

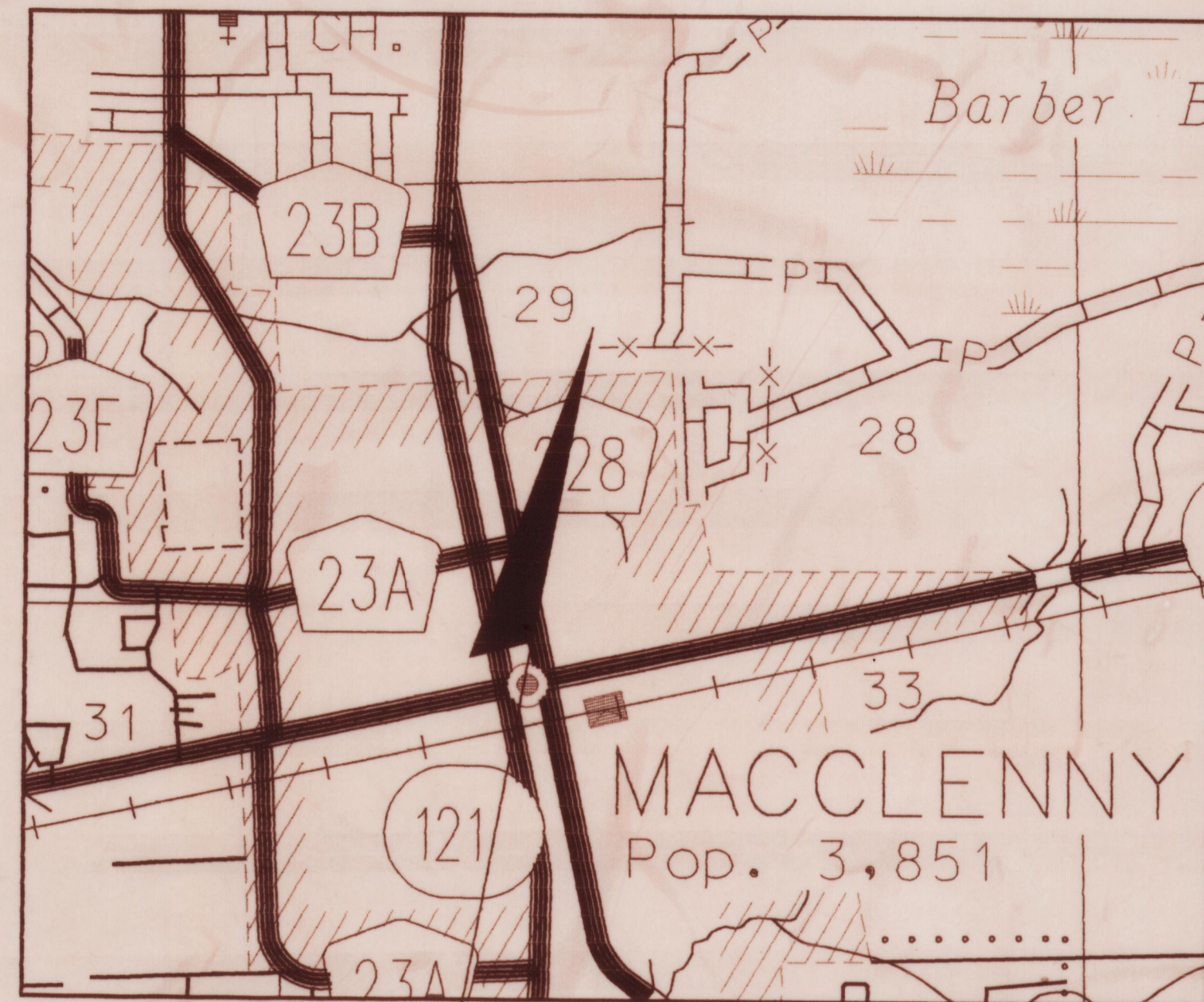


**BAILEY BISHOP & LANE, INC.**  
 3107 SW BARNETT WAY  
 P. O. BOX 3717  
 LAKE CITY, FL 32056-3717  
 PH. (904) 752-5640 FAX (904) 755-7771  
 Eng. Lic. 7362 Survey Lic. LB-0006885

# TIMBERLANE SUBDIVISION, UNIT 1

PLAT BOOK 3 PAGE 31  
 SHEET 2 OF 2

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



PROJECT LOCATION

**NOTES:**

- BEARINGS BASED ON THE EAST LINE OF SECTION 29, T2-S, R22-E, BAKER COUNTY, FLORIDA.
- TOTAL ACRES IN SUBDIVISION IS 4.42 ACRES, MORE OR LESS.
- ERROR OF CLOSURE IS 1 : 7651.
- SUBDIVISION CONSISTS OF 12 LOTS RANGING IN SIZE FROM 0.1722 ACRES TO 0.3066 ACRES.
- BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT- 25'  
 SIDES- 10'  
 REAR - 10'
- PROPERTY IS ZONED RS-2.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120590 0001 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- ALL UTILITIES ARE LOCATED WITHIN THE STREET RIGHT-OF-WAY.
- THE FINISH FLOOR ELEVATION OF ALL STRUCTURES SHALL BE ONE FOOT ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.
- DURING THE DEVELOPEMENT OF EACH LOT, THE LOT SHALL BE GRADED TO DRAIN TO THE ROADSIDE DITCH OF THE ADJACENT ROADWAY.

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CL1	300.00'	29° 31' 25" LT	154.58'	152.88'	N 25° 11' 02" W
CL2	250.00'	40° 09' 48" RT	175.25'	171.68'	N 19° 51' 51" W
13-1	270.00'	24° 59' 30" RT	117.77'	116.84'	S 27° 27' 00" E
13-2	30.00'	44° 03' 21" RT	23.07'	22.50'	S 7° 04' 26" W
14-1	280.00'	7° 48' 34" LT	38.16'	38.14'	S 36° 02' 27" E
15-1	280.00'	12° 19' 56" LT	60.27'	60.15'	S 25° 58' 12" E
16-1	280.00'	12° 20' 33" LT	60.32'	60.20'	S 13° 37' 58" E
17-1	280.00'	7° 40' 45" LT	37.53'	37.50'	S 3° 37' 19" E
22-1	220.00'	15° 50' 54" RT	60.85'	60.66'	N 7° 42' 23" W
23-1	220.00'	24° 18' 54" RT	93.36'	92.66'	N 27° 47' 18" W
24-1	330.00'	15° 03' 26" LT	86.72'	86.48'	N 32° 25' 01" W

**CERTIFICATE OF APPROVAL BY THE CITY ATTORNEY**

Examined and Approved by: Frank E. Maloney City Attorney

Dated: Aug 21, 2000

**CERTIFICATE OF APPROVAL BY THE CITY ENGINEER**

Examined and approved by: Mark E. Boyd City Engineer

**CERTIFICATE OF CLERK OF CIRCUIT COURT**

I HEREBY CERTIFY that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on this 24 day of AUG, A.D., 2000 in Plat Book 3 on pages 30 thru 31, inclusive

Signed: AL Fraser  
 Clerk of Circuit Court, Baker County, Florida

**CERTIFICATE OF APPROVAL BY CITY PLANNING AND ZONING**

THIS IS TO CERTIFY that on this 24th day of August, A.D., 2000, the foregoing plat or plan was approved by Planning and Zoning of the City of Macclenny.

Signed: Gerald Dopson  
 Gerald Dopson, City Manager

Signed: James Smith  
 James Smith, Mayor

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and mapper, as provided under Chapter 472, Florida Statutes and is in good standing with the Board of Surveyors and Mappers, does hereby certify that on 07/24/00 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands therein described and platted and subdivided; that the survey was made under my responsible direction and supervision, permanent reference monuments and permanent control points have been placed as shown and that the survey data shown hereon complies with all of the requirements of the City of Macclenny Subdivision Ordinance and Chapter 177, Florida Statutes, as amended; and that said lands are located in Section 29, Township 2 South, Range 22 East, Baker County, Florida.

Date: 07/28/00 Signed: John M. Lane  
 John M. Lane Registration No. LS 4303  
 Bailey, Bishop & Lane, Inc. LB 6685  
 3107 SW Barnett Way, Lake City, FL 32056

**DEDICATION:**

THIS IS TO CERTIFY that Hugh Bentley Rhoden is the lawful owner of the lands described in the Description above, has caused the same to be surveyed, subdivided and platted and that this plat of "TIMBERLANE SUBDIVISION, UNIT 1" made in accordance with said survey is hereby adopted as the true and correct plat of said lands. All of the Rights-Of-Way designated on this plat as Timberlane Drive, Tract "A", and easements for Utilities and Drainage are hereby dedicated for perpetual use of the Public. In witness whereof, Hugh Bentley Rhoden, has caused these presents to be signed this 24th day of August, A.D., 2000.

Signed: Hugh Bentley Rhoden  
 Hugh Bentley Rhoden

Signed: Bonnie M. Pallese  
 Witness

Signed: Edith D. Shiffin  
 Witness

**ACCEPTANCE FOR MAINTENANCE**

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City of Macclenny specifications or that a performance bond or instrument in the amount of \$\_\_\_\_\_ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: Gerald Dopson DATE: 8/24/00  
 Director of Public Works

**CERTIFICATE OF APPROVAL BY THE CITY OF MACCLENNY, FLORIDA**

THIS IS TO CERTIFY on this 24th day of August, A.D., 2000 the foregoing plat or plan was approved by the City of Macclenny.

Signed: Gerald Dopson  
 Gerald Dopson, City Manager

Signed: James Smith  
 James Smith, Mayor

**CERTIFICATE OF SUBDIVIDER'S ENGINEER**

This is TO CERTIFY that on 7/28/00, Gregory G. Bailey, Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 43858, does hereby certify that all required improvements have been installed in compliance with the approved construction plans and if applicable, any submitted "as built" blueprints in accordance with the requirements of the City Council of the City of Macclenny, Florida.

Signed: Gregory G. Bailey  
 Registered Florida Engineer

**ACKNOWLEDGEMENT:**

**STATE OF FLORIDA, COUNTY OF BAKER**

I HEREBY CERTIFY that on this 24 day of AUG, A.D., 2000, personally appeared before me, duly authorized to administer oaths and take acknowledgements, Hugh Bentley Rhoden, personally known to me or has produced \_\_\_\_\_ as identification to be the person who executed the foregoing Dedication freely and voluntarily for the uses and purposes therein expressed.

Witness my hand and seal on the above date.

Signed: [Signature]  
 Notary Public, State of Florida

My Commission Expires: June 1, 2003

