

"LANCASTER GLEN"

A SUBDIVISION

A PART OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE SOUTH 01°13'48" EAST, ALONG THE WEST LINE OF SAID SECTION 4 A DISTANCE OF 137.40 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CSX RAILROAD (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 77°46'03" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 736.78 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF GILFORD DAVIS ROAD (A COUNTY MAINTAINED GRADED DIRT ROAD) SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 77°46'03" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1953.37 FEET TO AN ANGLE IN SAID SOUTHERLY RIGHT OF WAY; THENCE NORTH 01°16'39" WEST, ALONG SAID RIGHT OF WAY LINE, 40.88 FEET; THENCE NORTH 77°45'51" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 2689.16 FEET TO A POINT ON THE EAST LINE OF SECTION 4; THENCE SOUTH 00°17'54" EAST ALONG SAID SECTION LINE, 2121.24 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 286°15'37", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 249.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°54'32" WEST, 60.00 FEET; THENCE SOUTH 42°06'31" WEST, 383.06 FEET; THENCE SOUTH 01°31'20" EAST, 851.05 FEET; THENCE SOUTH 88°04'43" WEST, 3134.12 FEET; THENCE NORTH 38°05'33" WEST, 101.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE NORTH HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 101°32'13", THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°51'40" WEST, 77.46 FEET; THENCE NORTH 38°05'33" WEST, 185.09 FEET; THENCE NORTH 25°52'17" WEST, 634.81 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE NORTH 00°49'14" WEST ALONG SAID EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4, 356.35 FEET; THENCE NORTH 16°16'20" WEST, 155.92 FEET; THENCE SOUTH 01°31'20" EAST, 1030.08 FEET; THENCE SOUTH 88°55'13" WEST, 499.85 FEET; THENCE NORTH 04°54'27" WEST, 6.82 FEET; THENCE NORTH 45°05'29" WEST, 38.98 FEET; THENCE NORTH 72°18'17" WEST, 33.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 245.35 ACRES, MORE OR LESS.

LESS AND EXCEPT

A PART OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE SOUTH 01°13'48" EAST, ALONG THE WEST LINE OF SAID SECTION 4 A DISTANCE OF 137.40 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CSX RAILROAD (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 77°46'03" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 736.78 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF GILFORD DAVIS ROAD (A COUNTY MAINTAINED GRADED DIRT ROAD); THENCE SOUTH 72°18'17" EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 33.90 FEET TO AN ANGLE POINT; THENCE SOUTH 45°05'29" EAST CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 38.98 FEET TO AN ANGLE POINT; THENCE SOUTH 04°54'27" EAST, 6.82 FEET; THENCE NORTH 88°55'13" EAST, 559.86 FEET; THENCE NORTH 88°20'45" EAST, 1637.72 FEET; THENCE NORTH 87°44'34" EAST, 353.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°44'34" EAST, 609.90 FEET; THENCE NORTH 88°03'22" EAST, 46.98 FEET; THENCE SOUTH 01°31'20" EAST, 667.06 FEET; THENCE SOUTH 88°20'45" WEST, 656.83 FEET; THENCE NORTH 01°31'20" WEST, 660.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.01 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT LANCO GROUP, INC. LLP, MARK P. LANCASTER, GENERAL MANAGING PARTNER, TONY STIVERS, GENERAL MANAGING PARTNER AND MERCANTILE BANK, JOHN KENNEDY, PRESIDENT AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE MAPPED AND SUBDIVIDED, TO BE KNOWN AS "LANCASTER GLEN", 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. THE ROAD RIGHTS OF WAY ARE DEDICATED TO THE LANCASTER GLEN OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.

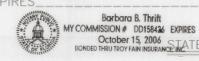
WITNESSES:
 [Signature] M.P.P.
 LANCO GROUP, INC. LLP
 MARK P. LANCASTER,
 GENERAL MANAGING PARTNER
 Tony Stivers
 LANCO GROUP, INC. LLP
 TONY STIVERS,
 GENERAL MANAGING PARTNER
 [Signature] J.D. Kennedy
 MERCANTILE BANK,
 TRI COUNTY DIVISION
 JOHN KENNEDY, PRESIDENT

[Signature] Timothy P. Sweet
 WITNESS AS TO OWNER
 [Signature] David B. Bunker
 WITNESS AS TO OWNER
 [Signature] Marshall R. Carke
 WITNESS AS TO MORTGAGEE

STATE OF FLORIDA COUNTY OF BAKER:

THIS IS TO CERTIFY, THAT ON 11-15-2004, BEFORE ME, AN OFFICER FULLY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED MARK LANCASTER, 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.

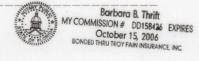
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.
 [Signature] Barbara B. Iniff
 NOTARY PUBLIC
 MY COMMISSION EXPIRES



STATE OF FLORIDA COUNTY OF BAKER:

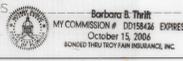
THIS IS TO CERTIFY, THAT ON 11-15-2004, BEFORE ME, AN OFFICER FULLY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED TONY STIVERS, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED 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] Barbara B. Iniff
 NOTARY PUBLIC
 MY COMMISSION EXPIRES



THIS IS TO CERTIFY, THAT ON 11-15-2004, BEFORE ME, AN OFFICER FULLY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JOHN KENNEDY, 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] Barbara B. Iniff
 NOTARY PUBLIC
 MY COMMISSION EXPIRES



CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR:

THIS IS TO CERTIFY, THAT ON 11-10-04 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.
 [Signature] Carly Rheden
 PLANNING AND ZONING DIRECTOR
 DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

EXAMINED AND APPROVED BY:
 [Signature] _____
 COUNTY ATTORNEY
 DATED 11-15- A.D., 2004.



CERTIFIED A TRUE COMPLETE AND CORRECT COPY
 BAKER COUNTY CLERK OF THE COURTS
 BY AL FRASE
 DEPUTY CLERK

CERTIFICATE OF APPROVAL BY 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, ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS; REGULATION, ONSITE WATER SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 0062; SUPERVISION; PRIVATE AND CERTAIN PUBLIC WATER SYSTEMS."
 BY: [Signature] Jay Stiles
 PUBLIC HEALTH OFFICIAL
 DATE 11-10-04

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER:

EXAMINED AND APPROVED:
 [Signature] Arthur N. Bedenbaugh
 COUNTY ENGINEER
 DATE 10-7-04

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 15 DAY OF November, 2004, A.D.
 [Signature] _____
 CHAIRMAN, COUNTY COMMISSION

CERTIFICATE OF CLERK OF CIRCUIT COURT

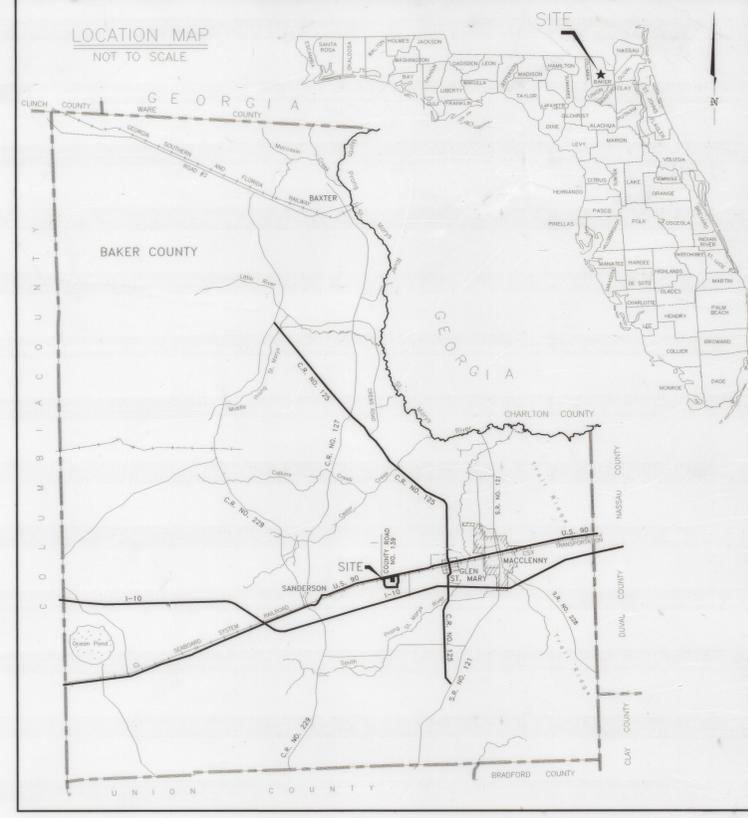
I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILLED FOR RECORD ON 11-22-2004 AT Macclenny Fl.
 FILE NO. AL FRASE
 [Signature] _____
 CLERK OF CIRCUIT COURT
 BAKER COUNTY, FLORIDA

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.
 DATE: Oct. 28, 2004 SIGNED: [Signature] Arnold J. Johns
 ARNOLD J. JOHNS
 FLORIDA CERTIFICATE NO. 4422

CERTIFICATE OF REVIEWING SURVEYOR

THIS IS TO CERTIFY ON THIS _____ DAY OF _____, A.D. GLENN MCGREGOR, A FLORIDA PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER, P.L.S. 4252, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177 PART 1 FOR THE COUNTY OF BAKER COUNTY, FLORIDA.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.
 [Signature] _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES



SURVEYOR'S NOTES:

- 1.) A BEARING OF N 89°01'05" E WAS ASSUMED ON THE SOUTH LINE OF SECTION 4 SHOWN HEREON.
- 2.) PROPERTY HEREON LIES IN FLOOD ZONE "X" & FLOOD ZONE "A", AS SCALED FROM FLOOD INSURANCE RATE MAP 120419 0145 AND 0210, DATED 7/16/91.
- 3.) WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
- 4.) MINIMUM LOT SIZE IS 10.00 ACRES ON EXISTING ROADS.
- 5.) THE CONTOUR LINES SHOWN ARE SCALED FROM 1:24000 U.S. GEOLOGICAL SURVEY QUADRANGLE MAP, MACCLENNY WEST.
- 6.) THE UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL WETLANDS INVENTORY MAPS INDICATE EXISTING WETLANDS ON THIS PROPERTY. THOSE WETLANDS WHICH ARE INDICATED ON THE MAPS ARE SCALED ON THIS MAP. HOWEVER, OTHER SMALL AREAS OF WETLANDS MAY EXIST WHICH ARE NOT SHOWN ON THESE MAPS. * PERSON 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.*
- 7.) THE DEVELOPER KNOWS OF NO ENDANGERED OR THREATENED SPECIES ON SITE.
- 8.) EXISTING SOIL CONDITIONS AS PER U.S.D.A. SOIL SURVEY MAPS FOR BAKER COUNTY, FLORIDA. (SAPELO FINE SAND, OCILLA FINE SAND, PANTEGOPAMICO, PELHAM FINE SAND, PLUMMER FINE SAND AND DASHER MUCKY PEAT).
- 9.) THE LAND USE IS PRIMARILY CUT-OVER OR PINE PLANTATIONS. THERE ARE CONVENTIONAL RESIDENCES NEAR AND A CELL TOWER ON LOT 3.
- 10.) THIS IS CURRENTLY ZONED (AG 10.0).
- 11.) THE DEVELOPER KNOWS OF NO HISTORIC AND ARCHAEOLOGICAL SITES, ON THIS PROPERTY.
- 12.) URBAN SERVICES ARE, ELECTRIC AND TELEPHONE.
- 13.) PERCOLATION RATES OF SOILS REFER TO THE U.S.D.A. SOIL SURVEY FOR BAKER, COUNTY.
- 14.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 15.) INDIVIDUALS LOT CORNERS HAVE BEEN SET.
- 16.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AS PER CHAPTER 177.091 (27).

PREPARED BY:

SHEET 1 OF 2

LD BRADLEY
LAND SURVEYORS
 5773 NORMANDY BOULEVARD,
 JACKSONVILLE, FLORIDA 32205
 PHONE (904) 786-6400 FAX (904) 786-1479
 LICENSED BUSINESS No. 6888

W.O. NO.: 04-590	DATE: 9-30-04	DRAFTED BY: DHB
CHECKED BY: AJJ	CAD FILE: 04590.DWG	FB 467 PG 10