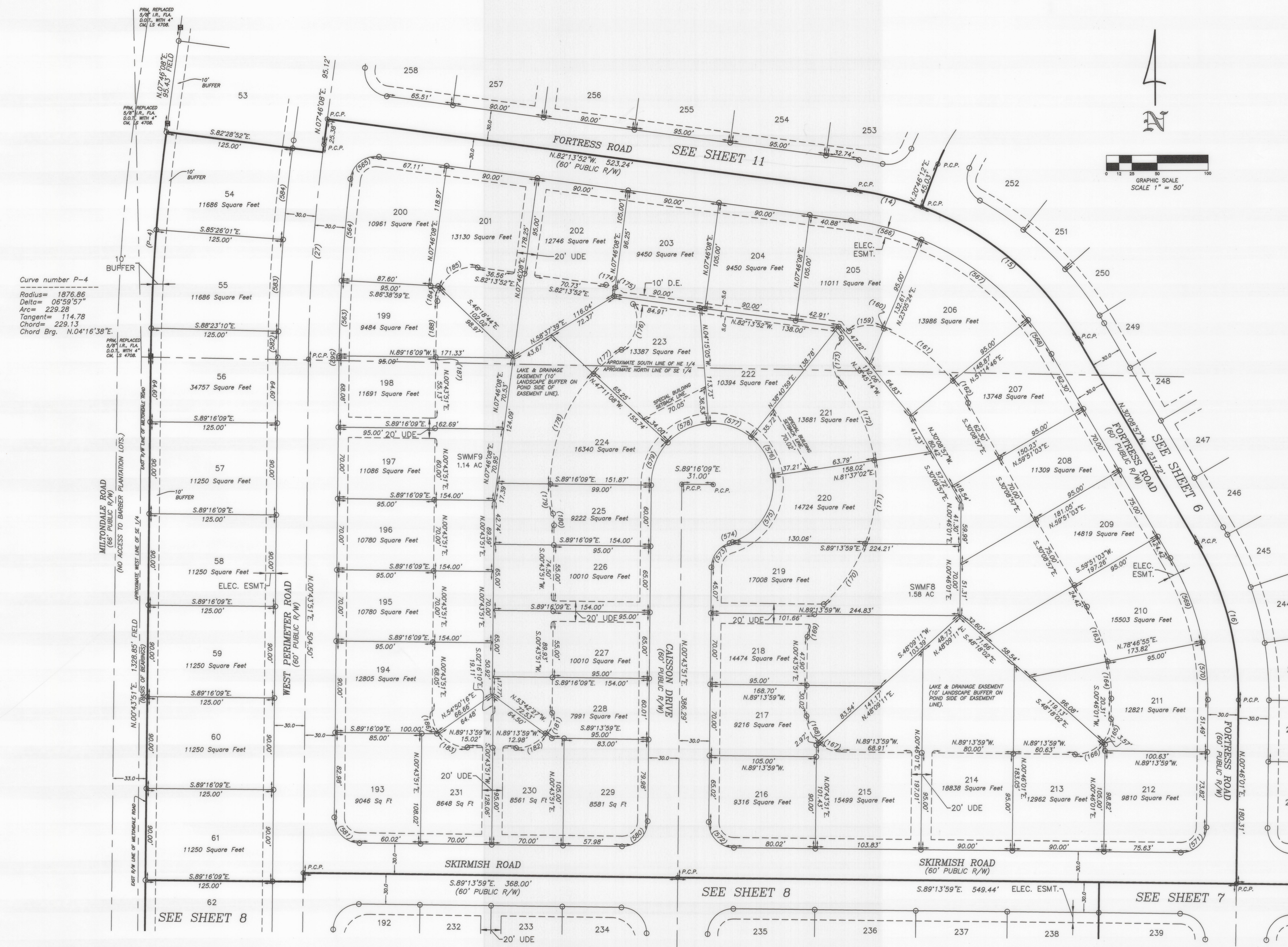
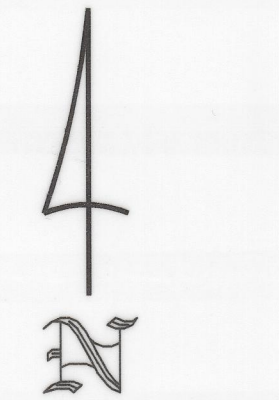


# "BARBER PLANTATION"

A  
PLANNED UNIT DEVELOPMENT  
IN  
SECTION 30, TOWNSHIP 2 SOUTH,  
RANGE 22 EAST,  
CITY OF MACLENNY,  
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 number P-4  
Radius= 1876.86  
Delta= 06°59'57"  
Arc= 229.28  
Tangent= 114.78  
Chord= 229.13  
Chord Brg. N.04°16'38"E.

ADDITIONAL NOTES:  
1. BUILDING SETBACKS WILL CONFORM TO THE CITY OF MACLENNY 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.  
7350 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.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DETECTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF PLAT. THERE MAY BE ADDITIONAL RECORDS 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.

- 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)
  - U- UNDERGROUND ELECTRIC SERVICE
  - ctv- CABLE TV LINE (OVERHEAD)
  - o- CHAIN LINK FENCE
  - s- WOODEN FENCE
  - c- 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. DEPT. OF TRANSPORTATION CENTERLINE
  - 4"x4" CONCRETE MONUMENT, PRM, LS 4708
  - CONCRETE MONUMENT
  - AC. ACRES
  - EL. ELEVATION
  - NOVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
  - NAIL AND DISC, PCP, LS 4708
  - SQUARE FEET
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - U.D.E. UNOBTSTRUCTED DRAINAGE EASEMENT
  - ELEC. ELEC. EASEMENT

CURVE TABLE SWMF 8

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
159	35.00'	55°38'13"	1.87'	18.47'	32.67'	N.84°39'31"E
160	175.00'	00°35'44"	0.94'	1.87'	5.71°12'59"E	
161	175.00'	28°09'22"	86.00'	43.89'	85.14'	S.52°49'55"E
162	175.00'	08°36'17"	26.28'	13.17'	26.26'	S.34°27'05"E
163	175.00'	16°55'52"	57.82'	29.18'	57.56'	S.20°41'01"E
164	175.00'	11°59'06"	36.61'	18.37'	36.54'	S.05°13'32"E
165	35.00'	40°21'14"	24.65'	12.86'	24.14'	S.20°56'38"W
166	35.00'	49°38'46"	30.33'	16.19'	29.39'	S.65°56'36"W
167	35.00'	40°38'11"	24.89'	12.86'	24.31'	N.68°54'50"W
168	35.00'	49°19'32"	30.13'	16.07'	29.21'	N.23°55'55"W
169	40.00'	17°36'40"	12.29'	6.20'	12.25'	N.09°32'11"E
170	160.00'	26°01'28"	72.67'	36.97'	72.05'	S.34°23'05"W
171	160.00'	29°45'19"	83.09'	42.51'	82.16'	S.06°29'42"W
172	160.00'	29°54'30"	82.52'	42.73'	82.57'	S.23°20'12"E
173	35.00'	78°41'14"	48.07'	28.69'	44.38'	N.01°03'10"E

CURVE TABLE CENTERLINE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
14	300.00'	13°00'04"	68.07'	34.18'	67.93'	S.75°43'50"E
15	300.00'	39°04'52"	204.63'	106.47'	200.68'	S.49°41'22"E
16	300.00'	30°54'57"	181.88'	82.36'	159.92'	S.14°41'28"E
17	300.00'	07°02'17"	211.49'	105.88'	211.36'	N.04°14'59"E

CURVE TABLE SWMF 8

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
174	35.00'	15°21'58"	9.39'	4.72'	9.36'	S.74°32'57"E
175	35.00'	13°38'14"	8.59'	4.81'	8.59'	S.89°02'59"E
176	35.00'	82°53'17"	50.63'	30.90'	46.33'	S.14°21'46"W
177	160.00'	12°59'33"	36.28'	18.22'	36.20'	N.49°18'38"E
178	160.00'	42°32'08"	118.78'	62.28'	116.07'	N.21°32'48"E
179	160.00'	10°29'26"	29.30'	14.69'	29.25'	N.04°57'59"W
180	60.00'	10°56'33"	11.46'	5.75'	11.44'	S.04°44'25"E
181	35.00'	35°33'42"	21.72'	11.22'	21.38'	S.18°30'42"W
182	35.00'	54°28'28"	33.28'	18.02'	32.04'	S.63°31'47"W
183	35.00'	53°45'06"	32.83'	17.74'	31.64'	N.62°21'28"W
184	35.00'	21°13'34"	12.97'	6.56'	12.89'	N.13°26'13"E
185	35.00'	73°43'07"	45.03'	26.24'	41.99'	N.60°54'34"E
186	35.00'	36°12'44"	22.12'	11.44'	21.75'	N.17°22'31"E
187	1596.73'	0°10'28"	4.87'	2.44'	4.87'	N.00°48'02"E
188	1596.73'	01°58'09"	54.88'	27.44'	54.88'	N.01°50'22"E

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
562	1691.73'	1.03'	2.06'	1.03'	2.06'	N.00°48'46"E
563	1691.73'	02°30'09"	73.89'	36.95'	73.89'	N.02°05'56"E
564	1691.73'	03°24'01"	100.40'	50.21'	100.39'	N.05°03'02"E
565	25.00'	91°01'05"	39.71'	25.45'	35.67'	N.52°15'35"E
566	270.00'	19°19'17"	72.00'	36.32'	71.98'	S.74°34'14"E
567	270.00'	28°09'22"	132.68'	67.71'	131.35'	S.52°49'55"E
568	270.00'	08°36'17"	40.55'	20.31'	40.51'	S.34°27'05"E
569	270.00'	16°55'52"	89.21'	45.02'	88.60'	S.20°41'01"E
570	270.00'	11°59'06"	56.48'	28.34'	56.37'	S.05°13'32"E
571	25.00'	90°00'00"	39.27'	25.00'	39.27'	S.45°46'01"W
572	25.00'	89°57'50"	39.25'	24.98'	39.25'	N.44°15'04"W
573	25.00'	72°53'10"	31.80'	18.46'	29.70'	N.37°10'26"E
574	60.00'	03°03'05"	3.20'	1.60'	3.19'	S.72°05'28"W
575	60.00'	78°47'42"	82.51'	49.28'	82.51'	S.11°10'05"W
576	60.00'	42°19'28"	44.32'	23.23'	44.32'	S.29°23'30"E
577	60.00'	42°44'00"	44.75'	23.47'	44.75'	S.71°55'14"E
578	60.00'	43°14'59"	45.29'	23.79'	44.22'	N.65°05'16"E
579	60.00'	43°58'14"	46.01'	24.01'	44.89'	N.41°23'40"E
580	25.00'	90°02'10"	39.29'	25.02'	39.29'	S.45°44'56"W
581	25.00'	89°57'50"	39.25'	24.98'	39.25'	N.44°15'04"W
582	1751.73'	0°50'10"	25.56'	12.78'	25.56'	N.01°11'46"E
583	1751.73'	02°57'09"	90.27'	45.14'	90.26'	N.03°05'25"E
584	1751.73'	02°57'09"	90.27'	45.14'	90.26'	N.06°02'34"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 221 AND 223. 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

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

WO# 08-316

CERTIFIED A TRUE, COMPLETE AND CORRECT COPY  
BAKER COUNTY CLERK OF THE COURTS  
BY **ALEGRAM**  
DEPUTY CLERK

