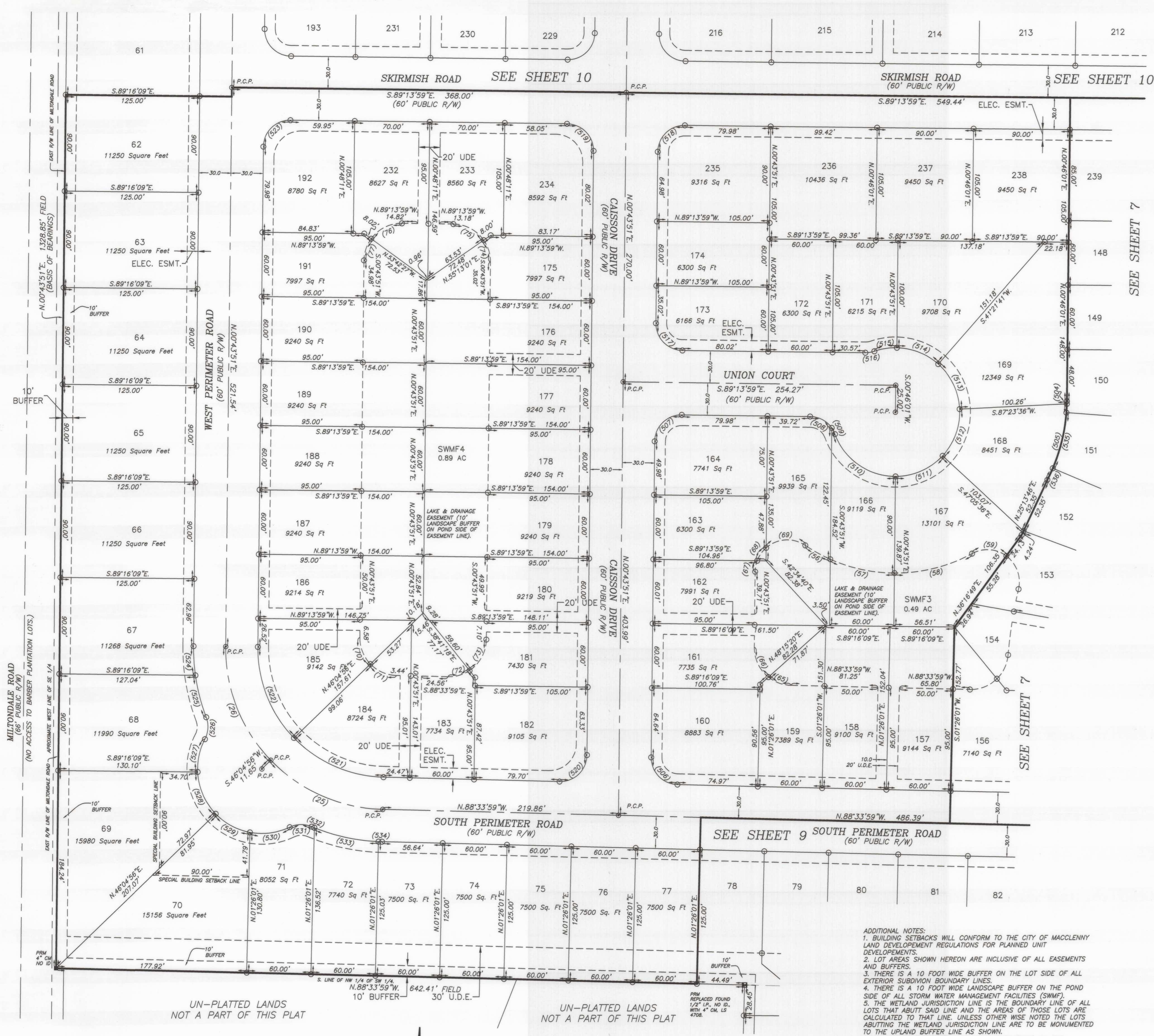


"BARBER PLANTATION"

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



CURVE TABLE CENTERLINE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
25	150.00'	44°38'55"	116.89'	61.59'	113.95'	N.66°14'32"W.
26	150.00'	44°38'55"	116.89'	61.59'	113.95'	N.21°35'37"W.

CURVE TABLE SWMF 3

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
59	30.00'	64°54'30"	33.99'	19.08'	32.20'	S.85°54'04"W.
60	30.00'	66°46'45"	34.97'	19.77'	33.02'	S.20°03'26"E.
61	425.00'	0°13'35"	11.32'	5.66'	11.32'	N.12°34'09"E.
62	425.00'	0°41'03"	30.95'	15.48'	30.95'	N.07°01'22"E.
63	35.00'	40°54'59"	24.99'	13.06'	24.47'	S.25°23'41"W.
64	35.00'	45°34'51"	27.84'	14.71'	27.12'	S.68°38'35"W.
65	35.00'	37°12'16"	22.73'	11.78'	22.33'	N.69°57'51"W.
66	35.00'	52°05'34"	31.82'	17.11'	30.74'	N.25°18'56"W.
67	30.00'	19°57'40"	10.45'	5.28'	10.40'	N.10°42'41"E.
68	30.00'	28°13'43"	14.78'	7.54'	14.63'	N.34°48'23"E.
69	30.00'	75°16'29"	39.41'	23.13'	36.64'	N.86°33'28"E.

CURVE TABLE SWMF 4

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
70	35.00'	44°38'55"	27.27'	14.37'	26.59'	N.21°35'37"W.
71	35.00'	44°38'55"	27.27'	14.37'	26.59'	N.66°14'32"W.
72	35.00'	35°01'10"	21.39'	11.04'	21.06'	S.73°55'26"W.
73	35.00'	55°41'00"	34.01'	18.49'	32.69'	S.28°34'21"W.
74	35.00'	35°30'50"	21.69'	11.21'	21.35'	S.17°01'54"E.
75	35.00'	54°27'00"	33.26'	18.01'	32.02'	S.62°00'29"E.
76	35.00'	54°28'28"	33.28'	18.02'	32.04'	N.63°31'47"E.
77	35.00'	35°33'42"	21.72'	11.22'	21.38'	N.18°30'42"E.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
504	165.00'	0°03'36"	2.57'	1.29'	2.57'	S.01°12'49"W.
505	165.00'	20°38'43"	73.90'	37.58'	73.28'	S.14°25'28"W.
506	26.00'	89°17'50"	36.96'	24.70'	35.14'	N.43°55'04"W.
507	26.00'	90°02'10"	39.29'	25.02'	35.37'	N.45°44'56"E.
508	25.00'	54°13'50"	23.66'	12.80'	22.79'	S.52°07'04"E.
509	25.00'	15°08'08"	6.59'	3.31'	6.57'	S.27°27'05"E.
510	60.00'	70°04'48"	73.39'	42.07'	68.90'	N.54°56'26"W.
511	60.00'	47°06'46"	49.34'	26.16'	47.96'	S.66°27'47"W.
512	60.00'	45°30'48"	47.66'	25.17'	46.42'	S.25°21'48"E.
513	60.00'	40°26'17"	42.35'	22.10'	41.47'	S.68°20'20"E.
514	60.00'	20°25'30"	21.39'	10.81'	21.28'	N.81°15'46"E.
515	25.00'	19°45'00"	8.62'	4.35'	8.57'	S.80°53'31"W.
516	25.00'	89°57'50"	39.25'	24.98'	35.34'	N.44°15'04"W.
517	25.00'	90°02'10"	39.29'	25.02'	35.37'	N.45°44'56"E.
518	25.00'	89°57'50"	39.25'	24.98'	35.34'	S.44°15'04"E.
519	25.00'	90°42'10"	39.58'	25.31'	35.57'	S.46°04'56"W.
520	120.00'	44°38'55"	93.51'	49.28'	91.16'	N.66°14'32"W.
521	120.00'	44°38'55"	93.51'	49.28'	91.16'	N.21°35'37"W.
522	120.00'	0°03'36"	2.57'	1.29'	2.57'	S.01°12'49"W.
523	90°02'10"	39.29'	25.02'	35.37'	35.37'	S.25°21'48"E.
524	180.00'	08°38'25"	27.14'	13.60'	27.12'	N.03°35'21"W.
525	180.00'	12°50'20"	40.33'	20.25'	40.25'	N.14°19'44"W.
526	48°26'17"	21.14'	11.25'	5.65'	11.25'	S.03°28'15"W.
527	60.00'	30°14'56"	31.68'	16.22'	31.31'	N.12°33'56"E.
528	60.00'	41°21'32"	43.31'	22.65'	42.38'	N.23°14'18"W.
529	60.00'	35°17'15"	36.95'	19.08'	36.37'	N.61°33'42"W.
530	60.00'	38°19'13"	38.03'	19.68'	37.40'	S.82°39'04"W.
531	25.00'	48°26'17"	21.14'	11.25'	20.51'	N.88°41'37"E.
532	180.00'	0°03'36"	2.57'	1.29'	2.57'	N.67°31'21"W.
533	180.00'	19°32'54"	61.39'	30.99'	61.09'	N.77°43'39"W.
534	180.00'	01°04'08"	3.36'	1.68'	3.36'	N.86°01'55"W.
535	165.00'	18°39'53"	53.75'	27.12'	53.51'	S.13°49'08"W.
536	165.00'	04°10'14"	12.01'	6.01'	12.01'	S.25°14'12"W.

STANDARD BUILDING SETBACKS AS PER "BARBER PLANTATION" PLANNED UNIT DEVELOPEMENT 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 59 AND 60. 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 DEVELOPEMENT".

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
- CIV- CABLE TV LINE (OVERHEAD)
- CHAIN LINK FENCE
- 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.
- SQ. FT. SQUARE FEET
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- UND. UNDESTRUCTED DRAINAGE EASEMENT
- ELEC ESMT. ELECTRIC EASEMENT

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 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 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.
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.

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

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.

