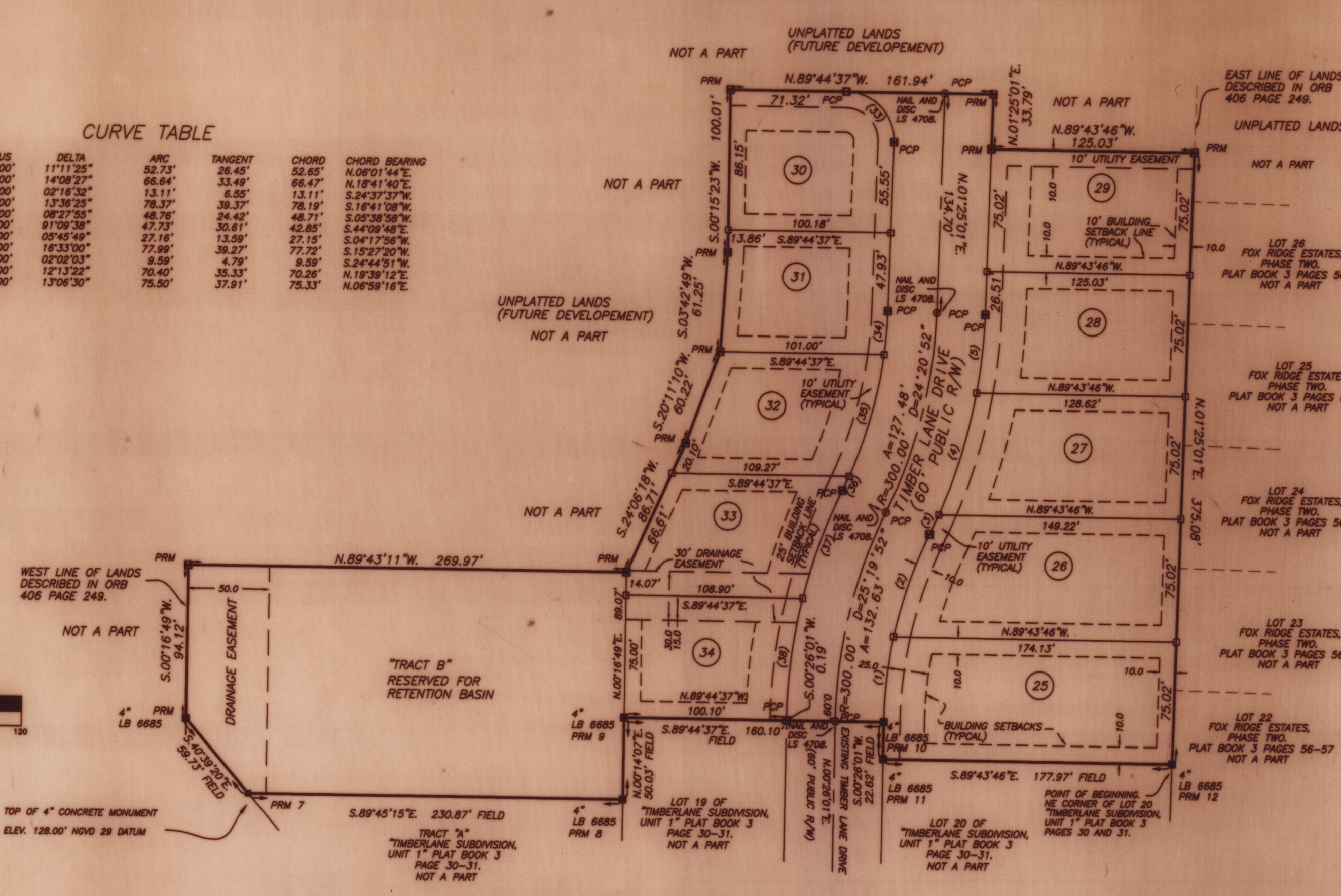
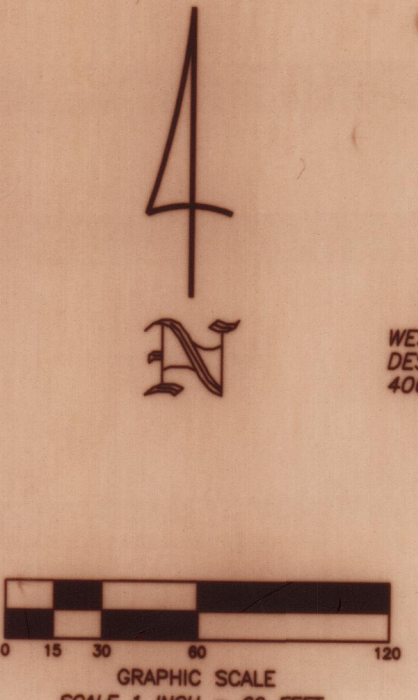


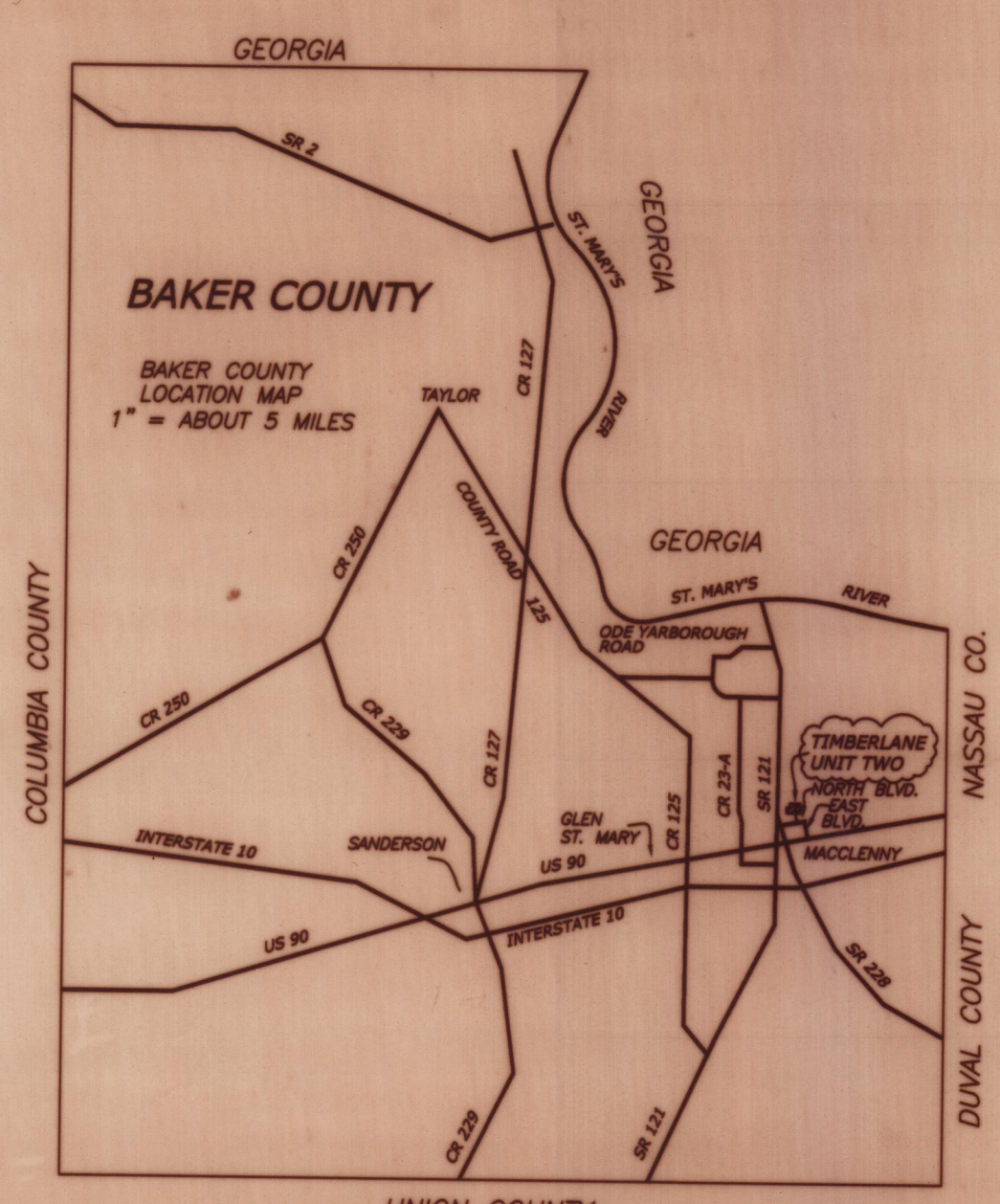
# "TIMBERLANE SUBDIVISION, UNIT TWO"

IN  
SECTION 29, TOWNSHIP 2 SOUTH,  
RANGE 22 EAST,  
CITY OF MACCLENNY,  
BAKER COUNTY, FLORIDA

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	270.00'	11°11'25"	52.73'	26.45'	52.65'	N.08°01'44"E
2	270.00'	14°09'27"	66.64'	33.49'	66.47'	N.18°41'40"E
3	330.00'	08°16'35"	13.11'	6.55'	13.11'	S.24°37'37"W
4	330.00'	13°36'25"	78.37'	39.37'	78.19'	S.18°41'08"W
5	330.00'	08°27'55"	48.71'	24.42'	48.71'	S.09°38'58"W
33	30.00'	91°09'38"	47.73'	30.81'	42.85'	S.44°09'48"E
34	270.00'	08°45'49"	27.18'	13.59'	27.15'	S.04°17'56"W
35	270.00'	16°33'00"	77.99'	38.23'	77.72'	S.12°27'20"W
36	270.00'	02°02'03"	9.59'	4.79'	9.59'	S.24°44'51"W
37	330.00'	12°13'22"	70.40'	35.33'	70.26'	N.19°39'12"E
38	330.00'	13°06'30"	75.50'	37.91'	75.35'	N.08°59'16"E



DEVELOPER/ OWNER: HUGH BENTLEY RHODEN  
P. O. BOX 356  
MACCLENNY, FLORIDA 32063  
(904) 259-2255



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: Oct. 4, 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

THIS IS TO CERTIFY THAT ON THIS 16 DAY OF October, 2002, AD. ARNOLD J. JOHNS, A FLORIDA REGISTERED SURVEYOR AND MAPPER, REGISTRATION NUMBER, P.L.S. #422, HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH FLORIDA STATUTES, CHAPTER 177 PART 1 FOR THE COUNTY OF BAKER COUNTY, FLORIDA.  
SIGNED: \_\_\_\_\_

DESCRIPTION:  
PART OF THE SE 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NE CORNER OF LOT 20 OF "TIMBERLANE SUBDIVISION, UNIT 1" A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGES 30 AND 31 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; THENCE NORTH 01°25'01"E, ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 406 PAGE 249 OF THE OFFICIAL RECORDS OF BAKER COUNTY, FLORIDA, A DISTANCE OF 375.08 FEET; THENCE N.89°43'46"W, 125.03 FEET; THENCE N.01°25'01"E, 33.79 FEET; THENCE N.89°44'37"W, 161.94 FEET; THENCE S.00°15'23"W, 100.01 FEET; THENCE S.03°42'49"W, 61.25 FEET; THENCE S.20°11'10"W, 60.22 FEET; THENCE S.24°06'18"W, 86.71 FEET; THENCE N.89°43'11"W, 269.97 FEET TO THE WEST LINE OF SAID LANDS RECORDED IN SAID OFFICIAL RECORDS BOOK 406 PAGE 249; THENCE SOUTH 00°16'49"W, ALONG SAID WEST LINE, 94.12 FEET; THENCE SOUTH 40°39'20"E, 59.73 FEET TO A CONCRETE MONUMENT MARKING THE NW CORNER OF A PARCEL OF LAND LABELED TRACT "A" ON THE AFOREMENTIONED PLAT OF "TIMBERLANE SUBDIVISION, UNIT 1"; THENCE SOUTH 89°45'15"E, ALONG THE NORTH LINE OF SAID TRACT "A" A DISTANCE OF 230.87 FEET TO A CONCRETE MONUMENT MARKING THE NE CORNER OF SAID TRACT "A"; THENCE NORTH 00°14'07"E, ALONG THE WEST LINE OF LOT 19 OF SAID SUBDIVISION, A DISTANCE OF 50.03 FEET TO A CONCRETE MONUMENT MARKING THE NW CORNER OF SAID LOT 19; THENCE SOUTH 89°44'37"E, ALONG THE NORTH LINE OF SAID LOT 19 AND ITS EASTERLY EXTENSION, A DISTANCE OF 180.10 FEET TO A CONCRETE MONUMENT LABELED "PRM 10" ON SAID SUBDIVISION PLAT OF RECORD; THENCE SOUTH 00°26'01"W, 22.62 FEET TO A CONCRETE MONUMENT MARKING THE NW CORNER OF THE AFOREMENTIONED LOT 20; THENCE SOUTH 89°43'46"E, ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 177.97 FEET TO A CONCRETE MONUMENT MARKING THE NE CORNER OF BAKER COUNTY, FLORIDA, CONTAINING 3.57 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL BY THE CITY OF MACCLENNY, FLORIDA  
THIS IS TO CERTIFY THAT ON 10/16/02 THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MACCLENNY, FLORIDA.  
James Gerald Doyne  
JAMES GERALD DOYNE, CITY MANAGER  
Mary Doyne, M.D.  
MARY DOYNE, M.D. MAYOR

CERTIFICATE OF APPROVAL BY CITY PLANNING AND ZONING  
THIS IS TO CERTIFY THAT ON THIS 8 DAY OF October, A.D., 2002 THE AFOREGOING PLAT OR PLAN WAS APPROVED BY PLANNING AND ZONING OF THE CITY OF MACCLENNY.  
Frank E. Bagwell

CERTIFICATE OF APPROVAL BY THE CITY OF MACCLENNY ATTORNEY  
EXAMINED AND APPROVED BY Frank E. Bagwell CITY ATTORNEY

FRANK E. BAGWELL  
DATED: 10/16/02  
CITY OF MACCLENNY

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER  
EXAMINED AND APPROVED BY: Frank E. Bagwell  
DATED: 10/16/02

CLERK'S CERTIFICATE  
THIS PLAT HAVING BEEN APPROVED BY THE CITY COUNCIL IS ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.  
SIGNED: \_\_\_\_\_  
CLERK OF CIRCUIT COURT

ACCEPTANCE FOR MAINTENANCE  
I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN 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: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS

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 16 DAY OF October, 2002 IN PLAT BOOK 3 ON PAGES 59 AND 60.  
SIGNED: Al Franzen  
CLERK OF CIRCUIT COURT, BAKER COUNTY, FLORIDA

CERTIFICATE OF SUBDIVIDER'S ENGINEER  
THIS IS TO CERTIFY THAT ON 8-Oct-02 DALE C. JOHNS, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 43850, 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 OF MACCLENNY.  
Dale Johns  
REGISTERED FLORIDA ENGINEER

DEDICATION:  
KNOW ALL MEN BY THESE PRESENT THAT HUGH B. RHODEN, AS OWNER, AND JAMES C. HODGES, AS ASSISTANT VICE-PRESIDENT OF CNB NATIONAL BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "TIMBERLANE SUBDIVISION, UNIT TWO", AND THAT ALL ROADS, 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.  
WITNESSES AS TO OWNER: Hugh B. Rhoden  
WITNESSES AS TO MORTGAGEE: James C. Hodges  
JAMES C. HODGES, AS ASSISTANT VICE-PRESIDENT CNB NATIONAL BANK

STATE OF FLORIDA COUNTY OF BAKER  
THIS IS TO CERTIFY THAT ON Oct 1, 2002 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED HUGH B. RHODEN, 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.  
Dana D. Wood  
DANA D. WOOD  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF FLORIDA COUNTY OF BAKER  
THIS IS TO CERTIFY THAT ON Oct 1, 2002 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JAMES C. HODGES, 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.  
Dana D. Wood  
DANA D. WOOD  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

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.

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.

- SURVEYOR'S NOTES:
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS IN SECTION 29 BY OTHERS AND THE BOUNDARY OF "TIMBERLANE SUBDIVISION, UNIT 1" USING MONUMENTS FOUND ON THE EAST LINE OF SAID PARCEL.
  - BEARINGS BASED ON RECORD PLAT OF "TIMBERLANE SUBDIVISION, UNIT 1" AS PER PLAT BOOK 3 PAGES 56-57.
  - THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN AS PER FLOOD INSURANCE RATE MAP, DATED FEBRUARY 1, 1987, COMMUNITY PANEL NO. 120590 0001 B.
  - CONTOUR LINES TAKEN FROM FIELD ELEVATIONS BASED ON NAVD 29 DATUM.
  - THE UTILITY EASEMENTS SUFFICIENT TO SERVE LOTS WILL BE SHOWN ON FINAL PLAT.
  - MINIMUM LOT SIZE TO BE 7500 SQUARE FEET.
  - WATER SOURCE TO BE CITY OF MACCLENNY PUBLIC UTILITIES.
  - WASTE WATER DISPOSAL TO BE CITY OF MACCLENNY PUBLIC UTILITIES.
  - LAND IS PRIMARILY CUT OVER PINE LAND.
  - CLOSURE OF FIELD SURVEY IS 1/35,286.
  - ZONING RS-2 ACCORDING TO PLAT OF TIMBERLANE SUBDIVISION, UNIT 1.
  - "NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT = 25'  
SIDE = 10'  
REAR = 10'

- 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
  - CMP 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. D.O.T. FLA. DEPT. OF TRANSPORTATION
  - CENTRELINE
  - 4"x4" CONCRETE MONUMENT, PRM, LS 4708.

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# 00656U2FP