

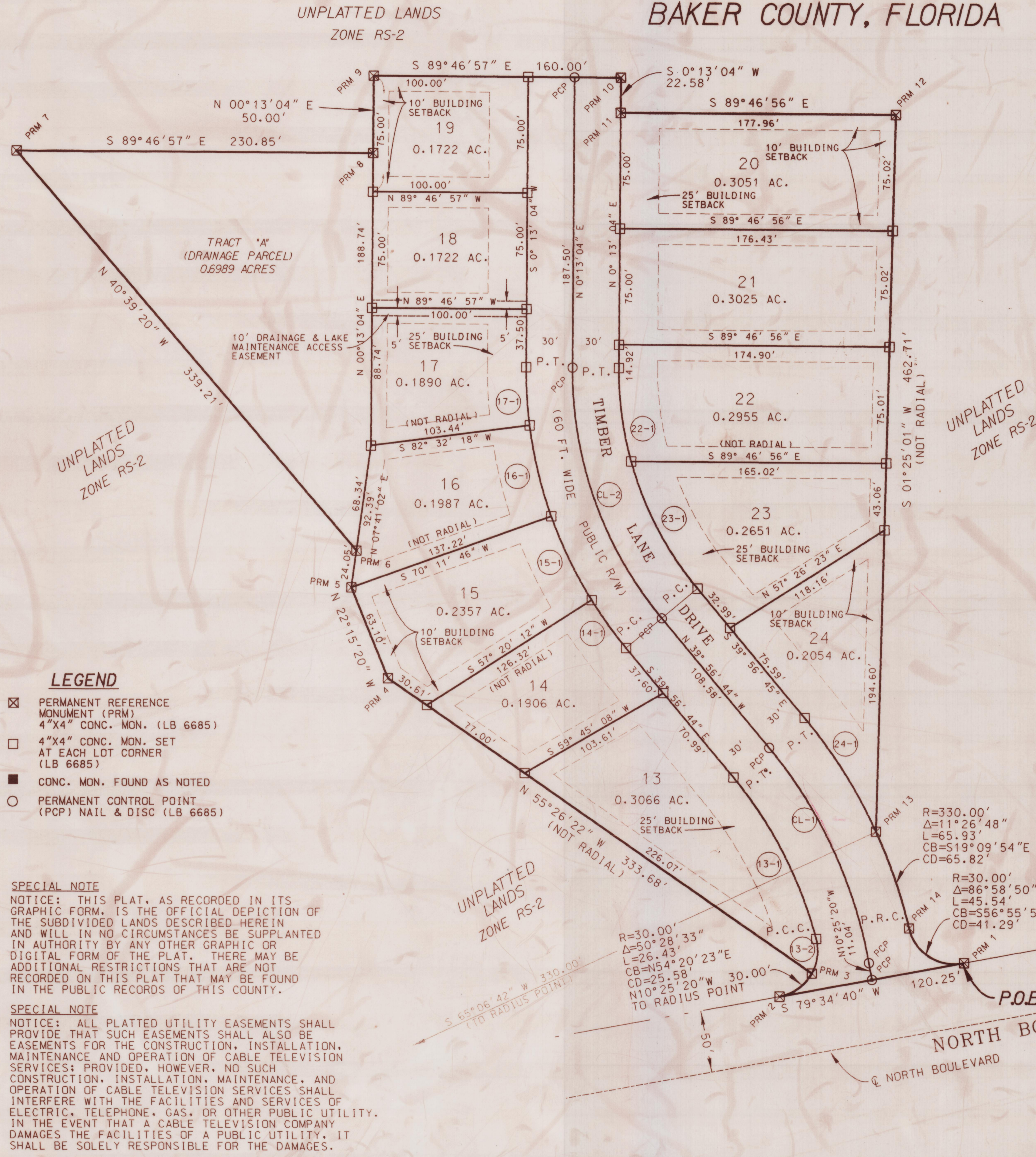


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TIMBERLANE SUBDIVISION, UNIT 1

IN
 SECTION 29, T2-S, R22-E
 CITY OF MACCLENNY
 BAKER COUNTY, FLORIDA

PLAT BOOK 3 PAGE 30
 SHEET 1 OF 2

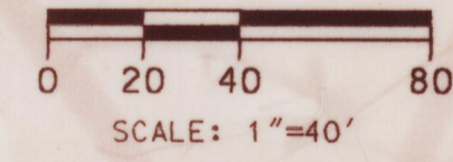


DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA AND RUN N 1°03'24" E ALONG THE EAST LINE OF SAID SECTION 29, 872.67 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH BOULEVARD AND THE EAST RIGHT-OF-WAY LINE OF DEERWOOD DRIVE; THENCE S 79° 34' 40" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF NORTH BOULEVARD, 598.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 79° 04' 40" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 120.25 FEET TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N 10°25'20" W, 30.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 50°28'33", AN ARC DISTANCE OF 26.43 FEET; THENCE N 55°26'22" W, 333.68 FEET; THENCE N 22°15'20" W, 63.10 FEET; THENCE N 07°41'02" E, 24.05 FEET; THENCE N 40°39'20" W, 339.21 FEET; THENCE S 89°46'57" E, 230.85 FEET; THENCE N 00°13'04" E, 50.00 FEET; THENCE S 89°46'57" E, 160.00 FEET THENCE S 00°13'04" W, 22.58 FEET; THENCE S 89°46'56" E, 177.96 FEET; THENCE S 01°25'01" W, 462.71 FEET TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 65°06'42" W, 330.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 11°26'48", AN ARC DISTANCE OF 65.93 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 86°58'50", AN ARC DISTANCE OF 45.54 FEET TO THE POINT OF BEGINNING. CONTAINING 4.42 ACRES, MORE OR LESS.

ABBREVIATIONS:

- | | |
|--------------------------------------|------------------------------------|
| FND = FOUND | POB = POINT OF BEGINNING |
| G = CENTERLINE | POC = POINT OF COMMENCEMENT |
| P = PLAT | NO ID = NO IDENTIFICATION |
| D = DEED | R/W = RIGHT-OF-WAY |
| C = CALCULATED | PCP = PERMANENT CONTROL POINT |
| M = MEASURED | PRM = PERMANENT REFERENCE MONUMENT |
| O/S = OFF SET | CM = CONCRETE MONUMENT |
| IP = IRON PIPE | IR = IRON ROD |
| RB = REBAR | RB+C = REBAR & CAP |
| NL = NAIL | NL+D = NAIL & DISC |
| P.C. = POINT OF CURVATURE | |
| P.C.C. = POINT OF COMPOUND CURVATURE | |
| P.T. = POINT OF TANGENCY | |
| P.R.C. = POINT OF REVERSE CURVEATURE | |
| CB = CHORD BEARING | |
| CD = CHORD DISTANCE | |



LEGEND

- ☒ PERMANENT REFERENCE MONUMENT (PRM)
4"x4" CONC. MON. (LB 6685)
- ☐ 4"x4" CONC. MON. SET AT EACH LOT CORNER (LB 6685)
- CONC. MON. FOUND AS NOTED
- PERMANENT CONTROL POINT (PCP) NAIL & DISC (LB 6685)

SPECIAL NOTE

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 THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SPECIAL NOTE

NOTICE: 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 ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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SE CORNER OF
 SEC. 29, T2-S, R22-E
 P.O.C.