MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

WEST GLEN ESTATES PHASE III:

"An Unrecorded Subdivision"
In
SECTIONS 20 & 29, TOWNSHIP 2 SOUTH, RANGE 21 EAST
BAKER COUNTY, FLORIDA

LEGAL DESCRIPTION: (BOUNDARY)

Lands lying, being and situate in Sections 20 & 29, Township 2 South, Range 21 East, Baker County, Florida, containing in the aggregate 161.23 acres, more or less, more particularly described as follows:

COMMENCE at the Southwest corner of said Section 20, and run North 87 degrees 57 minutes 19 seconds East, along the South line of said Section 20, a distance of 151.19 feet to the intersection with the Easterly right of way line of an 80 foot county maintained graded road (known locally as Cowpen Road); thence run North 02 degrees 27 minutes 23 seconds West, along said Easterly right of way line, a distance of 40.00 feet to the intersection with the Southerly right of way line of a 60 foot private road (known as Noel Matthew Road); thence run North 02 degrees 14 minutes 20 seconds West, continuing along said Easterly right of way line, a distance of 60.01 feet to the intersection with the Northerly right of way line of said 60 foot private road (known as Noel Matthew Road); thence run North 88 degrees 43 minutes 55 seconds East, along said Northerly right of way line of a 60 foot private road (known as Noel Matthew Road), a distance of 1196.73 feet; thence run North 88 degrees 47 minutes 34 seconds East, continuing along said Northerly right of way line, a distance of 315.87 feet to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence run North 01 degree 27 minutes 51 seconds West a distance of 563.46 feet; thence run North 01 degree 30 minutes 06 seconds West a distance of 269.72 feet; thence run North 88 degrees 45 minutes 29 seconds East a distance of 1055.74 feet to the intersection with the Westerly right of way line of a 60 foot private road; thence run South 00 degrees 07 minutes 03 seconds East, along said Westerly right of way line, a distance of 833.98 feet to the intersection with the aforesaid Northerly right of way line of a 60 foot private road (known as Noel Matthew Road); thence run South 88 degrees 47 minutes 34 seconds West, along said Northerly right of way line, a distance of 1035.96 feet to the POINT OF BEGINNING (20.01 acres, more or less).

SUBJECT TO a 15 foot utility easement over, across and along the Easterly boundary thereof, along said Westerly right of way line of a 60 foot private road.

ALSO,

COMMENCE at the Southwest corner of said Section 20, and run North 87 degrees 57 minutes 19 seconds East, along the South line of said Section 20, a distance of 151.19 feet to the intersection with the Easterly right of way line of an 80 foot county maintained graded road (known locally as Cowpen Road); thence run North 02 degrees 27 minutes 23 seconds West, along said Easterly right of way line, a distance of 40.00 feet to the intersection with the Southerly right of way line of a 60 foot private road (known as Noel Matthew Road); thence run North 88 degrees 43 minutes 55 seconds East, along said Southerly right of way line of a 60 foot private road (known as Noel Matthew Road), a distance of 622.63 feet to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence continue running North 88 degrees 43 minutes 55 seconds East, continuing along said Southerly right of way line, a distance of 573.43 feet; thence run North 88 degrees 47 minutes 34 seconds East, continuing along said Southerly right of way line, a distance of 41.18 feet; thence continue running North 88 degrees 47 minutes 34 seconds East, continuing along said Southerly right of way line, a distance of 615.17 feet; thence continue running North 88 degrees 47 minutes 34 seconds East, continuing along said Southerly right of way line, a distance of 613.88 feet to the intersection with the Westerly right of way line of a 60 foot private road (known as Braxton Road); thence run South 01 degree 31 minutes 05 seconds East, along said Westerly right of way line of a 60 foot private road (known as Braxton Road), a distance of 708.14 feet; thence run South 88 degrees 43 minutes 55 seconds West a distance of 816.98 feet; thence run South 88 degrees 43 minutes 55 seconds West a distance of 615.17 feet; thence run South 88 degrees 43 minutes 55 seconds West a distance of 614.61 feet; thence run North 01 degree 16 minutes 04 seconds West a distance of 709.49 feet to the POINT OF BEGINNING (30.03 acres, more or less).

SUBJECT TO a 15 foot utility easement over, across and along the Northerly boundary thereof, along said Southerly right of way line of a 60 foot private road (known as Matthew Road).

ALSO,

COMMENCE at the Southeast corner of said Section 20, and run North 01 degree 33 minutes 03 seconds West, along the East line of said Section 20, a distance of 30.00 feet to the intersection with the Northerly right of way line of a 60 foot private road (known as Matthew Road); thence run South 89 degrees 18 minutes 02 seconds West, along said Northerly right of way line of a 60 foot private road (known as Matthew Road), a distance of 412.34 feet; thence continue running South 89 degrees 18 minutes 02 seconds West, continuing along said Northerly right of way line, a distance of 60.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence continue running South 89 degrees 18 minutes 02 seconds West, continuing along said Northerly right of way line, a distance of 406.02 feet; thence continue running South 89 degrees 18 minutes 02 seconds West, continuing along said Northerly right of way line, a distance of 407.80 feet; thence continue running South 89 degrees 18 minutes 02 seconds West, continuing along said Northerly right of way line, a distance of 409.21 feet; thence continue running South 89 degrees 18 minutes 02 seconds West, continuing along said Northerly right of way line, a distance of 410.83 feet; thence continue running South 89 degrees 18 minutes 02 seconds West, continuing along said Northerly right of way line, a distance of 128.75 feet; thence run South 54 degrees 56 minutes 47 seconds West, continuing along said Northerly right of way line, a distance of 289.17 feet to the intersection with the Easterly right of way line of a 60 foot private road; thence run North 00 degrees 07 minutes 03 seconds West, along said Easterly right of way line of a 60 foot private road, a distance of 884.49 feet; thence run North 11 degrees 09 minutes 49 seconds West, continuing along said Easterly right of way line of a 60 foot private road, a distance of 93.94 feet; thence run North 88 degrees 42 minutes 35 seconds East a distance of 424.17 feet; thence run North 88 degrees 42 minutes 35 seconds East a distance of 410.85 feet; thence run North 88 degrees 42 minutes 35 seconds East a distance of 409.23 feet; thence run North 88 degrees 42 minutes 35 seconds East a distance of 407.62 feet; thence run North 88 degrees 42 minutes 35 seconds East a distance of 408.04 feet; thence run South 00 degrees 41 minutes 58 seconds East a distance of 1076.08 feet to the POINT OF BEGINNING (containing 50.05 acres, more or less).

SUBJECT TO a 15 foot utility easement over, across and along the Southerly boundary thereof, along said Northerly right of way line of a 60 foot private road (known as Matthew Road).

ALSO,

COMMENCE at the Southeast corner of said Section 20, and run North 01 degree 33 minutes 03 seconds West, along the East line of said Section 20, a distance of 30.00 feet to the intersection with the Northerly right of way line of a 60 foot private road (known as Matthew Road); and to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence run South 89 degrees 18 minutes 02 seconds West, along said Northerly right of way line of a 60 foot private road (known as Matthew Road), a distance of 412.34 feet; thence run North 00 degrees 41 minutes 58 seconds West a distance of 1076.69 feet; thence run North 88 degrees 42 minutes 35 seconds East a distance of 398.31 feet to the intersection with the aforesaid East line of Section 20; thence run South 01 degree 33 minutes 03 seconds East, along said East line of Section 20, a distance of 1080.90 feet to the POINT OF BEGINNING (containing 10.01 acres, more or less).

SUBJECT TO a 15 foot utility easement over, across and along the Southerly boundary thereof, along said Northerly right of way line of a 60 foot private road (known as Matthew Road).

ALSO,

COMMENCE at the Southwest corner of said Section 20, and run North 87 degrees 57 minutes 19 seconds East, along the South line of said Section 20, a distance of 151.19 feet to the intersection with the Easterly right of way line of an 80 foot county maintained graded road (known locally as Cowpen Road); thence run North 02 degrees 27 minutes 23 seconds West, along said Easterly right of way line, a distance of 40.00 feet to the intersection with the Southerly right of way line of a 60 foot private road (known as Matthew Road); thence run North 88 degrees 43 minutes 55 seconds East, along said Southerly right of way line of a 60 foot private road (known as Matthew Road), a distance of 622.63 feet; thence continue running North 88 degrees 43 minutes 55 seconds East, continuing along said Southerly right of way line, a distance of 573.43 feet; thence run North 88 degrees 47 minutes 34 seconds East, continuing along said Southerly right of way line, a distance of 41.18 feet; thence continue running North 88 degrees 47 minutes 34 seconds East, continuing along said Southerly right of way line, a distance of 615.17 feet; thence continue running North 88 degrees 47 minutes 34 seconds East, continuing along said Southerly right of way line, a distance of 613.88 feet to the intersection with the Westerly right of way line of a 60 foot private road (known as Braxton Road); thence continue running North 88 degrees 47 minutes 34 seconds East, continuing along said Southerly right of way line, a distance of 60.00 feet to the intersection with the Easterly right of way line of said 60 foot private road (known as Braxton Road), and to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence continue running run North 88 degrees 47 minutes 34 East, continuing along said Southerly right of way line, a distance of 21.61 feet; thence run North 84 degrees 56 minutes 47 seconds East, continuing along said Southerly right of way line, a distance of 350.73 feet; thence run North 89 degrees 18 minutes 02 seconds East, continuing along said Southerly right of way line, a distance of 278.55 feet; thence continue running North 89 degrees 18 minutes 02 seconds East, continuing along said Southerly right of way line, a distance of 644.14 feet to the intersection with the Westerly right of way line of a 60 foot private road (known as Sand Hill Road); thence run South 00 degrees 52 minutes 07 seconds East, along said Westerly right of way line, a distance of 690.43 feet; thence run South 88 degrees 42 minutes 35 seconds West a distance of 644.16 feet; thence continue running South 88 degrees 42 minutes 35 seconds West a distance of 640.30 feet to the intersection with the aforesaid Easterly right of way line of a 60 foot private road (known as Braxton Road); thence run North 01 degree 31 minutes 05 seconds West, along said Easterly right of way line, a distance of 878.81 feet to the POINT OF BEGINNING (containing 20.50 acres, more or less).

SUBJECT TO a 15 foot utility easement over, across and along the Northerly boundary thereof, along said Southerly right of way line of a 60 foot private road (known as Matthew Road).

ALSO, SUBJECT TO a 15 foot utility easement over, across and along the Easterly boundary thereof, along said Westerly right of way line of a 60 foot private road (known as Sand Hill Road).

ALSO, SUBJECT TO a 15 foot utility easement over, across and along the Westerly boundary thereof, along said Easterly right of way line of a 60 foot private road (known as Braxton Road).

ALSO,
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COMMENCE at the Northeast corner of said Section 29, and run South 01 degree 51 minutes 54 seconds East, along the East line of said Section 29, a distance of 30.01 feet to the intersection with the Southerly right of way line of a 60 foot private road (known as Matthew Road), and to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence continue running South 01 degree 51 minutes 54 seconds East, continuing along said East line of Section 29, a distance of 692.65 feet; thence continue running South 01 degree 51 minutes 54 seconds East, continuing along said East line of Section 29, a distance of 716.24 feet; thence run South 88 degrees 42 minutes 35 seconds West a distance of 437.82 feet to the intersection with the Northerly right of way line of a 60 foot private road, and to a point on the arc of a cul-de-sac having a radius of 50.00 feet; thence run Westerly, along said Northerly right of way line, along said arc of a cul-de-sac, a distance of 124.90 feet as measured along the arc of a curve concave Southerly and having a radius of 50.00 feet, said arc being subtended by a chord having a bearing of North 72 degrees 51 minutes 19 seconds West and a distance of 94.87 feet; thence run South 88 degrees 42 minutes 35 seconds West, continuing along said Northerly right of way line, a distance of 110.90 feet; thence run North 01 degrees 22 minutes 00 seconds West a distance of 686.20 feet; thence run South 88 degrees 42 minutes 35 seconds West a distance of 632.46 feet; thence continue running South 88 degrees 42 minutes 35 seconds West a distance of 632.46 feet to the intersection with the Easterly right of way line of a 60 foot private road (known as Sand Hill Road); thence run North 00 degrees 52 minutes 07 seconds West, along said Easterly right of way line, a distance of 705.55 feet to the intersection with the aforesaid Southerly right of way line of a 60 foot private road (known as Matthew Road); thence run North 89 degrees 18 minutes 02 seconds East, along said Southerly right of way line, a distance of 626.38 feet; thence continue running North 89 degrees 18 minutes 02 seconds East, along said Southerly right of way line, a distance of 628.48 feet to the POINT OF BEGINNING (containing 20.20 acres, more or less).

SUBJECT TO a 15 foot utility easement over, across and along the Northerly boundary thereof, along said Southerly right of way line of a 60 foot private road (known as Noel Matthew Road).

ALSO, SUBJECT TO a 15 foot utility easement over, across and along the Westerly boundary thereof, along said Easterly right of way line of a 60 foot private road (known as Sand Hill Road).

BASIS OF BEARINGS:

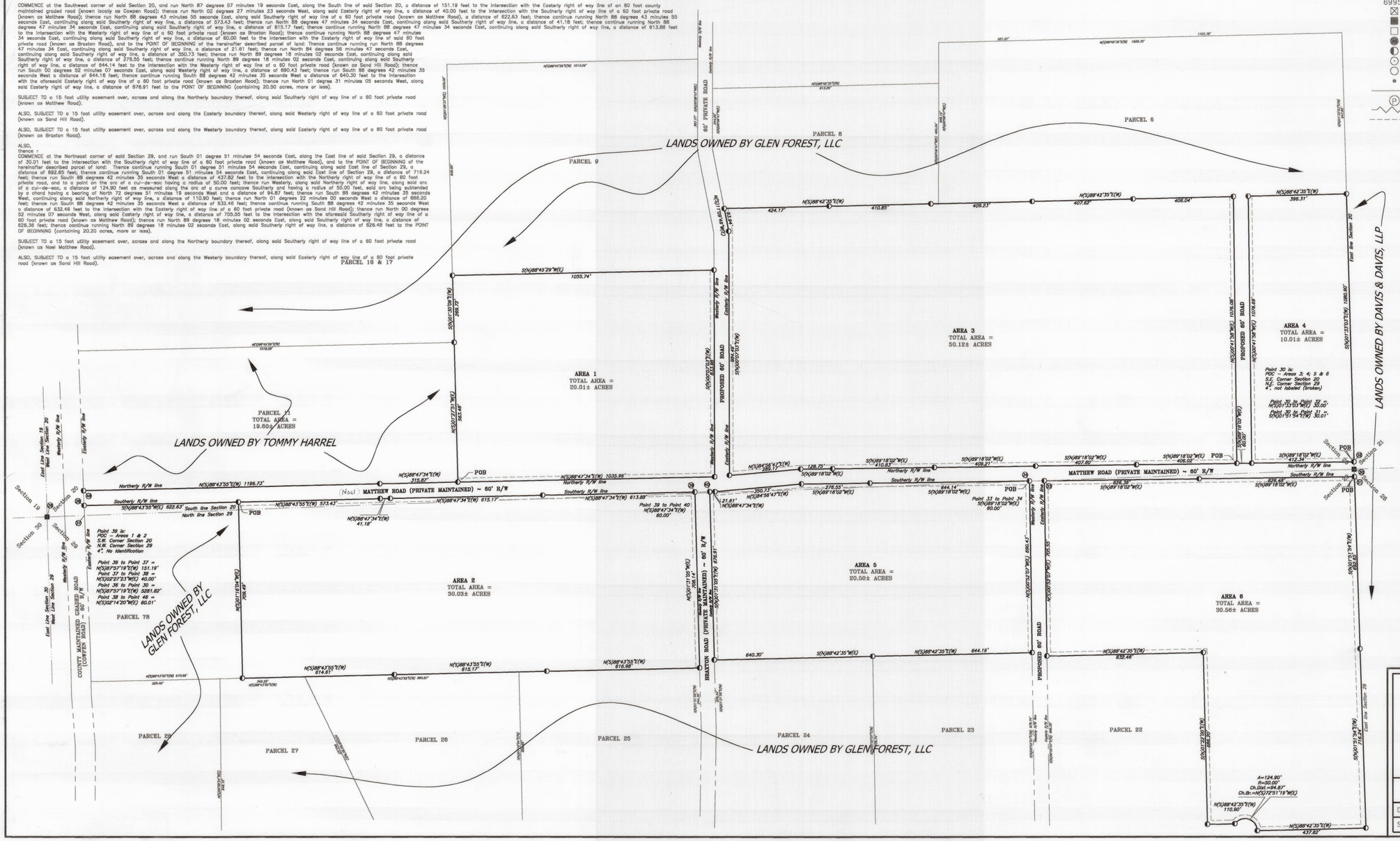
Florida State Plane Coordinate System, North Zone,
North American Datum of 1983 (NAD 83).
Bearings shown hereon are referenced to Grid North.

NOTE: This map consists of multiple sheets and is not complete without all sheets.

200 0 200 400 600
GRAPHIC SCALE – FEET

LEGEND

A	Arc length
Br.	Bearing
CM	Concrete Monument
Ch.	Chord
(D)	Deed based measurement
D.B.	Deed Book
DOT	Department Of Transportation (Florida)
Dist.	Distance
(F)	Field based measurement
LB	Licensed Business
CMP	Corrugated Metal Pipe
O.R.	Official Records book
(P)	Plat based measurement
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
TJB	Telephone Junction Box
—P—	Power line (overhead unless shown to be different)
—X—X—	Fence line
6995	LB number for 151 Inc.
	Found square DOT concrete R/W monument
	Found CM (square unless stated otherwise)
	Set 3 inch square CM, labeled: LB 6995
	Found iron rod
	Found 5/8 inch iron rod, labeled: GEOTEC LB 6995
	Found iron pipe
	Set 1 inch iron pipe, labeled: LB 6995
	Survey point (identified as labeled)
—(A)—	Power pole anchor and guy wire
(P)	Power pole
	25' Wetland buffer line (Typical)
	15' Utility easement (Typical)



FLOOD STATEMENT:

Flood plain statement based on Flood Insurance Rate Map(s), Community Panel number: 120419 0140 B & 120419 0145 B Dated: July 16, 1991. The property described hereon appears to lie within Flood Zone(s) X (Areas determined to be outside 500 year flood plain).

151 Inc.
Certificate of Authorization Number: (LB) 6995
PLANNING - SURVEYING & MAPPING - PRECISE GPS
ENVIRONMENTAL CONSULTING - PHOTOGRAMMETRY
GEOGRAPHIC INFORMATION SYSTEMS DEVELOPMENT
(phone)386.496.3107 (fax)386.496.3132
30 South Lake Avenue, Post Office Box 186, Lake Butler, Florida 32054

For: Glen Forest, LLC.

DATE: 03/10/2004	SHEET 2 of 3 SHEETS	JOB NUMBER: 04543
SCALE: 1" = 200'		MAP NUMBER: 2669-D2