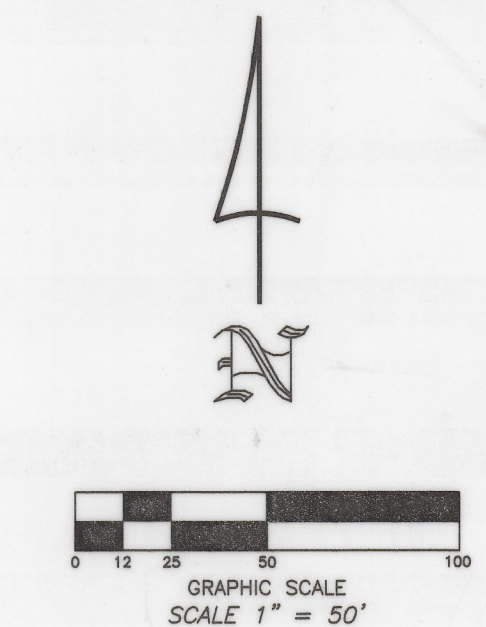


"BARBER PLANTATION"

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 number P-1
Radius= 2904.78
Delta= 0433'24"
Arc= 231.02
Tangent= 115.57
Chord= 230.96
Chord Brg. S.27°52'14"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 392, 393 AND 407. 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".

CURVE TABLE CENTERLINE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
39	100.00'	88°08'23"	153.83'	96.80'	139.11'	N.52°37'23"E.
40	150.00'	15°55'44"	41.70'	20.99'	41.57'	S.88°43'43"W.

CURVE TABLE SWMF 14

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
266	160.00'	29°48'55"	83.26'	42.60'	82.32'	S.25°03'48"W.
267	160.00'	15°49'32"	44.19'	22.24'	44.05'	S.02°14'35"W.

CURVE TABLE SWMF 15

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
276	490.00'	02°50'09"	24.25'	12.13'	24.25'	S.65°38'42"E.
277	490.00'	07°28'24"	63.63'	31.86'	63.58'	S.70°46'59"W.

CURVE TABLE UPLAND BUFFER

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
287	60.00'	16°22'08"	17.14'	8.63'	17.08'	N.38°22'31"E.
288	50.00'	11°11'28"	9.77'	4.90'	9.77'	N.22°43'30"W.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
410	75.00'	19°21'51"	25.35'	12.80'	25.23'	N.18°14'08"E.
411	75.00'	03°35'33"	4.70'	2.35'	4.70'	N.29°42'50"E.

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.
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
- x- WIRE FENCE
- E- ELECTRIC UTILITY LINE (OVERHEAD)
- UE- UNDERGROUND ELECTRIC SERVICE
- ctv- CABLE TV LINE (OVERHEAD)
- o- 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 GEODETTIC VERTICAL DATUM OF 1929
- NAIL AND DISC, PCP, LS 4708.
- SQUARE FEET
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- UNOBTSTRUCTED DRAINAGE EASEMENT
- ELEC ESMT ELECTRIC EASEMENT

THIS PLAT PREPARED BY
MARK D. DUREN AND ASSOCIATES, INC.
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

GENUINE A TRUE, COMPLETE AND CORRECT COPY
BY BAKER COUNTY CLERK OF THE COURTS
AL FRANK
DEPUTY CLERK

