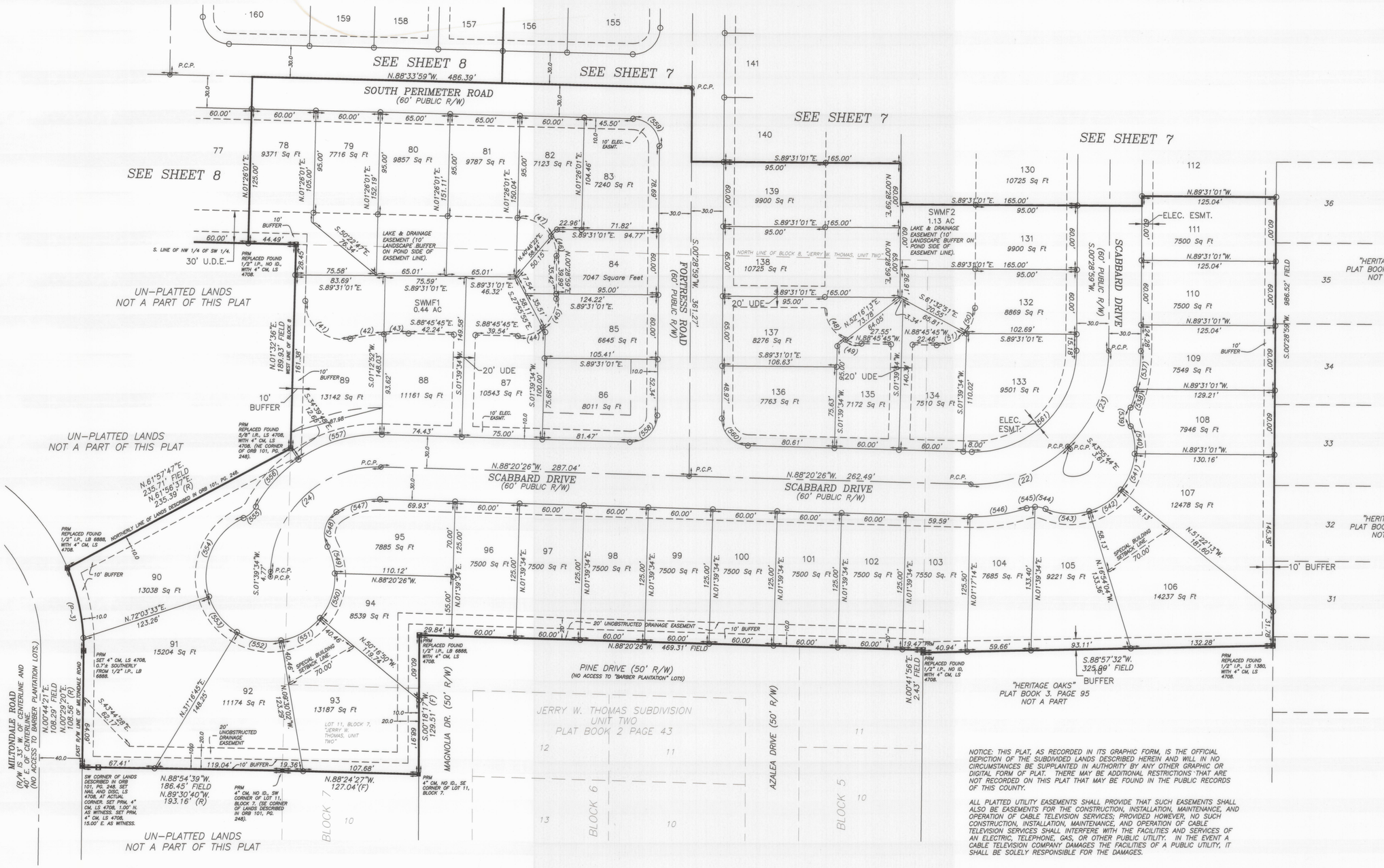
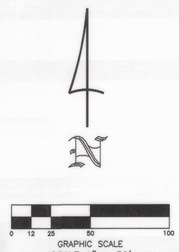
PLAT BOOK 3 PAGE 133

SHEET 9 OF 13

"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
22	125.00'	45°35'18"	99.46'	52.53'	96.86'	S.68°51'55"W.
23	125.00'	45°35'18"	99.46'	52.53'	96.86'	S.23°16'37"W.
24	100.00'	90°00'00"	157.08'	100.00'	141.42'	N.46°39'34"E.

CURVE TABLE SWMF 1

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
41	35.00'	102°49'10"	62.81'	43.86'	54.71'	N.49°52'00"W.
42	250.00'	07°15'14"	31.65'	15.85'	31.63'	N.82°21'02"E.
43	250.00'	05°15'36"	22.95'	11.48'	22.94'	N.88°36'27"E.
44	35.00'	41°08'29"	25.13'	13.14'	24.60'	S.70°40'01"W.
45	35.00'	49°36'47"	30.31'	16.18'	29.37'	S.25°17'22"W.
46	35.00'	31°26'09"	19.20'	9.85'	18.96'	S.15°14'06"E.
47	35.00'	57°36'48"	35.19'	19.25'	33.73'	S.59°45'35"E.

CURVE TABLE SWMF 2

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
48	35.00'	61°00'33"	37.27'	20.62'	35.53'	N.33°02'26"W.
49	35.00'	25°13'03"	15.40'	7.83'	15.28'	N.76°09'13"W.
50	35.00'	41°51'03"	25.57'	13.38'	25.00'	S.21°24'30"W.
51	35.00'	48°54'14"	29.87'	15.91'	28.98'	S.66°47'08"W.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
537	155.00'	13°19'20"	36.04'	18.10'	35.96'	S.07°08'38"W.
538	155.00'	06°33'20"	17.73'	8.88'	17.72'	S.17°04'58"W.
539	25.00'	41°01'29"	17.90'	9.35'	17.52'	N.00°09'07"W.
540	60.00'	24°49'30"	26.00'	13.21'	25.79'	S.08°15'06"E.
541	60.00'	34°28'09"	36.10'	18.61'	35.55'	S.21°23'43"W.
542	60.00'	34°28'09"	36.10'	18.61'	35.55'	S.55°51'52"W.
543	60.00'	39°42'28"	41.58'	21.67'	40.75'	N.87°02'50"W.
544	25.00'	22°58'05"	10.02'	5.08'	9.95'	S.78°40'39"E.
545	25.00'	18°03'24"	7.88'	3.97'	7.85'	N.80°48'37"E.
546	155.00'	19°52'39"	53.77'	27.16'	53.50'	S.81°43'14"W.
547	70.00'	35°05'33"	42.87'	22.13'	42.21'	N.74°06'48"E.
548	25.00'	64°12'09"	36.74'	22.59'	33.52'	N.14°27'57"E.
549	60.00'	24°44'04"	25.90'	13.16'	25.70'	S.15°16'06"E.
550	60.00'	42°37'14"	44.63'	23.41'	43.61'	S.18°24'33"W.
551	60.00'	40°46'48"	42.70'	22.30'	41.81'	S.60°06'34"W.
552	60.00'	40°46'48"	42.70'	22.30'	41.81'	N.79°06'38"W.
553	60.00'	40°46'48"	42.70'	22.30'	41.81'	N.38°19'51"W.
554	60.00'	83°24'10"	87.34'	53.46'	79.83'	N.23°45'38"E.
555	25.00'	36°19'59"	15.85'	8.20'	15.59'	S.47°17'43"W.
556	130.00'	26°12'27"	59.46'	30.26'	58.95'	N.42°13'58"E.
557	130.00'	36°19'22"	82.41'	42.64'	81.04'	N.73°29'53"E.
558	25.00'	91°10'35"	39.78'	25.52'	35.72'	S.46°04'16"W.
559	25.00'	89°02'58"	38.86'	24.59'	35.06'	S.44°02'30"E.
560	25.00'	88°49'25"	38.76'	24.49'	34.99'	N.43°55'44"W.
561	95.00'	91°10'35"	151.18'	96.97'	135.72'	S.46°04'16"W.

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 SUBDIVION 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 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, 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.

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.

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 93 AND 106. 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)
– UGE –	UNDERGROUND ELECTRIC SERVICE
— ctv —	CABLE TV LINE (OVERHEAD)
— ○ —	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.
C.M.	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
U.D.E.	UNODSTRUCTED DRAINAGE EASEMENT
ELEC ESMT	ELECTRIC EASEMENT

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

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