

# "PHEASANT RUN II AT GLEN PLANTATION"

IN  
SECTION 11, TOWNSHIP 2 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 W. CLOUSE, AS EXECUTIVE VICE-PRESIDENT OF FARM CREDIT OF NORTH FLORIDA, ACA, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "PHEASANT RUN II AT GLEN PLANTATION", 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.

WITNESSES AS TO OWNER: *John M. Curtis*  
WITNESSES AS TO MORTGAGEE: *James W. Clouse*

NOTARY PUBLIC: *Judy Jones* (My Commission Expires December 11, 2004)  
NOTARY PUBLIC: *Ryan C. Curtis* (My Commission Expires January 23, 2004)

STATE OF FLORIDA COUNTY OF BAKER  
THIS IS TO CERTIFY, THAT ON July 1, 2003, 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.

NOTARY PUBLIC: *Judy Jones* (My Commission Expires December 11, 2004)

STATE OF FLORIDA COUNTY OF BAKER  
THIS IS TO CERTIFY, THAT ON June 27, 2003, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JAMES W. CLOUSE, 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.

NOTARY PUBLIC: *Ryan C. Curtis* (My Commission Expires January 23, 2004)

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR.  
THIS IS TO CERTIFY, THAT ON 7/1/03 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.

PLANNING AND ZONING DIRECTOR: *Judy Pittman* (DATE: 7/1/03)

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER.  
EXAMINED AND APPROVED: *Arthur R. Badenbaugh* (DATE: 7-1-03)  
COUNTY ENGINEER

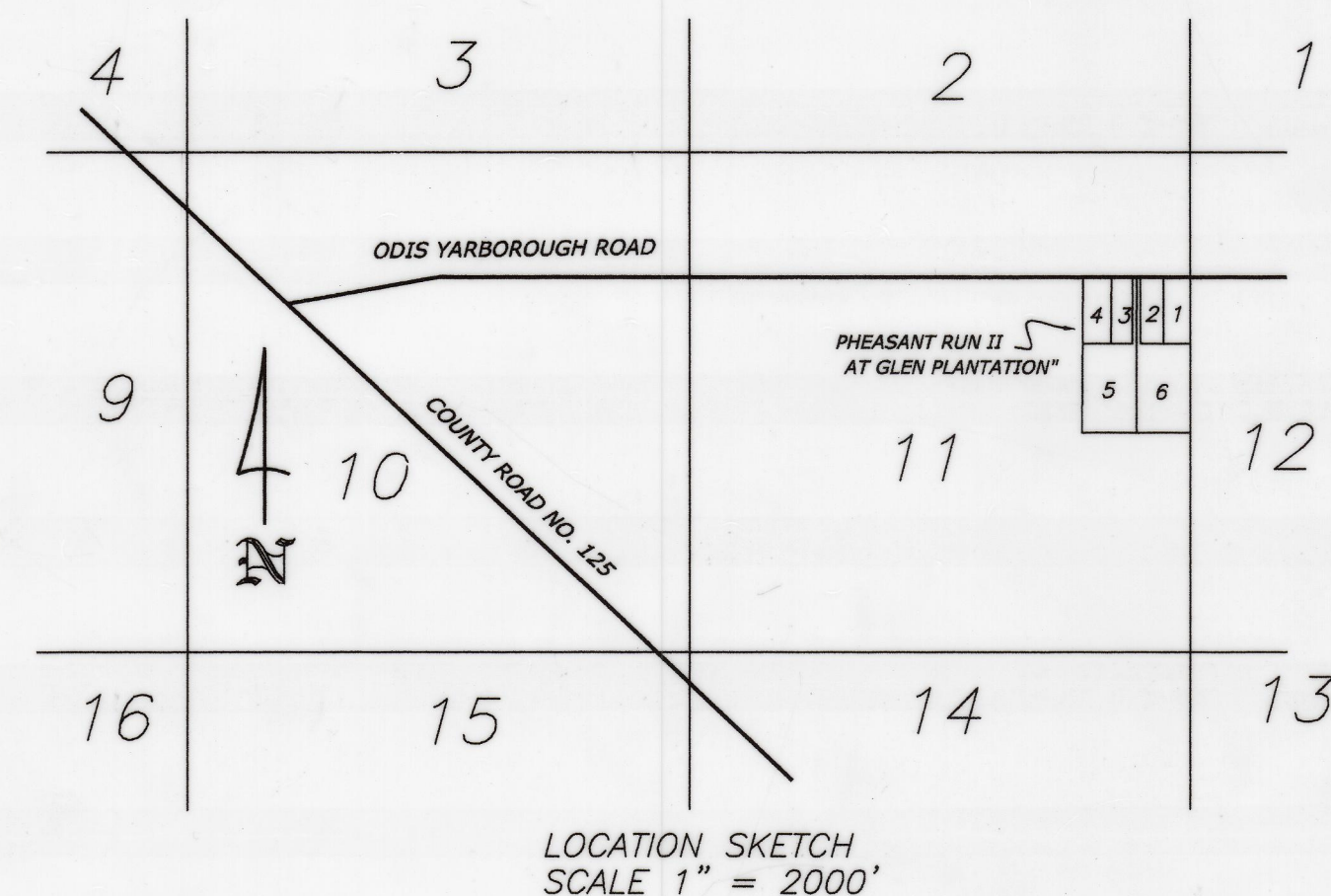
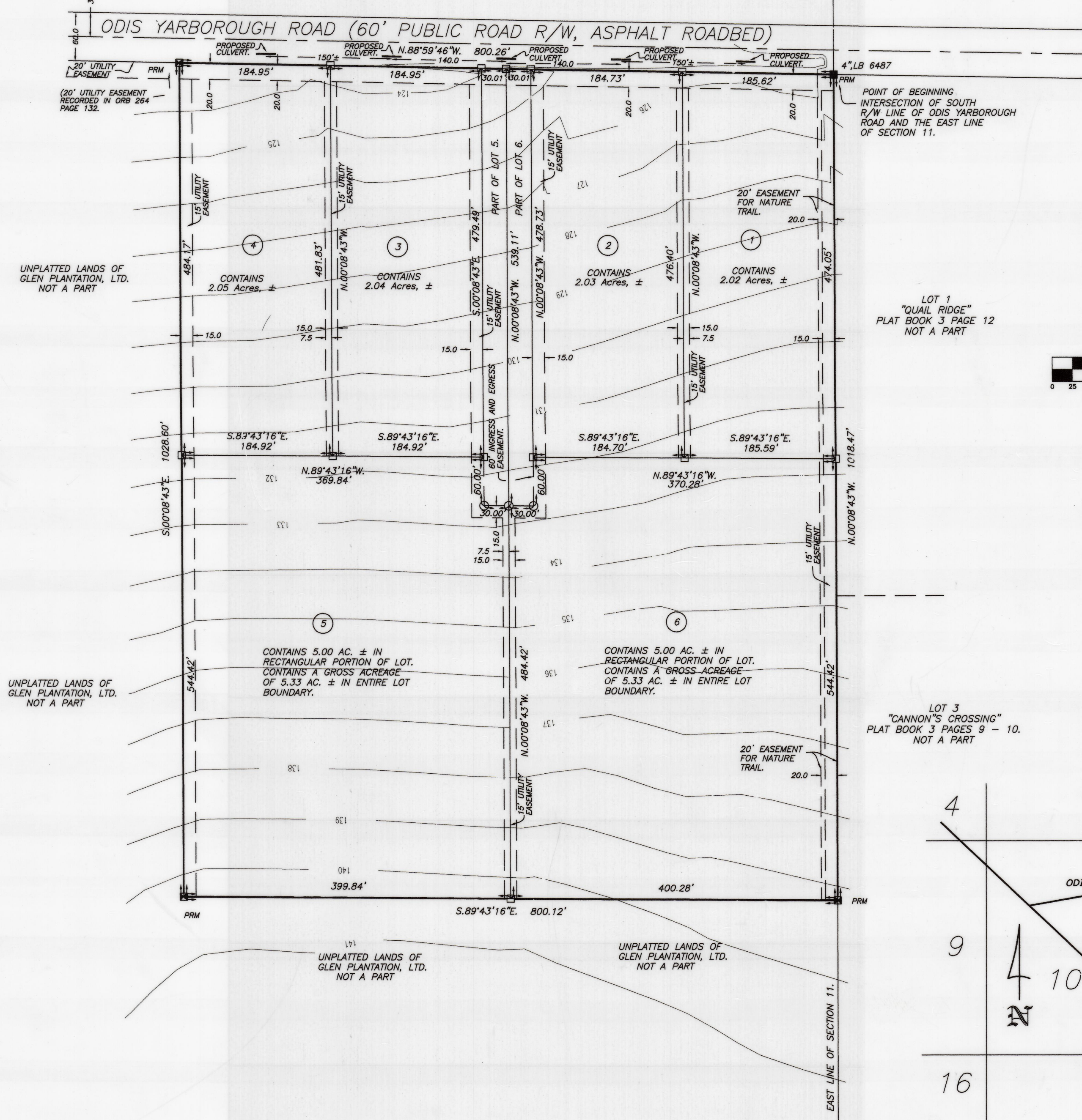
CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS.  
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA THIS 7-1-03 DAY OF July, 2003, A.D.

CHAIRMAN, COUNTY COMMISSION

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 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 0062, SUPERFICIAL PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS.

PUBLIC HEALTH OFFICIAL: *John A. ...* (DATE: 7-1-03)

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# 02-546FP  
SHEET 1 OF 1



THE 60' WIDE INGRESS AND EGRESS EASEMENTS ARE FOR THE EXCLUSIVE BENEFIT OF THE ADJACENT 5+ ACRE LOTS WHICH ARE SUBJECT TO SAID EASEMENT. TO WIT; LOT 5 AND LOT 6 ARE THE SOLE AND JOINT BENEFICIARIES OF THE 60 FOOT WIDE EASEMENT THEY ARE SUBJECT TO. THERE IS NO RIGHT OF ACCESS GRANTED TO LOTS 1, 2, 3 AND 4 SHOWN HEREON IN THE CREATION OF THESE INGRESS AND EGRESS EASEMENTS.

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY.  
EXAMINED AND APPROVED: *John ...* (DATE: A.D., 2003)  
COUNTY ATTORNEY

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 July 22, 2003 AT MADE, FL.

FILE NO. AL FRASER

CERTIFICATE OF REVIEWING SURVEYOR  
THIS IS TO CERTIFY THAT ON THIS 10<sup>TH</sup> DAY OF July, 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*

**SURVEYOR'S NOTES:**  
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS IN SECTION 11.  
2. BEARINGS BASED ON A BEARING OF S.88°59'46"W. USING MONUMENTS FOUND ON THE SOUTH LINE OF ODIS YARBOROUGH ROAD.  
3. THIS PARCEL IS IN ZONE "A" 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 0135 E. FLOOD INSURANCE RATE MAPS DO NOT INDICATE POTENTIAL FLOODING. HOWEVER, DWELLING CONSTRUCTION OR OTHER IMPROVEMENTS SHOULD COMPLY WITH BAKER COUNTY BUILDING AND ZONING REGULATIONS.  
4. WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.  
5. MINIMUM LOT SIZE IS 2.00 ACRES ON EXISTING PAVED ROADS.  
6. THE CONTOUR LINES SHOWN ARE BASED ON ACTUAL FIELD TOPOGRAPHY USING NAVD 29 DATUM.  
7. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."  
8. CLOSURE OF FIELD SURVEY IS 1/16,871.  
9. THIS IS A MINOR SUBDIVISION.

THE IMMEDIATE AREA SURROUNDING THIS PARCEL IS PRIMARILY CUT OVER AGRICULTURAL TIMBER LANDS WITH SOME CYPRESS BAY HAMMOCKS. THERE IS RESIDENTIAL DWELLINGS ON THE EXISTING LOTS TO THE EAST WITHIN FOUR HUNDRED FEET OF THIS PARCEL.  
THERE ARE NO AREAS OF "HISTORICAL SIGNIFICANCE" IN THIS AREA THAT ARE KNOWN TO THE DEVELOPER OR THAT HAVE BEEN BROUGHT TO THE DEVELOPER'S ATTENTION OR OBSERVED. PHYSICAL EVIDENCE OF SUCH WHICH HAS BEEN OBSERVED.

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. "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."

**WATER TABLE NOTE:**  
THE WATER TABLE ELEVATION VARIES THROUGH OUT THIS AREA, BUT IS GENERALLY 2' - 3' BELOW THE SURFACE AS PER PROJECT ENGINEER.

NO "ENVIRONMENTALLY SENSITIVE AREAS" AND "AREAS OF RESTRICTED DEVELOPMENT" ARE KNOWN TO THE DEVELOPER.

**DEVELOPER/OWNER:**  
JOHN M. CURTIS, PRESIDENT OF GLEN PLANTATION, INC., GENERAL PARTNER, GLEN PLANTATION, LTD., 11635 NW 1ST AVENUE, OAKWISLE, FL 32667 (352) 332-0838

**LAND USE DESIGNATION:** (5+ ACRE LOTS)  
AG ZONE "D"  
ZONING CLASSIFICATION AG 7.5  
**LAND USE DESIGNATION:** (2+ ACRE LOTS)  
RE ZONE "D"  
ZONING CLASSIFICATION RC 2  
**EXISTING SOIL TYPES AS PER USDA SOIL SURVEY OF BAKER COUNTY, FLORIDA:**  
23-LEON SAND,  
24-LEON-EVERGREEN COMPLEX, DEPRESSIONAL,  
42-POTTSBURG SAND-HIGH  
43-POTTSBURG SAND.

**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 HABITAT OF ENDANGERED OR THREATENED SPECIES HAS COME TO THE ATTENTION OF THE SURVEYOR OR DEVELOPER AT THIS SITE.

**DESCRIPTION:**  
PART OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ODIS YARBOROUGH ROAD (A 60 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE EAST LINE OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, AND THENCE N.88°59'46"W., ALONG THE SOUTH RIGHT-OF-WAY LINE OF ODIS YARBOROUGH ROAD (A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY) A DISTANCE OF 800.26 FEET; THENCE S.00°08'43"E., 1028.60 FEET; THENCE S.89°43'16"E., 800.12 FEET TO THE EAST LINE OF SAID SECTION 11; THENCE N.00°08'43"W., ALONG SAID EAST LINE, 1018.47 FEET TO THE POINT OF BEGINNING.  
CONTAINS 18.80 ACRES, MORE OR LESS.

SUBJECT TO EXISTING 20 FOOT WIDE UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 264 PAGE 132 OF THE OFFICIAL RECORDS OF BAKER COUNTY, FLORIDA.

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."

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: 6/27/2003 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

