SADIE PINES

BEING A PART OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 22 EAST, CITY OF MACCLENNY, BAKER COUNTY, FLORIDA

CAPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE SOUTHEAST CORNER OF EAST MACCLENNY HEIGHTS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26, OF THE CURRENT PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, SAID SUBDIVISION CORNER ALSO BEING 30 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, AND ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90 (STATE ROAD NO. 10, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 83 DEGREES 43 MINUTES 53 SECONDS EAST, A DISTANCE OF 351.50 FEET; THENCE RUN NORTH 06 DEGREES 16 MINUTES 07 SECONDS WEST. DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 264.58 FEET THENCE RUN NORTH 83 DEGREES 43 MINUTES 53 SECONDS EAST, 162.27 FEET THENCE RUN SOUTH 06 DEGREES 16 MINUTES 07 SECONDS EAST, 264.58 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE RUN NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 83 DEGREES 43 MINUTES 53 SECONDS EAST, A DISTANCE OF 371.73 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 17 SECONDS WEST, A DISTANCE OF 1008.92 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25; THENCE RUN SOUTH 89 DEGREES 41 MINUTES 02 SECONDS WEST, ALONG SAID NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 852.68 FEET TO A POINT LYING 9.5 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF AFOREMENTIONED EAST MACCLENNY HEIGHTS PLAT; THENCE RUN SOUTH 01 DEGREES 11 MINUTES 20 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID EAST MACCLENNY HEIGHTS PLAT, A DISTANCE OF 1101.14 FEET TO THE POINT OF BEGINNING, CONTAINING 19.98 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

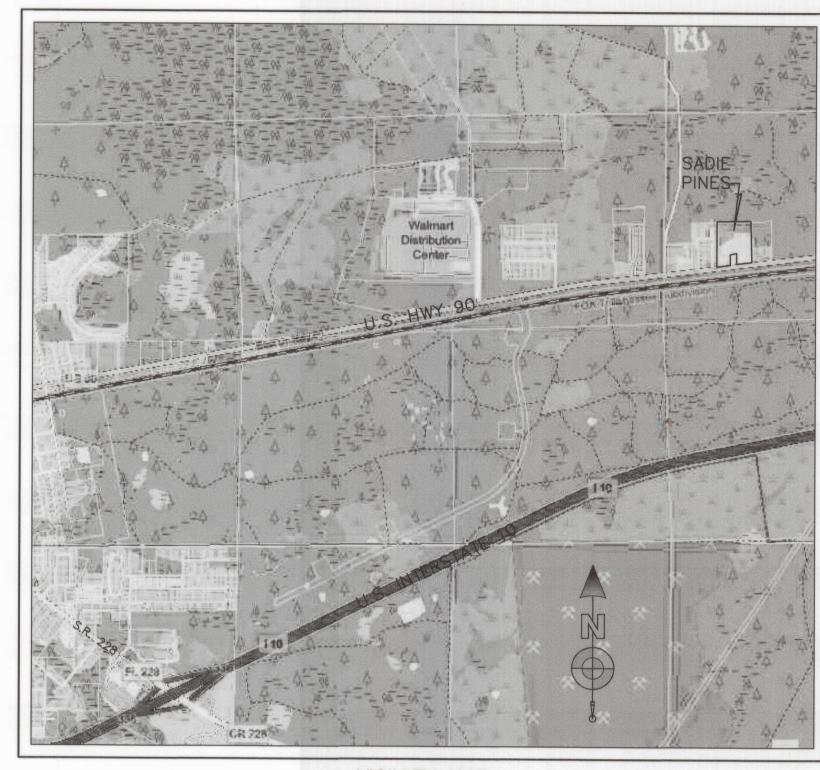
KNOW ALL MEN BY THESE PRESENTS THAT VUORI HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SADIE PINES", AND THAT ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PUBLIC. ALL RIGHTS OF WAY, WALKWAYS, AND SIDEWALKS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE PUBLIC.

ATTESTS

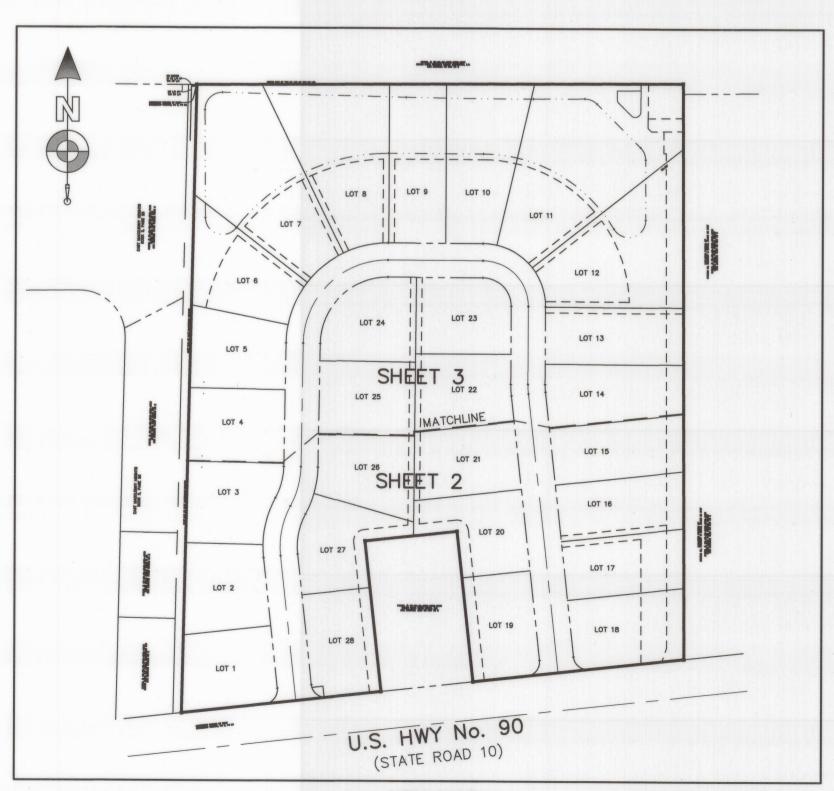
BY KYLE A. PASSKIEWICZ, MANAGER VUORI HOMES, LLC

10/31/2025

WITNESS AS TO OWNER



VICINITY MAP



KEY MAP NOT TO SCALE

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR

THIS IS TO CERTIFY, THAT ON November 3, 2025 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.

PLANNING AND ZONING DIRECTOR

11/3/2025

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

EXAMINED AND APPROVED BY:

COUNTY ATTORNEY

CERTIFICATE OF APPROVAL AND ACCEPTANCE 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 ______ DAY OF ______ A.D., 2025.

CHAIRMAN, COUNTY COMMISSION

CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT

"ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 0065, ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS; REGULATION, ONSITE WATER SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 0062, SUPERVISION; PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS.

PUBLIC HEALTH OFFICIAL

U14/2025

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

EXAMINED AND APPROVED BY:

COUNTY ENGINEER

11/4/25
DATE

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE 901, NORTH AMERICAN DATUM (NAD) 1983, AS FIELD MEASURED BETWEEN THE RECOVERED MONUMENTATION ON THE WEST LINE OF SURVEYED LANDS.

2. THE PLATTED LANDS ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 12003C0250C, EFFECTIVE JUNE 17, 2018 FOR BAKER COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

3. THE PLATTED PROPERTY IS ZONED RCMH 0.5 AT THE TIME OF PLAT RECORDING.

4. BUILDING RESTRICTION SETBACKS SHOWN HEREON ARE BASED ON AND MEET CURRENT ZONING REQUIREMENTS.

LEGEND:

DENOTES PERMANENT REFERENCE MONUMENT, SET 4" X 4" CONCRETE MONUMENT, STAMPED LB 3672, UNLESS OTHERWISE STATED.

DENOTES PERMANENT CONTROL POINT (PCP).

TOB DENOTES TOP OF BANK

STACIE D. HARVEY BAKER COUNTY CLERK OF COURT CFN# 202500006257(3Pgs) REC: 11/10/2025 2:43:25 PM by melissa RECORDING FEES \$60.00 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 PART 1, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON

11/10/2025 AT Macchenny, Baker County, Florida

STACIE D. HARVEY
CLERK OF THE CIRCUIT COURT
BAKER COUNTY, FLORIDA

CERTIFICATE OF THE DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED BY CHRIS LEE, DIRECTOR OF BAKER COUNTY_PUBLIC WORKS.

CHAPTER 177, PART 1, FOR BAKER COUNTY, FLORIDA.

CHRIS LEE, DIRECTOR OF BAKER COUNTY PUBLIC WORKS

SIGNED: ARNOLD J. JOHNS, PSM #4422

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT THE CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYORS CERTIFICATE

JASON D. BOATWRIGHT, P.S.M
PROFESSIONAL SURVEYOR and MAPPER
STATE OF FLORIDA LICENSE No. LS 7292
BOATWRIGHT LAND SURVEYORS, INC.
LICENSED BUSINESS No. LB 3672

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
LB 3672
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550