

"BARBER PLANTATION"

A
PLANNED UNIT DEVELOPMENT
IN
SECTION 30, TOWNSHIP 2 SOUTH,
RANGE 22 EAST,
CITY OF MACCLENNY,
BAKER COUNTY, FLORIDA,
AND A PORTION BEING A RE-PLAT OF
LOT 11, BLOCK 7 AND ALL OF BLOCK 8,
"JERRY W. THOMAS SUBDIVISION, UNIT TWO"
AS PER PLAT BOOK 2, PAGE 43 OF THE
PUBLIC RECORDS OF BAKER COUNTY, FLORIDA



DESCRIPTION:
PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE S.W. CORNER OF "COPPER CREEK HILLS - UNIT 1", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 111 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, AND BEING THE SAME AS THE S.W. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 30, AND THENCE N.80°45'51"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 1553.78 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 23-A, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY, AND SAID POINT BEING ON A CURVE CONCAVE TO THE N.E. AND HAVING A RADIUS OF 2904.78 FEET AND A CENTRAL ANGLE OF 04°33'24" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.27°52'14"E AND A CHORD LENGTH OF 230.96 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 231.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.30°08'57"E, 1339.23 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1869.86 FEET AND A CENTRAL ANGLE OF 28°43'18" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.15°47'18"E, AND A CHORD LENGTH OF 927.55 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 937.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GOLF COURSE ROAD, A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE S.45°17'38"W, 20.93 FEET; THENCE N.89°13'59"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1297.30 FEET TO A 1/2 INCH IRON PIPE; THENCE S.00°24'28"W, 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID GOLF COURSE ROAD; THENCE S.89°13'59"E, 325.12 FEET TO A 1/2 INCH IRON PIPE, LS 1380; THENCE S.00°28'59"W, 988.52 FEET TO A 1/2 INCH IRON PIPE, LS 1380; THENCE S.89°13'59"W, 325.99 FEET TO A 1/2 INCH IRON PIPE ON THE EAST LINE OF LOT 11 OF BLOCK 5 OF JERRY W. THOMAS SUBDIVISION UNIT TWO, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 43 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; THENCE N.00°41'56"E, ALONG SAID SOUTH LINE, 2.43 FEET TO THE SOUTH LINE OF BLOCK 8 OF SAID SUBDIVISION; THENCE N.88°20'26"W, ALONG SAID SOUTH LINE, 469.31 FEET TO AN IRON PIPE; THENCE S.00°18'17"W, 128.51 FEET TO A CONCRETE MONUMENT MARKING THE S.E. CORNER OF LOT 11 OF BLOCK 7 OF SAID SUBDIVISION; THENCE N.88°24'27"W, 127.04 FEET TO A CONCRETE MONUMENT MARKING THE S.W. CORNER OF SAID LOT 11 OF BLOCK 7 AND THE S.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 101 PAGE 248 OF THE OFFICIAL RECORDS OF BAKER COUNTY, FLORIDA; THENCE N.88°54'39"W, ALONG THE SOUTH LINE OF SAID LANDS, 186.45 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILTONDALE ROAD, A 73 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE N.00°44'21"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 108.29 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE S.W. AND HAVING A RADIUS OF 192.04 FEET AND A CENTRAL ANGLE OF 23°31'00" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.1°10'09"W, AND A CHORD LENGTH OF 78.27 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 78.82 FEET TO THE NORTHERLY LINE OF SAID O.R.B. 101 PAGE 248; THENCE N.81°57'47"E, ALONG SAID NORTH LINE, 235.71 FEET TO THE N.E. CORNER OF SAID LANDS; THENCE N.01°32'38"E, 189.93 FEET TO THE MONUMENTED SOUTH LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 30; THENCE N.88°33'59"W, ALONG SAID SOUTH LINE, 642.41 FEET TO A CONCRETE MONUMENT MARKING THE S.W. CORNER OF SAID SECTION 30; THENCE N.00°32'14"E, AND A CHORD LENGTH OF 295.67 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 296.45 FEET; THENCE N.06°40'55"W, 264.25 FEET; THENCE N.81°12'26"W, 38.12 FEET TO SAID RIGHT-OF-WAY'S INTERSECTION WITH THE WEST LINE OF THE N.E. 1/4 OF SAID SECTION 30; THENCE N.01°09'38"W, ALONG SAID WEST LINE, 420.52 FEET TO THE POINT OF BEGINNING. CONTAINS 137.40 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS IN THE EAST 1/2 OF SECTION 30.
2. BEARINGS BASED ON FLA. D.O.T. R/W SURVEY FOR MILTONDALE ROAD USING MONUMENTS FOUND ON THE EAST LINE OF SAID R/W USING A BEARING OF N.00°43'51"E.
3. PART OF THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 0.2% CHANGE PER YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JUNE 17, 2008, COMMUNITY PANEL NO. 12003C0217C. HOWEVER, PART OF THIS PARCEL IS IN ZONE "AE" AND IS SUBJECT TO FLOODING.
4. THE AREA OF ZONE "AE" IS RESTRICTED TO THE AREAS ALONG THE CREEK WITHIN THE UPLAND BUFFERS ALONG THE JURISDICTIONAL WETLAND LINES. THE BASE FLOOD ELEVATIONS ESTABLISHED BY FEMA RANGES FROM 10.7' AT COUNTY ROAD NO. 23-A AND 9.3' AT THE WEST LINE OF THE N.E. 1/4. THE BASE FLOOD ELEVATIONS BY FEMA ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THIS DATUM IS ABOUT 0.9' LOWER THAN THE PREVIOUS NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 WHICH WAS USED FOR THE DESIGN OF THIS DEVELOPMENT.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. CLOSURE OF FIELD SURVEY IS 1/37,990.
8. DEVELOPMENT CONTAINS 137.40 ACRES, MORE OR LESS.
9. PERMANENT REFERENCE MONUMENTS WERE SET JULY 28, 2008.

ADDITIONAL NOTES:
1. BUILDING SETBACKS WILL CONFORM TO THE CITY OF MACCLENNY LAND DEVELOPMENT REGULATIONS FOR PLANNED UNIT DEVELOPMENTS.
2. LOT AREAS SHOWN HEREON ARE INCLUSIVE OF ALL EASEMENTS AND BUFFERS.
3. THERE IS A 10 FOOT WIDE BUFFER ON THE LOT SIDE OF ALL EXTERIOR SUBDIVISION BOUNDARY LINES.
4. THERE IS A 10 FOOT WIDE LANDSCAPE BUFFER ON THE POND SIDE OF ALL STORM WATER MANAGEMENT FACILITIES (SWMF).
5. THE WETLAND JURISDICTION LINE IS THE BOUNDARY LINE OF ALL LOTS THAT ABUT SAID LINE AND THE AREAS OF THOSE LOTS ARE CALCULATED TO THAT LINE. UNLESS OTHER WISE NOTED THE LOTS ABUTTING THE WETLAND JURISDICTION LINE ARE TO BE MONUMENTED TO THE UPLAND BUFFER LINE AS SHOWN.
6. THE PERMANENT REFERENCE MONUMENTS (PRM) ON THE PERIMETER OF THE SUBDIVISION HAVE BEEN SET AS SHOWN. THE PERMANENT CONTROL POINTS (PCP) AND LOT CORNERS (IRON RODS) SHOWN HEREON HAVE NOT BEEN SET AT THE TIME OF THE PREPARATION OF THIS PLAT. THEY SHOULD BE SET AS ROAD CONSTRUCTION IS COMPLETED AND BEFORE THE SALE OF LOTS AS REQUIRED BY FLORIDA STATUTES. THIS COMPANY IS UNDER CONTRACT ONLY FOR THE PREPARATION OF THIS PLAT AND IS NOT CURRENTLY UNDER CONTRACT FOR MONUMENTING THE PERMANENT CONTROL POINTS AND LOT CORNERS.
7. THE BOUNDARY AND TOPOGRAPHIC SURVEY FOR THIS PARCEL WAS ORIGINALLY COMPLETED BY THIS OFFICE IN 2007. THE SUBDIVISION DESIGN, ROAD LAYOUT, LOT CONFIGURATION AND LOT SIZES WERE DESIGNED AND PROVIDED TO THIS OFFICE BY:
HILL, BERING AND ASSOCIATES, INC.
7950 BELFORT PARKWAY, SUITE 1600
JACKSONVILLE, FL 32256
8. THERE IS A 10 FOOT WIDE ELECTRIC UTILITY EASEMENT ADJACENT TO AND ON THE LOT SIDE OF ALL ROAD RIGHT-OF-WAYS INSIDE THE DEVELOPMENT, EXCEPT WHERE THE EASEMENT WOULD INTERFERE WITH THE 10 FOOT LANDSCAPE BUFFER AROUND THE STORM WATER MANAGEMENT FACILITIES DESCRIBED ABOVE.
9. STANDARD BUILDING SETBACKS AS PER "BARBER PLANTATION" PLANNED UNIT DEVELOPMENT DOCUMENTS:
FRONT ALONG STREETS: 25 FEET
SIDE: 10 FEET
REAR: 15 FEET
OUTBUILDINGS WILL BE 5 FEET FROM SIDE AND REAR.

"SPECIAL BUILDING SETBACK LINES" ARE SHOWN ON THIS PLAT FOR SOME LOTS. THESE SPECIAL SETBACK LINES REPLACE ONLY THE STANDARD "FRONT ALONG STREET" BUILDING SETBACKS AS LISTED ABOVE. DUE TO THE IRREGULAR SHAPE OF THESE LOTS, THE "SPECIAL BUILDING SETBACK LINES" ARE CALCULATED AT THE "MINIMUM LOT WIDTH" AS DESIGNATED IN THE "PLANNED UNIT DEVELOPMENT".

"ALL LOTS WILL MEET MINIMUM LOT WIDTH AT THE BUILDING SETBACK DESCRIBED IN THE PUD (PLANNED UNIT DEVELOPMENT) WITH THE EXCEPTION OF LOTS USING "SPECIAL BUILDING SETBACKS" WHOM MEET MINIMUM LOT WIDTH AT DESCRIBED DIMENSION."

CERTIFIED A TRUE, COMPLETE AND CORRECT COPY
BY **AL FRANK**
REGISTERED SURVEYOR



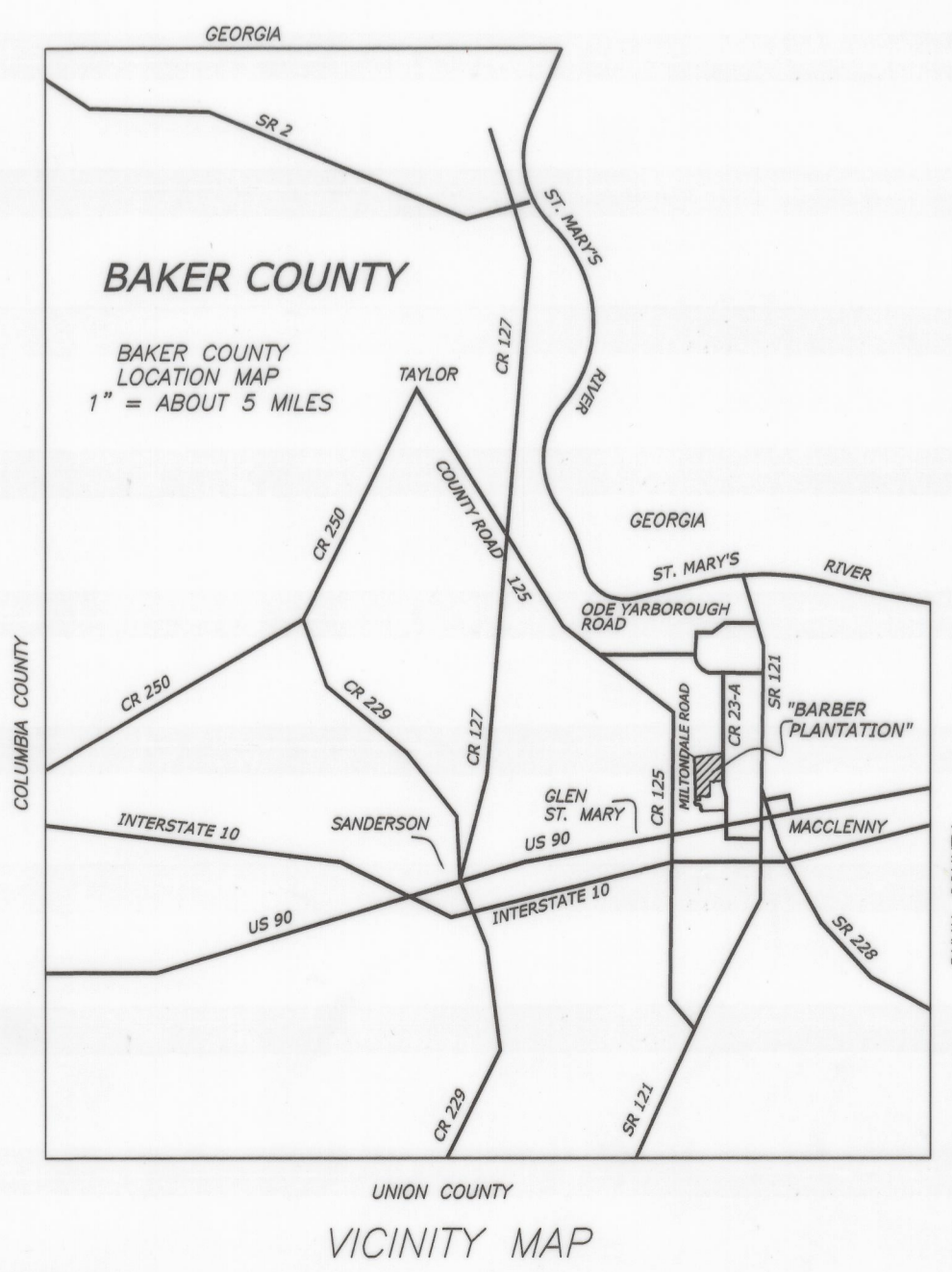
MAP KEY SHEET

Curve number P-3
FIELD
Radius= 192.04
Delta= 23°31'00"
Arc= 78.82
Tangent= 39.97
Chord= 78.27
Chord Brg. N.1°10'09"W
RECORD
Radius= 184.75
Delta= 79.46
Chord Brg. N.1°15'40"W

Curve number P-5
Radius= 1178.92
Delta= 142°24'21"
Arc= 296.45
Tangent= 149.01
Chord= 285.67
Chord Brg. N.00°32'14"E

Curve number P-4
Radius= 1876.86
Delta= 06°59'57"
Arc= 225.28
Tangent= 114.78
Chord= 229.13
Chord Brg. N.04°16'38"E

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.



- SYMBOL LEGEND**
- CONCRETE MONUMENT FOUND
 - 4"x4" 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)
 - UG- UNDERGROUND ELECTRIC SERVICE
 - CTV- CABLE TV LINE (OVERHEAD)
 - o- 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
 - ⊙ 4"x4" CONCRETE MONUMENT, PRM, LS 4708.
 - ⊙ CONCRETE MONUMENT
 - AC. ACRES
 - EL. ELEVATION
 - NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - ⊙ NAIL AND DISC, PCP, LS 4708.

THIS PLAT PREPARED BY
MARK D. DUREN
AND ASSOCIATES, INC.
LB 7620
120 NW BURK AVE. STE. 103
LAKE CITY, FLA. 32055
(386) 758-9831 OFFICE
(386) 758-8010 FAX
WO# 08-316