

"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

CURVE TABLE CENTERLINE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
7	380.00'	32°56'18"	218.46'	112.34'	215.46'	N.27°39'28"W.
8	175.00'	40°13'21"	124.31'	64.91'	124.31'	N.31°39'17"W.
9	150.00'	21°44'19"	56.57'	28.80'	56.57'	N.41°01'06"W.
36	150.00'	45°00'00"	117.81'	62.13'	114.81'	N.82°21'03"E.
37	150.00'	45°00'00"	117.81'	62.13'	114.81'	S.52°38'57"E.

CURVE TABLE SWMF 6

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
100	35.00'	56°52'29"	34.74'	18.95'	33.33'	N.60°47'45"W.
101	35.00'	33°07'31"	20.24'	10.41'	19.95'	N.15°47'45"W.
102	300.00'	11°01'48"	57.75'	28.57'	57.66'	S.04°44'53"E.
103	300.00'	18°34'24"	97.25'	48.08'	96.62'	S.19°32'59"E.
104	15.00'	95°01'57"	22.12'	16.38'	24.88'	S.76°21'10"E.
105	35.00'	76°26'38"	46.70'	27.56'	43.31'	N.85°38'49"W.
106	350.00'	10°05'06"	17.28'	8.64'	17.27'	N.39°22'40"W.
107	350.00'	11°15'14"	68.75'	34.48'	68.64'	N.15°48'56"W.
108	350.00'	03°36'50"	22.08'	11.04'	22.07'	N.27°31'28"W.
109	35.00'	04°49'43"	17.28'	8.64'	17.27'	N.39°22'40"W.
110	35.00'	84°01'15"	51.33'	31.53'	46.85'	N.25°59'36"E.
111	15.00'	95°01'57"	24.88'	16.38'	22.12'	S.20°29'15"W.
112	300.00'	18°34'24"	97.25'	48.08'	96.62'	S.19°32'59"E.
113	300.00'	04°30'04"	23.57'	11.79'	23.56'	S.47°51'09"E.
114	85.00'	19°57'14"	29.60'	14.95'	29.45'	N.40°07'34"W.
115	35.00'	43°39'13"	26.67'	14.02'	26.03'	N.08°19'20"W.
116	35.00'	13°08'06"	8.01'	4.03'	8.01'	N.31°16'43"E.
117	35.00'	38°56'41"	23.79'	12.38'	23.33'	N.79°19'24"E.
118	35.00'	51°03'19"	31.19'	16.71'	30.17'	S.55°40'36"E.
119	35.00'	90°00'00"	35.00'	35.00'	54.98'	N.75°08'57"W.
120	35.00'	56°33'07"	34.55'	18.83'	33.16'	S.01°52'23"E.
121	35.00'	91°08'13"	55.67'	46.31'	65.81'	N.00°18'57"W.
122	92.00'	59°37'25"	95.74'	52.71'	91.48'	N.56°50'48"W.
123	35.00'	55°52'08"	34.13'	18.56'	32.79'	S.58°43'26"E.
124	15.00'	91°08'13"	55.67'	46.31'	65.81'	N.00°18'57"W.
125	15.00'	88°49'15"	23.25'	14.69'	20.99'	N.16°54'58"E.
126	1199.86'	02°36'23"	54.58'	27.30'	54.58'	S.26°11'28"E.
127	1199.86'	03°40'28"	79.28'	39.85'	79.28'	S.22°02'44"E.
128	1199.86'	02°18'26"	54.16'	48.32'	54.16'	S.18°59'37"E.
129	35.00'	47°49'01"	29.21'	15.52'	28.37'	S.06°04'07"W.
130	35.00'	60°47'25"	37.13'	20.53'	35.42'	S.60°22'19"W.
131	1294.86'	00°58'45"	22.13'	11.06'	22.13'	S.30°18'00"E.

CURVE TABLE SWMF 6

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
239	35.00'	59°30'14"	36.44'	20.07'	34.82'	N.00°19'20"W.
240	35.00'	30°22'46"	18.54'	9.49'	18.32'	N.44°40'40"E.
241	35.00'	53°07'48"	32.46'	17.50'	31.30'	N.86°24'58"E.
242	35.00'	36°52'12"	22.52'	11.67'	22.14'	S.48°35'02"E.
243	35.00'	33°09'12"	31.82'	16.37'	31.38'	N.33°54'20"E.
244	160.00'	00°52'11"	2.43'	1.21'	2.43'	N.02°34'10"E.
245	160.00'	26°44'22"	74.67'	38.03'	74.00'	N.11°14'07"W.
246	160.00'	38°13'53"	106.76'	55.45'	104.79'	N.43°43'15"W.
247	160.00'	17°03'22"	47.63'	23.99'	47.45'	N.71°21'59"W.
248	30.00'	139°44'36"	73.17'	61.85'	81.85'	S.10°01'15"E.
249	35.00'	90°00'00"	54.98'	35.00'	49.50'	N.75°08'57"W.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
365	25.00'	90°00'00"	39.27'	39.27'	55.36'	S.14°51'03"W.
366	138.00'	10°41'47"	28.76'	12.92'	28.76'	S.55°11'57"W.
367	25.00'	38°52'28"	16.96'	8.48'	16.96'	S.89°59'04"W.
368	132.00'	40°25'46"	93.14'	48.60'	91.22'	N.50°21'49"W.
369	25.00'	90°00'00"	39.27'	39.27'	55.36'	N.14°51'03"E.
370	120.00'	54°03'06"	113.28'	61.26'	108.12'	N.86°33'37"E.
371	120.00'	35°54'54"	75.22'	38.89'	73.99'	S.48°06'23"E.
372	25.00'	49°40'47"	21.68'	11.57'	21.00'	S.05°18'33"E.
373	80.00'	54°45'02"	36.39'	18.77'	35.84'	N.02°09'20"E.
374	80.00'	47°37'00"	49.86'	26.47'	48.44'	N.39°01'41"W.
375	60.00'	42°30'04"	44.51'	23.33'	43.49'	N.84°05'13"W.
376	60.00'	42°30'04"	44.51'	23.33'	43.49'	S.33°24'43"W.
377	80.00'	42°30'04"	44.51'	23.33'	43.49'	S.10°54'39"W.
378	60.00'	69°29'20"	72.77'	41.61'	68.39'	S.45°05'04"E.
379	25.00'	47°59'59"	21.45'	11.44'	21.45'	N.59°14'44"W.
380	25.00'	00°30'48"	0.22'	0.11'	0.22'	N.30°24'21"W.
381	90.00'	51°58'00"	81.63'	43.86'	78.86'	N.00°58'56"W.
382	50.00'	55°09'00"	48.13'	26.11'	46.29'	S.02°54'26"E.
383	25.00'	90°00'00"	39.27'	39.27'	55.36'	S.20°08'57"E.
384	25.00'	90°00'00"	39.27'	39.27'	55.36'	N.14°51'03"E.
385	120.00'	21°44'19"	45.53'	23.04'	45.26'	N.41°01'06"W.
386	205.00'	40°41'56"	145.62'	76.03'	142.58'	S.31°32'17"E.
387	205.00'	06°17'08"	22.49'	11.26'	22.49'	S.48°44'41"E.

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 14, 15 AND 16. 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

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 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.
 7850 BELFLORE 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
 --- LAND SURVEYOR
 --- LICENSED BUSINESS
 --- OFFICIAL RECORD BOOK
 --- PERMANENT REFERENCE MONUMENT
 --- PERMANENT CONTROL POINT
 --- UTILITY POLE
 --- RIGHT-OF-WAY
 --- NO IDENTIFICATION
 --- FLA. DEPT. OF TRANSPORTATION CENTERLINE
 --- 4"x4" CONCRETE MONUMENT, PRM, LS 4708
 --- CONCRETE MONUMENT
 --- C.M.
 --- ACRES
 --- ELEVATION
 --- NATIONAL GEODETIC VERTICAL DATUM OF 1929
 --- NAIL AND DISC, PCP, LS 4708
 --- SQ. FT.
 --- U.E. UTILITY EASEMENT
 --- D.E. DRAINAGE EASEMENT
 --- U.D.E. UNDERGROUND DRAINAGE EASEMENT
 --- ELEC ESMT ELECTRIC EASEMENT

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.

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

