

# CONFEDERATE FARMS

A PORTION OF THE SOUTHEAST 1/4, OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA.

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**CAPTION**

**PARCEL A**

A portion of the Southeast 1/4, of Section 24, Township 3 South, Range 20 East, Baker County, Florida, being more particularly described as follows: COMMENCE at the Southeast corner of said Section 24, thence North 01°30'07" West, along the Easterly line of said Section 24, a distance of 356.02 feet to the Northerly right-of-way line of State Road No. 130 (an 80 foot public right-of-way, as now established) and the POINT OF BEGINNING, thence along last said line run the following two (2) courses and distances: COURSE NO. 1: North 87°31'23" West, 2698.59 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 2: thence Northwesterly along and around the arc of a curve concave Northeastly, having a radius of 50.00 feet, an arc distance of 92.62 feet, said arc being subtended by a chord bearing and distance of North 34°27'14" West, 79.67 feet to the point of tangency and an intersection with the Easterly right-of-way line of State Road No. 229 (a 100 foot public right-of-way, as now established); thence North 18°35'44" East along last said line, 1972.81 feet; thence North 85°16'42" East 26.60 feet; thence North 62°26'49" East, 278.52 feet; thence South 87°36'44" West, 791.41 feet to an intersection with the centerline of a 170 foot Florida Power and Light Company right-of-way easement, as per Deed Book 29, Page 59 et. seq. of said public records; thence South 67°16'06" West, along last said line, a distance of 68.73 feet; thence South 02°45'00" West, 684.23 feet; thence South 87°31'23" East, 1904.89 feet to an intersection with the Easterly line of said Section 24; thence South 01°30'07" East, along last said line 549.00 feet to the POINT OF BEGINNING.

Containing 51.51 acres, more or less.

**PARCEL B**

A portion of the Southeast 1/4, of Section 24, Township 3 South, Range 20 East, Baker County, Florida, being more particularly described as follows: COMMENCE at the Southeast corner of said Section 24; thence South 83°55'01" West, along the Southerly line of said Section 24, a distance of 3168.99 feet to the Westerly right-of-way line of State Road No. 229 (a 100 foot public right-of-way, as now established) and the POINT OF BEGINNING, thence continue South 83°55'01" West along the Southerly line of said Section 24, a distance of 820.64 feet to the Westerly line of said Southeast 1/4 of Section 24; thence North 00°41'18" West, along last said line a distance of 1218.85 feet to an intersection with the centerline of a 170 foot Florida Power and Light Company right-of-way easement as per Deed Book 29, Page 159 et. seq. of said public records; thence North 67°16'06" East, along last said line a distance of 1529.77 feet to an intersection with said Westerly right-of-way line of State Road No. 229; thence South 18°35'44" West, along last said line, 1817.98 feet to the POINT OF BEGINNING.

Containing 35.39 acres, more or less.

**CLERKS CERTIFICATE**

I hereby certify that this plat has been examined and that it complies in form with Florida Statute 177.061 and is filed for record and recorded in Plat Book 2, Pages 30 through 36 D of the Public Records of Baker County, Florida.

File No. PB 2 - Pg 36 - 36 D

**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 3rd day of October, A.D., 1989.

**SURVEYOR'S CERTIFICATE**

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the Caption; that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the County of Baker.

Signed this 10th day of October, A.D., 1989.

*Gregory B. Clay*  
Gregory B. Clay  
Registered Land Surveyor No. 2077  
State of Florida

**ADOPTION AND DEDICATION**

This is to certify that The Parsons Company, a Florida Corporation, under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon and that they have caused the same to be surveyed and subdivided and that the plat known as Confederate Farms, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. No part of said lands is dedicated to the County of Baker, State of Florida or to the public. Regardless of the preceding provisions, The Parsons Company reserves and shall have the unrestricted and absolute right to deny ingress to any person who, in the opinion of the Parsons Company, may create or participate in a disturbance or a nuisance on any part of the land shown on this plat.

The Parsons Company hereby reserves and shall have the sole and absolute right at any time, with the consent of the governing body of any municipality or other governmental body having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands on this plat designated as easements. The utility easements granted hereby shall also be easements for the construction, installation, maintenance and operation of cable television services in the manner and subject to the provisions of Section 177.091 (29) of the Florida Statutes (1987), provided, however, that, to the extent allowable by said Section 177.091 (29), only cable television service providers specifically authorized by The Parsons Company to serve the land shown on the plat shall have the benefit of said cable television service easements.

In witness whereof the above named corporation has caused these presents to be executed by the appropriate officer by and with the full authority of said corporation.

**THE PARSONS COMPANY**

Witness *Karen A. Dawkins* Charles H. Barco  
*Shelley D. Swell* Charles H. Barco  
President

**NOTARY FOR THE PARSONS COMPANY**

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 18th day of September, A.D., 1989 by Charles H. Barco, President of The Parsons Company on behalf of the corporation.

*Karen A. Dawkins*  
Notary Public  
State of Florida at Large  
My Commission Expires

**CERTIFICATE OF APPROVAL BY COUNTY ENGINEER**

Examined and approved.

*Arthur H. Badenloach* 9/14/89  
County Engineer Date

**CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING COMMISSION**

This is to certify that on October 3, 1989 the foregoing plat or plan was approved by the Planning and Zoning Commission of Baker County, Florida.

*Larry Palanski* *A. L. Johnson*  
Secretary Chairman  
Date 10-3-89

**CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT**

Requirements for use of lot sewage disposal (and water) systems have been fulfilled. Each lot and system is subject to approval prior to (development) (construction).

*Joseph D. Fisher* 10-3-89  
Health Officer Date

**CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY**


Examined and approved this 3rd day of October, A.D., 1989 by the COUNTY ATTORNEY FOR Baker County, Florida.

Approved: *Jason M. Bess* by County Attorney

PLATTING PROCESS	REVIEW	OK BY
DATE	TO CHECKER	
	FROM SURVEYOR	
	TO COUNTY CLERK	
	FROM COUNTY CLERK	
	TO FILE	

NO.	REVISIONS	DESCRIPTION

REVIEWED BY  
OFFICE FIELD  
CHECKED BY  
DATE



**Clary & Associates, Inc.**  
Professional Land Surveyors  
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