

CREEKSIDE TOWNHOMES

A PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 22 EAST, CITY OF MACCLENNY, BAKER COUNTY, FLORIDA

PLAT BOOK 3 PAGE 116

SHEET 1 OF 2 SHEETS

CAPTION:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH AND A PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, ALL IN RANGE 22 EAST, CITY OF MACCLENNY, BAKER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°51'00" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 400.00 FEET TO A CONCRETE MONUMENT (LB 6794) MARKING THE NORTHWEST CORNER OF OFFICIAL RECORDS VOLUME 2004, PAGE 7364 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID SECTION LINE, SOUTH 21°41'18" WEST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 323.38 FEET TO A CONCRETE MONUMENT (LS 4708); THENCE CONTINUE ALONG SAID WEST LINE, SOUTH 13°10'00" EAST, A DISTANCE OF 103.04 FEET TO A CONCRETE MONUMENT (LS 4708) ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 228 (A 100 FOOT, IMPROVED, PUBLIC RIGHT-OF-WAY); THENCE NORTH 52°41'06" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 136.12 FEET TO THE SOUTHWEST CORNER OF A 40-FOOT INGRESS/EGRESS EASEMENT AS RECORDED IN INSTRUMENT # 200600003838 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID EASEMENT, THE FOLLOWING 6 COURSES: (COURSE 1) THENCE NORTH 37°30'49" EAST, A DISTANCE OF 30.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET; (COURSE 2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°35'45", AN ARC DISTANCE OF 26.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°12'56" EAST, 25.64 FEET TO THE POINT OF TANGENCY; (COURSE 3) THENCE NORTH 13°04'56" WEST, A DISTANCE OF 82.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 132.00 FEET; (COURSE 4) THENCE ALONG AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°32'49", AN ARC DISTANCE OF 79.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°11'29" EAST, 78.39 FEET TO THE POINT OF TANGENCY; (COURSE 5) THENCE NORTH 21°27'55" EAST, A DISTANCE OF 85.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 180.00 FEET; (COURSE 6) THENCE ALONG AND AROUND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°16'21", AN ARC DISTANCE OF 32.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°19'45" EAST, 32.23 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 32; THENCE SOUTH 89°51'00" WEST, ALONG SAID SOUTH LINE OF SECTION 32, A DISTANCE OF 109.16 FEET TO A CONCRETE MONUMENT (LS 4708) ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2003, PAGE 7418 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTH LINE OF SECTION 32, NORTH 01°14'36" EAST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 545.65 FEET TO A CONCRETE MONUMENT (PLS 1079) AT THE NORTHEAST CORNER OF SAID LANDS; SAID POINT ALSO BEING ON THE SOUTH LINE OF OFFICIAL RECORDS VOLUME 2007, PAGE 1365 OF SAID PUBLIC RECORDS; THENCE NORTH 83°51'54" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 244.11 FEET TO A CONCRETE MONUMENT (LB 6794) MARKING THE SOUTHEAST CORNER OF OFFICIAL RECORDS VOLUME 195, PAGE 64 OF SAID PUBLIC RECORDS; SAID POINT BEING ON THE WESTERLY LINE OF OFFICIAL RECORDS VOLUME 13, PAGE 478 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°02'02" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 283.65 FEET TO A CONCRETE MONUMENT (LS 4708) AT THE SOUTHWEST CORNER OF LAST SAID LANDS; THENCE NORTH 88°28'14" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 395.56 FEET TO A CONCRETE MONUMENT (LS 4708) ON THE EAST LINE OF AFORESAID SECTION 32; THENCE SOUTH 01°19'02" EAST, ALONG SAID EAST LINE, A DISTANCE OF 296.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.889 ACRES, MORE OR LESS.

SUBJECT TO AN OVERHEAD ELECTRIC TRANSMISSION LINE UTILITY EASEMENT OVER AND ACROSS THE SOUTH 100.00 FEET OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 22 EAST AS LIES WITHIN SAID PARCEL. SUBJECT TO AN EASEMENT FOR SANITARY SEWER LINES AS EVIDENCE BY EXISTING SEWER LINE.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT JAMES M. YARBOROUGH, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AS "CREEKSIDE TOWNHOMES", HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. ALL ROADS, STREETS, COURTS, WALKWAYS, AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS ARE IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS.

TRACT "A" AND "E" ARE HEREBY DEDICATED AS A DRAINAGE EASEMENT, AND AS SUCH SHALL PERMIT THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID TRACT "A" AND "E", ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS, STREETS, COURTS, AND WALKWAYS, HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID ROADS, STREETS, COURTS, WALKWAYS, FROM ADJACENT LANDS OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID TRACT "A" AND "E", WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS.

TRACT "A" AND "E" AND ANY WATER TREATMENT FACILITIES OR STRUCTURES WITHIN IT, OWNED IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID TRACT "A" AND "E" ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF MACCLENNY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID TRACT "A" AND "E" AND WATER TREATMENT SYSTEMS.

THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER, OWNER OR ANY OTHER PERSON WITHIN THE AREA OF LANDS HEREBY PLATTED, OR OF THE POND (AND TREATMENT SYSTEMS THEREIN) SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR OR REPLACEMENT OF THE POND/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS PLATTED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF MACCLENNY AND SAVE IT HARMLESS FROM ANY SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE POND/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN "CREEKSIDE TOWNHOMES". THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER(S) DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR CONSTRUCTION OF SIGNS AND LANDSCAPING OVER TRACT "A" AS SHOWN AND PLATTED HEREON. THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

TRACTS "B", "C" AND "F" ARE RESERVED FOR FUTURE USE, AND SHALL REMAIN IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACT "D" WETLAND PRESERVATION SHALL REMAIN IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OWNER.

By: James M. Yarborough
James M. Yarborough

Janice Clark
WITNESS (SIGNATURE)

Janice Clark
WITNESS (PRINTED NAME)

Melissa Thompson
WITNESS (SIGNATURE)

Melissa Thompson
WITNESS (PRINTED NAME)

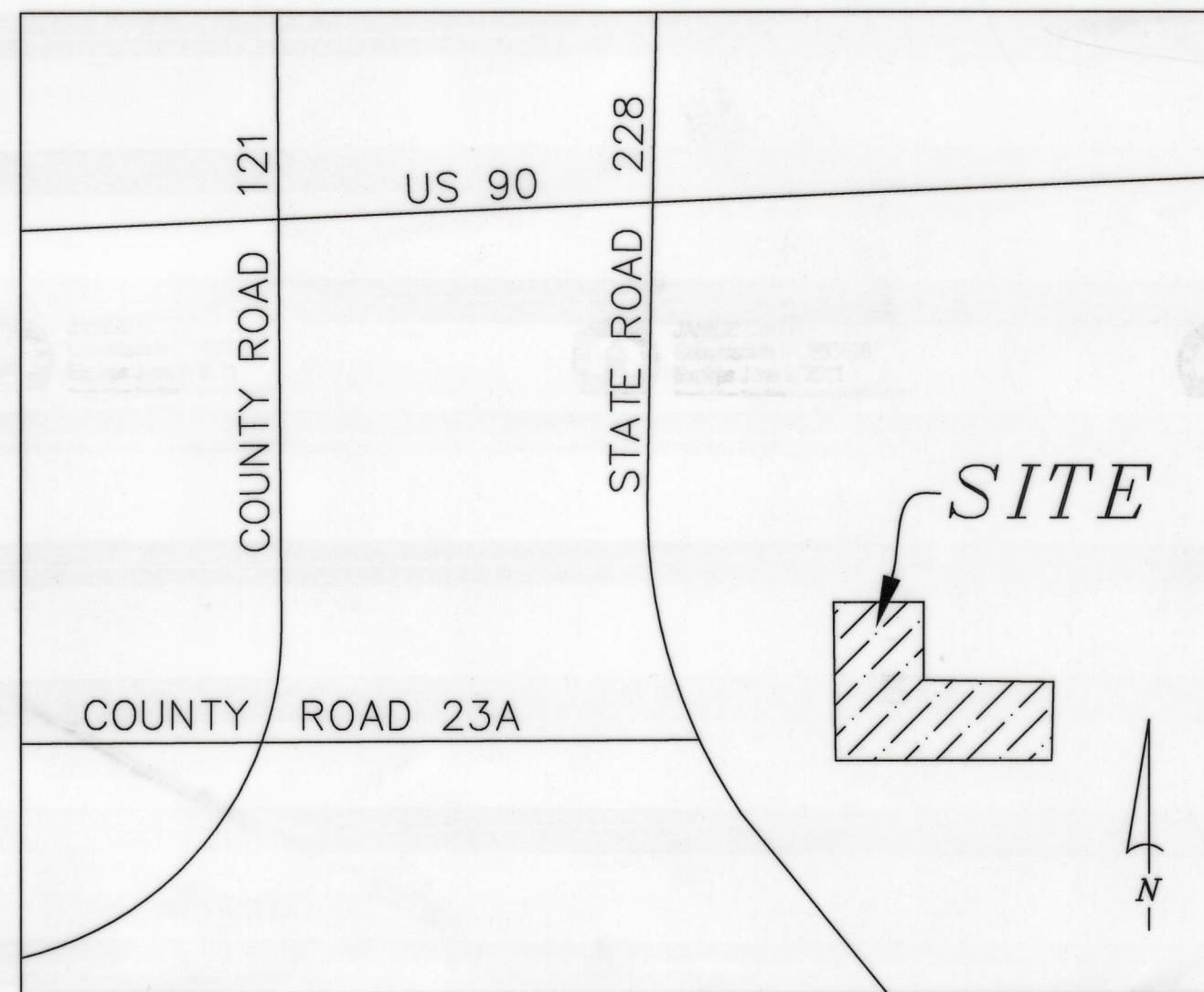
NOTARY:

STATE OF FLORIDA }
COUNTY OF BAKER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF June A.D., 2007 BY JAMES M. YARBOROUGH, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Janice Clark
NOTARY PUBLIC, STATE OF FLORIDA
Janice Clark
NAME: (TYPE OR PRINT)

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____



VICINITY MAP
NOT TO SCALE

PLAT PREPARED BY:
MOORE SURVEYING & DESIGN, INC.
SURVEYING BUSINESS NUMBER 6794 - ENGINEERING BUSINESS NUMBER 9559
SURVEYING AND MAPPING * GPS SERVICES
CIVIL ENGINEERING DESIGN
CONSTRUCTION LAYOUT * AS BUILTS
(804) 384-7855 FAX 384-4955
5288 HIGHWAY AVENUE, JACKSONVILLE, FLORIDA 32254

CERTIFICATE OF APPROVAL BY CITY OF MACCLENNY PLANNING AND ZONING:

THIS IS TO CERTIFY THAT ON THIS 25 DAY OF Oct A.D., 2007, THE FOREGOING PLAT OR PLAN WAS APPROVED BY PLANNING AND ZONING OF THE CITY OF MACCLENNY, FLORIDA.

Claude E. Bagwell
CLAUDE E. BAGWELL
CITY OF MACCLENNY
ZONING AND BUILDING OFFICIAL

CERTIFICATE OF APPROVAL BY CITY ENGINEER:

THIS IS TO CERTIFY THAT ON THIS 25 DAY OF June A.D., 2007, THE FOREGOING PLAT OR PLAN WAS EXAMINED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF MACCLENNY, FLORIDA.

Frank Darabi
FRANK DARABI, P.E.
CITY OF MACCLENNY
CITY ENGINEERING OFFICE

CERTIFICATE OF APPROVAL BY CITY OF MACCLENNY ATTORNEY:

EXAMINED AND APPROVED BY FRANK E. MALONEY, CITY ATTORNEY.

Frank E. Maloney
FRANK E. MALONEY
CITY ATTORNEY
CITY OF MACCLENNY

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS:

THIS IS TO CERTIFY THAT ON THIS 25 DAY OF June A.D., 2007, THE FOREGOING PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF MACCLENNY, FLORIDA.

David Mette
DAVID METTE
CITY OF MACCLENNY
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL BY THE CITY OF MACCLENNY:

THIS IS TO CERTIFY THAT ON THIS 25 DAY OF June A.D., 2007, THE FOREGOING PLAT WAS EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MACCLENNY, FLORIDA.

James Gerald Dopson
JAMES GERALD DOPSON, CITY MANAGER
Gary Dopson, M.D.
GARY DOPSON, M.D., MAYOR

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON THIS 18th DAY OF July A.D., 2007 IN PLAT BOOK 3 ON PAGES 116 THROUGH 117 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

Al Fraser
AL FRASER
CLERK OF THE CIRCUIT COURT
BAKER COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY BAKER COUNTY SCHOOL DISTRICT:

EXAMINED AND APPROVED BY FRANKLIN WELLS, DIRECTOR OF FACILITIES/MAINTENANCE/PROPERTY CONTROL, BAKER COUNTY SCHOOL BOARD.

Franklin Wells
FRANKLIN WELLS, DIRECTOR OF
FACILITIES/MAINTENANCE/PROPERTY CONTROL
BAKER COUNTY SCHOOL DISTRICT

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT HE HAS SURVEYED THE LANDS AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET, PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177 FLORIDA STATUTES.

SIGNED, AND SEALED THIS 22nd DAY OF Oct A.D., 2007.

Harold W. Moore
HAROLD W. MOORE, P.L.S. #4253
FLORIDA REGISTERED SURVEYOR & MAPPER

CERTIFIED A TRUE, COMPLETE AND CORRECT COPY
BAKER COUNTY CLERK OF THE COURTS
BY: Al Fraser
DEPUTY CLERK



MOORE SURVEYING & DESIGN, INC.
10000 W. STATE ROAD 100, SUITE 100
JACKSONVILLE, FLORIDA 32254