

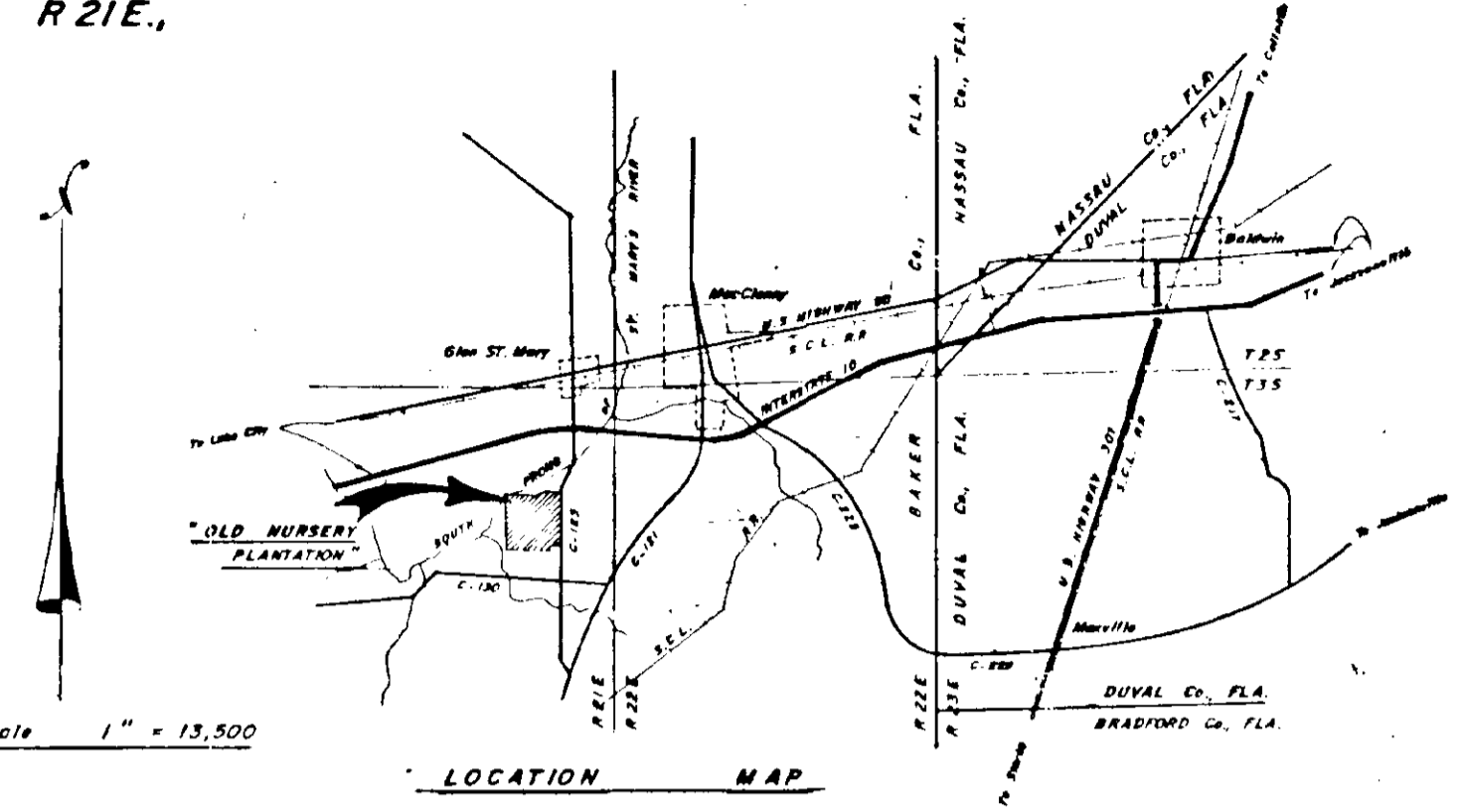


# OLD NURSERY PLANTATION

A SUBDIVISION OF  
LANDS IN SEC'S 11, 12 & 14, T3S, R21E,  
BAKER COUNTY, FLA.

### CAPTION:

A Tract of Land Situated in Sections 11, 12 and 14, Township 3 South, Range 21 East, Baker County, Florida; said Tract being more particularly described as follows:  
Commence at a Nail with Disk at the Northeast corner of Section 14 and run N 88° 30' 35" W, along the North line of Section 14, a distance of 46.33 feet to a concrete monument on the Westerly Right of Way line of County Road No. C-125 and the Point of Beginning. Thence run Northeasterly along said Westerly Right of Way line with a curve concave Easterly said Curve having a Central Angle of 08° 12' 49", a Radius of 1959.86 feet, an Arc Length of 280.95 feet, a Tangent distance of 140.72 and a Chord Bearing and Distance of N17° 08' 34" E, 280.70 feet to a Concrete Monument. Thence run N 86° 21' 35" W, 631.80 feet to a Concrete Monument. Thence run S 73° 22' 14" W, 1006.33 feet to a Concrete Monument on the North line of Section 14; said Concrete Monument lying N 89° 59' 55" W, 1542.67 feet as measured along said North Line from the point of beginning; Thence run N 88° 59' 55" W, along said North line 1063.87 feet to a Concrete Monument at the 1/4 Section Corner on said North line. Thence run N 89° 08' 41" W, along said North line, 2680.95 feet to the Northwest corner of Section 14. Thence run S 00° 30' 55" E, along the West line of Section 14, a distance of 4913.64 feet to a Concrete Monument on the North line of a County Graded Road; Thence run Southwesterly along said Right of Way line with a curve concave Westerly said Curve having a Central Angle of 37° 14' 33", a Radius of 96.28 feet, an Arc Length of 63.42, a Tangent distance of 52.94 feet and a Chord Bearing and Distance of S 19° 21' 48" E, 62.28 feet to a Concrete Monument. Thence run S 00° 29' 31" E, along said Right of Way line 251.05 feet to a Concrete Monument on the South line of said Section 14. Thence run S 89° 49' 59" E, along said South line, 2647.16 feet to a Concrete Monument at the 1/4 Section corner on said South line; Thence run S 88° 46' 07" E, along said South line 2234.96 feet to a Concrete Monument at the Southwest corner of Lands described in Official Records Book 52 on Page 261 of the public records of Baker County; Thence run N 00° 08' 53" W, along the Westerly line of said Lands, 210.00 feet to a Concrete Monument at the Northwest corner of said Lands; Thence run S 88° 46' 07" E, along the North line of said Lands, 371.52 feet to a Concrete Monument on the Westerly Right of Way line of County Road No. C-125; Thence run N 00° 19' 23" W, along said Westerly Right of Way line 4826.23 feet to a Concrete Monument. Thence run Northeasterly along said Westerly Right of Way line with a curve concave Easterly said Curve having a Central Angle of 07° 21' 32", a Radius of 1959.86 feet, an Arc Length of 251.72 feet, a Tangent distance of 126.03 feet and a Chord Bearing and Distance of N 03° 21' 23" E, 251.54 feet to the Point of Beginning. Said Tract containing 642.747 acres more or less.



Approx. Scale 1" = 13,500

### ADOPTION AND DEDICATION:

This is to certify that ST. MARY'S LAND, INC., a corporation existing under the laws of the State of Florida, is the lawful owner of the Lands described in the Caption above, have caused the same to be surveyed, subdivided and plotted, and that this plat for "OLD NURSERY PLANTATION," made in accordance with said survey is hereby adopted as the true and correct plat of said Lands, and that no part of these lands are dedicated or deeded to the County of Baker or to the public. All of the properties designated on this plat as Road, Street, Court, Way, Place are Easements for Utilities, Drainage, General Road Purposes and Access and shall remain privately owned and the sole and exclusive property of said ST. MARY'S LAND, INC., and its successors and assigns. In witness whereof, ST. MARY'S LAND, INC., has caused these presents to be signed by its President with its seal affixed below Signed this 28th day of July A.D., 1989.

Witness Joseph A. Knapp President  
Witness Thomas N. Burtis, Jr.

### STATE OF FLORIDA - COUNTY OF BAKER:

I hereby certify that on this 28th day of July, A.D., 1989, personally appeared before me, an Officer, duly authorized to administer oaths and take acknowledgments, Thomas N. Burtis, Jr., President and principal officer of St. Mary's Land, Inc., a Florida Corporation, to me well known to be the person who executed the foregoing Dedication freely and voluntarily with the seal of said corporation affixed herein for the uses and purposes therein expressed. Witness my hand and seal on the above date Andrew J. Kierstead My commission expires Harry Runk, Sec. of State of Fla.

### MORTGAGE SUBORDINATION:

This is to certify that GLEN SAINT MARY NURSERIES COMPANY, the holder of that certain mortgage upon the property contained in the above caption and as recorded in Official Records Book 176 on Page 20-25 of the public records of Baker Co., Florida, does hereby join in and consent to the subdividing and plotting of "OLD NURSERY PLANTATION" for the uses hereon expressed with its officers signature affixed. Signed this 28th day of July A.D., 1989.

Witness Louis C. Higgins President  
Witness Emily F. Taber Secretary

### STATE OF FLORIDA - COUNTY OF BAKER:

I hereby certify that on this 28th day of July, A.D., 1989, personally appeared before me, an Officer, duly authorized to administer oaths and take acknowledgments, George L. Taber, III and Emily F. Taber, President and Secretary, respectively of Glen Saint Mary Nurseries Company, to me well known to be the persons who executed the foregoing Joinder and severally acknowledged to me that they did so as a free act and deed for the uses and purposes therein expressed. Witness my hand and seal on the above date Andrew J. Kierstead My commission expires Harry Runk, Sec. of State of Fla.

### CERTIFICATE OF APPROVAL BY COUNTY ENGINEER:

Examined and Approved by Arthur H. Badersteger Dated 6 July A.D., 1989  
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 Systems is subject to approval prior to development or construction. John Adams Dated 6-7-89 A.D., 1989.  
Public Health Officer  
Baker Public Health Unit

### SPECIAL NOTES:

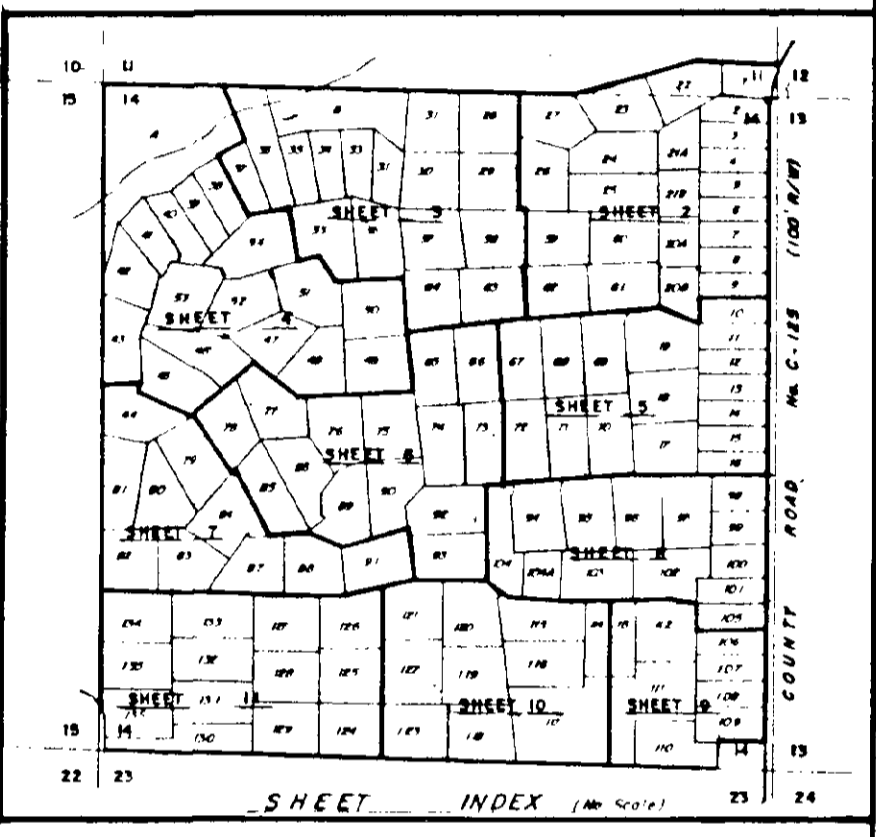
The Developer, ST. MARY'S LAND, INC., hereby reserves unto itself and its assigns, all Easements as shown on this plat and a 100' level and perpetual 10 foot Easement for Utilities, Drainage, Access and Egress, over, under and across a strip of land lying adjacent to all lots lines and utility easements as shown on this plat, and may, however release said easements at any time as deemed necessary by said developer.

Lots shown on Plat Affected by the 100 year Flood Prone Area are:  
8, 9, 10, 11, 12, 17, 18, 19, 31, 32, 33,  
34, 35, 36, 37, 38, 39, 40, 41, 42, 44, 70,  
96, 102, 105, 107, 111, 112, 113, 114, 116, 117, 118,  
129, 130, 131, 135, 136  
100year Flood Line and Flood Prone Area shown as per U.S.D.A. Flood Prone Maps

Lot Area's shown hereon are computed inclusive of any Easements lying within the boundary lines of said lots.

Ordinary High Water Line of the time of this platting has not been determined by this Surveyor or any Government Agency.

The Lots shown hereon are subject to any valid claims of the State of Fla. to submerged Lands lying below the Ordinary High Water Line of the St. Mary's River.



### CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

Examined and Approved by Terence M. Brown, II County Attorney Dated: 6-19-89 A.D., 1989.

### 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, Fla. Statutes, and was filed for record on this 28th day of July A.D., 1989, in Plat Book 2 on Pages 85 thru 85-2 inclusive.  
Signed Robert W. ... Clerk of Circuit Court - Baker County, Fla.

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

This is to certify that on this 19th day of June, A.D., 1989, the foregoing plat or plan was approved by The Planning and Zoning Commission of Baker County, Florida.  
Signed Tom ... Executive Secretary  
A. J. ... Planning Commission Chairman

### SURVEYOR'S CERTIFICATION:

Know all men by these presents, that the undersigned, being a Licensed and Registered Land Surveyor, does hereby certify that this Plat was done and made under my direct supervision and is a true and correct representation of the lands therein described and plotted or subdivided. That Permanent Reference Monuments have been placed on shown thereon as required by Chapter 177, Florida Statutes, and that said Land is located in Baker County, Florida.  
By: Joseph G. Knapp Date: July 28, 1989  
Registered Surveyor, Fla. Cert. No. 2081

JOSEPH G. KNAPP  
Land Surveying and Drafting Services  
270 Southeast Palmetto Avenue  
P.O. Box 386 Keystone Heights, Florida