

# RIVERVIEW ESTATES

A portion of Section 16, T-1-S, E-21-R of Baker County, Florida, being more particularly described as follows:

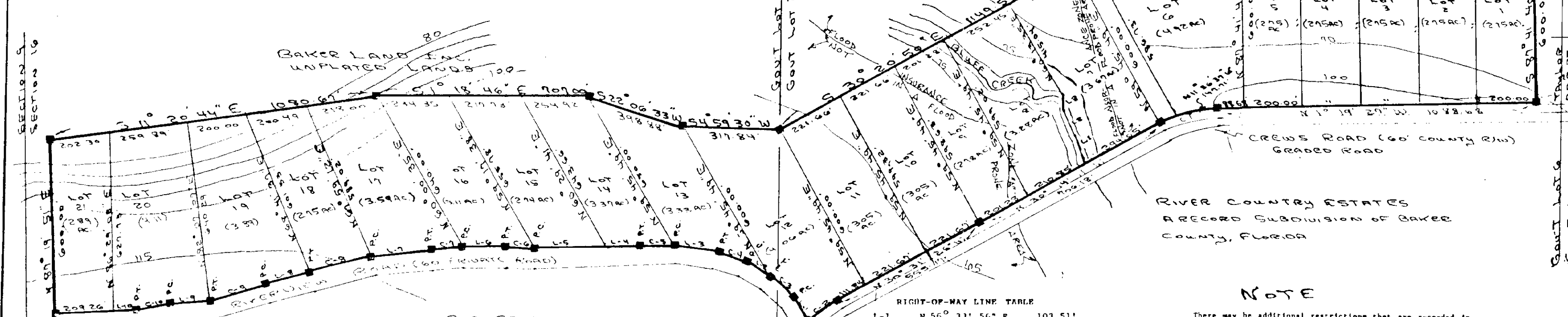
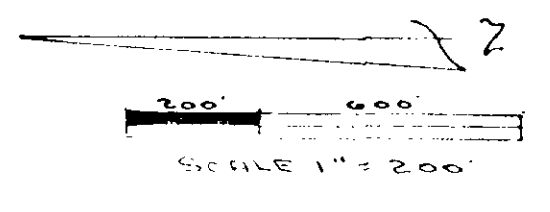
Commence at the Southwest corner of River Country Estates, a record subdivision of said County and State, and run thence North 87° 41' 40" East, a distance of 60.01 feet to the Point of Beginning and a point on the West right-of-way to Crews Road, a 60 foot right-of-way with a County maintained dirt road; thence run North 1° 19' 27" West along said right-of-way, a distance of 1088.68 feet to a curve in said right-of-way and boundary; thence run along the arc to a curve having a chord bearing of North 15° 46' 48" West and chord distance of 206.51 feet and a radius of 413.62 feet, a distance of 208.72 feet; thence run North 30° 31' 26" West along said right-of-way and boundary, a distance of 555.17 feet to a curve in said line; thence run along the arc of said curve having a chord bearing of North 37° 03' 49" West, a chord distance of 117.25 feet and a radius of 514.76 feet, a distance of 117.50 feet to the intersection of the said right-of-way and boundary with the East right-of-way of a private dirt road known as Riverview Drive, having a 60 foot right-of-way and a head in the said boundary; thence run North 56° 33' 56" East along said East right-of-way and boundary, a distance of 103.51 feet to a curve in said right-of-way and boundary; thence run along the arc of said curve having a chord bearing of North 44° 36' 15" East and a chord distance of 97.90 feet and a radius of 205.57 feet, a distance of 98.85 feet; thence run North 32° 37' 14" East along said right-of-way and boundary, a distance of 110.41 feet to a curve in said line; thence run along the arc of said curve having a chord bearing of North 19° 05' 36" East, a chord distance of 92.43 feet and a radius of 178.09 feet, a distance of 98.69 feet; thence run North 5° 34' 16" East along said line, a distance of 160.07 feet to a curve in said line; thence run along the arc of said curve having a chord bearing of North 1° 28' 15" East, a chord distance of 101.86 feet and a radius of 690.63 feet, a distance of 101.96 feet; thence run North 2° 28' 38" West along said line, a distance of 163.49 feet; thence run along said line North 2° 28' 38" West a distance of 205.00 feet to a curve in said line; thence run along the arc of said curve having a chord bearing of North 0° 21' 53" West, a chord distance of 93.85 feet and a radius of 137.88 feet, a distance of 102.18 feet; thence run North 1° 44' 30" East along said line, a distance of 151.47 feet to a curve in said line; thence run along the arc of said curve, having a chord bearing of North 3° 05' 10" West, a chord distance of 104.69 feet and a radius of 56.31 feet, a distance of 94.65 feet; thence run along said line North 2° 55' 40" West a distance of 210.34 feet to a curve in said line; thence run along the arc of said curve, having a chord bearing of North 15° 04' 03" West, a chord distance of 205.93 feet and a radius of 765.33 feet, a distance of 191.45 feet; thence run along said line North 2° 17' 14" West, a distance of 153.41 feet to a curve in said line; thence run along the arc of said curve, having a chord bearing of North 16° 33' 47" West a chord distance of 192.92 feet and a radius of 1026.37 feet, a distance of 205.33 feet; thence run North 6° 55' 52" West along said line, a distance of 145.65 feet to a curve in said line; thence run along the arc of said curve, having a chord bearing of North 13° 20' 04" West, a chord distance of 97.66 feet and a radius of 806.55 feet, a distance of 103.72 feet; thence run along said line North 3° 27' 09" West, a distance of 273.75 feet to the Northwest corner of said property; thence run along the North boundary which is separating from said right-of-way North 87° 19' 51" East a distance of 600.00 feet to the Northeast corner of the property; thence run South 11° 29' 46" East, a distance of 1090.67 feet; thence run South 10° 18' 46" East, a distance of 707.00 feet; thence run South 22° 06' 33" West, a distance of 390.88 feet; thence run South 30° 21' 50" East a distance of 1149.50 feet; thence run South 13° 50' 45" East, a distance of 502.31 feet; thence run South 1° 19' 27" East, a distance of 1000.00 feet to the South-east corner of the property; thence run South 87° 41' 40" West, a distance of 600.00 feet to the Point of Beginning.

Containing 69.18 acres more or less. Together with a 60 foot Ingress/Egress Easement, which is running between and parallel to the North line of Lot 6 and the South line of Lot 7.

	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING	CHORD DIST.
C-1	413.62'	28°44'44"	106.63'	208.72'	N 15° 46' 48" W	206.51'
C-2	514.76'	13°04'44"	59.01'	117.50'	N 37° 03' 49" W	117.25'
C-3	205.57'	25°33'04"	50.40'	98.85'	N 44° 36' 15" E	97.90'
C-4	178.09'	31°45'01"	50.65'	98.69'	N 19° 05' 36" E	97.43'
C-5	690.63'	6°34'58"	51.07'	101.96'	N 1° 28' 15" E	101.86'
C-6	1374.88'	6°15'30"	51.12'	102.18'	N 0° 21' 53" W	102.16'
C-7	536.31'	6°48'55"	47.44'	94.65'	N 3° 05' 10" W	104.69'
C-8	765.33'	14°19'58"	96.23'	191.45'	N 15° 04' 03" W	205.93'
C-9	1026.37'	11°27'45"	103.01'	205.33'	N 16° 33' 47" W	192.92'
C-10	806.55'	7°27'05"	51.93'	103.72'	N 13° 20' 04" W	97.66'

LINE CHART FOR LOT LINE BETWEEN LOT 7 & 8

LINE	BEARING	DISTANCE
1	N 51° 22' 12" E	68.94'
2	N 65° 19' 09" E	79.26'
3	S 72° 51' 53" E	55.23'



GENERAL NOTES O.R.G. 136 Page 281A, 282

- Bearings are based on a survey of master tract of land by Privity and Associates.
- Elevations are based on USC & GS monument 11CMP 969.
- Flood zones for subdivision are not within flood hazard area, other than Lots 7, 8, and 9 which are partially in Flood Zone A, according to FEMA Flood Insurance Rate Map, Richard H. Davis.
- The developers are R. R. Rhoden, Granvel S. Kirkland & Thomas R. Rhoden.
- All lots will be reviewed separately for well and septic tank.
- Zoning is Conservation/Agriculture (A).
  - A. Minimum Depth of front yard is 50 feet
  - B. Minimum Depth of side yard is 30 feet
  - C. Minimum Depth of rear yard is 30 feet
  - D. Minimum Lot Width shall be 200 feet
  - E. Minimum Lot Depth will be 300 feet
  - F. Minimum Lot Area shall be 2.5 acres
- There is a 20 foot utility easement for power down each side lot line. Each lot absorbs 10 feet of this easement.
  - A. There is a 20 foot easement for power access along the front of each lot. This easement is separate from the 60 foot right-of-way for Crews Road and Riverview Road.

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY that I have examined the foregoing plat and find that it complies with all the requirements of Chapter 177, Florida Statutes, and was filed for record on 5-21-90 at 11:00 AM File No. \_\_\_\_\_

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, do 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 MAY 18, 1990 Registration No. 4266

Dale V. Grayson

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: Arthur N. Badenbaugh 5-22-90 Date  
County Engineer

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 construction.

By: John Malone 6-1-90 Date  
Public Health Official

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY that on 5-18-90 the foregoing plat or plan was approved by the Planning and Zoning Commission of Baker County, Florida.

James W. Hurst George J. Dator Jr.  
Executive Secretary Planning Commission Chairman

Dated 5-21-90

NOTE: There may be additional restrictions that are recorded in the public records of said county. (i.e. deed covenants & restrictions)

The Barnett Bank of Columbia County, Florida, hereby certifies that it is the holder of a mortgage lien or other encumbrance upon the above described property, and Thomas R. Rhoden, R. R. Davis and Granvel Kirkland are the owners and developers of the said property and that all parties above hereby joins in and consents to the Dedication of the lands and plat for the uses and purposes thereon expressed and dedicate the road, Riverview Road, and its drainage ditches along lots 12 thru Lot 21 AND A 60' INGRESS/EGRESS EASEMENT TO THE SAID HOMEOWNERS ASSOCIATION, and the holder of said lien, mortgage or other encumbrance, agrees that the said lien, mortgage or other encumbrance shall be subordinate to the above dedication.

Signed, sealed, and delivered in the presence of:

Record Mortgage Holder: Deane C. Nimbley  
Senior Vice President

Develo/owners: Thomas R. Rhoden as Pres. of Baker Land Co., Inc.  
R. R. Davis  
Granvel S. Kirkland

State of Florida  
County of Baker

RETAINED BY OWNER AS PER INSTRUMENT

THIS IS TO CERTIFY that on May 21, 1990 before me, an officer duly authorized to take acknowledgments in this State and County aforesaid, personally appeared T. Rhoden, R. H. Davis, G. Kirkland to me known to be the person described in and who executed the foregoing instrument 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.

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 21st day of MAY, 1990, A.D.

Robin L. Harmon  
NOTARY PUBLIC

6-9-90