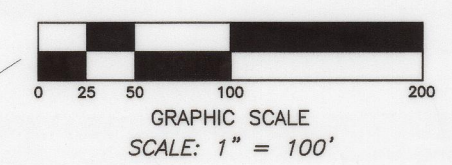


# "HUNTERS RIDGE AT GLEN PLANTATION"

IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA

DEDICATION: HUNTERS RIDGE AT GLEN PLANTATION, LTD. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON AS "HUNTERS RIDGE AT GLEN PLANTATION", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC ROAD RIGHT-OF-WAYS AND UTILITY EASEMENTS SHOWN HEREON. ALL DRAINAGE EASEMENTS AND SIGNAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO "HUNTERS RIDGE PROPERTY OWNER'S ASSOCIATION, INC.", A FLORIDA CORPORATION, FOR OWNERSHIP AND MAINTENANCE.

ATTEST:  
*[Signature]* WITNESS AS TO OWNER  
*[Signature]* WITNESS AS TO OWNER  
BY: *[Signature]* HUNTERS RIDGE AT GLEN PLANTATION, LTD.  
BY: *[Signature]* HUNTERS RIDGE AT GLEN PLANTATION, INC. ITS GENERAL PARTNER  
BY: *[Signature]* ITS PRESIDENT



STATE OF FLORIDA COUNTY OF BAKER  
THIS IS TO CERTIFY THAT ON **December 9, 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.  
*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION # DD17548 EXPIRES December 18, 2006  
ISSUED THROUGH FARN REBURNANCE INC.

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR.  
THIS IS TO CERTIFY THAT ON **01-05-04** THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.  
*[Signature]* **01-05-04**  
PLANNING AND ZONING DIRECTOR DATE

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER.  
EXAMINED AND APPROVED *[Signature]* **1-5-04**  
COUNTY ENGINEER 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 **6th** DAY OF **JANUARY**, 2004, A.D.  
*[Signature]*  
CHAIRMAN COUNTY COMMISSION

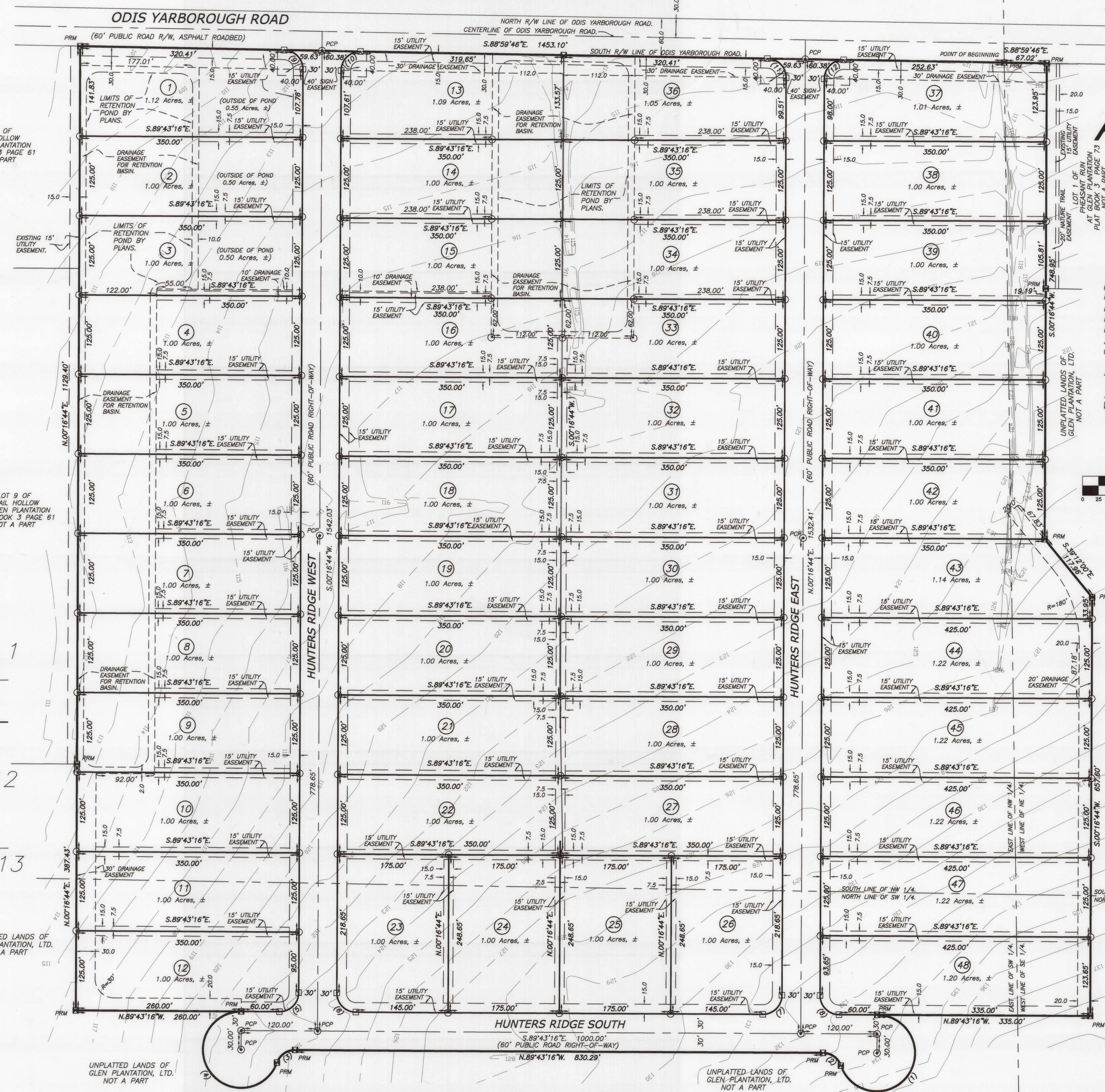
CERTIFICATE OF COUNTY HEALTH DEPARTMENT.  
"ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS, IN ACCORDANCE WITH FLORIDA STATUTE 381, "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS; REGULATION, ON-SITE WATER SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS, IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 0022, SUPERVISION; PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS."  
*[Signature]* **1-5-04**  
PUBLIC HEALTH OFFICIAL DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY.  
EXAMINED AND APPROVED BY *[Signature]* COUNTY ATTORNEY  
DATE **1-6-04** A.D. 2004

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
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- PERM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- UTILITY POLE
- R/W RIGHT-OF-WAY
- NO ID. NO IDENTIFICATION
- FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
- C CENTERLINE
- M CONCRETE MONUMENT, PRM. LS 4708.
- CONCRETE MONUMENT
- AC. ACRES
- ELEVATION
- NOV29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- NAIL AND DISC, PCP, 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# **02-342FPLOTREV**  
SHEET 1 OF 1



**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.89°59'46"E USING MONUMENTS FOUND ON THE SOUTH LINE OF ODIS YARBROUGH 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 B. 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 1.00 ACRES ON EXISTING PAVED ROADS.  
6. THE CONTOUR LINES SHOWN ARE BASED ON ACTUAL FIELD TOPOGRAPHY USING NOV29 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 MAJOR SUBDIVISION.  
THE IMMEDIATE AREA SURROUNDING THIS PARCEL IS PRIMARILY CUT OVER AGRICULTURAL TIMBER LANDS WITH SOME CYPRESS BAY HAMMOCKS. THERE ARE NO RESIDENTIAL DWELLINGS 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 OBVIOUS 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."

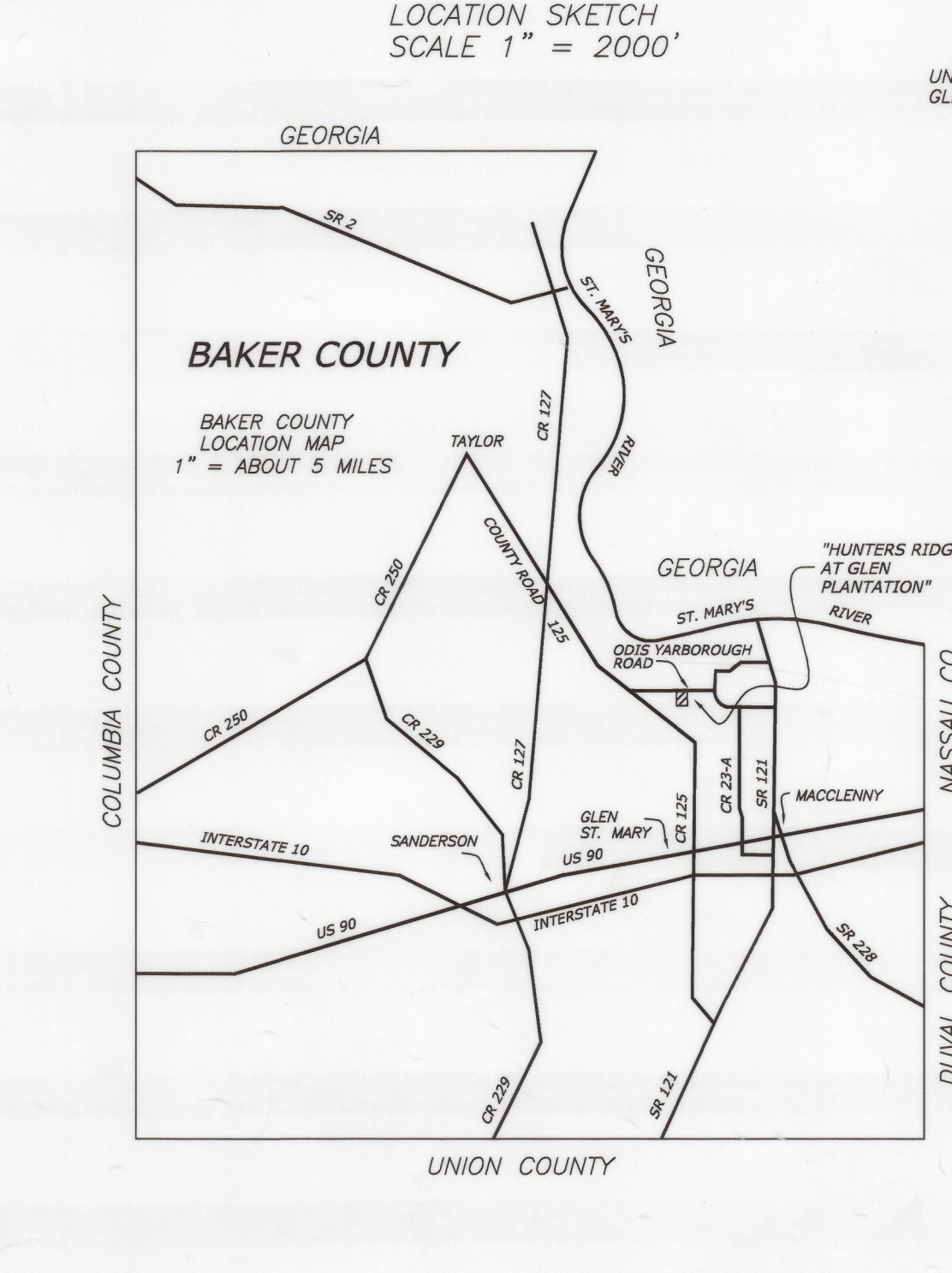
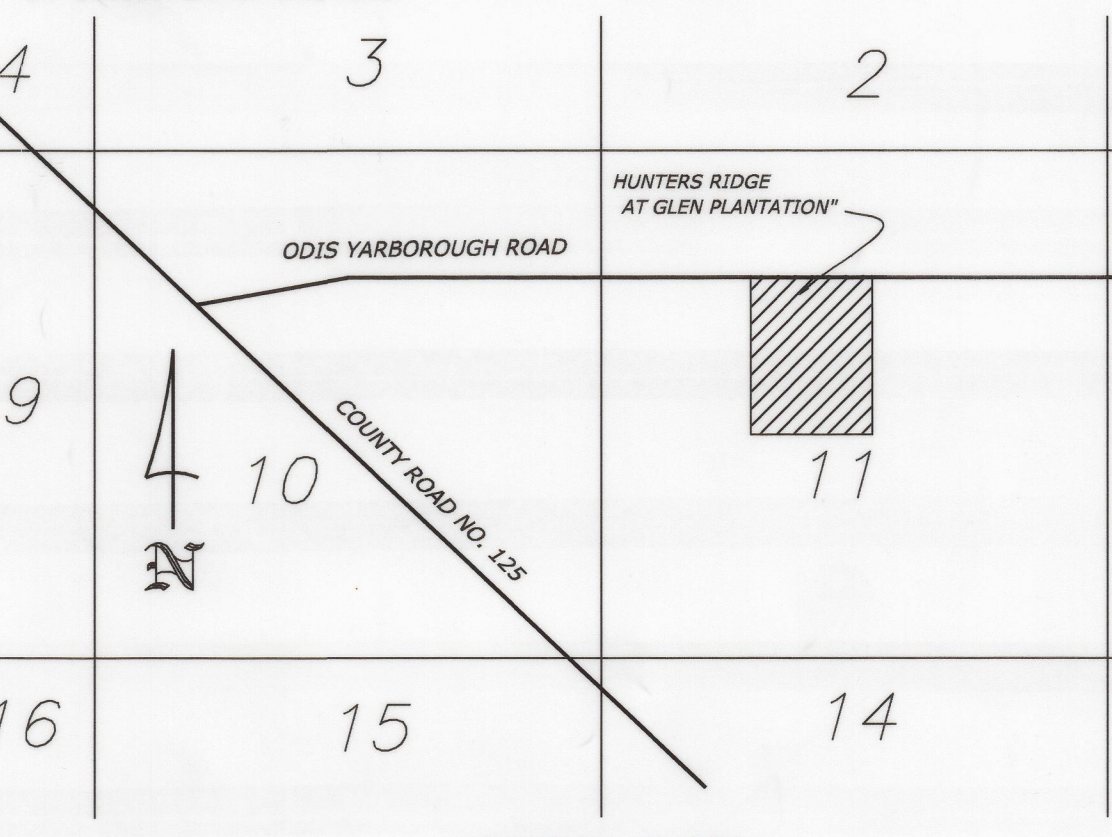
**WATER TABLE NOTE:**  
THE WATER TABLE ELEVATION VARIES THROUGHOUT THIS AREA BUT IS GENERALLY 2' - 3' BELOW THE SURFACE AS PER PROJECT ENGINEER. NO "ENVIRONMENTALLY SENSITIVE AREAS" AND "AREAS OF RESTRICTED DEVELOPMENT" ARE KNOWN TO THE DEVELOPER.

**DEVELOPER/OWNER:**  
JOHN M. CURTIS, PRESIDENT OF GLEN PLANTATION, INC., GENERAL PARTNER, HUNTERS RIDGE AT GLEN PLANTATION, LTD., 11635 NW 1ST AVENUE, GAINESVILLE, FL 32607 (352) 332-9838

**LAND USE DESIGNATION:**  
RE ZONE "D"  
ZONING CLASSIFICATION RC 1  
EXISTING SOIL TYPES AS PER USDA SOIL SURVEY OF BAKER COUNTY, FLORIDA:  
21-HURRICANE AND RIDGEWOOD SOILS  
23-LEON SAND  
39-PLUMMER FINE SAND  
43-POTTSBURG SAND  
47-SAFELO FINE 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, 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:**  
THE NE 1/4 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 YARBROUGH ROAD (A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY AS PRESENTLY ESTABLISHED) AND THE WEST LINE OF THE NE 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, AND THENCE S.89°59'46"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 67.02 FEET TO THE NW CORNER OF "PHEASANT RUN AT GLEN PLANTATION," A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 3 PAGE 73 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; THENCE S.00°16'44"W, ALONG THE WEST LINE OF SAID SUBDIVISION AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 748.85 FEET; THENCE S.39°12'00"E, 117.96 FEET; THENCE S.00°16'44"W, 857.80 FEET; THENCE N.89°43'16"E, 335.00 FEET TO A POINT ON A CUL-DE-SAC BEING A CURVE CONCAVE TO THE NW, HAVING A RADIUS OF 60.00 FEET AND HAVING A CENTRAL ANGLE OF 250°31'44" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.35°32'36"W, AND A CHORD LENGTH OF 97.98 FEET; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 262.35 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE TO THE SW AND HAVING A RADIUS OF 30.00 FEET AND HAVING A CENTRAL ANGLE OF 70°31'44" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.54°27'24"W, AND A CHORD LENGTH OF 34.64 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 36.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.89°43'16"E, 830.29 FEET TO THE POINT OF CURVE OF CURVE CONCAVE TO THE SE AND HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 70°31'44" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.55°00'52"W, AND A CHORD LENGTH OF 34.64 FEET; THENCE SOUTHWESTERLY WITH A CURVE, BEING A CUL-DE-SAC, CONCAVE TO THE NE AND HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 250°31'44" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.34°59'08"W, AND A CHORD DISTANCE OF 97.98 FEET; THENCE SOUTHERLY, NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 262.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.89°43'16"E, 260.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF SAID CURVE; THENCE N.00°16'44"W, 260.00 FEET TO THE SE CORNER OF LOT 9 OF SAID "QUAL HOLLOW AT GLEN PLANTATION," A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 3 PAGE 61 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; THENCE N.00°16'44"E, ALONG SAID LINE, 397.43 FEET TO THE SE CORNER OF LOT 9 OF SAID "QUAL HOLLOW AT GLEN PLANTATION," A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 3 PAGE 61 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; THENCE S.89°43'16"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A 60.00 FOOT WIDE PUBLIC RIGHT-OF-WAY, THENCE S.89°43'16"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1453.10 FEET TO THE POINT OF BEGINNING. CONTAINS 55.58 ACRES, MORE OR LESS.

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: **5 DEC 2003**  
*[Signature]*  
MARK D. DUREN, P.S.M.  
FLORIDA CERT. NO. 4708  
RT. 18 BOX 555  
LAKE CITY, FLA. 32025  
(386) 758-9831

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	60.00'	250°31'44"	262.35'	-84.85'	97.98'	S.35°32'36"W
2	30.00'	70°31'44"	36.83'	21.51'	34.64'	N.54°27'24"W
3	30.00'	70°31'44"	36.83'	21.51'	34.64'	S.55°00'52"W
4	60.00'	250°31'44"	262.35'	-84.85'	97.98'	N.34°59'08"W
5	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.45°16'44"W
6	30.00'	90°00'00"	47.12'	30.00'	42.43'	N.44°43'16"W
7	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.45°16'44"W
8	30.00'	90°00'00"	47.12'	30.00'	42.43'	N.44°43'16"W
9	30.00'	89°16'30"	46.74'	29.62'	42.16'	S.44°21'31"E
10	30.00'	90°43'30"	47.50'	30.38'	42.69'	N.45°38'29"E
11	30.00'	89°16'30"	46.74'	29.62'	42.16'	S.44°21'31"E
12	30.00'	90°43'30"	47.50'	30.38'	42.69'	N.45°38'29"E

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 **JAN. 7, 2004** AT **MACC. F.T.A.**  
*[Signature]*  
FILE NO. **AL FRAM**  
CERTIFICATE OF REVIEWING SURVEYOR  
THIS IS TO CERTIFY THAT ON THIS **6** DAY OF **JAN.**, 2004, 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: *[Signature]*

