

MACCLENNY SOUTH

Macclenny South As Recorded On This Plat Is The Same Plat As Recorded In Plat Book 2 Pages 82 and 83 And Being Formerly Known As South Macclenny Estates. The Name Has Been Changed To Conform With The Developers Corporation Documentation Wording. This Change Has Been Approved By The Necessary County Officials To This Date Of May 21, 1993.

LEGAL DESCRIPTION

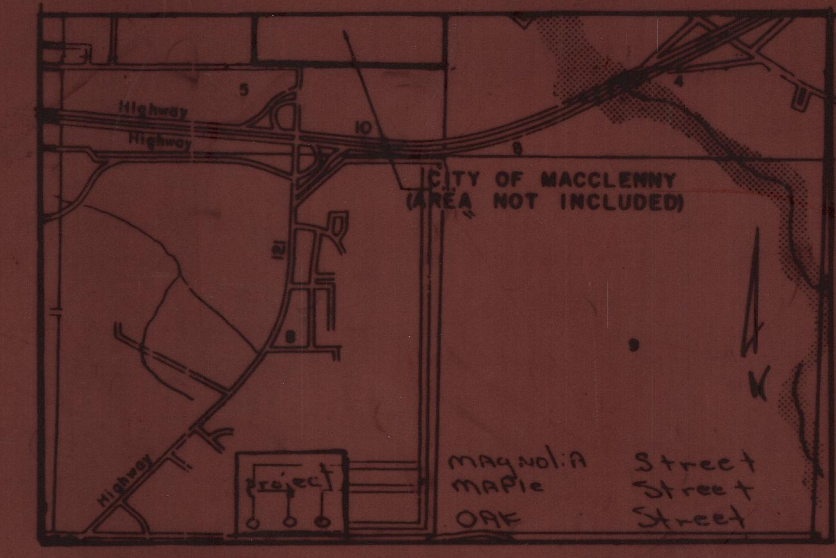
FOR THE POINT OF COMMENCEMENT, BEGIN AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 22 EAST AND RUN THENCE SOUTH 88°02'28" WEST ALONG THE SAID SECTION LINE A DISTANCE OF 663.31 FEET TO A CONCRETE MONUMENT AT THE SOUTH EAST CORNER OF Macclenny South AND THE POINT OF BEGINNING; THENCE, ALONG THE SAID SECTION LINE HAVING A BEARING OF SOUTH 88°02'28" WEST, A DISTANCE OF 1979.38 FEET TO THE CONCRETE MONUMENT AND THE SOUTHWEST CORNER OF THE SUBDIVISION; THENCE NORTH 01°41'11" WEST ALONG THE WEST BOUNDARY TO THE SUBDIVISION, A DISTANCE OF 1320.64 FEET TO A CONCRETE MONUMENT AND A BEND IN THE BOUNDARY; THENCE NORTH 0°32'10" WEST ALONG ANOTHER PORTION OF THE WEST BOUNDARY A DISTANCE OF 675.61 FEET TO AN IRON PIPE AND THE NORTHWEST CORNER OF THE SUBDIVISION; THENCE NORTH 88°36'24" EAST ALONG THE NORTH LINE OF THE SUBDIVISION A DISTANCE OF 662.84 FEET TO AN IRON PIPE AND A BEND IN THE LINE; THENCE NORTH 88°02'28" EAST ALONG ANOTHER LEG OF THE NORTH BOUNDARY A DISTANCE OF 1309.32 FEET TO A CONCRETE MONUMENT AND THE NORTHEAST CORNER OF THE SUBDIVISION; THENCE SOUTH 01°35'28" EAST ALONG THE EAST BOUNDARY OF THE SUBDIVISION A DISTANCE OF 69.54 FEET TO A CONCRETE MONUMENT AND A BEND IN THE LINE; THENCE SOUTH 01°36'45" EAST ALONG ANOTHER LEG OF THE EAST BOUNDARY A DISTANCE OF 290.11 FEET TO THE NORTH RIGHT-OF-WAY TO A STREET NAMED MAGNOLIA HAVING A 60 FOOT RIGHT-OF-WAY; THENCE ALONG A LINE NOW CROSSING SAID STREET SOUTH 01°36'45" EAST A DISTANCE OF 640.78 FEET TO THE NORTH RIGHT-OF-WAY OF A STREET NAMED MAPLE HAVING A 60 FOOT RIGHT-OF-WAY; THENCE ALONG A LINE SOUTH 01°36'45" EAST A DISTANCE OF 30.00 FEET TO THE CENTER LINE OF SAID MAPLE STREET AND A BEND IN THE LINE; THENCE SOUTH 01°23'18" EAST A DISTANCE OF 959.12 FEET TO THE SOUTHEAST CORNER OF THE SUBDIVISION AND THE POINT OF BEGINNING, CONTAINING 90.54 ACRES MORE OR LESS.



BEARINGS AS SHOWN ON LA BEURA UNIT 2 PLAT

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED "A" WHICH IS CONSERVATION/AGRICULTURE.
- MINIMUM DEPTH OF THE FRONT YARD WILL BE 100 FEET WHEN ABUTTING PROPERTY IN OTHER ZONES, EXCEPT 1-1 OR 1-2 ZONES.
- MINIMUM SIDE YARD DEPTH IS 30 FEET.
- THERE IS A 10 FOOT EASEMENT ALONG THE RIGHT-OF-WAY TO ALL ROADS FOR UTILITIES. THIS EASEMENT LIES ON THE PRIVATE SIDE OF THE RIGHT-OF-WAY LINE.
- THERE IS A 10 FOOT EASEMENT ALONG EACH SIDE LOT LINE FOR EACH LOT, 5 FEET DESIGNATED TO EACH LOT.
- BEARINGS ARE BASED ON LEGAL DESCRIPTIONS.
- ELEVATIONS REFER TO 1929 N.G.V. DATUM BR NUMBER 1-10-F-4 ELEVATION 151.85 FEET.
- ALL LOT CORNERS, P.C.P.S AND P.R.M.S ARE 4 X 4 CONCRETE MONUMENTS.
- SITE BENCHMARK #1 ELEVATION OF 136.00. ELEVATION IS SET ON TOP OF 4 X 4 CONCRETE MONUMENT AT INTERSECTION OF EAST BOUNDARY AND THE NORTH RIGHT-OF-WAY OF MAGNOLIA STREET. THIS CORNER IS ALSO THE SOUTHEAST CORNER OF LOT 1 BLOCK 1.
- SITE BENCHMARK #2 ELEVATION OF 137.30 SET ON TOP OF CONCRETE MONUMENT ON WEST BOUNDARY. THIS CORNER IS THE NORTHWEST CORNER OF LOT 9 BLOCK 1.
- SITE BENCHMARK #3 ELEVATION OF 137.50 SET ON TOP OF CONCRETE MONUMENT ON SOUTH BOUNDARY. THIS MONUMENT IS ALSO THE SOUTHEAST CORNER OF LOT 16 BLOCK 1.
- ALL LOTS SHALL BE AND ARE A MINIMUM OF 2.50 ACRES. THE MINIMUM LOT WIDTH SHALL BE 200 FEET. THE MINIMUM LOT DEPTH SHALL BE 300 FEET.
- NAMES AND ADDRESSES OF LEGAL OWNERS OF PROPERTY:
 R. H. DAVIS, P. O. BOX 387, MACCLENNY, FLORIDA 32063
 THOMAS R. RHODEN, 515 SOUTH 6TH STREET, MACCLENNY, FLORIDA 32063
 THOMAS JASON RHODEN, 515 SOUTH 6TH STREET, MACCLENNY, FLORIDA 32063
- LOTS 12, 13, 14, 15, AND 16, BLOCK 1, HAVE AN AREA LOCATED WITHIN THEMSELVES STATED AS FLOOD ZONE AREAS. THIS AREA IS FORMED BY NATURAL WETLANDS AND HAS A BASE FLOOD ELEVATION OF 136.00 FEET.
- LOTS 20 AND 21, BLOCK 1, HAVE AN AREA LOCATED WITHIN THEMSELVES STATED AS FLOOD ZONE AREAS. THIS AREA IS FORMED BY NATURAL WETLANDS AND HAS A BASE FLOOD ELEVATION OF 138.00 FEET.
- LOT 3, BLOCK 2, HAS AN AREA LOCATED WITHIN ITSELF STATED AS FLOOD ZONE AREA. THIS AREA IS FORMED BY NATURAL WETLANDS AND HAS A BASE FLOOD ELEVATION OF 133.00 FEET.
- LOTS 1 AND 10, BLOCK 2, HAVE AN AREA LOCATED WITHIN THEMSELVES STATED AS FLOOD ZONE AREAS. THIS AREA IS FORMED BY NATURAL WETLANDS AND HAS A BASE FLOOD ELEVATION OF 135.40 FEET.
- BASE FLOOD DATA FOR THE AREAS AS STATED WITHIN THE 100 YEAR FLOOD PLAN AS PER THE SOIL CONSERVATION STANDARDS.
- Macclenny South. BOUNDARY IS BASED ON SURVEY BY JOHN ROONEY & SONS SURVEYORS, INC.
- THERE WILL BE A 75.00' SETBACK FROM THE DESIGNED HIGH WATER MARK OF THE DRAINAGE EASEMENTS WHICH WILL HOLD SURFACE WATERS OVER A PERIOD OF 24 HOURS. THIS SETBACK IS IN REFERENCE TO SEPTIC TANK PLACEMENT ONLY.
- LOT 3 AND LOT 10 OF BLOCK 2 AND LOT 20 AND LOT 21 OF BLOCK 1 WILL BE VOID OF THE 75.00' SETBACK FOR SEPTIC TANK CONSTRUCTION AS AN UNDERDRAIN SYSTEM IS IN PLACE WHICH WILL REMOVE ALL SURFACE WATERS ON THESE LOTS. THE CERTIFICATION TO THIS FACT CAN BE FOUND ON THE ENGINEERING PLANS AS THIS IS HIS AREA OF CONCERN.
- ALL LOTS BORDERING MACCLENNY II SUBDIVISION ARE RESTRICTED TO HOME SITES NOT TO INCLUDE MOBILE HOMES.



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

LEGEND
 ○ Set Iron Pin or Pipe (NOTE: All lot corners are Iron Pins unless shown otherwise)
 ● Found Iron Pin or Pipe
 □ Found Concrete Monument
 △ Set wood Stake and Tack
 ✕ Cross-cut or Drill Hole in Concrete
 --- D.S.R. Lines
 - - - - - Easements

CURVE TABLE

CHORD	BEARING	DELTA	ARC	TANG	CHORD	BEARING
C 1	270.00'	11°43'40"	55.27'	27.23'	55.17'	N88°04'50"W
C 2	300.00'	11°43'40"	61.41'	30.81'	61.20'	N88°04'50"W
C 3	330.00'	11°43'40"	67.55'	33.89'	67.43'	N88°04'50"W
C 4	270.00'	12°04'27"	56.90'	28.55'	56.79'	N88°05'19"W
C 5	300.00'	12°04'27"	63.22'	31.73'	63.10'	N88°05'19"W
C 6	330.00'	12°04'27"	69.54'	34.90'	69.41'	N88°05'19"W
C 7	120.00'	89°08'34"	106.70'	118.22'	106.45'	S44°02'07"E
C 8	150.00'	89°08'34"	133.38'	147.77'	134.00'	S44°02'07"E
C 9	180.00'	89°08'34"	160.06'	179.46'	161.41'	S44°02'07"E
C 10	180.00'	46°06'25"	147.47'	78.15'	143.38'	S22°50'02"E
C 11	25.00'	89°16'21"	19.39'	25.12'	19.24'	S48°09'21"E
C 12	25.00'	89°43'49"	39.15'	24.80'	39.27'	S43°02'30"E
C 13	50.00'	137°35'22"	109.07'	108.87'	108.25'	S17°01'09"E
C 14	50.00'	87°07'22"	76.03'	47.55'	68.91'	S80°17'30"E
C 15	50.00'	81°05'10"	132.58'	69.46'	129.81'	S67°30'10"E
C 16	25.00'	89°16'21"	39.39'	25.12'	39.44'	S48°09'21"E
C 17	50.00'	82°04'52"	94.18'	39.89'	51.58'	S39°28'12"E
C 18	50.00'	80°35'47"	75.57'	47.11'	68.58'	S37°38'08"E
C 19	50.00'	79°25'52"	68.46'	40.81'	63.34'	S35°38'33"E
C 20	50.00'	89°08'34"	51.61'	26.37'	49.34'	S25°16'50"E
C 21	25.00'	89°43'49"	39.15'	24.80'	39.27'	S43°02'30"E
C 22	25.00'	89°16'21"	39.39'	25.12'	39.44'	S48°09'21"E
C 23	50.00'	79°16'39"	46.58'	39.26'	41.76'	S39°09'30"E
C 24	50.00'	11°28'42"	10.50'	5.80'	10.80'	S83°02'11"E
C 25	50.00'	91°28'47"	68.24'	51.77'	78.31'	S88°35'08"E
C 26	50.00'	89°08'34"	51.61'	26.37'	49.34'	S25°16'50"E
C 27	25.00'	89°43'49"	39.15'	24.80'	39.27'	S43°02'30"E
C 28	452.50'	11°11'00"	88.36'	44.32'	88.20'	N82°00'54"E
C 29	482.50'	11°11'00"	95.21'	47.28'	95.05'	N82°00'54"E
C 30	512.50'	11°11'00"	102.07'	50.19'	99.81'	N82°00'54"E
C 31	270.00'	10°57'52"	51.62'	25.91'	51.58'	N82°00'54"E
C 32	300.00'	11°00'34"	57.02'	29.00'	57.75'	N82°00'54"E
C 33	330.00'	11°00'15"	63.86'	32.03'	63.74'	N82°00'54"E

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L 1	S 1°57'32"E	137.78'	L 17	S 71°34'03"W	80.47'
L 2	S 48°02'39"W	63.21'	L 18	S 40°07'35"W	192.55'
L 3	S 68°02'33"W	14.02'	L 19	S 6°10'34"E	24.83'
L 4	S 88°02'28"W	103.30'	L 20	S 26°25'28"E	34.31'
L 5	N 78°26'14"W	47.99'	L 21	S 59°08'21"E	41.98'
L 6	N 78°35'10"W	56.43'	L 22	S 75°07'58"E	45.13'
L 7	N 86°01'52"W	8.08'	L 23	S 76°50'00"E	35.34'
L 8	S 24°12'53"E	40.74'	L 24	N 80°51'30"E	54.16'
L 9	S 1°36'45"E	80.61'	L 25	N 47°28'57"E	51.84'
L 10	S 7°20'29"W	44.80'	L 26	S 0°54'15"E	179.69'
L 11	S 34°14'54"W	41.30'	L 27	S 29°01'15"E	75.39'
L 12	S 46°09'17"W	63.33'	L 28	S 64°51'12"E	67.77'
L 13	S 66°59'56"W	45.17'	L 29	N 39°21'12"E	92.32'
L 14	S 78°20'31"W	30.47'	L 30	N 3°55'01"E	206.12'
L 15	N 82°44'02"W	58.82'	L 31	N 63°27'20"W	39.99'
L 16	N 57°23'32"W	102.52'			

SURVEYOR'S CERTIFICATE:
 This is to certify that the above plat is a true and correct representation of the lands surveyed, platted, and described in the caption, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177 that the survey and legal description are accurate and permanent referenced monuments have been placed according to the laws of the State of Florida.
 Signed this 30th day of NOVEMBER, A.D., 1988
 Dale W. Snyda
 Florida Registered Surveyor No. 4266

NOT VALID UNLESS SURVEYOR'S OFFICIAL SEAL IS EMBOSSED HEREON.