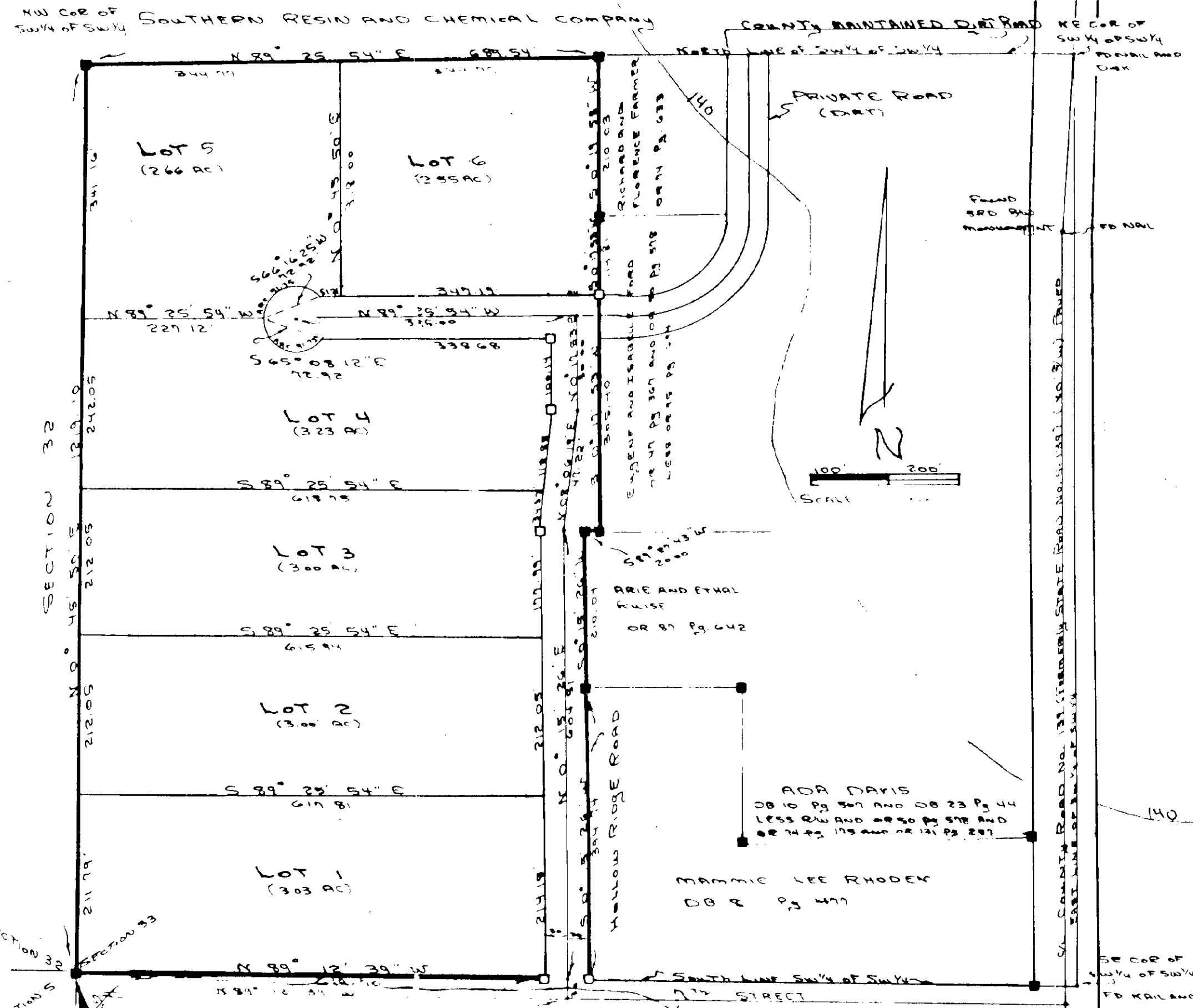


# HOLLOW RIDGE HEIGHTS

A SUBDIVISION BEING A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH RANGE 21 EAST OF BAKER COUNTY, FLORIDA

There may be additional restrictions that are recorded in the public records of said County (i.e. Deed, covenants, and restrictions).



The Point of Commencement and Beginning are one and the same, the Southwest corner of Section 33, Township 2 South, Range 21 East, of Baker County, Florida, and run North 0° 45' 50" East along the West line of said Section and West line of said subdivision, Hollow Ridge Heights, a distance of 1219.10 feet to the Northwest corner of the Southwest 1/4 of Southwest 1/4 of said Section and the Northwest corner of said subdivision; thence run along the North line of the said subdivision North 89° 25' 54" East, a distance of 689.54 feet; thence run South 0° 19' 58" West, a distance of 218.01 feet to a concrete monument and a West 1/4 of said line; thence run South 0° 17' 53" West, a distance of 118.81 feet to the point where the North right-of-way of Hollow Ridge Road (a 60 foot right-of-way) intersects the East boundary; thence run along the said East right-of-way, crossing the said right-of-way, South 0° 17' 53" West, a distance of 68 feet to the South right-of-way of said road; thence continue along said East right-of-way South 0° 17' 53" West, a distance of 245.40 feet; thence run South 89° 27' 43" West, a distance of 20.00 feet; thence run South 0° 15' 26" West along the said East boundary and the said East right-of-way, a distance of 664.78 feet to the point where the said East right-of-way intersects with the North right-of-way to 7th Street, a 60 foot right-of-way, as recorded in Plat Book No. 1, pages 21 & 22, as part of Margaretta Subdivision; thence run along the said North right-of-way, North 89° 12' 19" West, now crossing the said right-of-way known as Hollow Ridge Road, a distance of 60.00 feet to the West right-of-way of said road; thence run along the said North right-of-way to said 7th Street, North 89° 12' 19" West, a distance of 619.70 feet to the Point of Beginning, Containing 19.29 acres more or less.

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands and plat described above by the owner thereof, for the uses and purposes thereon expressed and all roads, retention ponds and drainage ditches will be held private and dedicated to the Home Owners Association of Record and all roads, retention ponds and drainage ditches will be maintained by the said Home Owners Association, 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.

Signed, sealed, and delivered in the presence of:  
*Charles Davis* Mortgage Holder of Record  
*Archie Rhoden*  
*R.D. Johnson, Jr.* Record Owners  
*Arnell Rhoden*  
*Baker Dew Young, III.*  
 STATE OF Florida  
 COUNTY OF Baker

THIS IS TO CERTIFY, that on April 30 1991, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Archie Rhoden as known to be the person described in and who executed the foregoing Joinder and Consent to dedication and severally acknowledged the execution thereof to be a 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.  
*Robin L. Harman*  
 Notary Public  
 My Commission expires 12/31/92

- GENERAL NOTES
- Bearings are based on previous boundary survey by W. C. Hale.
  - The Developers are THOMAS R. RUDOLPH, RICHARD W. DAVIS
  - There is a 20' easement down each lot line for power. Each lot absorbs 10' of this easement. There is also a 20' easement along the front of each lot which is separate from the road right-of-way, for power.
  - The current zoning is Agriculture Conservation (A).  
 (A) Min. depth front yard is 50'.  
 (B) Min. depth side yard is 30'.  
 (C) Min. depth rear yard is 20'.  
 (D) Min. lot width shall be 200'.  
 (E) Min. lot depth shall be 300'.  
 (F) Min. lot area shall be 2.5 acres.
  - All lots will be covenanted separate for well & septic tank.
  - NONE OF THE LOTS ARE WITHIN A FLOOD HAZARD ZONE

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 May 10, 1991  
Macclenny, FL  
 Title No. \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, 1991, A.D.  
*Steve Kennedy*  
 Chairman, County Commission

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:  
 Examined and Approved by:  
*James W. Hurst* County Attorney  
 Dated May 7 A.D., 1991

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER  
 Examined and Approved by:  
*Arthur H. Decker* County Engineer  
 Date 5-7-91

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 *John Adams* Public Health Officer  
 Date 4-30-91

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 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 JAN. 22, 1991 Registration No. 4266  
*Dale H. Sawyer*

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING COMMISSION  
 THIS IS TO CERTIFY, that on 5-1-91 the foregoing plat or plan was approved by the Planning and Zoning Commission of Baker County, Florida.  
*James W. Hurst* Executive Secretary  
*Willard Hall* Planning Commission Chairman  
 Dated 5-1-91