

"LEANING OAKS"

IN
SECTION 32, TOWNSHIP 2 SOUTH,
RANGE 22 EAST,
CITY OF MACCLENNY,
BAKER COUNTY, FLORIDA

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT JAMES M. YARBOROUGH, AS PRESIDENT OF YARBOROUGH MOBILE HOMES, INC., OWNER, AND BEULA WILFORD, TRUSTEE OF GEORGE B. WILFORD TRUST, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "LEANING OAKS", 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.

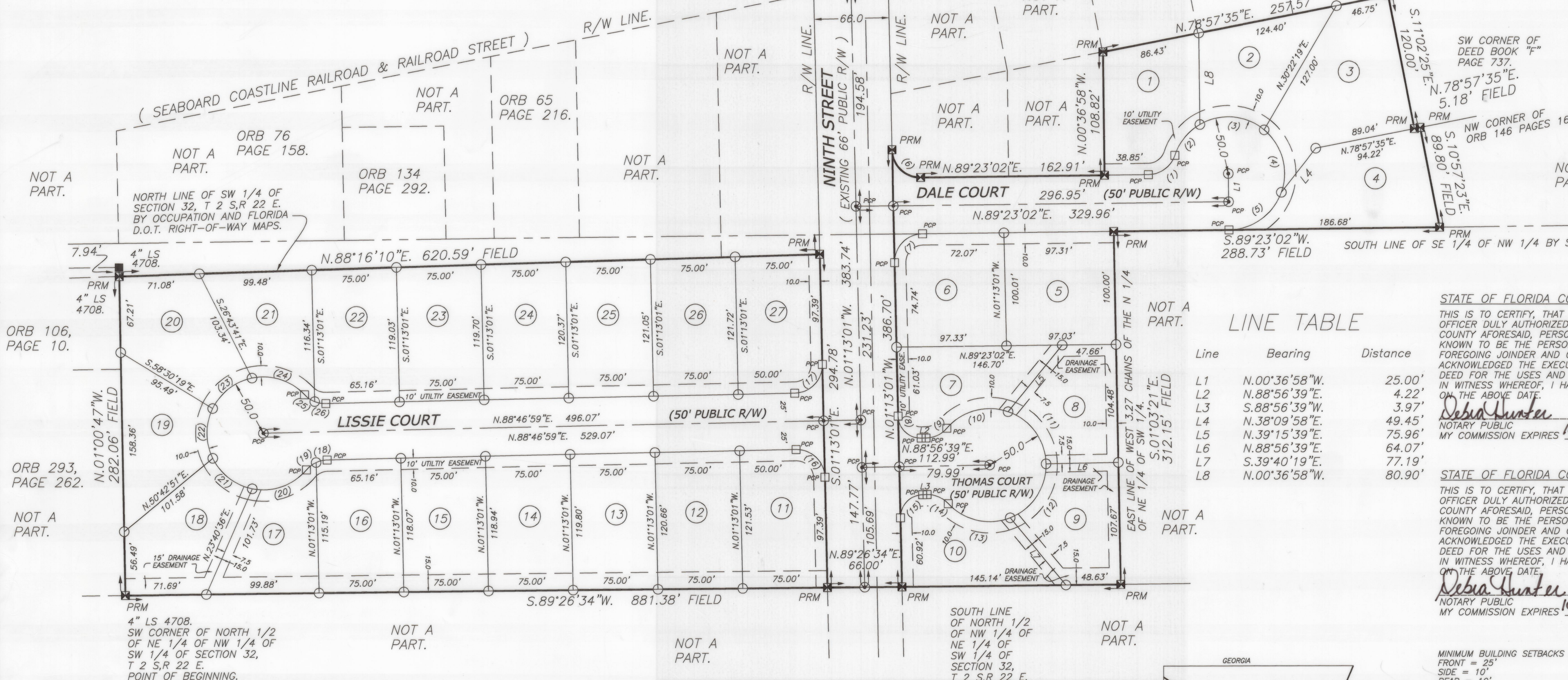
ATTEST:
WITNESSES AS TO OWNER: *James M. Yarbrough*
WITNESSES AS TO MORTGAGEE: *Beula Wilford, Trustee*

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.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	70°31'44"	30.77'	17.68'	28.87'	S.54°07'10"W.
2	50.00'	41°06'19"	35.87'	18.75'	35.11'	N.39°24'28"E.
3	50.00'	69°48'27"	60.92'	34.89'	57.22'	S.85°08'09"E.
4	50.00'	69°48'27"	60.92'	34.89'	57.22'	S.15°19'42"E.
5	50.00'	69°48'30"	60.92'	34.89'	57.22'	S.54°28'47"W.
6	25.00'	89°23'57"	39.01'	24.74'	35.17'	S.45°55'00"E.
7	25.00'	90°36'03"	39.53'	25.26'	35.54'	N.44°05'00"E.
8	20.00'	89°50'19"	31.36'	19.94'	28.24'	N.46°08'11"W.
9	25.00'	48°11'23"	21.03'	11.18'	20.41'	S.64°50'58"W.
10	50.00'	68°22'56"	59.67'	33.97'	56.20'	N.74°56'44"E.
11	50.00'	69°48'27"	60.92'	34.89'	57.22'	S.35°57'34"E.
12	50.00'	69°48'27"	60.92'	34.89'	57.22'	S.33°50'53"W.
13	50.00'	68°22'56"	59.67'	33.97'	56.20'	N.77°03'25"W.
14	25.00'	48°11'23"	21.03'	11.18'	20.41'	S.66°57'39"E.
15	20.00'	90°09'41"	31.47'	20.06'	28.32'	N.43°51'49"E.
16	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.46°13'01"E.
17	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.43°46'59"W.
18	25.00'	23°10'13"	10.11'	5.13'	10.04'	N.77°11'52"E.
19	25.00'	25°01'10"	10.92'	5.55'	10.83'	N.53°06'11"E.
20	50.00'	60°53'06"	53.13'	29.38'	50.67'	S.71°02'09"W.
21	50.00'	52°20'07"	45.67'	24.57'	44.10'	N.52°21'14"W.
22	50.00'	52°22'21"	45.70'	24.59'	44.13'	NORTH
23	50.00'	52°20'07"	45.67'	24.57'	44.10'	N.52°21'14"E.
24	50.00'	58°27'04"	51.01'	27.97'	48.82'	S.72°15'10"E.
25	25.00'	25°01'10"	10.92'	5.55'	10.83'	N.55°32'13"W.
26	25.00'	23°10'13"	10.11'	5.13'	10.04'	N.79°37'55"W.



LINE TABLE

Line	Bearing	Distance
L1	N.00°36'58"W.	25.00'
L2	N.88°56'39"E.	4.22'
L3	S.88°56'39"W.	3.97'
L4	N.38°09'58"E.	49.45'
L5	N.39°15'39"E.	75.96'
L6	N.88°56'39"E.	64.07'
L7	S.39°40'19"E.	77.19'
L8	N.00°36'58"W.	80.90'

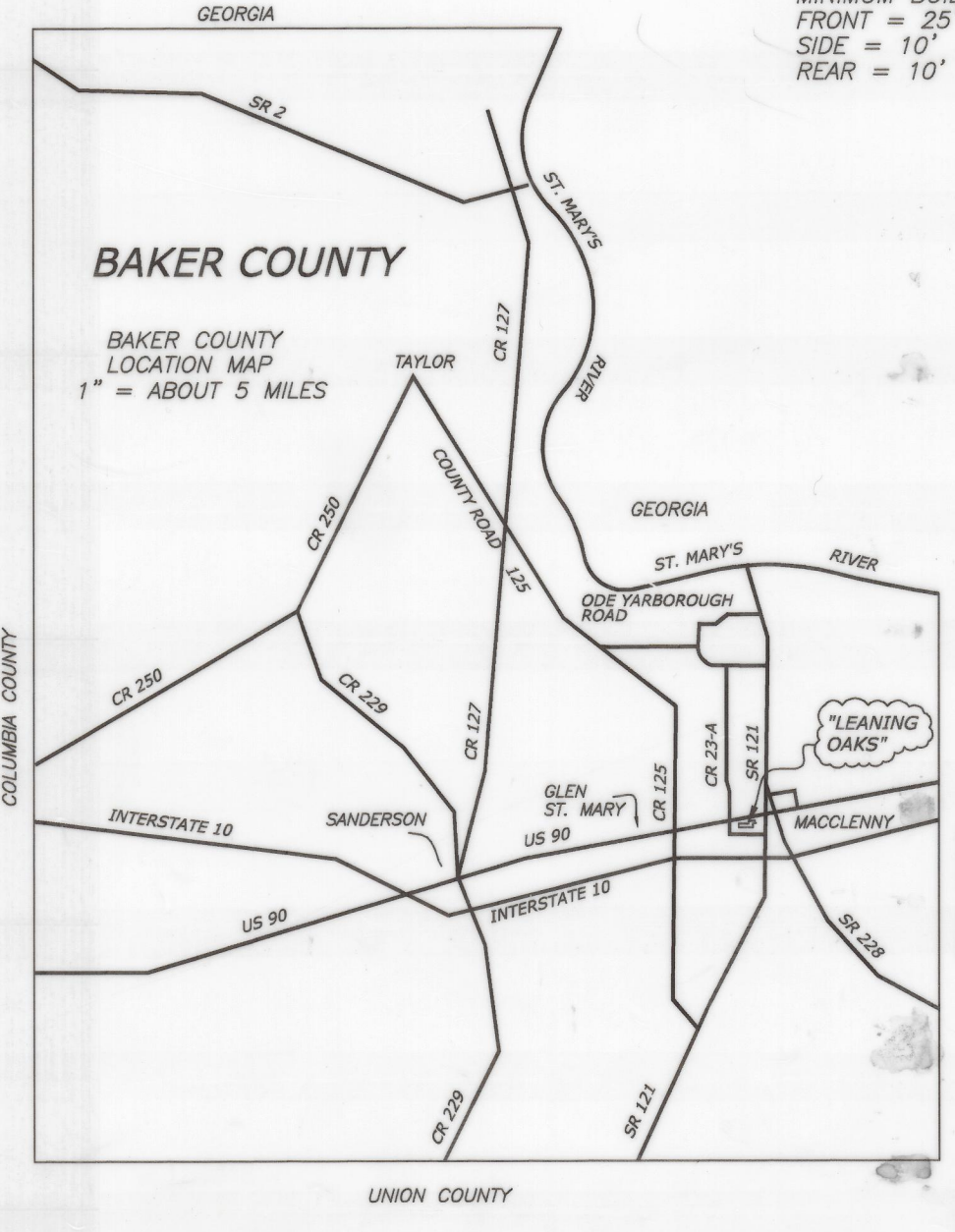
SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS OF SECTION 32 TO DETERMINE THE FRACTIONAL BREAK DOWN OF THIS SECTION.
- BEARINGS BASED ON CENTERLINE OF RAILROAD STREET AS PER FLORIDA D.O.T. RIGHT-OF-WAY SURVEY FOR SAID RAILROAD STREET.
- THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 1 FEBRUARY 1987, COMMUNITY PANEL NO. 120590 0001 B, CONTAINS 6.88 ACRES, MORE OR LESS. (299701 SQUARE FEET)
- 10' WIDE EASEMENTS FOR UTILITIES ARE ALONG THE INSIDE OF ALL LOTS ALONG THE ROAD RIGHT-OF-WAYS.
- MINIMUM LOT SIZE TO BE 7500 SQUARE FEET.
- WATER SOURCE TO BE CITY OF MACCLENNY PUBLIC UTILITIES.
- WASTE WATER DISPOSAL TO BE CITY OF MACCLENNY PUBLIC UTILITIES.
- NO NOTE.
- CLOSURE OF FIELD SURVEY IS 1/34,548.
- ZONING RS-2
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DESCRIPTION:
PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE S.W. CORNER OF THE NORTH HALF OF THE N.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 32, BEING MARKED BY A CONCRETE MONUMENT, LS 4708, AND THENCE N.01°00'47"W., ALONG THE WEST LINE OF SAID N.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 32, A DISTANCE OF 288.08 FEET TO A CONCRETE MONUMENT, LS 4708, THENCE N.88°16'10"E., 620.59 FEET TO A CONCRETE MONUMENT, LS 4708, SET ON THE WEST, RIGHT-OF-WAY LINE OF NINTH STREET, A 66 FOOT WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SAID NINTH STREET; THENCE S.01°13'01"E., ALONG SAID EAST RIGHT-OF-WAY LINE, 294.78 FEET TO A CONCRETE MONUMENT, LS 4708 ON THE SOUTH LINE OF SAID NORTH HALF OF THE N.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 32, BEING MARKED BY A CONCRETE MONUMENT, LS 4708, THENCE N.88°26'34"E., ALONG SAID SOUTH LINE, 66.00 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE EAST RIGHT-OF-WAY LINE OF SAID NINTH STREET; THENCE N.01°13'01"W., ALONG SAID EAST RIGHT-OF-WAY LINE, 386.70 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF CURVE OF A NON-TANGENT CURVE, CONCAVE TO THE N.E. HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°23'02" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.45°55'00"E. AND A CHORD LENGTH 35.17 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.89°23'02"E., ALONG THE NORTH RIGHT-OF-WAY LINE OF A PROPOSED 50 FOOT WIDE PUBLIC RIGHT-OF-WAY, 162.91 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE N.00°36'58"W., DEPARTING SAID RIGHT-OF-WAY, 108.82 FEET TO A CONCRETE MONUMENT, LS 4708, THENCE N.78°57'35"E., 257.57 FEET TO A CONCRETE MONUMENT ON THE WEST LINE OF LANDS DESCRIBED IN DEED BOOK "F" PAGE 737 OF THE OFFICIAL RECORDS OF BAKER COUNTY, FLORIDA; THENCE S.11°02'25"E., 120.00 FEET TO A CONCRETE MONUMENT, LS 4708, SET AT THE S.W. CORNER OF SAID DEED BOOK "F" PAGE 737; THENCE N.78°57'35"E., 5.18 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 146, PAGES 160 AND 161 OF THE OFFICIAL RECORDS OF BAKER COUNTY, FLORIDA; THENCE S.10°57'23"E., ALONG THE WEST LINE OF SAID LANDS, 89.80 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE SOUTH LINE OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 32; THENCE S.89°23'02"W., ALONG SAID SOUTH LINE, 288.73 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE S.01°03'21"E., ALONG THE EAST LINE OF THE WEST 3.27 CHAINS (215.82 FEET) OF THE NORTH 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 32, A DISTANCE OF 312.15 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE SOUTH LINE OF THE NORTH HALF OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 32; THENCE S.89°26'34"W., 881.38 FEET TO THE POINT OF BEGINNING. CONTAINS 6.88 ACRES, MORE OR LESS. (299,701 SQUARE FEET, MORE OR LESS.)

LOT AREA TABULATION

LOT	AREA
LOT 1	9053 SQ. FEET ±
LOT 2	7879 SQ. FEET ±
LOT 3	11961 SQ. FEET ±
LOT 4	10137 SQ. FEET ±
LOT 5	9717 SQ. FEET ±
LOT 6	9596 SQ. FEET ±
LOT 7	7998 SQ. FEET ±
LOT 8	7600 SQ. FEET ±
LOT 9	7821 SQ. FEET ±
LOT 10	8058 SQ. FEET ±
LOT 11	9013 SQ. FEET ±
LOT 12	9082 SQ. FEET ±
LOT 13	9017 SQ. FEET ±
LOT 14	8953 SQ. FEET ±
LOT 15	8889 SQ. FEET ±
LOT 16	8817 SQ. FEET ±
LOT 17	7603 SQ. FEET ±
LOT 18	8580 SQ. FEET ±
LOT 19	7958 SQ. FEET ±
LOT 20	9040 SQ. FEET ±
LOT 21	7575 SQ. FEET ±
LOT 22	8895 SQ. FEET ±
LOT 23	8952 SQ. FEET ±
LOT 24	9003 SQ. FEET ±
LOT 25	9053 SQ. FEET ±
LOT 26	9104 SQ. FEET ±
LOT 27	9020 SQ. FEET ±



- ### 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
 - CORRUGATED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - LAND SURVEYOR
 - LICENSED BUSINESS
 - OFFICIAL RECORD BOOK
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - UTILITY POLE
 - RIGHT-OF-WAY
 - NO IDENTIFICATION
 - FLA. DEPT. OF TRANSPORTATION CENTERLINE
 - 4"x4" CONCRETE MONUMENT, PRM, LS 4708.
 - CONCRETE MONUMENT
 - ACRES
 - ELEVATION
 - NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - NOVD 29
 - NAIL AND DISC, POP, LS 4708.

THIS PLAT PREPARED BY
MARK D. DUREN, P.S.M.
LS 4708

1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

WO# 04-870_FP_05_05_05
SHEET 1 OF 1

CERTIFICATE OF APPROVAL BY THE CITY OF MACCLENNY, FLORIDA
THIS IS TO CERTIFY THAT ON 9-13-05 THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MACCLENNY, FLORIDA.
James M. Yarbrough
JAMES M. YARBOROUGH, CITY MANAGER
Gary Dopson, M.D. Mayor
GARY DOPSON, M.D. MAYOR

CERTIFICATE OF APPROVAL BY THE CITY OF MACCLENNY ATTORNEY
EXAMINED AND APPROVED BY *David Hunter* CITY ATTORNEY
FRANK E. MALONE, CLERK
DATED: 9/13/05

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER
EXAMINED AND APPROVED BY *David Hunter* CITY ENGINEER
CLERK'S CERTIFICATE
THIS PLAT HAVING BEEN APPROVED BY THE CITY COUNCIL IS ACCEPTED THIS 13 DAY OF SEPTEMBER, 2005.
SIGNED: *David Hunter* DIRECTOR OF PUBLIC WORKS
DATE: 9-13-05

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 THIS 13 DAY OF Sept., 2005 IN PLAT BOOK 3 PAGE 94 AND... 2005 IN PLAT BOOK
SIGNED: *Al Fraser* CLERK OF CIRCUIT COURT, BAKER COUNTY, FLORIDA.

CERTIFICATE OF SUBDIVIDER'S ENGINEER
THIS IS TO CERTIFY THAT ON 9/22/05 *DAVID E. TOURING* REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 53503, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IF APPLICABLE, ANY SUBMITTED "AS BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MACCLENNY.
SIGNED: *David Touring* REGISTERED FLORIDA ENGINEER



* covenants/restrictions : or 2006-53684 or 2006-6509 *