

# "BARBER PLANTATION"

A  
PLANNED UNIT DEVELOPMENT  
IN  
SECTION 30, TOWNSHIP 2 SOUTH,  
RANGE 22 EAST,  
CITY OF MACCLENNEN,  
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

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IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF PLAT.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.

CURVE TABLE CENTERLINE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	300.00'	152°28'31"	358.45'	75.00'	357.33'	S.22°54'17"E
2	300.00'	152°28'27"	358.41'	75.00'	357.33'	S.22°54'17"E
3	100.00'	49°47'10"	86.89'	46.40'	84.19'	S.65°52'26"W
4	100.00'	08°41'56"	18.70'	9.36'	18.68'	S.86°04'13"W
5	1714.86'	16°38'49"	497.24'	250.38'	462.50'	S.18°40'05"E

CURVE TABLE SWMF 5

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
78	30.00'	134°46'31"	70.57'	72.03'	55.39'	S.52°45'41"E
79	30.00'	04°58'58"	2.59'	2.59'	2.59'	S.17°08'03"W
80	160.00'	45°39'36"	127.51'	67.36'	124.16'	N.03°15'16"W
81	160.00'	25°19'43"	70.73'	35.95'	70.16'	N.38°44'55"W
82	160.00'	02°16'45"	18.70'	9.36'	18.68'	N.84°45'39"W
83	55.00'	35°17'16"	33.87'	17.49'	33.34'	S.40°27'54"E
84	1589.86'	00°24'32"	11.34'	5.67'	11.34'	S.22°37'01"E
85	1589.86'	02°19'33"	64.54'	32.27'	64.53'	S.20°31'44"E
86	1589.86'	02°41'10"	74.54'	37.28'	74.53'	S.18°01'22"E
87	1589.86'	02°30'26"	69.57'	34.79'	69.56'	S.15°25'34"E
88	1589.86'	01°05'54"	30.79'	15.39'	30.79'	S.13°37'04"E
89	35.00'	49°09'51"	18.01'	9.01'	18.01'	S.11°31'09"W
90	35.00'	50°10'09"	30.65'	16.38'	29.68'	S.61°11'08"W
91	35.00'	28°05'04"	15.93'	8.11'	15.80'	N.78°11'27"W
92	35.00'	29°20'46"	17.90'	9.20'	17.79'	N.49°25'33"W
93	35.00'	20°04'23"	12.26'	6.19'	12.20'	N.23°39'59"W
94	1459.86'	03°29'22"	88.94'	44.48'	88.93'	S.15°22'31"E
95	1459.86'	03°35'16"	95.23'	47.61'	95.22'	S.18°59'22"E
96	1459.86'	03°20'43"	85.23'	42.63'	85.22'	S.22°31'51"E
97	1459.86'	03°20'43"	85.23'	42.63'	85.22'	S.26°39'40"E
98	1459.86'	01°45'58"	46.25'	23.13'	46.25'	S.29°14'29"E
99	35.00'	90°00'00"	54.98'	35.00'	49.50'	N.4°51'03"E

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
298	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.75°08'15"E
299	1869.86'	03°42'38"	121.09'	60.57'	121.07'	S.28°17'38"E
300	1869.86'	02°16'45"	74.38'	37.20'	74.38'	S.25°17'56"E
301	1869.86'	02°16'45"	74.38'	37.20'	74.38'	S.23°01'11"E
302	1869.86'	02°16'45"	74.38'	37.20'	74.38'	S.20°44'26"E
303	1869.86'	02°16'45"	74.38'	37.20'	74.38'	S.18°27'41"E
304	1869.86'	02°16'45"	74.38'	37.20'	74.38'	S.16°10'56"E
305	1869.86'	02°16'45"	74.38'	37.20'	74.38'	S.13°54'12"E
306	1869.86'	02°16'45"	74.38'	37.20'	74.38'	S.11°37'27"E
307	1869.86'	02°16'45"	74.38'	37.20'	74.38'	S.09°20'42"E
308	1869.86'	03°35'55"	117.44'	58.72'	117.42'	S.17°42'14"E
309	1869.86'	03°10'46"	103.76'	51.89'	103.74'	S.03°01'02"E
310	130.00'	17°03'30"	36.70'	19.50'	38.56'	S.62°14'16"W
311	25.00'	144°08'53"	14.80'	7.40'	14.80'	S.89°13'02"E
312	25.00'	13°29'11"	5.88'	2.96'	5.87'	S.69°24'00"E
313	60.00'	53°40'03"	56.20'	30.35'	54.17'	N.85°29'26"W
314	60.00'	48°49'04"	51.12'	27.23'	49.59'	S.43°16'00"W
315	60.00'	43°58'41"	46.54'	23.61'	45.47'	S.31°18'20"E
316	60.00'	04°15'01"	4.45'	2.23'	4.45'	S.37°15'23"E
317	25.00'	47°38'04"	20.78'	11.04'	20.19'	N.15°33'51"W
318	130.00'	42°23'22"	42.23'	21.31'	42.05'	S.23°01'14"E
319	1744.86'	00°07'24"	3.76'	1.88'	3.76'	S.10°25'22"E
320	1744.86'	02°16'45"	69.41'	34.71'	69.40'	S.11°37'27"E
321	1744.86'	02°16'45"	69.41'	34.71'	69.40'	S.13°54'12"E
322	1744.86'	02°16'45"	69.41'	34.71'	69.40'	S.16°10'56"E
323	1744.86'	02°16'45"	69.41'	34.71'	69.40'	S.18°27'41"E
324	1744.86'	02°16'45"	69.41'	34.71'	69.40'	S.20°44'26"E
325	1744.86'	02°16'45"	69.41'	34.71'	69.40'	S.23°01'11"E
326	1744.86'	00°41'02"	20.82'	10.41'	20.82'	S.24°30'05"E
327	25.00'	48°37'21"	21.22'	11.29'	20.58'	N.00°31'55"W
328	60.00'	34°42'16"	36.34'	18.75'	35.79'	S.06°25'37"W
329	60.00'	55°46'40"	58.41'	31.75'	56.13'	S.38°48'51"E
330	60.00'	46°23'51"	48.59'	25.71'	47.27'	S.89°54'07"E
331	60.00'	42°35'11"	48.71'	25.37'	47.27'	N.43°42'02"E
332	60.00'	44°56'55"	47.07'	24.82'	45.87'	N.82°42'02"E
333	60.00'	51°06'58"	52.16'	28.69'	51.77'	N.50°00'18"W
334	25.00'	50°47'21"	23.13'	11.87'	21.44'	S.50°10'06"E
335	1684.86'	02°30'26"	73.72'	36.87'	73.72'	S.18°29'20"E
336	1684.86'	02°41'10"	78.99'	39.50'	78.98'	S.20°42'32"E
337	1684.86'	02°30'26"	73.72'	36.87'	73.72'	S.18°29'20"E
338	1684.86'	02°30'26"	73.72'	36.87'	73.72'	S.15°25'34"E
339	1684.86'	01°18'15"	38.35'	19.18'	38.35'	S.12°55'08"E
340	1010°74'11"	10°10'00"	123.55'	61.78'	123.55'	S.11°00'48"E
341	25.00'	101°07'41"	123.55'	61.78'	123.55'	S.40°12'10"W
342	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.44°13'59"W
343	330.00'	10°14'43"	59.01'	29.58'	58.93'	S.04°21'21"E
344	330.00'	05°13'44"	30.12'	15.07'	30.11'	S.12°05'34"E
345	1359.86'	02°24'48"	87.28'	28.64'	87.27'	S.19°54'50"E
346	1359.86'	03°44'16"	88.71'	44.37'	88.70'	S.18°59'22"E
347	1359.86'	03°44'16"	88.71'	44.37'	88.70'	S.22°43'38"E
348	1359.86'	03°44'16"	88.71'	44.37'	88.70'	S.26°27'53"E
349	1359.86'	01°16'34"	44.37'	15.14'	44.37'	S.28°58'18"E
350	132.00'	38°12'39"	88.03'	45.72'	86.41'	N.10°30'16"W
351	25.00'	40°22'55"	17.66'	9.21'	17.29'	N.28°50'01"E
352	142.00'	10°47'04"	26.73'	13.37'	26.69'	N.54°23'31"E
353	1524.86'	03°03'59"	81.61'	40.81'	81.60'	S.28°35'58"E
354	1524.86'	02°30'26"	66.72'	33.37'	66.72'	S.25°48'46"E
355	1524.86'	02°30'26"	66.72'	33.37'	66.72'	S.23°19'20"E
356	1524.86'	02°41'10"	71.49'	35.75'	71.48'	S.20°42'32"E
357	1524.86'	02°41'10"	71.49'	35.75'	71.48'	S.18°01'22"E
358	1524.86'	01°11'24"	32.27'	16.14'	32.27'	S.18°04'24"E
359	495.28'	03°59'17"	34.47'	17.24'	34.47'	S.15°03'17"E
360	1524.86'	01°39'12"	44.00'	22.00'	44.00'	N.16°17'38"W
361	1524.86'	03°44'16"	99.48'	49.76'	99.48'	N.18°59'22"W
362	1524.86'	03°44'16"	99.48'	49.76'	99.48'	N.22°43'38"W
363	1524.86'	03°44'16"	99.48'	49.76'	99.48'	N.26°27'53"W
364	1524.86'	01°47'56"	47.88'	23.94'	47.87'	N.29°13'59"W

Curve number P-2  
Radius = 1869.86  
Delta = 28°43'18"  
Arc = 937.33  
Tangent = 478.73  
Chord Brg. = 927.55  
Chord Brg. = S.15°47'18"E

ADDITIONAL NOTES:  
1. BUILDING SETBACKS WILL CONFORM TO THE CITY OF MACCLENNEN 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 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 DEVELOPMENT, EXCEPT WHERE THE EASEMENT WOULD INTERFERE WITH THE 10 FOOT LANDSCAPE BUFFER AROUND THE STORM WATER MANAGEMENT FACILITIES DESCRIBED ABOVE.

SYMBOL LEGEND  
 ■ CONCRETE MONUMENT FOUND  
 □ 4"x4" CONCRETE MONUMENT SET, LS 4708  
 ○ IRON PIN OR PIPE FOUND  
 ○ 5/8" IRON ROD SET, LS 4708  
 - - - WIRE FENCE  
 - - - ELECTRIC UTILITY LINE (OVERHEAD)  
 - - - UNDERGROUND ELECTRIC SERVICE  
 - - - CABLE TV LINE (OVERHEAD)  
 ○ CHAIN LINK FENCE  
 ○ WOODEN FENCE  
 ○ CORRUGATED METAL PIPE  
 ○ 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  
 C.M.  
 AC. ACRES  
 EL. ELEVATION  
 NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929  
 ○ NAIL AND DISC, PCP, LS 4708.  
 SQ. FT. SQUARE FEET  
 U.E. UTILITY EASEMENT  
 D.E. DRAINAGE EASEMENT  
 U.D.E. UNOBTSTRUCTED DRAINAGE EASEMENT  
 ELEC. ESMT. ELECTRIC EASEMENT

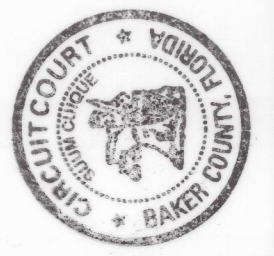
STANDARD BUILDING SETBACKS AS PER "BARBER PLANTATION" PLANNED UNIT DEVELOPMENT DOCUMENTS:  
 FRONT ALONG STREETS: 25 FEET  
 SIDE: 10 FEET  
 REAR: 15 FEET  
 OUTBUILDINGS WILL BE 5 FEET FROM SIDE AND REAR.  
 "SPECIAL BUILDING SETBACK LINES" ARE SHOWN ON THIS PLAT FOR LOTS 351, 352, 362, AND 363. THESE 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".

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

DATE DRAWN: JULY 29, 2008  
 REVISED: 9/18/2008  
 REVISED: 10/28/2008  
 REVISED: 10/30/2008



CERTIFIED A TRUE, COMPLETE AND CORRECT COPY  
 BY **AL EFRAM**  
 COUNTY CLERK



UN-PLATTED LANDS NOT A PART OF THIS PLAT