

"BARBER PLANTATION"

A
PLANNED UNIT DEVELOPEMENT
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

ADDITIONAL NOTES:
1. BUILDING SETBACKS WILL CONFORM TO THE CITY OF MACCLENNY LAND DEVELOPEMENT REGULATIONS FOR PLANNED UNIT DEVELOPEMENTS.
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 ABUTT SAID LINE AND THE AREAS OF THOSE LOTS ARE CALCULATED TO THAT LINE, UNLESS OTHERWISE 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, BORING 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 DEVELOPEMENT, EXCEPT WHERE THE EASEMENT WOULD INTERFERE WITH THE 10 FOOT LANDSCAPE BUFFER AROUND THE STORM WATER MANAGEMENT FACILITIES DESCRIBED ABOVE.

ADOPTION AND DEDICATION:
THIS IS TO CERTIFY THAT GOLVVIEW PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AS "BARBER PLANTATION", HAVING CAUSED THE SAME TO BE SURVEYED AND SUB-DIVIDED, AND THAT BRANCH BANKING AND TRUST COMPANY, A FLORIDA BANKING CORPORATION, IS THE HOLDER OF MORTGAGE ON SAID LANDS. 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.
STORM WATER MANAGEMENT FACILITIES (SWMF) NUMBERS 1-15, WHICH ARE STORM WATER RETENTION BASINS AND COMMON AREAS, INCLUDING THE "AMENITY PARCEL", "TRACT A" AND AREAS WITHIN THE JURISDICTIONAL WETLAND LINE THAT ARE NOT PART OF THE RESIDENTIAL LOTS, ARE PRIVATELY OWNED AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.
STORM WATER MANAGEMENT FACILITIES (SWMF) NUMBERS 1-15 ARE HEREBY DEDICATED AS DRAINAGE EASEMENTS, AND AS SUCH SHALL PERMIT THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID TRACTS, ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS, STREETS, COURTS, AND WALKWAYS, HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR WATER 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 STORM WATER MANAGEMENT FACILITIES (SWMF) NUMBERS 1-15, 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.
STORM WATER MANAGEMENT FACILITIES (SWMF) NUMBERS 1-15 (PONDS) AND ANY WATER TREATMENT FACILITIES OR STRUCTURES WITHIN THEM, OWNED IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORM WATER MANAGEMENT FACILITIES (SWMF) NUMBERS 1-15 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 STORM WATER MANAGEMENT FACILITIES (SWMF) NUMBERS 1-15 (PONDS) 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 PONDS (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 PONDS/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 PONDS/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN "BARBER PLANTATION". THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.
THE UNDERSIGNED OWNERS(S) DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR CONSTRUCTION OF FENCING, SIGNS AND LANDSCAPING OVER ALL COMMON AREAS AS DESCRIBED ABOVE (INCLUDING "TRACT A" AND THE "AMENITY PARCEL"), THE "BUFFER" AROUND THE PERIMETER OF THE DEVELOPEMENT AND THE "LANDSCAPE BUFFER" WITHIN SWMF 1-15 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" AND/OR "ELECTRIC EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.
IN WITNESS WHEREOF, GOLVVIEW PROPERTIES, LLC HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS MANAGING MEMBER.

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.

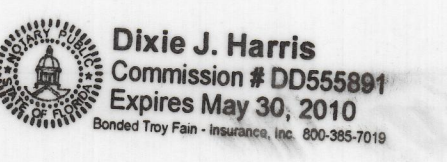
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE 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.

OWNER:
BY: Ron W. Turbeville
RON W. TURBEVILLE
MANAGING MEMBER,
GOLVVIEW PROPERTIES, LLC -
A FLORIDA LIMITED LIABILITY COMPANY

Dixie J. Harris
WITNESS (PRINT NAME) DIXIE J. HARRIS
Cathy A. Richards
WITNESS (PRINT NAME) CATHY A. RICHARDS

NOTARY FOR GOLVVIEW PROPERTIES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
STATE OF FLORIDA)
COUNTY OF Columbia) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF July, A.D., 2008 BY RON W. TURBEVILLE, MANAGING MEMBER OF GOLVVIEW PROPERTIES LLC A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.
Dixie J. Harris
NOTARY PUBLIC, STATE OF FLORIDA
Dixie J. Harris
NAME: (TYPE OR PRINT)
MY COMMISSION EXPIRES: 5/30/2010
COMMISSION NUMBER: DD555891

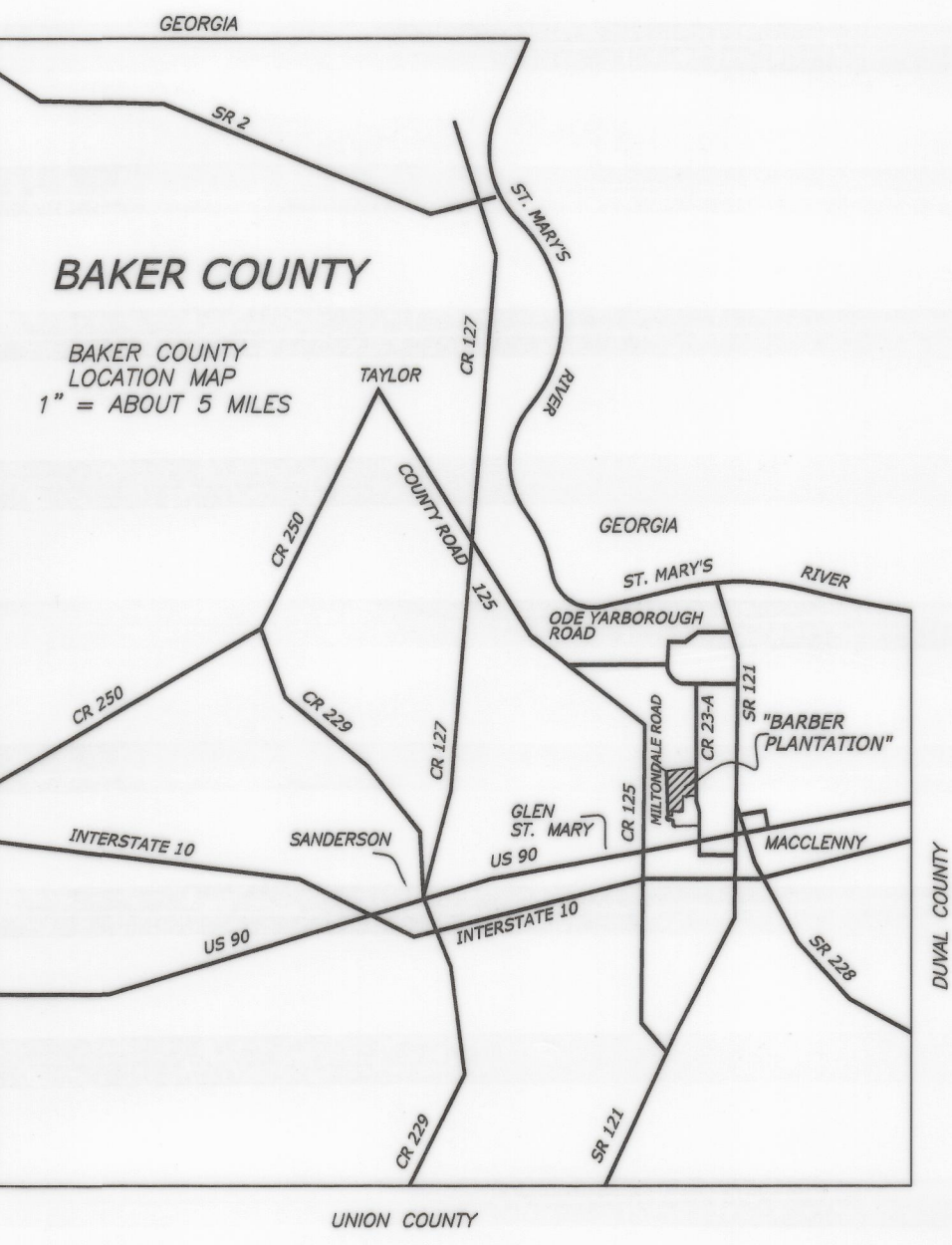


MORTGAGEE - BRANCH BANKING AND TRUST COMPANY
BY: John R. Lamb
JOHN R. LAMB, SENIOR VICE-PRESIDENT
BRANCH BANKING AND TRUST COMPANY

Brandi Volz
WITNESS (PRINT NAME) BRANDI VOLZ
Lottie J. Chaney
WITNESS (PRINT NAME) LOTTIE J. CHANEY

NOTARY FOR: BRANCH BANKING AND TRUST COMPANY
A FLORIDA BANKING CORPORATION
STATE OF FLORIDA)
COUNTY OF Baker) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF August, A.D., 2008 BY JOHN R. LAMB, SENIOR VICE-PRESIDENT OF BRANCH BANKING AND TRUST COMPANY WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.
Lottie J. Chaney
NOTARY PUBLIC, STATE OF FLORIDA
Lottie J. Chaney
NAME: (TYPE OR PRINT)
MY COMMISSION EXPIRES: September 10, 2011
COMMISSION NUMBER: DD 713458



CERTIFICATE OF APPROVAL BY CITY OF MACCLENNY PLANNING AND ZONING:
THIS IS TO CERTIFY THAT ON THIS 25 DAY OF July, A.D., 2008, 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 July, A.D., 2008, 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
CITY ATTORNEY
CITY OF MACCLENNY

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS:
THIS IS TO CERTIFY THAT ON THIS 25 DAY OF July, A.D., 2008, THE FOREGOING PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF MACCLENNY, FLORIDA.
David Metts
DAVID METTS
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 July, A.D., 2008, THE FOREGOING PLAT WAS EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MACCLENNY, FLORIDA.
James Earl Johnson
JAMES EARL JOHNSON, CITY MANAGER
Gregory A. Johnson
GREGORY A. JOHNSON, MAYOR

CERTIFICATE OF THE CLERK OF THE 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 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON THIS 25 DAY OF July, A.D., 2008 IN PLAT BOOK 3 ON PAGES 125 THROUGH 137 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.
Al Fraser
AL FRASER
CLERK OF THE CIRCUIT COURT
BAKER COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF BAKER COUNTY SCHOOL DISTRICT:
EXAMINED AND APPROVED BY Franklin Wells, DIRECTOR OF FACILITIES/MAINTENANCE/PROPERTY CONTROL, BAKER COUNTY SCHOOL BOARD.
FRANKLIN WELLS, DIRECTOR OF FACILITIES/MAINTENANCE/PROPERTY CONTROL
BAKER COUNTY SCHOOL DISTRICT

CERTIFICATE OF SURVEYOR:
KNOW ALL MEN BY THESE PRESENTS, 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 LAND 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 29 DAY OF JULY, A.D., 2008
Mark D. Duren
MARK D. DUREN, P.L.S. #4708
FLORIDA REGISTERED SURVEYOR & MAPPER

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