

TIMBERLAND ESTATES

CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD DIST.	CHORD BRG.
C-1	25° 51' 32"	395.17'	90.72'	178.35'	176.84'	N76° 24' 02" E
C-2	25° 51' 32"	283.13'	65.00'	127.78'	126.70'	S76° 23' 45" W
C-3	88° 37' 37"	102.43'	100.00'	158.44'	143.11'	N45° 01' 00" E
C-4	91° 21' 03"	87.90'	90.00'	140.15'	125.77'	N44° 58' 21" W
C-5	89° 57' 43"	90.06'	90.00'	141.41'	127.32'	N45° 40' 00" W
C-6	89° 57' 43"	90.06'	90.00'	141.41'	127.32'	N45° 40' 00" W
C-7	88° 31' 00"	93.22'	90.84'	144.02'	130.12'	N45° 05' 34" E
C-8	64° 55' 11"	76.45'	48.63'	86.62'	82.06'	N31° 37' 28" W
C-9	64° 47' 14"	85.30'	54.12'	96.45'	91.40'	N31° 41' 28" W
C-10	23° 00' 14"	120.06'	24.43'	48.20'	47.88'	S 79° 8' 49" E
C-11	24° 24' 31"	425.17'	91.96'	181.13'	179.76'	S75° 40' 30" W
C-12	25° 51' 35"	365.17'	83.84'	164.82'	163.42'	S76° 24' 02" W
C-13	25° 51' 44"	253.13'	58.12'	114.26'	113.29'	S76° 23' 47" W
C-14	25° 51' 34"	313.13'	71.89'	141.33'	140.13'	S76° 23' 47" W
C-15	31° 46' 54"	132.43'	37.70'	73.46'	72.52'	N16° 35' 55" E
C-16	88° 36' 30"	72.43'	70.69'	112.01'	101.18'	N45° 01' 00" E
C-17	91° 19' 59"	57.90'	59.26'	92.30'	82.83'	N44° 58' 21" W
C-18	91° 21' 54"	117.90'	120.74'	188.01'	168.71'	S44° 58' 20" E
C-19	53° 32' 19"	120.06'	60.57'	112.19'	108.15'	N47° 27' 27" W
C-20	89° 57' 46"	60.06'	60.02'	94.30'	84.91'	S45° 40' 01" E
C-21	89° 57' 46"	60.06'	60.02'	94.30'	84.91'	S45° 40' 01" E
C-22	66° 57' 34"	120.06'	79.40'	140.31'	132.46'	S 34° 09' 57" E
C-23	88° 31' 37"	63.22'	61.62'	97.68'	88.25'	S45° 05' 38" W
C-24	64° 55' 22"	106.45'	67.72'	120.62'	114.27'	N31° 37' 28" W
C-25	64° 55' 10"	46.45'	29.55'	52.63'	49.86'	S31° 37' 28" E
C-26	64° 47' 05"	55.30'	35.08'	62.53'	59.25'	N31° 41' 28" W
C-27	64° 47' 14"	115.30'	73.15'	130.38'	123.54'	N31° 41' 29" W
C-30	124° 41' 17"	40.00'	76.33'	87.05'	70.86'	N21° 46' 17" E
C-31	138° 08' 04"	40.00'	104.57'	96.44'	74.72'	S26° 49' 09" E
C-32	16° 25' 13"	120.06'	17.32'	34.41'	34.29'	N82° 26' 16" W
C-33	01° 27' 05"	425.17'	5.39'	10.77'	10.77'	S88° 36' 18" W

LEGAL DESCRIPTION

A portion of the South 1/2 of the Northwest 1/4 and a portion of the Southwest 1/4 of Section 28, Township 1 South, Range 21 East, of Baker County, Florida, being more particularly described as follows: Commence at the Southwest corner of said Section and run thence North 89° 17' 01" East along the Southline of said Section, a distance of 2662.12 feet to the 1/2 mile corner; thence run North 0° 50' 08" East, along the 1/2 Section line, a distance of 656.28 feet to the Point of Beginning; thence run North 0° 50' 08" East along the said line, a distance of 1596.58 feet to the South right-of-way to Timberland Drive, a private dirt road having a 60 foot right-of-way; thence run along said line North 0° 50' 08" East, now crossing said dirt road a distance of 60.02 feet to the North right-of-way; thence run North 0° 50' 08" East along said line, a distance of 340.00 feet to a point being the center of the Section; thence run North 0° 24' 19" East, a distance of 63.00 feet; thence run South 89° 19' 48" West, a distance of 2001.92 feet; thence run South 0° 26' 52" West, a distance of 63.00 feet; thence run South 0° 42' 11" West, a distance of 1326.75 feet; thence run North 89° 21' 08" East, a distance of 664.37 feet; thence run South 0° 41' 09" West, a distance of 678.82 feet; thence run North 34° 44' 32" East along a line by occupation, a distance of 166.96 feet; thence run South 85° 51' 48" East along a line by occupation, a distance of 1231.77 feet to the Point of Beginning. Containing 83.31 acres more or less.

The Lands described are intended to be the Lands described in Deed Book 14, Page 275, excepting a portion taken out by this survey due to possession in the Southeast 1/4 of Southwest 1/4, together with a 60 foot easement for Ingress/Egress as recorded in O.R.B. 215, pages 129 thru 137 of the Current Records of Baker County, Florida and is described as follows:

The East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 28, Township 1 South, Range 21 East, of Baker County, Florida.

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands and plat described above by the owner thereof, for the uses and purposes thereon expressed and all roads, retention ponds and drainage ditches will be held private and dedicated to the Home Owners Association of Record and all roads, retention ponds and drainage ditches will be maintained by the said Home Owners Association, and agrees that its mortgage, lien or other encumbrance, which is recorded in Official Record Book _____, Page _____, of the Public Records of Baker County, Florida, shall be subordinated to the above dedication.

Signed, sealed, and delivered in the presence of:
 Susan Iverson
 Diane R. McMillan
 Barnett Bank of North Central Florida
 Charles B. Walker
 MORTGAGE HOLDER OF RECORD
 Vice President

RECORD OWNERS
 STATE OF Florida
 COUNTY OF Columbia

THIS IS TO CERTIFY, that on July 29, 1994, before me an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Edward S. Woodson who is known to be the person described in and who executed the foregoing Joinder and Consent to Dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
 Diane R. McMillan
 NOTARY PUBLIC
 My Commission expires _____
 OFFICIAL NOTARY SEAL
 DIANE R. McMILLAN
 NOTARY PUBLIC STATE OF FLORIDA
 COMMISSION NO. CC20069
 MY COMMISSION EXP. SEPT 23, 1996

SPECIAL NOTE

There has been no construction stakeout on the retention berms or the roads and road side ditches. Moses and Smith Survey accepts no responsibility for any damages which may/may not occur due to poor water drainage.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:
 This is to certify that the above plat has been approved by the Board of County Commissioners of Baker County, Florida this 8-18 day of August, 1994 A.D.
 Jimmy Dorman
 Chairman, County Commission

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:
 Examined and Approved by:
 Paula J. Christopher
 County Attorney
 Dated 8/2 A.D., 1994

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING COMMISSION
 THIS IS TO CERTIFY, that on 8-22-90 the foregoing plat or plan was approved by the Planning and Zoning Commission of Baker County, Florida.
 Executive Secretary
 Jean Davis / Director
 Planning Commission Chairman

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER
 Examined and Approved: Arthur M. Badenbaugh 8-2-94
 County Engineer Date

Dated 8-2-94

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 Aug. 18, 1994 at Macleddy, Fl.
 File No. _____
 Edna S. Sanders, Clerk

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that the plat was done under my direct supervision and is a true and correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Baker County, Florida.
 Dated 8-2-94 Registration No. 1594
 Moses and Smith Surveys

CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT
 Requirements for use of on-lot sewage disposal (and water) systems have been fulfilled. Each lot and system is subject to approval prior to (development) (construction).
 By Jerry D. Graham 8-2-94
 Public Health Official Date

GENERAL NOTES

- Bearings are based on an assumed bearing.
- Flood zones for subdivision are not within flood hazard area.
- The Developer is Thomas R. Rhoden, who resides in Macclenny, Florida.
- All lots will be reviewed separately for well and septic tank.
- Zoning is Conservation/Agriculture (A).
 A. Minimum Depth of front yard is 50 feet
 B. Minimum Depth of side yards will be 30 feet
 C. Minimum Depth of rear yard will be 50 feet
 D. Minimum Lot Width shall be 200 feet
 E. Minimum Lot Depth will be 300 feet
 F. Minimum Lot size shall be 2.5 acres
- There is a 20 foot utility easement for power down each side of lot line. Each lot absorbs 10 foot of this easement.
- There is a 20 foot easement for power access along the front of each lot.
- Concrete monuments are set at all lot corners, P.R.M.'s and P.C.P.'s.
- See special note
- Lots 1,2,3,4,7,10,11 and 15 require 75' setback from surface water wetland designation as shown on plat.