

# ARROW WOOD FARMS

A subdivision lying in:  
**SECTION 12, TOWNSHIP 3 SOUTH, RANGE 20 EAST**  
**BAKER COUNTY, FLORIDA**

### "CAPTION" ~ LEGAL DESCRIPTION:

A parcel of land containing a total area of 97.7 acres, more or less, lying, being and situate in Section 12, Township 3 South, Range 20 East, Baker County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of said Section 12, and run South 82 degrees 34 minutes 54 seconds West, along the South line of said Section 12, a distance of 3608.67 feet to the intersection with the Southwesterly right of way line of County Road Number 229 (100 foot right of way), and to the POINT OF BEGINNING of the hereinafter described parcel of land. Thence continue running South 82 degrees 34 minutes 54 seconds West, continuing along said South line of Section 12, a distance of 4.85 feet to the Southwest corner of the Southeast 1/4 of said Section 12; thence run South 84 degrees 07 minutes 00 seconds East, continuing along said South line of Section 12, a distance of 3785.22 feet to the Southwest corner of said Section 12; thence run North 00 degrees 52 minutes 17 seconds East, along the West line of said Section 12, a distance of 1322.88 feet to the Southwest corner of lands described in Official Records Book 1997, Page 3360, Public Records of said Baker County, Florida; thence run South 83 degrees 17 minutes 03 seconds East, along the South line of said lands described in Official Records Book 1997, Page 3360, a distance of 270.69 feet; thence run South 84 degrees 50 minutes 52 seconds East, continuing along said South line of lands described in Official Records Book 1997, Page 3360, a distance of 706.41 feet; thence run South 84 degrees 24 minutes 51 seconds East, continuing along said South line of lands described in Official Records Book 1997, Page 3360, a distance of 660.76 feet to the Southwest corner of said lands described in Official Records Book 1997, Page 3360; thence run North 06 degrees 46 minutes 08 seconds West, along the East line of said lands described in Official Records Book 1997, Page 3360, a distance of 339.42 feet to the intersection with the North line of the Southwest 1/4 of Southwest 1/4 of said Section 12; thence run North 84 degrees 17 minutes 27 seconds East, along said North line of the Southwest 1/4 of Southwest 1/4 of said Section 12, a distance of 271.77 feet to the Northeast corner of said Southwest 1/4 of said Section 12, and to the intersection with the West line of lands described in Instrument # 200700003194, Public Records of said Baker County, Florida; thence run South 00 degrees 05 minutes 02 seconds East, along said West line of lands described in Instrument # 200700003194, a distance of 115.46 feet to the Southwest corner of said lands described in Instrument # 200700003194; thence run North 89 degrees 55 minutes 31 seconds East, along the South line of said lands described in Instrument # 200700003194, a distance of 160.83 feet to the Southeast corner of said lands described in Instrument # 200700003194; thence run North 00 degrees 04 minutes 36 seconds West, along the East line of said lands described in Instrument # 200700003194, a distance of 517.28 feet to the intersection with the fronted Southwesterly right of way line of County Road Number 229; thence run South 72 degrees 07 minutes 56 seconds East, along said Southwesterly right of way line, a distance of 244.56 feet to the Point of Curvature of a curve to the right; thence run Southwesterly, continuing along said Southwesterly right of way line, a distance of 1190.22 feet as measured along the arc of a curve concave Southwesterly and having a radius of 1859.86 feet, said arc being subtended by a chord having a bearing of South 53 degrees 47 minutes 56 seconds East and a distance of 1170.01 feet, to the Point of Tangency; thence run South 35 degrees 27 minutes 57 seconds East, continuing along said Southwesterly right of way line, a distance of 951.97 feet to the POINT OF BEGINNING.

AND

A parcel of land containing a total area of 202.8 acres, more or less, lying, being and situate in Section 12, Township 3 South, Range 20 East, Baker County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of said Section 12, for the POINT OF BEGINNING of the hereinafter described parcel of land: thence run South 82 degrees 34 minutes 54 seconds West, along the South line of said Section 12, a distance of 3493.36 feet to the intersection with the Northwesterly right of way line of County Road Number 229 (100 foot right of way); thence run North 35 degrees 27 minutes 57 seconds West, along said Northwesterly right of way line, a distance of 889.81 feet to the intersection with the Southwesterly line of lands described in Instrument # 202000000491, Public Records of said Baker County, Florida; thence run North 03 degrees 03 minutes 03 seconds East, along said Southwesterly line of lands described in Instrument # 202000000491, a distance of 396.03 feet to the Northeast corner of said lands described in Instrument # 202000000491; thence run North 86 degrees 45 minutes 12 seconds West, along the Northwesterly line of said lands described in Instrument # 202000000491, a distance of 402.31 feet to the intersection with the Southwesterly right of way line of County Road Number 229; thence run North 33 degrees 14 minutes 48 seconds East, along said Southwesterly right of way line, a distance of 2259.50 feet to the intersection with the Southerly right of way line of Arnold Rhoden Road (80 foot right of way); thence run South 66 degrees 12 minutes 08 seconds East, along said Southerly right of way line, a distance of 406.26 feet to the Point of Curvature of a curve to the left; thence run Easterly, continuing along said Southerly right of way line, a distance of 325.27 feet as measured along the arc of a curve concave Northerly and having a radius of 1692.02 feet, said arc being subtended by a chord having a bearing of South 71 degrees 42 minutes 34 seconds East and a distance of 324.77 feet, to the Point of Tangency; thence run South 77 degrees 13 minutes 03 seconds East, continuing along said Southerly right of way line, a distance of 148.13 feet; thence run South 77 degrees 12 minutes 13 seconds East, continuing along said Southerly right of way line, a distance of 912.57 feet; thence run South 76 degrees 44 minutes 02 seconds East, continuing along said Southerly right of way line, a distance of 338.23 feet; thence run South 71 degrees 18 minutes 40 seconds East, continuing along said Southerly right of way line, a distance of 12.44 feet; thence run South 76 degrees 50 minutes 30 seconds East, continuing along said Southerly right of way line, a distance of 626.63 feet to the intersection with the East line of said Section 12; thence run South 01 degree 01 minute 15 seconds East, along said East line of Section 12, a distance of 1869.82 feet to the POINT OF BEGINNING.

"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

"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."

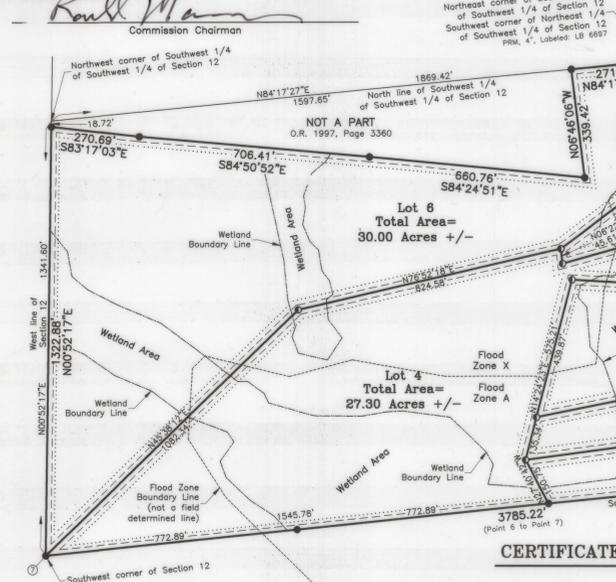
"NOTICE: All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; however, no such construction, installation, maintenance, and operation of cable television services shall interfere 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. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission."

### CERTIFICATE OF APPROVAL BY PLANNING & ZONING DIRECTOR:

Examined and approved by: *Sabrina Campbell* 3/13/2026  
Planning & Zoning Director Date

### COUNTY COMMISSIONER'S APPROVAL:

WHEREAS, this Plat was, on the 13th day of March, 2026 submitted to the County Commission of Baker County, Florida, for approval for record and has been approved by said Commission, now therefore be it resolved by the County Commission of Baker County, Florida, that said Plat is hereby approved and shall be recorded in the Public Records of this County, and that the dedication of all Utility Easements shown thereon is hereby accepted by said County Commission of Baker County and the Public generally and shall be binding on all persons thereafter.



### 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 17, Florida Statutes, and has been filed for record on this 16th day of March A.D., 2026.

Witness my hand and the Seal of the Clerk of Circuit Court, Baker County, Florida, this 16th day of March A.D., 2026.

STACIE D. HARVEY BAKER COUNTY CLERK OF COURT  
CF# 2026000168 (1Pgs)  
REC: 03/20/2026 1:30:34 PM by melissa  
RECORDING FEES \$30.00

### CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owner in fee simple of these lands described in the foregoing caption to this plat, do hereby dedicate said lands and plot for the uses and purposes thereon expressed and dedicate all utility easements as shown or described hereon to the perpetual use of the Public, said plot to be known as "ARROW WOOD FARMS", and that said land is located in Baker County, Florida.

IN WITNESS WHEREOF, The undersigned, hereunto set their hand and seal on:

Date: 3/20/2026  
Agent of Arrow Wood FL, LLC: *Ava Edkins* Witness

### ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF Baker

THIS IS TO CERTIFY, that on 3/20/2026, 2026, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared *Ava Edkins* to me known to be the person(s) described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their 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.

*Janab Shumak* 11/23/2029  
Notary Public My commission expires

### PLAT NOTES:

- All lots are subject to:
  - A 15 foot utility easement along lot boundaries fronting along roads.
  - A 15 foot utility easement along lot boundaries not fronting along roads.
- Lot areas shown hereon (or herein) are computed inclusive of any easements lying within the boundary lines of said lots.
- Minimum building set back lines for lands zoned AG 7.5 are as follows:
  - A 50 foot building set back along lot boundaries fronting along roads.
  - A 25 foot building set back along rear lot boundaries.
  - A 30 foot building set back along side lot boundaries.
- Proposed method of water supply is by individual water well.
- Proposed method of sewage disposal is by individual septic tank system.
- Flood Zone lines (Zone A) were obtained from the Federal Emergency Management Agency (FEMA).
- Approximate wetland boundaries were delineated on January 29, 2025 by an environmental scientist for Kinley-Horn & Associates, Inc. using aerial photo interpretation with field verification.

### NOTE: BASIS OF BEARINGS:

Bearings are referenced to the Florida State Plane Coordinate System of 1983 (NAD83/2011), North Zone, Grid North.

### FLOOD STATEMENT:

Flood plain information based on Flood Insurance Rate Map, Community Panel Number: 120030285C, Dated: June 17, 2008. The property described hereon appears to lie within Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain), and Flood Zone A (no base flood elevations determined). Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.

### POINT TO POINT DATA:

Point 1 to Point 2: A=134.02', R=1959.86', Ch. Br.=N37°22'29"W, Ch. Dist.=134.00'  
Point 2 to Point 3: N03°57'49"W, 40.55'  
Point 8 to Point 9: A=190.22', R=1859.86', Ch. Br.=S37°47'56"E, Ch. Dist.=170.01', Central Angle=36°39'59"

### CERTIFICATE OF APPROVAL BY HEALTH DEPARTMENT:

Examined and approved by: *[Signature]* 3/17/26  
Date

### CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

Examined and approved by: *[Signature]* 3/17/26  
County Attorney Date

### CERTIFICATE OF APPROVAL BY COUNTY ENGINEER:

Examined and approved by: *[Signature]* 3/19/26  
County Engineer Date

### CERTIFICATE OF REVIEWING SURVEYOR:

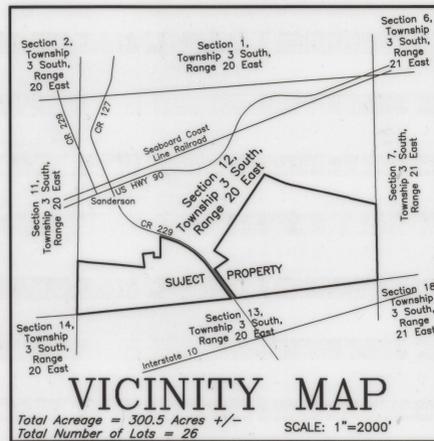
Know all men by these presents, that the undersigned Professional Surveyor and Mapper does hereby certify that on behalf of the County Commission of Baker County, Florida, reviewed this plat for conformity to Chapter 177 Florida Statutes, and said plat meets all requirements of Chapter 177.  
Name: *Wayne B. Duke*  
Date: 3-18-26  
Registration Number: 4422

### CERTIFICATE OF SURVEYOR:

I hereby certify that this plat is a true and correct representation of the lands surveyed and described hereon; that the plat was prepared under my responsible direction and supervision; that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; that Permanent Reference Monuments (PRM's) and Permanent Control Point monuments (PCP's) have been set as shown hereon; and that the land is located in Baker County, Florida.  
By: *Wayne B. Duke* Date: 3-11-2026  
Wayne B. Duke, Florida Professional Surveyor and Mapper, Registration Number 2457  
Southland Surveying & Mapping, Inc., LB6995, 305 SW 4th Avenue, Lake Butler, Florida, 32054

### LEGEND:

- A Br. Arc length
- CM Concrete Monument
- Ch. Chord
- (O) Dead based measurement
- D.B. Dead Book
- DOT Department of Transportation (Florida)
- Dist. Distance
- LB Licensed Business
- O.R. Official Records book
- POB Point of Beginning
- POC Point of Commencement
- PC Point of Curvature
- PT Point of Tangency
- R Radius length
- R/W Right-of-way line
- 6995 LB number for Southland Surveying & Mapping, Inc.
- CA Central Angle
- PRM LB 6995, Found 6" square R/W CM
- PRM LB 6995, Found square CM (identified as labeled)
- Set 5/8 inch iron rod, labeled: LB 6995
- PRM, Set 5/8 inch iron rod, labeled: PRM, LB 6995
- Survey point (identified as labeled)
- Permanent Control Point
- Permanent Reference Monument
- Professional Land Surveyor
- Bearing Reference-Line (Basis of Bearings)
- Boundary of surveyed lands
- Utility Easement Lines (not field determined)
- Building Setback Lines
- Wetland Boundary Line (not field determined)
- Flood Zone Boundary Line (not field determined)



**VICINITY MAP**  
Total Acreage = 300.5 Acres +/-  
Total Number of Lots = 26  
SCALE: 1"=2000'

Prepared For: Arrow Wood FL, LLC  
5230 Paylor Lane, Sarasota, FL 34240  
(941) 413-7462

250 0 250 500 750  
GRAPHIC SCALE - FEET (1" = 250')  
DATE OF PLAT DRAWING: January 5, 2026

**Southland Surveying & Mapping, Inc.**  
(Since 1976)  
PROFESSIONAL SURVEYING AND MAPPING  
UAV BASED PHOTOGRAMMETRY AND LIDAR MAPPING  
EXPERT WITNESS - (FLORIDA SUPREME COURT re: Seddon v Harpster)  
Certificate of Authorization Number: (LB) 6995  
305 S.W. 4th Avenue, P.O. Box 186, Lake Butler, Florida 32054, (386) 498-3107