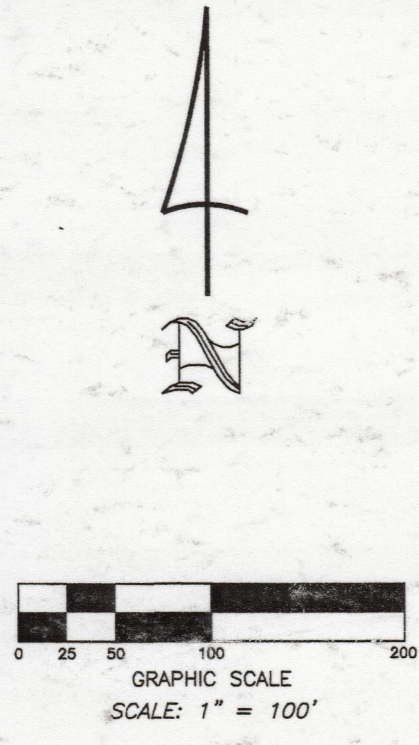


"KING'S MANOR PHASE 2"

IN
SECTION 1, TOWNSHIP 3 SOUTH,
RANGE 20 EAST,
BAKER COUNTY, FLORIDA



APPROVED BY THE CLERK OF THE CIRCUIT COURT
BAKER COUNTY, FLORIDA
AL FRANK
DEPUTY CLERK



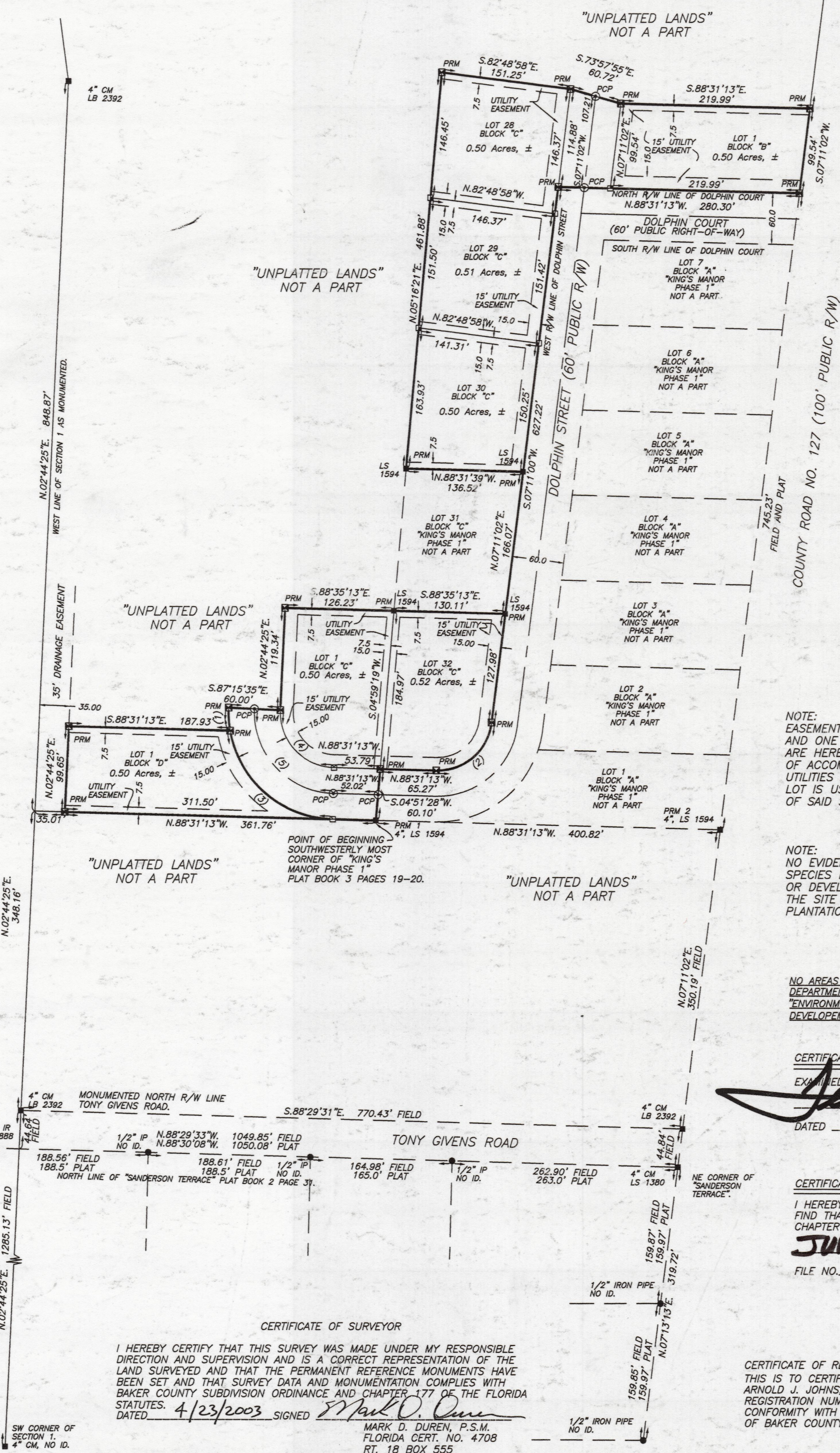
Curve number 1
Radius= 123.76
Delta= 123°01'3"
Arc= 270.1
Tangent= 13.56
Chord= 26.83
Chord Brg. N.03°30'42"W

Curve number 2
Radius= 63.76
Delta= 84°17'45"
Arc= 83.61
Tangent= 57.71
Chord= 85.57
Chord Brg. S.49°19'55"W

Curve number 3
Radius= 123.76
Delta= 78°45'24"
Arc= 170.12
Tangent= 101.58
Chord= 157.04
Chord Brg. N.49°08'31"W

Curve number 4
Radius= 63.76
Delta= 91°15'38"
Arc= 101.56
Tangent= 65.18
Chord= 91.16
Chord Brg. N.42°53'24"W

Curve number 5
Radius= 93.76
Delta= 91°15'38"
Arc= 149.34
Tangent= 95.85
Chord= 134.05
Chord Brg. N.42°53'24"W



DESCRIPTION:
PART OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWESTERLY MOST CORNER OF "KING'S MANOR PHASE 1," A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, AND THENCE N.88°31'13"W, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID "KING'S MANOR PHASE 1" A DISTANCE OF 361.76 FEET TO A POINT LYING 35.00 FEET EAST OF THE WEST LINE OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, AS MEASURED PERPENDICULAR TO SAID WEST LINE; THENCE N.02°44'25"E, PARALLEL TO SAID WEST LINE, 99.65 FEET; THENCE S.88°31'13"E, 187.93 FEET TO THE WEST RIGHT-OF-WAY LINE OF DOLPHIN STREET, A 60.00 FOOT WIDE PROPOSED PUBLIC RIGHT-OF-WAY, AND SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 123.76 FEET AND HAVING A CENTRAL ANGLE OF 12°30'13" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.03°30'42"W, AND A CHORD LENGTH OF 26.83 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 27.01 FEET; THENCE S. 87°15'35"E, 60.00 FEET; THENCE N.02°44'25"E, 119.34 FEET THENCE S.88°35'13"E, 126.23 FEET TO A CONCRETE MONUMENT MARKING THE SW CORNER OF LOT 31, BLOCK "C" OF THE AFOREMENTIONED "KING'S MANOR PHASE 1"; THENCE S.88°35'13"E, ALONG THE SOUTH LINE OF SAID LOT 31 A DISTANCE OF 130.11 FEET TO A POINT ON A PORTION OF THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED DOLPHIN STREET; THENCE N.07°11'02"E, ALONG SAID RIGHT-OF-WAY LINE, 166.07 FEET TO THE NE CORNER OF SAID LOT 31; THENCE N.88°31'13"W, ALONG THE NORTH LINE OF SAID LOT 31 A DISTANCE OF 136.52 FEET TO A CONCRETE MONUMENT MARKING THE NW CORNER OF SAID LOT 31; THENCE N.05°16'21"E, 461.88 FEET; THENCE S.82°48'58"E, 151.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A PORTION OF DOLPHIN STREET; THENCE S.73°57'55"E, 60.72 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID DOLPHIN STREET; THENCE S.88°31'13"E, DEPARTING SAID RIGHT-OF-WAY LINE, 219.99 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 127, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY LINE OF A PORTION OF SAID DOLPHIN STREET; THENCE S.07°11'02"W, ALONG SAID WEST LINE, 627.22 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 63.76 FEET AND HAVING A CENTRAL ANGLE OF 84°17'45" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.49°19'55"W, AND A CHORD LENGTH OF 85.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 93.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.88°31'13"W, 65.27 FEET; THENCE S.04°51'28"W, DEPARTING FROM SAID RIGHT-OF-WAY LINE, 80.10 FEET TO THE POINT OF BEGINNING. CONTAINS 3.95 ACRES, MORE OR LESS.

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT MACGLEN BUILDERS, INC. AND HUGH B. RHODEN AS PRESIDENT OF MACGLEN BUILDERS, INC., AS OWNER, AND JOHN D. KENNEDY, AS PRESIDENT OF TRI-COUNTY DIVISION OF CNB NATIONAL BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREOF DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "KING'S MANOR PHASE 2", 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 MORTGAGEE:
Regina A. Mills
WITNESSES AS TO MORTGAGEE:
Regina A. Mills

WITNESSES AS TO PRESIDENT OF MACGLEN BUILDERS, INC.:
Dana D. Wood
WITNESSES AS TO MORTGAGEE:
Dana D. Wood

WITNESSES AS TO PRESIDENT OF TRI-COUNTY DIVISION CNB NATIONAL BANK:
John D. Kennedy

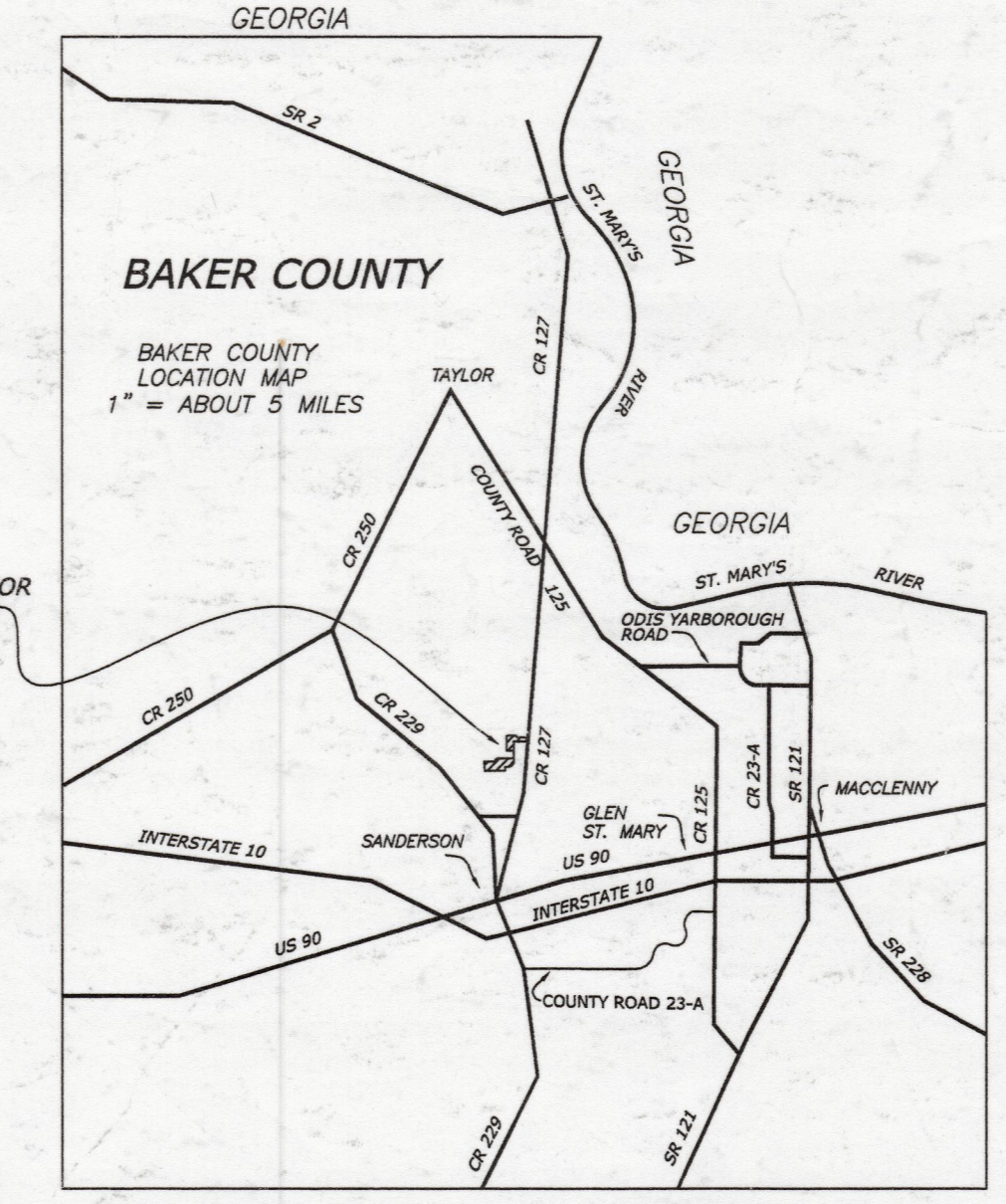
STATE OF FLORIDA COUNTY OF BAKER
THIS IS TO CERTIFY, THAT ON **April 24, 2003**, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED **HUGH B. RHODEN**, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND 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 HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.
Dana D. Wood
NOTARY PUBLIC
MY COMMISSION EXPIRES **9-23-04**

STATE OF FLORIDA COUNTY OF BAKER
THIS IS TO CERTIFY, THAT ON **April 24, 2003**, 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 HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.
Dana D. Wood
NOTARY PUBLIC
MY COMMISSION EXPIRES **9-23-04**

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR.
THIS IS TO CERTIFY, THAT ON **APRIL 24, 2003**, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.
Stacy Pittman 4/24/03
PLANNING AND ZONING DIRECTOR DATE

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER.
EXAMINED AND APPROVED: **Arthur N. Babenbaugh**
COUNTY ENGINEER 5-5-03
DATE

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 **5th** DAY OF **May**, 2003, A.D.
John D. Kennedy
CHAIRMAN, COUNTY COMMISSION



NOTE:
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 SITE CONSIST OF MIXED HARDWOODS AND THINNED PINE PLANTATION.

NO AREAS DESIGNATED AS "WETLANDS" ARE SHOWN ON THE U. S. DEPARTMENT OF THE INTERIOR WETLANDS INVENTORY MAPS AND NO "ENVIRONMENTALLY SENSITIVE AREAS" AND "AREAS OF RESTRICTED DEVELOPMENT" ARE KNOWN TO THE DEVELOPER OR HIS AGENTS.

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY.
EXAMINED AND APPROVED BY:
James A. Brown
COUNTY ATTORNEY
DATED **5-19-03** A.D., 2003.

CERTIFICATE OF COUNTY HEALTH DEPARTMENT
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS, IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 0065, ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS; REGULATION, ON-SITE WATER SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS, IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 002, SUPERVISORY, PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS.
Jim Ansh 4-24-03
PUBLIC HEALTH OFFICIAL DATE

CERTIFICATE OF CLERK OF CIRCUIT COURT
I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON **JUNE 5, 2003** AT **MAC FLA.**
FILE NO. **AL FRANK**

CERTIFICATE OF REVIEWING SURVEYOR
THIS IS TO CERTIFY THAT ON **5th** DAY OF **Apr**, 2003, AD, **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**

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:
RESIDENTIAL ZONE E.
ZONING CLASSIFICATION RC.5

EXISTING SOIL CONDITIONS:
SOIL TYPE 23, LEON SAND.

"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."

- 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
 - RCF REINFORCED CONCRETE PIPE
 - LS LAND SURVEYOR
 - LB LICENSED BUSINESS
 - ORF OFFICIAL RECORD BOOK
 - PRM PERMANENT REFERENCE MONUMENT
 - PCB PERMANENT CONTROL POINT
 - UTILITY POLE
 - R/W RIGHT-OF-WAY
 - NO ID. NO IDENTIFICATION
 - FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
 - CENTERLINE
 - 4"x4" CONCRETE MONUMENT, PRM, LS 4708.
 - PCF, NAIL AND WASHER, 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# 03029FP
SHEET 1 OF 1