

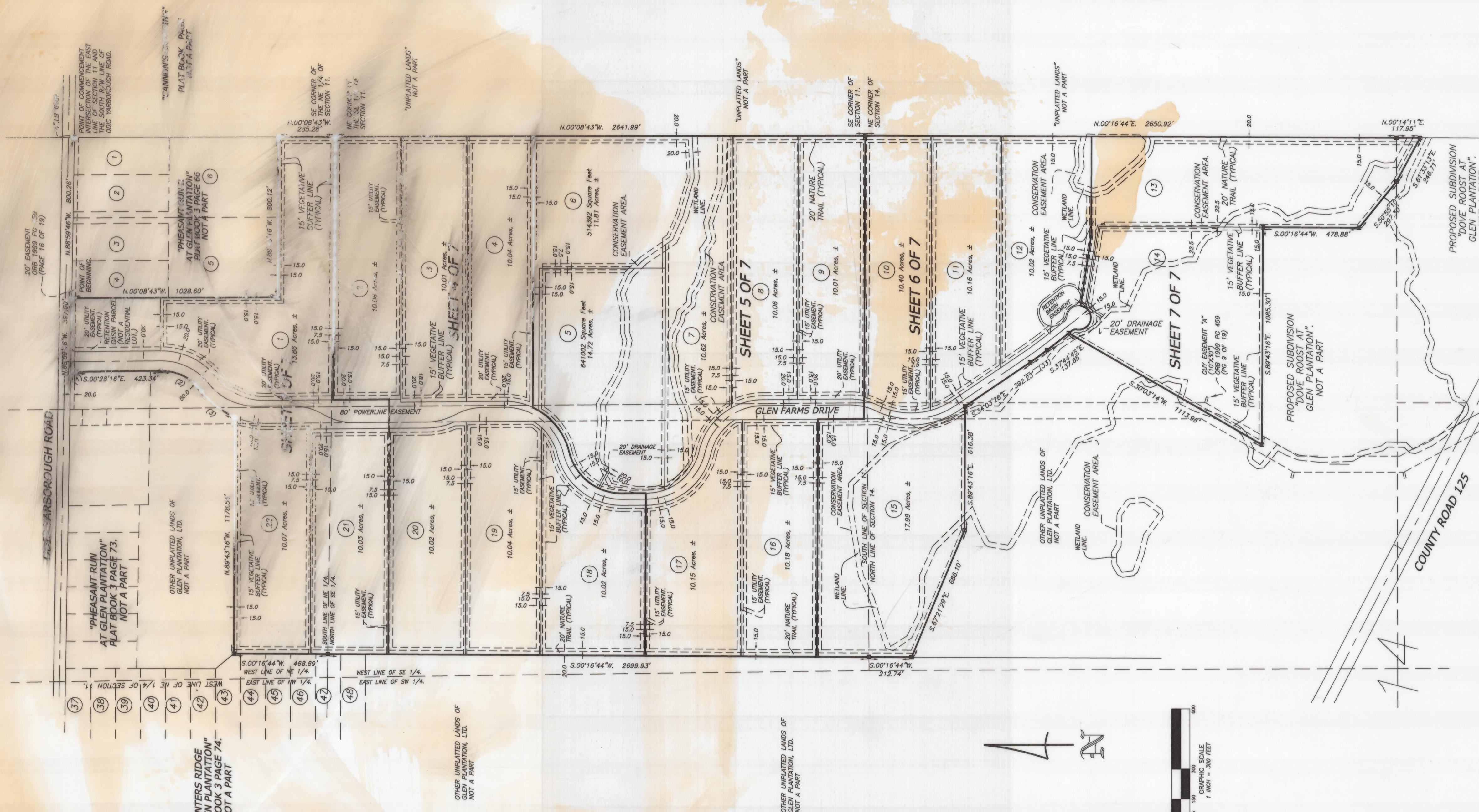
KEY SHEET

"FARMS AT GLEN PLANTATION"

IN  
SECTION 11 AND 14, TOWNSHIP 2 SOUTH,  
RANGE 21 EAST,  
BAKER COUNTY, FLORIDA

THIS SKETCH IS PROVIDED TO SHOW THE  
BOUNDARY OF THE PARCEL BEING SUBDIVIDED  
AND TO HELP ILLUSTRATE THE DESCRIPTION.  
PLEASE SEE THE DETAIL SHEETS (SHEETS 3  
THROUGH 7) FOR DESCRIPTIONS OF MONUMENTS,  
EASEMENTS AND WETLAND BUFFERS.

DESCRIPTION:  
PART OF SECTION 11 AND 14 OF TOWNSHIP 2 SOUTH, RANGE 21 EAST,  
BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 11  
AND THE SOUTH RIGHT-OF-WAY LINE OF ODIS YARBOROUGH ROAD (A 60  
FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE N.88°59'46"W., ALONG SAID  
SOUTH RIGHT-OF-WAY LINE, 800.26 FEET TO THE NW CORNER OF LOT 4  
OF "PHEASANT RUN II AT GLEN PLANTATION" A SUBDIVISION AS PER PLAT  
THEREOF RECORDED IN PLAT BOOK 3 PAGE 66 OF THE PUBLIC RECORDS OF  
BAKER COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE  
CONTINUE N.88°59'46"W., STILL ALONG SAID SOUTH RIGHT-OF-WAY LINE,  
397.60 FEET TO A POINT OF CURVE WITH A CURVE CONCAVE TO THE  
SOUTHWEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF  
88°31'30" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF  
S.44°44'01"E., AND A CHORD LENGTH OF 41.88 FEET; THENCE  
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF  
46.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.00°  
28'16"E., 423.34 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE  
TO THE NORTHWEST HAVING A RADIUS OF 250.00 FEET AND A CENTRAL  
ANGLE OF 53°59'44" AND BEING SUBTENDED BY A CHORD HAVING A  
BEARING OF S.26°31'36"W., AND A CHORD LENGTH OF 226.98 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC  
DISTANCE OF 235.60 FEET TO A POINT OF REVERSE CURVE WITH A  
CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 400.00  
FEET AND A CENTRAL ANGLE OF 30°24'06" AND BEING SUBTENDED BY A  
CHORD HAVING A BEARING OF S.38°19'24"W., AND A CHORD LENGTH OF  
209.76 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN  
ARC DISTANCE OF 212.24 FEET; THENCE N.89°43'16"W., 1178.54 FEET TO  
A POINT OF INTERSECTION IN THE EAST LINE OF LOT 43 OF "HUNTERS  
RIDGE AT GLEN PLANTATION", A SUBDIVISION AS PER PLAT THEREOF  
RECORDED IN PLAT BOOK 3 PAGE 74 OF THE PUBLIC RECORDS OF  
BAKER COUNTY, FLORIDA; THENCE S.00°16'44"W., ALONG THE EAST LINE  
OF SAID "HUNTERS RIDGE AT GLEN PLANTATION", 468.69 FEET TO A  
POINT ON THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 11;  
THENCE CONTINUE S.00°16'44"W., ALONG THE EAST LINE OF SAID  
"HUNTERS RIDGE AT GLEN PLANTATION" AND ITS SOUTHERLY EXTENSION,  
2699.93 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 14;  
THENCE CONTINUE S.00°16'44"W., 212.74 FEET; THENCE S.67°21'29"E.,  
686.10 FEET; THENCE S.89°43'16"W., 616.38 FEET; THENCE S.34°03'26"E.,  
392.23 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE  
NORTHEAST, HAVING A RADIUS OF 1630.00 FEET AND A CENTRAL ANGLE  
OF 03°41'19" AND BEING SUBTENDED BY A CHORD HAVING A BEARING  
OF S.35°54'06"E., AND A CHORD LENGTH OF 104.92 FEET; THENCE  
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF  
104.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.37°  
44'45"E., 137.65 FEET; THENCE S.30°03'14"W., 1113.96 FEET TO THE  
NW CORNER OF A PROPOSED SUBDIVISION TO BE KNOWN AS "DOVE  
ROOST AT GLEN PLANTATION"; THENCE ALONG THE BOUNDARY OF SAID  
"DOVE ROOST AT GLEN PLANTATION" THE FOLLOWING CALLS: S.89°  
43'16"E., 1085.30 FEET; S.00°16'44"W., 478.88 FEET; S.50°55'10"E.,  
297.30 FEET; THENCE S.61°33'13"E., 246.71 FEET TO THE EAST LINE OF  
THE SE 1/4 OF SAID SECTION 14 AND BEING THE SAME AS THE NE  
CORNER OF SAID "DOVE ROOST AT GLEN PLANTATION"; THENCE N.00°  
14'11"E., 117.95 FEET TO THE SE CORNER OF THE NE 1/4 OF SAID  
SECTION 14; THENCE N.00°16'44"E., ALONG THE EAST LINE OF SAID NE  
1/4 A DISTANCE OF 2650.92 FEET TO THE SE CORNER OF SAID  
SECTION 11; THENCE N.00°08'43"W., ALONG THE EAST LINE OF THE SE  
1/4 OF SAID SECTION 11 A DISTANCE OF 2641.99 FEET TO THE SE  
CORNER OF THE NE 1/4 OF SAID SECTION 11; THENCE N.00°08'43"W.,  
ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 285.28 FEET TO  
THE SE CORNER OF SAID "PHEASANT RUN II AT GLEN PLANTATION";  
THENCE N.89°43'16"W., ALONG THE SOUTH LINE OF SAID "PHEASANT RUN  
II AT GLEN PLANTATION", 800.12 FEET TO THE SW CORNER THEREOF;  
THENCE N.00°08'43"W., ALONG THE WEST LINE THEREOF, 1028.60 FEET  
TO THE POINT OF BEGINNING.  
CONTAINING 266.95 ACRES (2,916,342 SQUARE FEET), MORE OR LESS.  
SUBJECT TO PUBLIC UTILITY POWER LINE EASEMENTS RECORDED IN  
OFFICIAL RECORDS BOOK 1999 PAGE 459 OF THE OFFICIAL RECORDS OF  
BAKER COUNTY, FLORIDA.



LOT 6 AND 13 SHALL NOT BE RESUBDIVIDED TO FORM ANY ADDITIONAL FLAG LOTS  
AND THE RELATED ACCESS STRIPS SHALL NEVER BE ELIGIBLE FOR ACCEPTANCE OR  
DEDICATION TO THE COUNTY AS A PUBLIC ROAD OR STREET.

MINIMUM FINISHED FLOOR ELEVATION SHALL BE THE HIGHER OF:  
8" ABOVE THE HIGHEST ADJACENT GRADE OF 1 FOOT ABOVE  
THE ROADWAY CENTERLINE.

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	30.00'	88°31'30"	46.35'	29.24'	41.88'	S.44°44'01"E.
2	250.00'	53°59'44"	235.60'	127.37'	226.98'	S.26°31'36"W.
3	400.00'	30°24'06"	212.24'	108.68'	209.76'	S.38°19'24"W.
4	400.00'	23°35'58"	164.72'	83.54'	163.55'	N.11°19'32"E.
5	330.00'	84°37'05"	141.80'	209.71'	140.99'	N.1°24'52"W.
6	270.00'	11°25'00"	53.80'	26.99'	53.71'	S.37°13'35"W.
7	330.00'	33°25'48"	157.54'	81.08'	155.31'	S.59°39'59"W.
8	330.00'	76°50'09"	442.54'	261.72'	410.12'	N.37°56'48"E.
9	330.00'	48°11'23"	25.23'	13.42'	24.49'	N.61°50'27"W.
10	270.00'	45°07'08"	212.77'	112.26'	207.31'	S.54°38'00"E.
11	430.00'	87°07'19"	421.18'	228.23'	404.53'	N.02°59'46"W.
12	30.00'	48°11'23"	25.23'	13.42'	24.49'	N.61°50'27"W.
13	60.00'	15°20'23"	158.18'	240.70'	118.44'	N.65°33'54"W.
14	60.00'	84°37'05"	80.85'	64.75'	68.05'	S.38°44'10"E.
15	30.00'	48°11'23"	25.23'	13.42'	24.49'	N.61°50'27"W.
16	370.00'	18°41'53"	120.75'	60.99'	120.21'	N.24°42'29"W.
17	370.00'	41°15'25"	266.43'	139.28'	260.71'	N.05°18'10"E.
18	330.00'	13°17'04"	76.51'	38.43'	76.34'	S.19°15'21"W.
19	330.00'	13°05'04"	73.36'	37.65'	75.20'	S.08°04'16"W.
20	330.00'	28°52'18"	166.29'	84.95'	164.54'	S.14°54'26"E.
21	330.00'	47°51'58"	275.69'	146.46'	267.74'	S.53°18'34"E.
22	60.00'	07°52'38"	31.35'	16.08'	31.03'	S.23°27'01"W.
23	270.00'	57°32'03"	271.12'	148.23'	259.88'	N.48°26'31"W.
24	270.00'	19°12'13"	90.49'	45.68'	90.07'	N.10°04'23"W.
25	270.00'	76°50'09"	360.08'	214.14'	335.53'	N.37°56'48"E.
26	330.00'	48°35'44"	262.81'	138.70'	255.74'	S.53°34'01"W.
27	330.00'	07°52'38"	33.85'	16.94'	33.84'	S.27°48'50"W.
28	330.00'	25°21'46"	146.08'	74.26'	144.89'	S.12°12'37"W.
29	300.00'	35°24'54"	185.43'	95.79'	182.49'	N.17°14'11"E.
30	300.00'	1°55'44"	88.64'	44.64'	88.32'	N.43°24'29"E.
31	350.00'	52°20'37"	319.75'	172.01'	308.74'	S.25°42'02"W.
32	30.00'	81°28'30"	47.80'	30.78'	42.97'	N.40°19'59"E.
33	1630.00'	03°41'19"	104.94'	52.40'	104.94'	N.35°54'06"W.
34	1570.00'	03°41'19"	101.08'	50.56'	101.08'	N.35°54'06"W.

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
35	300.00'	52°09'24"	273.09'	146.83'	263.76'	S.25°36'26"W.
36	300.00'	52°09'24"	273.09'	146.83'	263.76'	S.25°36'26"W.
37	300.00'	31°03'20"	162.61'	83.35'	160.65'	S.15°03'24"E.
38	300.00'	28°09'21"	147.42'	75.23'	145.95'	N.14°32'37"W.
39	300.00'	28°09'21"	147.42'	75.23'	145.95'	S.14°32'37"E.
40	300.00'	76°50'09"	402.31'	237.93'	372.84'	N.37°56'48"E.
41	300.00'	76°50'09"	402.31'	237.93'	372.84'	N.37°56'48"E.
42	300.00'	76°44'16"	401.80'	237.51'	372.43'	N.36°50'24"W.
43	300.00'	76°44'16"	401.80'	237.51'	372.43'	N.36°50'24"W.
44	300.00'	26°22'09"	138.07'	70.28'	136.85'	S.12°42'48"W.
45	300.00'	26°22'09"	138.07'	70.28'	136.85'	S.12°42'48"W.
46	400.00'	59°57'19"	418.57'	230.73'	399.73'	N.04°04'46"W.
47	1600.00'	03°41'19"	103.01'	51.52'	102.99'	N.35°54'06"W.

**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
- - - UNDERGROUND UTILITY LINE (OVERHEAD)
- - - UNDERGROUND ELECTRIC SERVICE
- - - CABLE TV LINE (OVERHEAD)
- - - CHAIN LINK FENCE
- - - WOODEN FENCE
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- LS LAND SURVEYOR
- LS LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- PRM 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
- CENTERLINE
- 4"x4" CONCRETE MONUMENT, PM, LS 4708
- C.M. CONCRETE MONUMENT
- AC ACRES
- EL ELEVATION
- NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- N&D N&D DISC, PCP, LS 4708
- PAGE
- 02-348PLOTREV\_8\_05\_03.DWG

THIS PLAT PREPARED BY  
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LS 4708

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WO# 02-018FP

SHEET 2 OF 7

