

# FAMILY OAK ESTATES

A SUBDIVISION IN  
STATE OF FLORIDA  
BAKER COUNTY  
SECTION 7, TOWNSHIP 1 SOUTH, RANGE 21 EAST

### CAPTION LEGAL DESCRIPTION:

A parcel of land lying, being, and situate in the West 1/2 of Section 7, Township 1 South, Range 21 East, Baker County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of said Section 7, thence run South 00 degrees, 44 minutes and 13 seconds West, along the West line of said Section 7, a distance of 1333.50 feet to the Northwest corner of the Southwest 1/4 of Northwest 1/4 of said Section 7, thence run North 89 degrees, 44 minutes and 19 seconds East, along the North line of said Southwest 1/4 of Northwest 1/4 of Section 7, a distance of 1182.29 feet to the intersection with the Easterly right-of-way line of Baker Joe Barnett Road (a graded county road) and the POINT OF BEGINNING of the hereinafter described parcel of land. Thence continue running North 89 degrees, 44 minutes and 19 seconds East, continuing along said North line of the Southwest 1/4 of Northwest 1/4 of Section 7, and along the North line of the Southwest 1/4 of Northwest 1/4 of Section 7, a distance of 1315.13 feet, thence run South 17 degrees, 38 minutes and 43 seconds West a distance of 725.44 feet to a point on the Easterly right-of-way line of Ben Fish Road (a graded county road), said point being on the arc of a curve concave Westerly and whose radial point bears South 76 degrees, 20 minutes and 06 seconds West, thence run Southwesterly along said Easterly right-of-way line of Ben Fish Road, along the arc of said curve concave Westerly and having a radius of 330.00 feet, through a central angle of 11 degrees, 37 minutes and 13 seconds an arc distance of 66.93 feet to the Point of Tangency, thence run South 02 degrees, 02 minutes and 41 seconds East, continuing along said Easterly right-of-way line, a distance of 50.54 feet, thence run South 05 degrees, 24 minutes and 03 seconds West, continuing along said Easterly right-of-way line, a distance of 86.95 feet to the Point of Curvature of a curve to the left, thence run Southwesterly, continuing along said Easterly right-of-way line along the arc of a curve concave Northwesterly and having a radius of 100.78 feet, through a central angle of 71 degrees, 59 minutes and 20 seconds an arc distance of 126.63 feet to the Point of Tangency, thence run South 86 degrees, 35 minutes and 17 seconds East, continuing along said Easterly right-of-way line, a distance of 121.35 feet to the Point of Curvature of a curve to the right, thence run Southwesterly, continuing along said Easterly right-of-way line along the arc of a curve concave Southwesterly and having a radius of 254.86 feet, through a central angle of 65 degrees, 37 minutes and 49 seconds an arc distance of 291.93 feet to the Point of Tangency, thence run South 00 degrees, 53 minutes and 28 seconds East, continuing along said Easterly right-of-way line of Ben Fish Road, a distance of 413.26 feet to the intersection with the Easterly right-of-way line of O. C. Horne Road (a graded county road), thence run North 76 degrees, 08 minutes and 04 seconds West, along said Easterly right-of-way line of O. C. Horne Road, a distance of 1876.54 feet to the intersection with the aforesaid Easterly right-of-way line of Baker Joe Barnett Road, thence run North 17 degrees, 09 minutes and 08 seconds East, along said Easterly right-of-way line of Baker Joe Barnett Road, a distance of 1312.51 feet to the POINT OF BEGINNING, containing a total area of 49.90 acres, more or less.

### CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owners in fee simple of these lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the road, utility easements, and drainage easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned, Ben F. Fish and Patricia L. Fish hereunto set their hand and seal on \_\_\_\_\_, 1990.

*Ben F. Fish*  
Ben F. Fish  
*Patricia L. Fish*  
Patricia L. Fish  
*Julius B. Conkner*  
Julius B. Conkner  
*Rene Davis*  
Rene Davis

### ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF BAKER

THIS IS TO CERTIFY, that on \_\_\_\_\_, 1990, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Ben F. Fish and Patricia L. Fish to me known to be the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their 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

*Rebecca Gaus*  
Rebecca Gaus  
Notary Public  
Notary Public, State of Florida  
My Commission Expires  
6-1-93  
My Commission Expires

### RESTRICTIVE COVENANTS:

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

- A) No dirt shall be removed from parcel nor shall any timber be harvested without the written consent from owners as shown hereon.
- B) No accumulation or storage of garbage, lumber, scrap metal, refuse bulk materials, waste, new or used building materials or trash of any kind shall be permitted on parcel.
- C) No non-convertible automobile shall remain on parcel for a thirty day period.
- D) Mortgages shall be non-assignable without the written consent from owners as shown hereon.
- E) All mobile homes shall be fully started completely within thirty days of set up.
- F) All water systems shall conform to Chapter 100-4 FAC or 17-550 FAC.
- G) All sewage systems shall conform to Chapter 100-6 FAC or to standards of Department of Environmental Regulations.
- H) Annual Assessment Fee shall be due on date of Agreement for Deed or deed transfer. If assessment fee is not paid by date due, a late charge of \$100 per day shall be assessed thereon.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

### SEE SHEET 2 FOR:

General notes  
Explanation of symbols and abbreviations

### CERTIFICATE OF APPROVAL BY COUNTY ENGINEER:

Examined and approved by: *Arthur J. Bakerbaugh*  
County Engineer  
Nov. 6, 1990  
Date

### CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

Examined and approved by: *James W. Hurst*  
County Attorney  
11/6/90  
Date

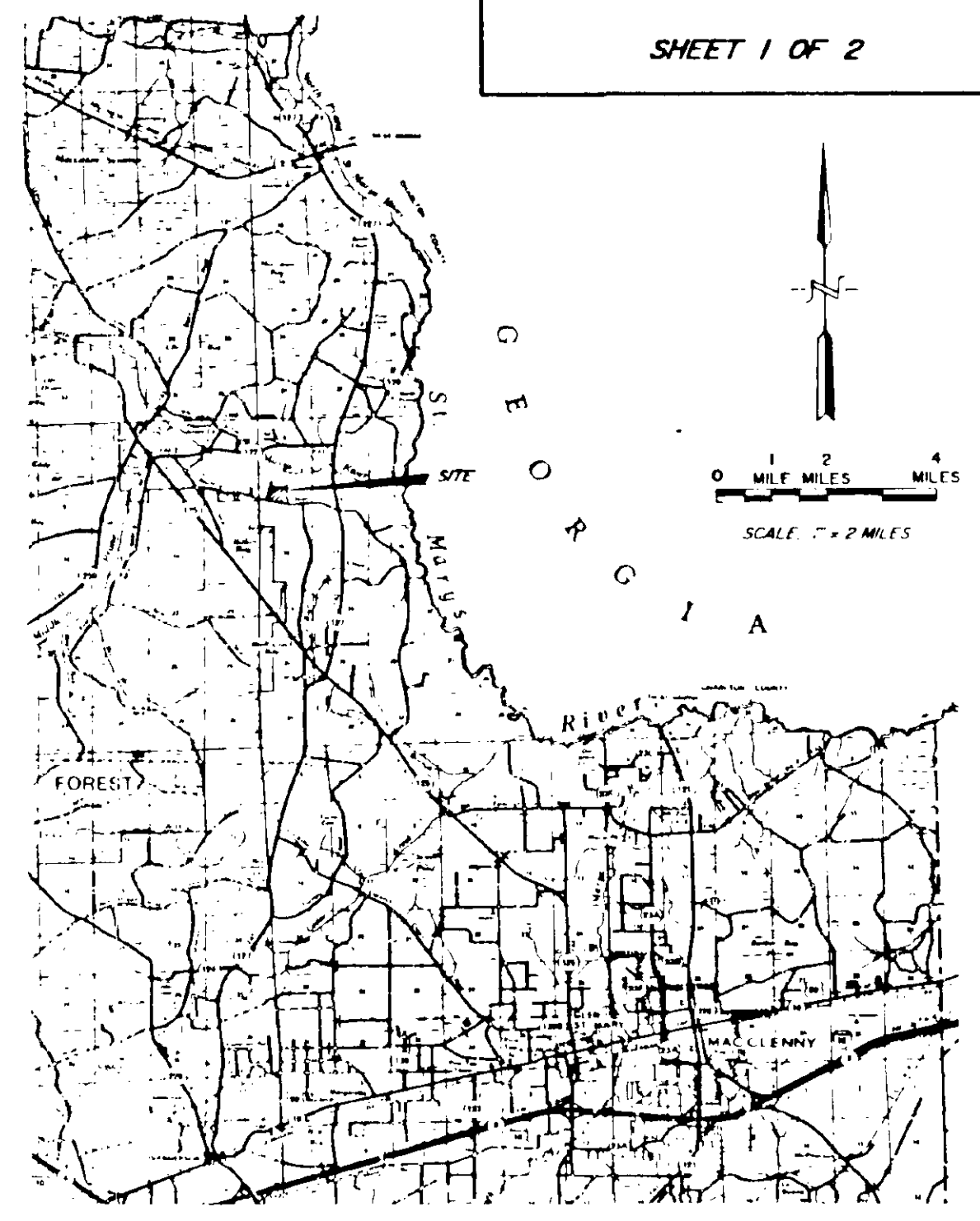
### CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT:

Requirements for use of on-lot sewage disposal (and water) systems have been fulfilled. Each lot system is subject to approval prior to (development) construction.  
By: *John Hanna*  
Public Health Officer  
11-2-90  
Date

### CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING COMMISSION:

This is to certify that on this 24<sup>th</sup> day of MAY, A.D. 1990, the foregoing plat was approved by the Planning and Zoning Commission of Baker County, Florida.  
Signed: *Melinda Hall*  
Planning Commission Chairman  
*James W. Hurst*  
Executive Secretary

PLAT BOOK 2, PAGE 97  
SHEET 1 OF 2



LOCATION MAP

### 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 177, Florida Statutes, and was filed for record on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1990, in Plat Book 2, on page(s) 97+98.  
Signed: *John Hanna*  
Clerk of Circuit Court  
Baker County, Florida

### 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 plotted as 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.  
By: *Wayne B. Baker*  
Wayne B. Baker  
Registered Land Surveyor  
Florida Certificate Number 2457  
Date: 10-24-90

**NORTH FLORIDA SURVEYING AND LAND DESIGN**  
POST OFFICE BOX 14  
1804 WEST MAIN STREET  
LAKE BUTLER, FLORIDA 32044  
POST OFFICE BOX 982  
680 WEST MACLENNY AVENUE  
MACLENNY, FLORIDA 32067

