

BAILEY BISHOP & LANE, INC.
 1519 COMMERCE BLVD.
 P. O. BOX 3717
 LAKE CITY, FL 32056-3717
 PH. (386) 752-5640 FAX (386) 755-7771
 Eng. Lic. 7362 Survey Lic. LB-0006685

FOX RIDGE ESTATES, PHASE ONE
 A SUBDIVISION
 IN
 SECTION 29, TOWNSHIP 02 SOUTH, RANGE 22 EAST
 CITY OF MACCLENNY
 BAKER COUNTY, FLORIDA

CURVE DATA					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
1-1	30.00'	86° 57' 37" RT	45.53'	41.29'	N 56° 56' 32" W
1-2	330.00'	11° 26' 58" LT	65.94'	65.83'	N 19° 11' 13" W
7-1	30.00'	78° 12' 39" RT	40.95'	37.84'	N 40° 28' 25" E
8-1	50.00'	21° 40' 15" RT	18.91'	18.80'	N 68° 44' 37" E
8-2	30.00'	101° 47' 21" RT	53.30'	46.56'	S 49° 31' 35" E
9-1	60.00'	70° 31' 31" LT	73.85'	69.28'	N 71° 30' 00" E
9-2	50.00'	21° 40' 15" RT	18.91'	18.80'	N 47° 04' 22" E
10-1	60.00'	40° 45' 52" LT	42.69'	41.79'	S 52° 51' 18" E
11-1	60.00'	77° 10' 58" LT	80.83'	74.85'	S 6° 07' 07" W
12-1	50.00'	43° 20' 30" RT	37.82'	36.93'	S 23° 02' 21" W
13-1	30.00'	101° 47' 21" RT	53.30'	46.56'	N 49° 31' 35" W
15-1	30.00'	78° 12' 39" RT	40.95'	37.84'	S 40° 28' 25" W
16-1	50.00'	43° 20' 30" RT	37.82'	36.93'	S 78° 45' 00" E
16-2	60.00'	44° 28' 46" LT	46.58'	45.42'	S 79° 19' 08" E
17-1	60.00'	46° 36' 37" LT	48.81'	47.48'	N 55° 08' 11" E
18-1	60.00'	73° 48' 17" LT	77.29'	72.05'	N 5° 04' 16" W
18-2	50.00'	7° 31' 46" RT	6.57'	6.57'	N 38° 12' 32" W
19-1	50.00'	35° 48' 44" RT	31.25'	30.75'	N 16° 32' 17" W
CL2-1	60.00'	101° 47' 21" LT	106.59'	93.12'	S 49° 31' 35" E
CL2-2	60.00'	78° 12' 39" LT	81.90'	75.69'	N 40° 28' 25" E

SPECIAL NOTE:

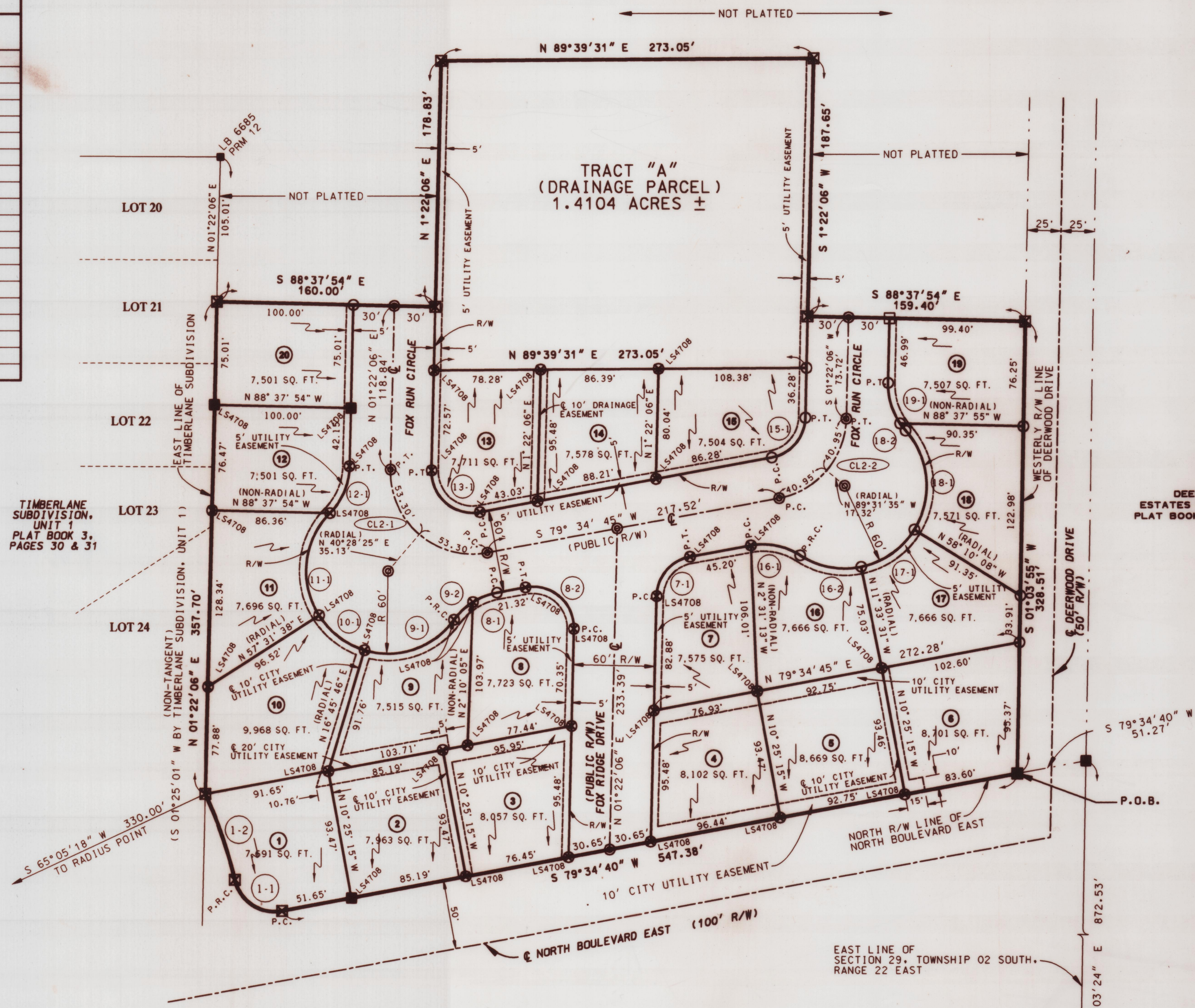
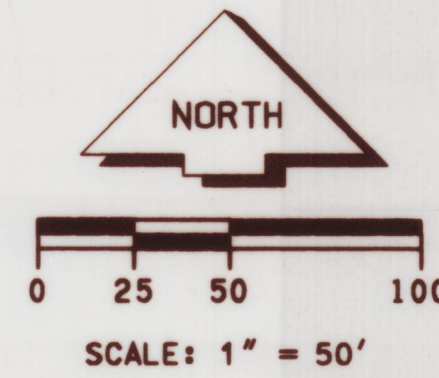
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT 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.

NOTES:

- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF S 79° 34' 40" W, FOR THE NORTHERLY RIGHT-OF-WAY OF "NORTH BOULEVARD EAST".
- TOTAL ACRES IN SUBDIVISION IS 6.4310 ACRES.
- ERROR OF CLOSURE IS BALANCED TO ZERO.
- SUBDIVISION CONSISTS OF 20 LOTS RANGING IN SIZE FROM 7,501 SF TO 9,968 SF.
- BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT = 25'
 SIDE = 10'
 REAR = 10'
- SUBJECT PROPERTY LIES IN FLOOD ZONE "X" (UN-SHADED) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120590 0001 B. LAST REVISION DATE FEBRUARY 1, 1987.
- PROPERTY IS ZONED RS-2.
- THE FINISH FLOOR ELEVATION OF ALL STRUCTURES SHALL BE ONE FOOT ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.
- DURING THE DEVELOPMENT OF EACH LOT, THE LOT SHALL BE GRADED TO DRAIN TO THE ROADSIDE DITCH OF THE ADJACENT ROADWAY OR ON SITE STORMWATER MANAGEMENT SYSTEM.



LEGEND	
○	5/8" IRON ROD & CAP SET (LB6685)
●	5/8" IRON ROD & CAP FOUND, NUMBER NOTED, IF ANY
○	IRON PIPE FOUND, SIZE & NUMBER NOTED
□	4"x4" CONCRETE MONUMENT SET (LB6685)
■	4"x4" CONCRETE MONUMENT FOUND, NUMBER NOTED, IF ANY
⊠	NAIL AND PLATE FOUND, NUMBER NOTED, IF ANY
⊞	NAIL & DISK SET (LB6685)
⊟	NAIL & DISK SET PERMANENT CONTROL POINT (PCP)
⊠	PERMANENT REFERENCE MONUMENT SET (LB6685)
+	ANGLE OR INTERSECTION POINT ONLY, NO CORNER SET OR FOUND
P.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
CL	CENTERLINE
P	PLAT
D	DEED
C	CALCULATED
M	MEASURED
FOT	FLORIDA DEPARTMENT OF TRANSPORTATION
NO ID	NO IDENTIFICATION
R/W	RIGHT-OF-WAY
O/S	OFFSET
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
R	RADIUS
T	TANGENT
L	ARC LENGTH
Δ	CENTRAL ANGLE
CH	CHORD BEARING & DISTANCE
(O)	DENOTES LOT NUMBER
(1-1)	DENOTES A LOT CURVE NUMBER (REFER TO CURVE DATA TABLE)
(CL1-1)	DENOTES A CENTERLINE CURVE NUMBER (REFER TO CURVE DATA TABLE)
CONCRETE	CONCRETE
→	DIRECTION OF DRAINAGE

