

"THE FARMS AT CUYLER"

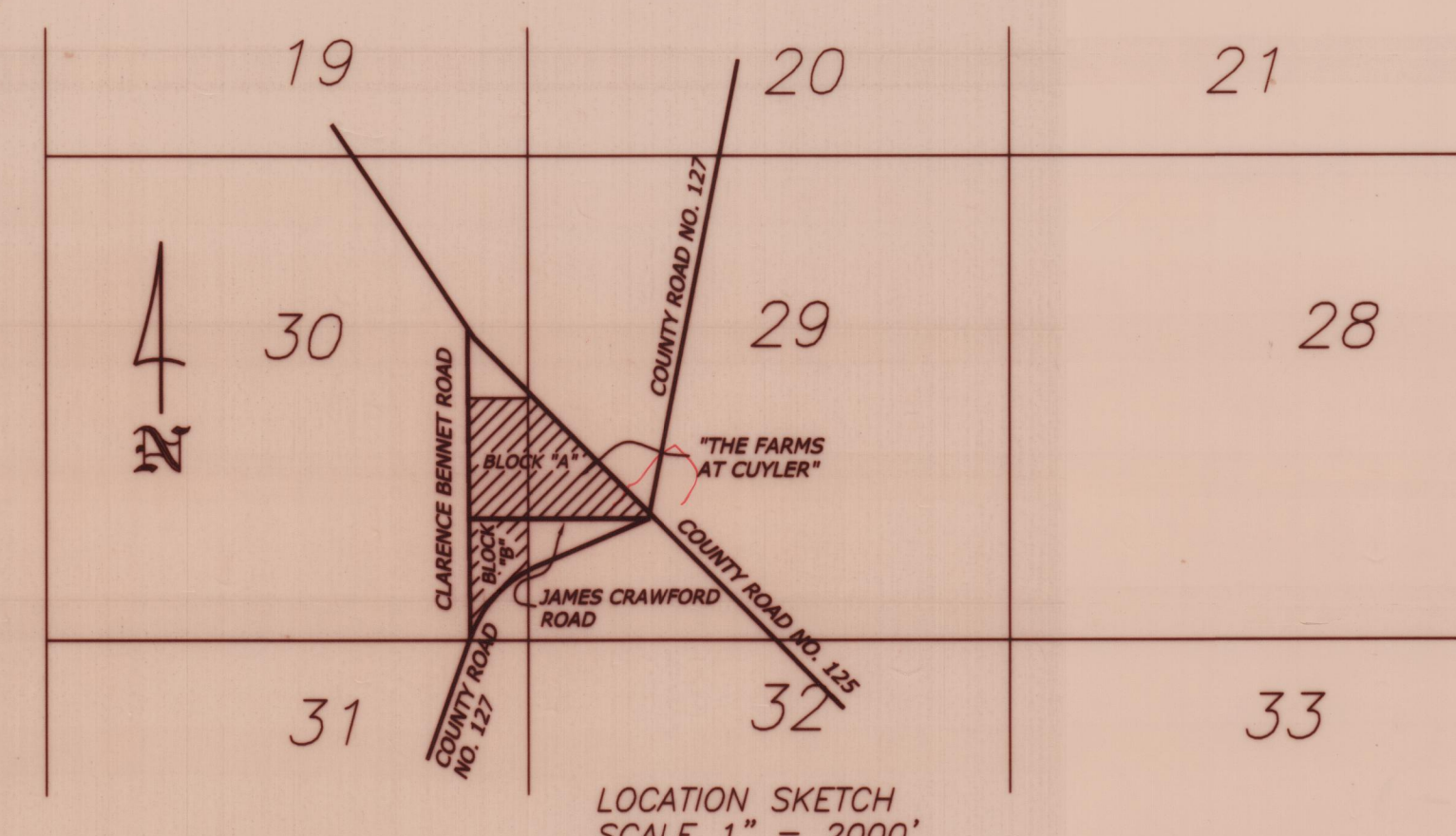
IN
SECTIONS 29 AND 30, TOWNSHIP 1 SOUTH,
RANGE 21 EAST,
BAKER COUNTY, FLORIDA

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT JOHN M. CURTIS, PRESIDENT OF GLEN PLANTATION, INC., GENERAL PARTNER, GLEN PLANTATION, LTD, AS OWNER, AND James V. Chase AS MORTGAGEE OF FARM CREDIT OF NORTH FLORIDA, A.C.A. AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "THE FARMS AT CUYLER", AND THAT ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTEST:
Paul D. Cox WITNESS AS TO OWNER
Handwritten WITNESS AS TO OWNER
James M. Curtis JOHN M. CURTIS
James V. Chase WITNESS AS TO MORTGAGEE
Handwritten WITNESS AS TO MORTGAGEE
James W. Chase FARM CREDIT OF NORTH FLORIDA, A.C.A.

DESCRIPTION: BLOCK "A"
PART OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 21 EAST AND PART OF THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NE CORNER OF THE EAST HALF OF THE SE 1/4 OF SAID SECTION 30; THENCE S.88°21'37"W. ALONG THE NORTH LINE OF SAID SE 1/4 A DISTANCE OF 729.80 FEET TO A CONCRETE MONUMENT, LS 4708, SET ON THE EAST RIGHT-OF-WAY LINE OF CLARENCE BENNETT ROAD (A 40 FOOT WIDE OCCUPIED PUBLIC RIGHT-OF-WAY); THENCE S.02°33'15"E. ALONG SAID EAST LINE, 1208.14 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF JAMES CRAWFORD ROAD (A 35'± COUNTY MAINTAINED GRADED ROAD); THENCE N.89°56'39"E., ALONG SAID NORTH LINE, 1675.05 FEET; THENCE S.83°11'57"E., 110.41 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 127, SAID POINT BEING ON A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 92°26'03" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.01°40'02"E. AND A CHORD LENGTH OF 72.20 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 80.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE, AND SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 125 (A 100' RIGHT-OF-WAY AS PRESENTLY ESTABLISHED), AND BEING ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 22968.30 FEET AND A CENTRAL ANGLE OF 04°06'04" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.42°29'58"W. AND A CHORD LENGTH OF 1643.65 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 1844.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 29; THENCE S.00°44'56"W. ALONG SAID WEST LINE, 46.74 FEET TO THE POINT OF BEGINNING.
CONTAINS 36.25 ACRES, MORE OR LESS.

DESCRIPTION: BLOCK "B"
PART OF THE EAST HALF OF THE SE 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 21 EAST, BAKER COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NE CORNER OF SAID SE 1/4; THENCE S.00°08'31"W. ALONG THE EAST LINE OF SAID SECTION 30 A DISTANCE OF 1280.17 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF JAMES CRAWFORD ROAD (A 35 FOOT ± COUNTY MAINTAINED GRADED ROAD) AND THE POINT OF BEGINNING; THENCE S.89°56'39"W. ALONG SAID SOUTH RIGHT-OF-WAY LINE, 671.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF CLARENCE BENNETT ROAD (A 40 FOOT ± COUNTY MAINTAINED GRADED ROAD); THENCE S.02°43'11"E. ALONG SAID RIGHT-OF-WAY LINE, 901.32 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1220.00 FEET AND A CENTRAL ANGLE OF 10°37'55" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.02°35'47"W. AND A CHORD LENGTH OF 226.06 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 226.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.07°54'44"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CLARENCE BENNETT ROAD, 155.28 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 127, (A 100' RIGHT-OF-WAY AS PRESENTLY ESTABLISHED) SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1959.89 FEET AND A CENTRAL ANGLE OF 31°17'04" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.38°33'25"E. AND A CHORD LENGTH OF 1056.87 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 1070.11 FEET TO THE EAST LINE OF SAID SECTION 30; THENCE N.00°08'31"E. ALONG SAID EAST LINE, 454.13 FEET TO THE POINT OF BEGINNING.
CONTAINING 11.53 ACRES, MORE OR LESS.
COMBINED PARCELS CONTAIN A TOTAL OF 47.78 ACRES, MORE OR LESS.



THE IMMEDIATE AREA SURROUNDING THIS PARCEL IS PRIMARILY AGRICULTURAL TIMBER LANDS WITH A SMALL AREA OF PASTURE / ROW CROP AGRICULTURE TO THE SOUTHEAST OF CR 127. THERE ARE A NUMBER OF RESIDENTIAL STRUCTURES TO THE NORTHWEST AND SOUTHEAST CONSISTING OF CONVENTIONAL DWELLINGS AND MOBILE HOMES. THERE IS A VOLUNTEER FIRE STATION IN THE NW CORNER OF THE INTERSECTION OF CR 125 AND CR 127 AND A BAKER COUNTY SOLID WASTE COLLECTION CENTER LOCATED ON THE NORTH SIDE OF CR 125 NEAR THE NORTHERLY MOST PORTION OF THIS PARCEL. THERE IS A COMMERCIAL PARCEL IN THE SE CORNER OF THE INTERSECTION OF CR 125 AND CR 127 CONSISTING OF A SMALL COUNTRY STORE.

EASEMENTS OF FIFTEEN (15) FEET IN WIDTH AND SEVEN AND ONE HALF FEET (7.5) IN WIDTH AS SHOWN HEREON ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE, AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.

NOTE:
NO EVIDENCE OF HABITATS OF ENDANGERED OR THREATENED SPECIES HAS COME TO THE ATTENTION OF THE SURVEYOR OR DEVELOPER AT THIS SITE.

THE UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL WETLANDS INVENTORY MAPS DO NOT INDICATE EXISTING WETLANDS ON THIS PROPERTY. HOWEVER, SMALL AREAS OF WETLANDS MAY EXIST WHICH ARE NOT SHOWN ON THESE MAPS.

PERSONS INTENDING TO ENGAGE IN ACTIVITIES INVOLVING MODIFICATIONS WITHIN OR ADJACENT TO WETLAND AREAS SHOULD SEEK THE ADVICE OF APPROPRIATE FEDERAL, STATE OR LOCAL AGENCIES CONCERNING SPECIFIED AGENCY REGULATORY PROGRAMS AND PROPRIETARY JURISDICTIONS THAT MAY AFFECT SUCH ACTIVITIES.

- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS IN SECTIONS 29 AND 30.
 - BEARINGS BASED ON A BEARING OF S.00°44'56"W. USING MONUMENTS FOUND ON THE WEST LINE OF THE NW 1/4 OF SECTION 29.
 - THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JULY 16, 1991, COMMUNITY PANEL NO. 120419 0090 B (BEING OUTSIDE THE 500 YEAR FLOOD PLAIN WOULD ALSO INDICATE BEING OUTSIDE THE 100 YEAR FLOOD PLAIN.)
 - FLOOD INSURANCE RATE MAPS DO NOT INDICATE POTENTIAL FLOODING. HOWEVER, DWELLING CONSTRUCTION OR OTHER IMPROVEMENTS SHOULD COMPLY WITH BAKER COUNTY BUILDING AND ZONING REGULATIONS.
 - WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
 - MINIMUM LOT SIZE IS 5.00 ACRES ON EXISTING PAVED ROADS, 7.5 ACRES ON GRADED COUNTY MAINTAINED ROADS.
 - THE CONTOUR LINES SHOWN ARE SCALED FROM 1:24000 U. S. GEOLOGICAL SURVEY QUADRANGLE MAP, MACCLENNY NW.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - CLOSURE OF FIELD SURVEY IS 1/27/98.
 - THIS IS A MINOR SUBDIVISION.

CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH BAKER COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.
DATED 5/22/2002 SIGNED Mark D. Duren
MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708
RT. 18 BOX 555
LAKE CITY, FLA. 32025
(386) 758-9831

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY
EXAMINED AND APPROVED BY:
Arnold J. Johns COUNTY ATTORNEY
DATED July 2, 2002 A.D., 2002.

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 6-6-2002 AT MACC, FIA.
FILE NO. AL FRASER

THIS IS TO CERTIFY THAT ON 14TH DAY OF JUNE, 2002, A.D., ARNOLD J. JOHNS, A FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER, P.L.S. 4422, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177 PART 1 FOR THE COUNTY OF BAKER COUNTY, FLORIDA.
SIGNED: Arnold J. Johns

CERTIFICATE OF COUNTY HEALTH DEPARTMENT
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS, IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 0665, ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS; REGULATION, ONSITE WATER SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS, IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 0662, SUPERSEDED, PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS.
Janet Adams PUBLIC HEALTH OFFICIAL
DATE 6-14-02

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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.
LAND USE DESIGNATION:
AG ZONE "B"
ZONING CLASSIFICATION AG 7.5
EXISTING SOIL CONDITIONS:
SOIL TYPE 47, SAPELO FINE SAND, TYPE 42, POTTSBURG SAND, HIGH. TYPE 39, PLUMMER FINE SAND, TYPE 37, PELHAM FINE SAND. AS PER U.S.D.A. SOIL SURVEY MAPS OF BAKER COUNTY, FLORIDA.

- SYMBOL LEGEND**
- CONCRETE MONUMENT FOUND
 - 4"x4" CONCRETE MONUMENT SET, LS 4708
 - IRON PIN OR PIPE FOUND
 - 5/8" IRON ROD SET, LS 4708
 - WIRE FENCE
 - ELECTRIC UTILITY LINE (OVERHEAD)
 - UNDERGROUND ELECTRIC SERVICE
 - CABLE TV LINE (OVERHEAD)
 - CHAIN LINK FENCE
 - WOODEN FENCE
 - CORRUGATED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - LAND SURVEYOR
 - LICENSED BUSINESS
 - OFFICIAL RECORD BOOK
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - UTILITY POLE
 - RIGHT-OF-WAY
 - NO IDENTIFICATION
 - FLA. DEPT. OF TRANSPORTATION CENTERLINE

STATE OF FLORIDA COUNTY OF BAKER
THIS IS TO CERTIFY, THAT ON _____, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JOHN M. CURTIS, TO ME 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.
Kandice D. Barr NOTARY PUBLIC
MY COMMISSION EXPIRES _____
Kandice D. Barr
Commission # CC 783818
Expires OCT. 19, 2002
ATLANTIC BONDING CO., INC.

STATE OF FLORIDA COUNTY OF BAKER
THIS IS TO CERTIFY, THAT ON May 23, 2002, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED James V. Chase, TO ME 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.
Angela S. Jackson NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR.
THIS IS TO CERTIFY, THAT ON July 2, 2002, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.
Judy Dettman PLANNING AND ZONING DIRECTOR
DATE 7/2/02

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER.
EXAMINED AND APPROVED: Arthur N. Seebach COUNTY ENGINEER
DATE 6-25-02

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 _____ DAY OF _____, 2002, A.D.
Mark D. Duren CHAIRMAN, COUNTY COMMISSION

THIS PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708
RT. 18 BOX 555
SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX
WO# 02-057FP
SHEET 1 OF 2