIGNED AND SEALED IN THE PRESENCE OF:
Thomas R. Rhoads

STATE OF Florida COUNTY OF Baker

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and approved W.D. Williams COUNTY ENGINEER DATE Aug 15, 1988

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: W.D. Williams PUBLIC HEALTH OFFICIAL DATE Aug 15, 1988

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on Aug 15, 1988 the foregoing plat of plan was approved by the Planning and Zoning Commission of Baker County, Florida.
W.D. Williams EXECUTIVE SECRETARY
Thomas R. Rhoads PLANNING COMMISSION CHAIRMAN
DATE Aug 15, 1988