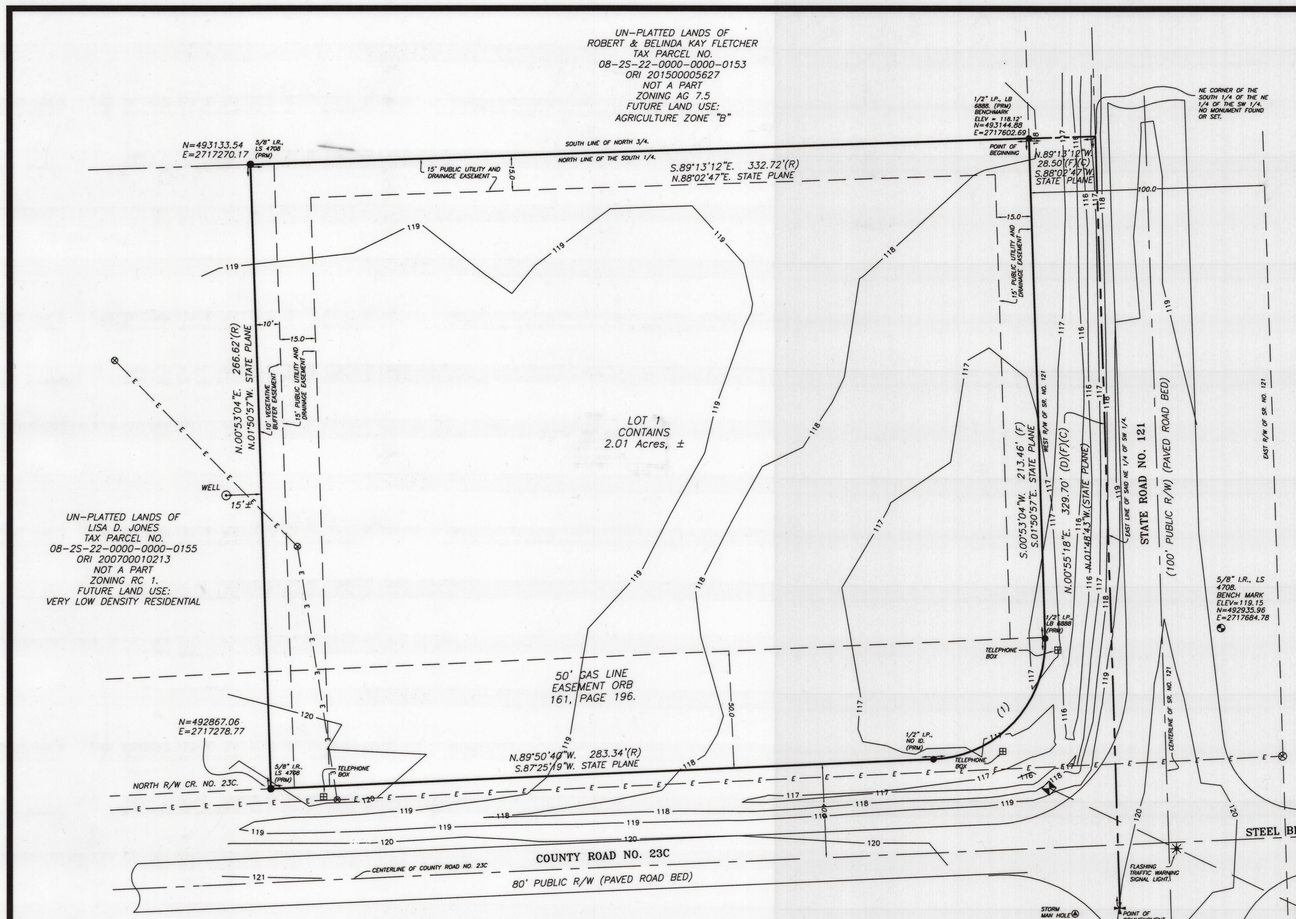
"DOLLAR GENERAL #31512"

A SUBDIVISION OF A PART OF
SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 22 EAST,
BAKER COUNTY, FLORIDA

PLAT BOOK 4 PAGE 95
SHEET 1 OF 1



Curve number 1(R)

Radius= 50.00'
Delta= 89°29'44"
Arc= 78.10'
Tangent= 49.56'
Chord= 70.40'
Chord Brg.= S.45°26'53"W.
S.42°42'52"W. STATE PLANE

Curve number 1(R)(HISTORICAL)

Radius= 50.00'
Delta= 89°15'40"
Arc= 77.89'
Tangent= 49.56'
Chord= 70.25'
Chord Brg.= S.45°30'01"W.

N

GRAPHIC SCALE
1 INCH = 30 FEET

DEDICATION:
LISA D. JONES, AS OWNER, HAS CAUSED THE LANDS DESCRIBED HEREON AND SHOWN AS "DOLLAR GENERAL #31512" TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE ALL UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

ATTESTS:
BY: Lisa D. Jones
LISA D. JONES

DaConna Campo
WITNESS AS TO OWNER

STATE OF FLORIDA COUNTY OF BAKER
THIS IS TO CERTIFY, THAT ON 1-9-26 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED LISA D. JONES, TO ME 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 HIS 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.
Julie Dix
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-21-26

JULIE DIXALE COX
Notary Public - State of Florida
Commission # HH 735751
My Comm. Expires May 21, 2026
Bonded through National Notary Assn.

DESCRIPTION:
PART OF THE SOUTH HALF OF THE NE ¼ OF THE SW ¼ OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SE CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, AND THENCE N.00 DEGREES 55'18"E., ALONG THE EAST LINE OF SAID NE ¼ OF THE SW ¼, A DISTANCE OF 329.70 FEET TO THE NE CORNER OF SAID SOUTH 1/4 OF THE NE ¼ OF THE SW ¼ ; THENCE N.89 DEGREES 13'12"W., ALONG THE MONUMENTED NORTH LINE OF SAID SOUTH 1/4, A DISTANCE OF 28.50 FEET TO A 1/2" IRON PIPE, LB 6888, ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO.121, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE S.00 DEGREES 53'04"W., ALONG SAID WEST RIGHT-OF-WAY LINE, 213.46 FEET TO A 1/2" IRON PIPE, LB 6888, MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 29'44" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.45 DEGREES 26'53"W. AND A CHORD LENGTH OF 70.40 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 78.10 FEET TO A 1/2" IRON PIPE MARKING THE END OF SAID CURVE; THENCE N.89 DEGREES 50'40"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 23C, A DISTANCE OF 283.34 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.00 DEGREES 53'04"E., 266.62 FEET TO A 5/8" IRON ROD, LS 4708, ON THE AFOREMENTIONED MONUMENTED NORTH LINE OF SAID SOUTH 1/4 OF THE NE ¼ OF THE SW ¼; THENCE S.89 DEGREES 13'12"E., 332.72 FEET TO THE POINT OF BEGINNING.
DESCRIBED LANDS CONTAIN 2.01 ACRES, MORE OR LESS.

SUBJECT TO A 50 FOOT WIDE GAS LINE EASEMENT OVER AND ACROSS THE SOUTH 50.00 FEET OF THE ABOVE DESCRIBED LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 161, PAGE 196 OF THE OFFICIAL RECORDS OF BAKER COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES BASED ON THE EVIDENCE OF PRIOR SURVEYS AND RECORDS PROVIDED TO OR OTHERWISE OBTAINED BY THIS OFFICE.
2. BEARINGS BASED ON A BEARING OF N.88°02'47"E. FOR USING MONUMENTS FOUND ON THE NORTH LINE OF THIS PARCEL AS DERIVED FROM FLORIDA D.O.T. CONTROL MONUMENT 27070050PS3 WHICH HAS PUBLISHED FLORIDA STATE PLANE COORDINATES OF N=473528.330, E=2719042.900, FLORIDA 903_NORTH ZONE, NORTH AMERICAN DATUM (NAD) 1983, ADJUSTED 2011. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988, DERIVED FROM FLORIDA D.O.T. BENCHMARK 2707006BM2 WHICH HASS A PUBLISHED ELEVATION OF 132.65 FEET.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JUNE 17, 2008, COMMUNITY PANEL NO. 12003C0209C.
4. NO NOTE.
5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
7. "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. CLOSURE OF FIELD SURVEY IS 1/65,897. BOUNDARY AND CONTROL MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 0.2 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE NOTED. OTHER IMPROVEMENTS SUCH AS UTILITIES POLES, SEPTIC TANKS, TREES, INTERIOR FENCES, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS OTHERWISE NOTED.
9. EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS OF RECORD, IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS OR DISCOVERED BY THIS OFFICE. AN EFFORT HAS BEEN MADE IN GOOD FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.

EASEMENTS OF FIFTEEN (15) FEET IN WIDTH AS SHOWN HEREON ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.

NOTE:
NO EVIDENCE OF HABITAT OF ENDANGERED OR THREATENED SPECIES HAS COME TO THE ATTENTION OF THE SURVEYOR OR DEVELOPER AT THIS SITE.

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 PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

NO "ENVIRONMENTALLY SENSITIVE AREAS" AND "AREAS OF RESTRICTED DEVELOPEMENT" HAVE BEEN IDENTIFIED ON THIS PARCEL. NO WETLANDS ARE SHOWN ON THIS PARCEL ON THE "NATIONAL WETLANDS INVENTORY MAPS" DATED 1987. IF SUCH AREAS ARE IDENTIFIED THEN DEVELOPEMENT WITHIN THESE AREAS IS SUBJECT TO COUNTY AND STATE REGULATIONS AND SHOULD NOT BE UNDERTAKEN WITHOUT APPROVAL FROM THE REGULATING AUTHORITIES.

THE IMMEDIATE AREA SURROUNDING THIS PARCEL IS PRIMARILY AGRICULTURAL TIMBER LANDS AND RESIDENTIAL DWELLINGS. THERE ARE RESIDENTIAL DWELLINGS WITHIN FOUR HUNDRED FEET OF THIS PARCEL.

THERE ARE NO AREAS OF "HISTORICAL SIGNIFICANCE" IN THIS AREA THAT ARE KNOWN TO THE DEVELOPER OR THAT HAVE BEEN BROUGHT TO THE DEVELOPER'S ATTENTION OR OBVIOUS PHYSICAL EVIDENCE OF SUCH WHICH HAS BEEN OBSERVED.

EXISTING SOIL TYPES AS PER USDA SOIL SURVEY OF BAKER COUNTY, FLORIDA:
22-LEEFIELD FINE SANDS, 0 TO 5% SLOPES
39-PLUMMER FINE SAND

CURRENT LAND USE DESIGNATION AND ZONING CLASSIFICATION:
ZONING CG.
FUTURE LAND USE : COMMERCIAL

SEE BOUNDARY SURVEY BY MARK D. DUREN AND ASSOCIATES, INC. DATED AUGUST 27, 2025, WORK ORDER NO. 25-209, FOR "TERMORE DEVELOPMENT, LLC.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH BAKER COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED 12/11/2025 SIGNED

MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831

TITLE COMMITMENT AS PROVIDED TO THIS OFFICE:
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 11049941
ISSUING OFFICE FILE NUMBER: 24.2193 GBB
ISSUING OFFICE: GARDNER, BIST, BOWDEN, DEE, LAVIA, WRIGHT, PERRY & HARPER PA.
COMMITMENT DATE: APRIL 9, 2025, AT 8:00 AM.

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR.

THIS IS TO CERTIFY, THAT ON December 15, 2025 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.

DaConna Campo 12/15/2025
PLANNING AND ZONING DIRECTOR DATE

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER.

EXAMINED AND APPROVED: 12/19/25
COUNTY ENGINEER DATE

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 _____ A.D.

CHAIRMAN, COUNTY COMMISSION

CERTIFICATE OF 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."

12/18/2025
PUBLIC HEALTH OFFICIAL DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY.

EXAMINED AND APPROVED BY:
COUNTY ATTORNEY
DATED Jan 7, 2026 A.D.

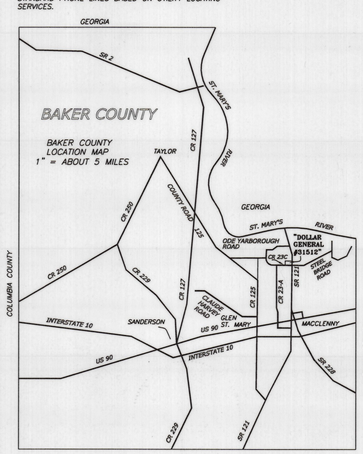
CERTIFICATE OF CLERK OF CIRCUIT COURT

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 01/08/2026 AT Macclenny
FILE NO. _____ Stacie D. Harvey
CLERK OF CIRCUIT COURT

CERTIFICATE OF REVIEWING SURVEYOR
THIS IS TO CERTIFY THAT ON THIS 11 DAY OF DEC. _____ AD, _____ A FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER, P.L.S. _____ HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177 (PART 1 FOR THE COUNTY OF BAKER COUNTY, FLORIDA.
SIGNED: Ronald R. Johns

CALL SUNSHINE 811 NOTE:
THE "DIG TICKET" AS REQUESTED BY CLIENT INDICATES THAT NORTHEAST FLORIDA TELEPHONE COMPANY, OKEFENOKE RURAL ELECTRIC MEMBERSHIP COOP, AT&T AND SOUTHERN NATURAL GAS COMPANY RESPONDED TO THE MARKING REQUEST.
WE HAVE LOCATED THE FLAGS AND PAINT MARKS PLACED BY THESE LOCATING SERVICES AS WELL AS THOSE ABOVE GROUND FEATURES THAT INDICATE POTENTIAL BURIED SERVICE LINES IF OBSERVED.

PHYSICAL LOCATION OF POTENTIALLY BURIED UTILITIES MUST BE VERIFIED PRIOR TO ANY EXCAVATION INCIDENTAL TO CONSTRUCTION ON THIS PARCEL. IT IS APPARENT THAT THERE ARE EXISTING NATURAL GAS TRANSMISSION LINES, FIBER OPTIC CABLES, TRAFFIC SIGNAL CONTROL LINES AND STANDARD PHONE LINES BASED ON UTILITY LOCATING SERVICES.



VICINITY MAP

PROVIDED BY COMMUNITY DEVELOPMENT DEPARTMENT, BAKER COUNTY, FL.
(d) Setback and other standards.
(1) Minimum lot size (width, depth, and area).
a. Width: 100 feet.
b. Depth: 100 feet.
c. Area: 15,000 feet.
1. The minimum lot area for uses with central sewer service shall be 10,000 square feet. However, if a use has a common firewall with an adjacent commercial use, no minimum lot area is required.
2. The minimum lot area for all other uses will be one-half acre. However, if a use has a common firewall with an adjacent commercial use, no minimum area is required.
(2) Minimum yard size.
a. Front: 15 feet.
b. Side: 15 feet.
c. Rear: 15 feet.
There shall be a minimum front yard setback of 15 feet and there shall be a minimum setback of 15 feet from any residential district.

(3) Maximum lot coverage by all buildings and structures.
a. The lot coverage, as measured by impervious surface, shall not exceed 70 percent of the parcel.
b. The floor area ratio (FAR) shall not exceed 1.0 or as otherwise established by the comprehensive plan.
(4) Maximum height of structures. No building shall exceed a height of six stories or 60 feet above grade.
(5) Buffer. When a use abuts a residential district there shall be designed and maintained a sight obscuring (opaque) buffer at least six feet in height, which can be in the form of vegetation, fencing or walls.
(6) Outdoor storage areas. Outdoor storage areas will be enclosed by suitable vegetation, fences or walls.
(7) Parking; off-street loading requirements, signs and access. All commercial general uses shall comply with all applicable standards contained elsewhere in this chapter.
(8) Alcoholic beverages. An establishment or facility which is to be licensed for the retail sale of all alcoholic beverages, including liquor, beer and wine for consumption either on premises or off premises or both shall be permitted if the board of county commissioners, after a public hearing pursuant to article X of this chapter, determines that the location and development plans comply with the applicable standards in this chapter and other county laws.

EXTRA ABBREVIATION:
(F) FIELD, AS IN "FIELD MEASUREMENT".
(D) DEED, AS IN "DEED DIMENSION".
(P) PLAT, AS IN "PLAT DIMENSION".
(R) RECORD, AS IN "RECORD DIMENSION".
(C) RECORD, AS IN "CALCULATED DIMENSION".

SYMBOL LEGEND

O.R.I.	OFFICIAL RECORD INSTRUMENT
●	CONCRETE MONUMENT FOUND
◻	CONCRETE MONUMENT SET, LS 4708
●	IRON PIN OR PIPE FOUND
○	5/8" IRON ROD SET, LS 4708
—x—	WIRE FENCE
—E—	ELECTRIC UTILITY LINE (OVERHEAD)
– UGE –	UNDERGROUND ELECTRIC SERVICE
— cv —	CABLE TV LINE (OVERHEAD)
— c —	CHAIN LINK FENCE
— o —	WOODEN FENCE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
⊗	UTILITY POLE
R/W	RIGHT-OF-WAY
NO ID.	NO IDENTIFICATION
FLA. D.O.T.	FLA. DEPT. OF TRANSPORTATION
℄	CENTERLINE
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
I.P.	IRON PIPE
"SRD"	STATE ROAD DEPARTMENT
AC.	ACRES
EL.	ELEVATION
NAVD 1988	NORTH AMERICAN VERTICAL DATUM OF 1988
⊙	NAIL AND DISC, PCP, LS 4708.

STACIE D. HARVEY BAKER COUNTY
CLERK OF COURT
CFN#: 202601000110(1Pgs)
REC: 01/08/2026 12:45:25 PM by melissa
RECORDING FEES $30.00

THIS PLAT PREPARED BY
MARK D. DUREN
AND ASSOCIATES, INC.
LB 7620
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

WO# 25-209

SEE 06-236, 23-189 EAST, 25-035R, 25209RECORD_PLAT_11_06_2025.DWG