

RIVER COUNTRY ESTATES

ORCHARD ROAD
A 60 FOOT EASEMENT FOR HIGHWAY, EGRESS, DRAINAGE AND UTILITIES.
A STRIP OF LAND 60 FEET WIDE LYING 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

A PART OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ORCHARD ROAD (A 30 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE CENTERLINE OF SAID 60 FOOT EASEMENT, SAID POINT LYING NORTH 01 DEGREES 30'45" WEST, 730.00 FEET TO THE INTERSECTION OF THE NORTHERLY BOUNDARY OF LOTS DESCRIBED IN OFFICIAL RECORDS VOLUME 57, PAGE 178, VOLUME 86, PAGE 208 AND VOLUME 30, PAGE 488 OF THE PUBLIC RECORDS OF BAKER COUNTY, AND THE EASTERN RIGHT OF WAY OF ORCHARD ROAD, THENCE SOUTH BY DEGREES 42'22" WEST, 703.34 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 382.75 FEET, TOGETHER WITH A CHORD BEARING AND DISTANCE OF SOUTH 82 DEGREES 33'18" WEST, 631.5 FEET, THENCE ALONG ARC OF SAID CURVE, 83.34 FEET TO THE POINT OF TANGENCY, THENCE CONTINUE SOUTH 77 DEGREES 24'10" WEST, 100.03 FEET TO A POINT OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 881.0 FEET, TOGETHER WITH A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 02'07" WEST, 173.33 FEET, THENCE ALONG ARC OF SAID CURVE, 173.80 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 88 DEGREES 36'01" WEST, 825.82 FEET TO THE POINT OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 184.82 FEET, TOGETHER WITH A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 30'22" WEST, 100.38 FEET, THENCE ALONG ARC OF SAID CURVE, 101.53 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 58 DEGREES 42'09" WEST, 890.88 FEET, THENCE NORTH 31 DEGREES 21'07" WEST, 18.84 FEET TO THE RADIUS POINT OF A C.O.D. DE SAC, HAVING A RADIUS OF 50 FEET, THE ARC OF SAID C.O.D. DE SAC BEING THE TERMINUS OF SAID CENTERLINE BEING DESCRIBED.

HOLLI ROAD AND HOLLI COURT
A 30 FOOT EASEMENT FOR HIGHWAY, EGRESS, DRAINAGE AND UTILITIES.
A STRIP OF LAND BEING 60 FEET WIDE LYING 30 FEET, RIGHT AND LEFT AS MEASURED AT RIGHT ANGLES FROM THE FOLLOWING DESCRIBED BASELINE:

BASELINE "A"
A PORTION PART OR TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, AS ESTABLISHED BY PRINATI AND ASSOCIATES, INC., DATED DECEMBER 5, 1988, THENCE NORTH 88 DEGREES 30'01" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION, 2182.85 FEET TO A POINT BEING THE NORTHERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 57, PAGE 178, AND VOLUME 86, PAGE 208, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 04 DEGREES 43'07" EAST ALONG THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 86, PAGE 208, OF THE PUBLIC RECORDS OF SAID COUNTY, 72.30 FEET, THENCE NORTH 87 DEGREES 42'22" EAST, ALONG THE NORTHERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 57, PAGE 178, VOLUME 86, PAGE 208, AND VOLUME 30, PAGE 488, OF THE PUBLIC RECORDS OF SAID COUNTY, 1543.77 FEET TO THE CENTERLINE OF ORCHARD ROAD (A 30 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE NORTH ALONG SAID CENTERLINE, NORTH 01 DEGREES 30'45" WEST, 108.18 FEET TO THE POINT OF CURVE, THENCE NORTHWESTERLY ALONG AND AROUND SAID CURVE A ARC DISTANCE OF 180.88 FEET, SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 384.04 FEET, TOGETHER WITH A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 36'27" WEST, 183.35 FEET TO THE POINT OF TANGENCY IN SAID CENTERLINE, THENCE CENTERLINE NORTH 30 DEGREES 32'10" WEST, 725.58 FEET TO A POINT IN SAID CENTERLINE, THENCE CONTINUE NORTH 30 DEGREES 31'00" WEST ALONG SAID CENTERLINE, 558.17 FEET TO THE POINT OF CURVE IN SAID CENTERLINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 460.08 FEET, THENCE NORTHWESTERLY ALONG AND AROUND SAID CURVE A ARC DISTANCE OF 188.87 FEET TO THE POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 56'30" WEST, 184.34 FEET, THENCE CONTINUE ALONG SAID CENTERLINE NORTH 30 DEGREES 31'00" WEST, 803.32 FEET TO THE POINT OF BEGINNING OF BASELINE "A"; THENCE SOUTH 53 DEGREES 32'14" WEST, 1083.28 FEET TO A POINT OF CURVE BEING CONCAVE TO THE NORTHWEST, THENCE ALONG AND AROUND SAID CURVE A ARC DISTANCE OF 181.13 FEET, TOGETHER WITH A RADIUS OF 300.30 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 88 DEGREES 36'20" WEST, 722.30 FEET TO A POINT TO BE KNOWN AS POINT "B", THENCE CONTINUE SOUTH OF DEGREES 23'34" EAST, 258.47 FEET TO THE RADIUS POINT OF A C.O.D. DE SAC HAVING A RADIUS OF 50.00 FEET, SAID BASELINE TERMINATING AT THE ARC OF SAID C.O.D. DE SAC.

ORCHARD ROAD - EASEMENT FOR HIGHWAY, EGRESS, DRAINAGE AND UTILITIES.
A STRIP OF LAND LYING 15 FOOT EASTERLY AND NORTHWESTERLY OF ORCHARD ROAD (A 30 FOOT RIGHT OF WAY AS NOW ESTABLISHED), TOGETHER WITH A 15 FOOT STRIP OF LAND LYING WESTERLY AND SOUTHWESTERLY OF SAID ORCHARD ROAD, LYING 15 FEET EASTERLY, WESTERLY, NORTHWESTERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED BASELINE:

A PORTION PART OR TRACT OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, AS ESTABLISHED BY PRINATI AND ASSOCIATES, INC., DATED DECEMBER 5, 1988, THENCE NORTH 88 DEGREES 30'01" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION, 2182.85 FEET TO A POINT BEING THE NORTHERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 57, PAGE 178, AND VOLUME 86, PAGE 208, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 04 DEGREES 43'07" EAST ALONG THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 86, PAGE 208, OF THE PUBLIC RECORDS OF SAID COUNTY, 72.30 FEET, THENCE NORTH 87 DEGREES 42'22" EAST, ALONG THE NORTHERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 57, PAGE 178, VOLUME 86, PAGE 208, AND VOLUME 30, PAGE 488, OF THE PUBLIC RECORDS OF SAID COUNTY, 1543.77 FEET TO THE CENTERLINE OF ORCHARD ROAD (A 30 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING, THENCE NORTH ALONG SAID CENTERLINE, NORTH 01 DEGREES 30'45" WEST, 108.18 FEET TO THE POINT OF CURVE, THENCE NORTHWESTERLY ALONG AND AROUND SAID CURVE A ARC DISTANCE OF 180.88 FEET, SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 384.04 FEET, TOGETHER WITH A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 36'27" WEST, 183.35 FEET TO THE POINT OF TANGENCY IN SAID CENTERLINE, THENCE CONTINUE ALONG SAID CENTERLINE NORTH 30 DEGREES 32'10" WEST, 725.58 FEET TO A POINT IN SAID CENTERLINE, THENCE CONTINUE NORTH 30 DEGREES 31'00" WEST ALONG SAID CENTERLINE, 558.17 FEET TO THE POINT OF CURVE IN SAID CENTERLINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 460.08 FEET, THENCE NORTHWESTERLY ALONG AND AROUND SAID CURVE A ARC DISTANCE OF 188.87 FEET TO THE POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 56'30" WEST, 184.34 FEET, THENCE CONTINUE ALONG SAID CENTERLINE NORTH 30 DEGREES 31'00" WEST, 803.32 FEET TO THE POINT OF BEGINNING OF BASELINE "A"; THENCE SOUTH 53 DEGREES 32'14" WEST, 1083.28 FEET TO A POINT OF CURVE BEING CONCAVE TO THE NORTHWEST, THENCE ALONG AND AROUND SAID CURVE A ARC DISTANCE OF 181.13 FEET, TOGETHER WITH A RADIUS OF 300.30 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 88 DEGREES 36'20" WEST, 722.30 FEET TO THE POINT OF TANGENCY, THENCE CONTINUE SOUTH OF DEGREES 23'34" EAST, 258.47 FEET TO THE RADIUS POINT OF A C.O.D. DE SAC HAVING A RADIUS OF 50.00 FEET, SAID BASELINE TERMINATING AT THE ARC OF SAID C.O.D. DE SAC.

COMMISSION APPROVAL:
EXAMINED AND APPROVED THIS _____ DAY OF _____ AD 1988 BY
THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA
APPROVED _____ BY COUNTY ATTORNEY
APPROVED _____ BY COMMISSION CHAIRMAN

CLERK'S 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 _____ PAGE _____ OF THE
PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.
FILE NO. _____ CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY PUBLIC SAFETY DIRECTOR
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE
PUBLIC SAFETY DIRECTOR OF BAKER COUNTY, FLORIDA
THIS _____ DAY OF _____ AD 1988
PUBLIC SAFETY DIRECTOR

CURVE	RADIUS	LENGTH	ARC CHORD	CHORD BEARING	DELTA	
C-3	848.19	178.47	90.08	178.14	583.0000°W	113.8499°
C-4	224.82	44.37	22.44	44.85	578.5030°W	113.8499°
C-5	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-6	333.33	59.68	29.82	58.80	281.3408°W	101.8134°
C-7	362.75	85.74	32.71	83.15	287.3518°W	101.8134°
C-8	808.10	161.67	81.00	161.67	287.0000°W	113.8499°
C-9	224.82	44.37	22.44	44.85	578.5030°W	113.8499°
C-10	324.82	64.97	32.49	64.97	581.5030°W	107.9258°
C-11	184.82	36.97	18.49	36.97	573.5030°W	107.9258°
C-12	224.82	44.37	22.44	44.85	578.5030°W	113.8499°
C-13	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-14	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-15	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-16	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-17	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-18	333.33	59.68	29.82	58.80	281.3408°W	101.8134°
C-19	113.15	22.63	11.32	22.63	581.3408°W	101.8134°
C-20	113.15	22.63	11.32	22.63	581.3408°W	101.8134°
C-21	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-22	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-23	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-24	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-25	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-26	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-27	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-28	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-29	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-30	30.00	47.67	30.50	43.78	446.48°W	89.9453°
C-31	384.04	172.41	87.22	174.80	209.2202°W	22.4253°
C-32	155.08	30.89	15.51	30.89	212.2202°W	22.4253°
C-33	155.08	30.89	15.51	30.89	212.2202°W	22.4253°
C-34	155.08	30.89	15.51	30.89	212.2202°W	22.4253°
C-35	155.08	30.89	15.51	30.89	212.2202°W	22.4253°
C-36	155.08	30.89	15.51	30.89	212.2202°W	22.4253°

- NOTES:
1. @ DENOTES PERMANENT REFERENCE MONUMENT.
2. @ DENOTES PERMANENT CONTROL POINT.
3. BUILDING RESTRICTION LINES SHALL CONFORM TO CURRENT ZONING REGULATIONS OF BAKER COUNTY, FLORIDA.
4. ALL EASEMENTS SHOWN ARE FOR DRAINAGE, UTILITIES, HIGHWAY & EGRESS.
5. BEARINGS ESTABLISHED FROM THE LEGAL DESCRIPTION.

CERTIFICATE OF SUPERVISOR
I 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 173, FLORIDA
STATUTES, AND THAT SAID LAND IS LOCATED IN BAKER COUNTY, FLORIDA.
DATED _____ 1988 REGISTRATION NO. _____

J. RODNEY & SONS
367 CASSETT AVENUE JACKSONVILLE, FLORIDA 32205
PHONE 904-387-5307