

"HERITAGE OAKS"

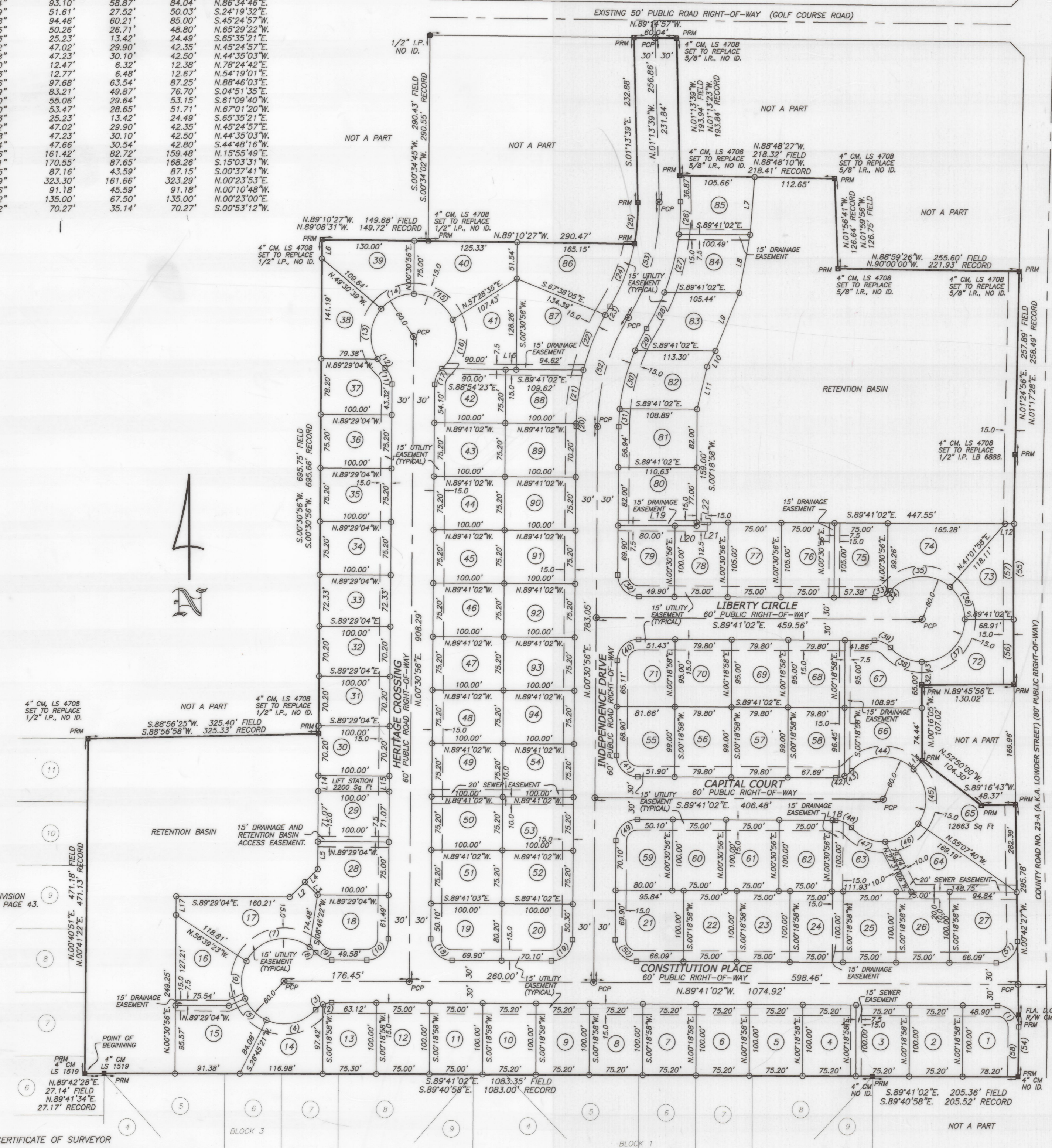
IN
SECTION 30, TOWNSHIP 2 SOUTH,
RANGE 22 EAST,
CITY OF MACCLENNY,
BAKER COUNTY, FLORIDA

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	30.00'	89°29'39"	42.24'	29.74'	42.24'	N.44°31'37"E
2	30.00'	23°56'44"	12.54'	6.36'	12.45'	S.78°20'36"W
3	30.00'	24°14'39"	12.69'	6.44'	12.60'	S.54°14'54"W
4	30.00'	72°25'44"	75.85'	43.90'	70.80'	S.78°02'27"W
5	60.00'	41°39'09"	43.65'	22.82'	42.66'	N.44°37'07"W
6	60.00'	51°55'26"	54.37'	29.21'	52.53'	N.02°10'11"E
7	60.00'	98°57'30"	103.63'	51.91'	70.20'	N.77°38'19"E
8	60.00'	11°54'58"	11.95'	6.00'	11.93'	N.47°12'07"E
9	30.00'	48°11'23"	25.23'	13.42'	24.49'	S.65°35'21"E
10	30.00'	89°48'02"	47.02'	24.90'	42.35'	N.04°18'15"E
11	30.00'	48°11'23"	25.23'	13.42'	24.49'	N.23°34'45"W
12	60.00'	15°43'36"	16.47'	8.29'	16.42'	N.39°48'39"W
13	60.00'	72°26'12"	75.86'	43.94'	70.80'	N.04°18'15"E
14	60.00'	30°01'51"	32.39'	16.47'	30.74'	N.65°30'09"E
15	60.00'	66°18'27"	69.44'	39.19'	65.63'	S.58°19'50"E
16	60.00'	71°52'58"	75.27'	43.50'	70.43'	S.12°45'18"W
17	30.00'	48°11'23"	25.23'	13.42'	24.49'	S.24°36'37"W
18	30.00'	90°11'58"	47.23'	30.10'	42.50'	S.44°35'03"E
19	30.00'	89°48'02"	47.02'	24.90'	42.35'	N.45°24'57"E
20	330.00'	00°40'07"	3.85'	1.93'	3.85'	N.00°50'59"E
21	330.00'	13°31'51"	76.01'	38.17'	75.84'	N.07°46'58"E
22	330.00'	14°32'51"	83.76'	42.10'	83.53'	N.21°59'09"E
23	330.00'	02°25'18"	6.97'	3.49'	6.97'	N.30°08'03"E
24	270.00'	20°11'34"	95.16'	48.08'	94.66'	S.21°14'55"W
25	270.00'	12°22'48"	58.34'	29.28'	58.23'	S.04°57'45"W
26	330.00'	08°01'51"	46.25'	23.16'	46.22'	S.02°47'16"W
27	330.00'	14°42'11"	84.69'	42.58'	84.45'	S.14°09'17"W
28	330.00'	09°50'02"	56.67'	28.40'	56.60'	S.28°25'32"W
29	270.00'	07°27'03"	35.11'	17.58'	35.09'	S.27°37'11"W
30	270.00'	18°03'08"	65.07'	42.89'	64.72'	S.14°52'05"W
31	270.00'	05°10'43"	25.10'	12.56'	25.09'	S.03°10'43"W
32	30.00'	90°11'58"	47.23'	30.10'	42.50'	S.44°35'03"E
33	30.00'	36°01'31"	18.86'	9.75'	18.55'	N.72°18'12"E
34	30.00'	88°12'31"	6.37'	3.20'	6.36'	N.48°12'31"E
35	60.00'	88°54'24"	93.10'	58.87'	84.04'	N.86°34'46"E
36	60.00'	49°16'59"	51.61'	27.52'	50.03'	S.24°19'32"E
37	60.00'	89°48'02"	47.02'	24.90'	42.35'	N.45°24'57"E
38	60.00'	47°59'25"	50.26'	26.71'	48.80'	N.65°29'22"W
39	30.00'	48°11'23"	25.23'	13.42'	24.49'	S.65°35'21"E
40	30.00'	89°48'02"	47.02'	24.90'	42.35'	N.45°24'57"E
41	30.00'	90°11'58"	47.23'	30.10'	42.50'	N.44°35'03"W
42	30.00'	23°48'30"	12.47'	6.32'	12.36'	N.78°24'42"E
43	30.00'	24°23'53"	12.77'	6.48'	12.67'	N.54°19'01"E
44	60.00'	93°16'56"	97.66'	63.54'	87.25'	N.88°46'03"E
45	60.00'	79°27'49"	83.21'	49.87'	76.70'	S.04°51'35"E
46	60.00'	52°34'40"	55.06'	29.64'	53.15'	S.10°09'40"W
47	60.00'	51°03'20"	53.47'	28.65'	51.71'	N.67°01'20"W
48	30.00'	48°11'23"	25.23'	13.42'	24.49'	S.65°35'21"E
49	30.00'	89°48'02"	47.02'	24.90'	42.35'	N.45°24'57"E
50	30.00'	90°11'58"	47.23'	30.10'	42.50'	N.44°35'03"W
51	300.00'	01°01'24"	47.66'	30.54'	42.80'	S.44°48'16"W
52	300.00'	11°49'16"	161.42'	82.72'	159.48'	N.15°05'49"E
53	300.00'	32°34'21"	170.55'	87.65'	170.55'	S.15°03'31"W
54	1868.86'	02°40'15"	87.16'	43.59'	87.15'	S.00°37'41"W
55	11498.16'	00°27'16"	323.33'	161.66'	323.29'	N.00°23'33"E
56	11498.16'	00°27'16"	323.33'	161.66'	323.29'	N.00°23'33"E
57	11498.16'	00°27'16"	323.33'	161.66'	323.29'	N.00°23'33"E
58	1868.86'	02°40'12"	70.27'	35.14'	70.27'	S.00°33'12"W

Lot Areas

Lot #	Sq Ft	Lot #	Sq Ft
1	7688	48	7520
2	7520	49	7520
3	7520	50	7520
4	7520	51	7520
5	7520	52	7520
6	7520	53	7520
7	7520	54	7520
8	7520	55	7907
9	7520	56	7900
10	7520	57	7900
11	7520	58	7890
12	7520	59	7880
13	7520	60	7500
14	7520	61	7500
15	10716	62	7500
16	8098	63	7547
17	12008	64	9021
18	8357	65	8663
19	7825	66	8440
20	7828	67	8200
21	9407	68	7581
22	7500	69	7581
23	7500	70	7520
24	7500	71	7550
25	7500	72	8046
26	7500	73	8004
27	6372	74	10634
28	7827	75	7843
29	7107	76	7875
30	7013	77	7875
31	7020	78	7752
32	7020	79	7805
33	7233	80	8052
34	7520	81	8011
35	7520	82	8061
36	7520	83	8915
37	7553	84	8290
38	6180	85	8391
39	8941	86	11909
40	11984	87	11532
41	8857	88	7772
42	7519	89	7520
43	7520	90	7520
44	7520	91	7520
45	7520	92	7520
46	7520	93	7520
47	7520	94	7520



DESCRIPTION:

A PART OF THE SE 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY PERMANENT REFERENCE MONUMENT OF LOT 6, AS SHOWN ON THE PLAT OF "JERRY W. THOMAS SUBDIVISION, UNIT TWO", AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, AND THENCE N.89°42'28"E, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 27.14 FEET TO A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF "JERRY W. THOMAS SUBDIVISION", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 42, OF SAID PUBLIC RECORDS; THENCE S.89°41'02"E, 1083.35 FEET TO A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE CONTINUE S.89°41'02"E, ALONG THE EASTERLY EXTENSION OF SAID NORTH LINE, 205.36 FEET TO A CONCRETE MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 23-A (AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY) AND SAID POINT BEING ON A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 1869.86 FEET AND A CENTRAL ANGLE OF 02°40'15" AND BEING SUBTENDED BY A CHORD HAVING A CHORD BEARING OF N.02°40'15"E, AND A CHORD LENGTH OF 87.18 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 87.18 FEET TO THE END OF SAID CURVE; THENCE N.00°42'27"W, 295.78 FEET TO A CONCRETE MONUMENT; THENCE S.89°18'43"W, DEPARTING SAID WEST RIGHT-OF-WAY LINE, 48.37 FEET TO A CONCRETE MONUMENT; THENCE N.85°20'00"W, 104.30 FEET TO A CONCRETE MONUMENT; THENCE N.00°16'05"W, 107.02 FEET TO A CONCRETE MONUMENT; THENCE N.89°45'56"E, 130.02 FEET TO A CONCRETE MONUMENT; ON THE AFORESAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 23-A AND BEING ON A CURVE CONVEX TO THE EAST AND HAVING A RADIUS OF 11499.16 FEET AND A CENTRAL ANGLE OF 01°36'39" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.00°23'53"E, AND A CHORD LENGTH OF 323.29 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 323.29 FEET TO A CONCRETE MONUMENT SET TO REPLACE AN EXISTING 1/2" IRON PIPE MARKING THE END OF SAID CURVE; THENCE N.01°24'56"E, STILL ALONG SAID RIGHT-OF-WAY LINE, 257.89 FEET TO A CONCRETE MONUMENT SET TO REPLACE AN EXISTING IRON ROD; THENCE N.88°59'26"W, DEPARTING SAID RIGHT-OF-WAY LINE, 255.60 FEET TO A CONCRETE MONUMENT SET TO REPLACE AN EXISTING IRON ROD; THENCE N.01°59'58"W, 126.75 FEET TO A CONCRETE MONUMENT SET TO REPLACE AN EXISTING IRON ROD; THENCE N.88°42'27"W, 218.32 FEET TO A CONCRETE MONUMENT SET TO REPLACE AN EXISTING IRON ROD; THENCE N.01°13'39"E, 183.84 FEET TO A CONCRETE MONUMENT SET TO REPLACE AN EXISTING IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF GOLF COURSE ROAD (A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE N.89°14'57"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 60.04 FEET TO A CONCRETE MONUMENT; THENCE S.01°13'39"E, 232.88 FEET TO A CONCRETE MONUMENT MARKING THE POINT OF CURVE OF A CURVE CONVEX TO THE WEST AND HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 12°22'48" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.04°15'18"W, AND A CHORD LENGTH OF 68.23 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 58.34 FEET TO A CONCRETE MONUMENT; THENCE N.89°10'27"W, 290.47 FEET TO A CONCRETE MONUMENT SET TO REPLACE AN EXISTING IRON PIPE; THENCE CONTINUE N.89°10'27"W, 148.68 FEET TO A CONCRETE MONUMENT SET TO REPLACE AN EXISTING IRON PIPE; THENCE S.00°30'58"W, (BASIS OF BEARINGS) 695.75 FEET TO A CONCRETE MONUMENT SET TO REPLACE AN EXISTING IRON PIPE; THENCE S.88°56'25"W, 325.40 FEET TO A CONCRETE MONUMENT SET TO REPLACE AN EXISTING IRON PIPE ON THE EAST LINE OF SAID "JERRY W. THOMAS SUBDIVISION, UNIT TWO"; THENCE S.01°13'39"E, 232.88 FEET TO A CONCRETE MONUMENT; THENCE N.01°13'39"E, 183.84 FEET TO A CONCRETE MONUMENT SET TO REPLACE AN EXISTING IRON PIPE ON THE EAST LINE OF SAID SUBDIVISION, 471.18 FEET TO THE POINT OF BEGINNING CONTAINS 30.19 ACRES, MORE OR LESS (1,315,165 SQUARE FEET, MORE OR LESS).

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT W. COMBS, AS PRESIDENT OF BROKEN OAK DEVELOPMENT GROUP, INC., OWNER, AND JOHN D. KENNEDY, MARKET PRESIDENT OF MERCANTILE BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "HERITAGE 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.

Witnesses:
 Robert W. Combs, President
 John D. Kennedy, Market President
 (Signatures and names of witnesses)

CERTIFICATE OF APPROVAL BY THE CITY OF MACCLENNY, FLORIDA
 THIS IS TO CERTIFY THAT ON 9-28-05 THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MACCLENNY, FLORIDA.
 (Signature of James Gerald Dopson, City Manager)

CERTIFICATE OF APPROVAL BY CITY PLANNING AND ZONING
 THIS IS TO CERTIFY THAT ON 9-28-05 DAY OF SEPTEMBER, 2005 THE FOREGOING PLAT OR PLAN WAS APPROVED BY PLANNING AND ZONING OF THE CITY OF MACCLENNY.
 (Signature of Gary Dopson, Mayor)

CERTIFICATE OF APPROVAL BY THE CITY OF MACCLENNY ATTORNEY
 EXAMINED AND APPROVED BY (Signature of Claude E. Bagwell, City Attorney)

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER
 EXAMINED AND APPROVED BY (Signature of Frank E. Bagwell, City Engineer)

SURVEYOR'S NOTES:
 1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF A PREVIOUS SURVEY BY L. D. BRADLEY, LAND SURVEYORS.
 2. BEARINGS BASED ON SAID PREVIOUS SURVEY (SEE MONUMENTS FOUND ON A PORTION OF THE WEST LINE OF THIS PROPERTY).
 3. THIS PLAT IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JULY 16, 1991, COMMUNITY PANEL NO. 120419 0165 B.
 4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 7. CLOSURE OF FIELD SURVEY IS 1/34,548.
 8. 10' WIDE EASEMENTS FOR UTILITIES ARE ALONG THE INSIDE OF ALL LOTS ALONG THE ROAD RIGHT-OF-WAYS.
 9. MINIMUM LOT SIZE TO BE 7500 SQUARE FEET.
 10. WATER SOURCE TO BE CITY OF MACCLENNY PUBLIC UTILITIES.
 11. WASTE WATER DISPOSAL TO BE CITY OF MACCLENNY PUBLIC UTILITIES.
 12. ZONING RS-2.

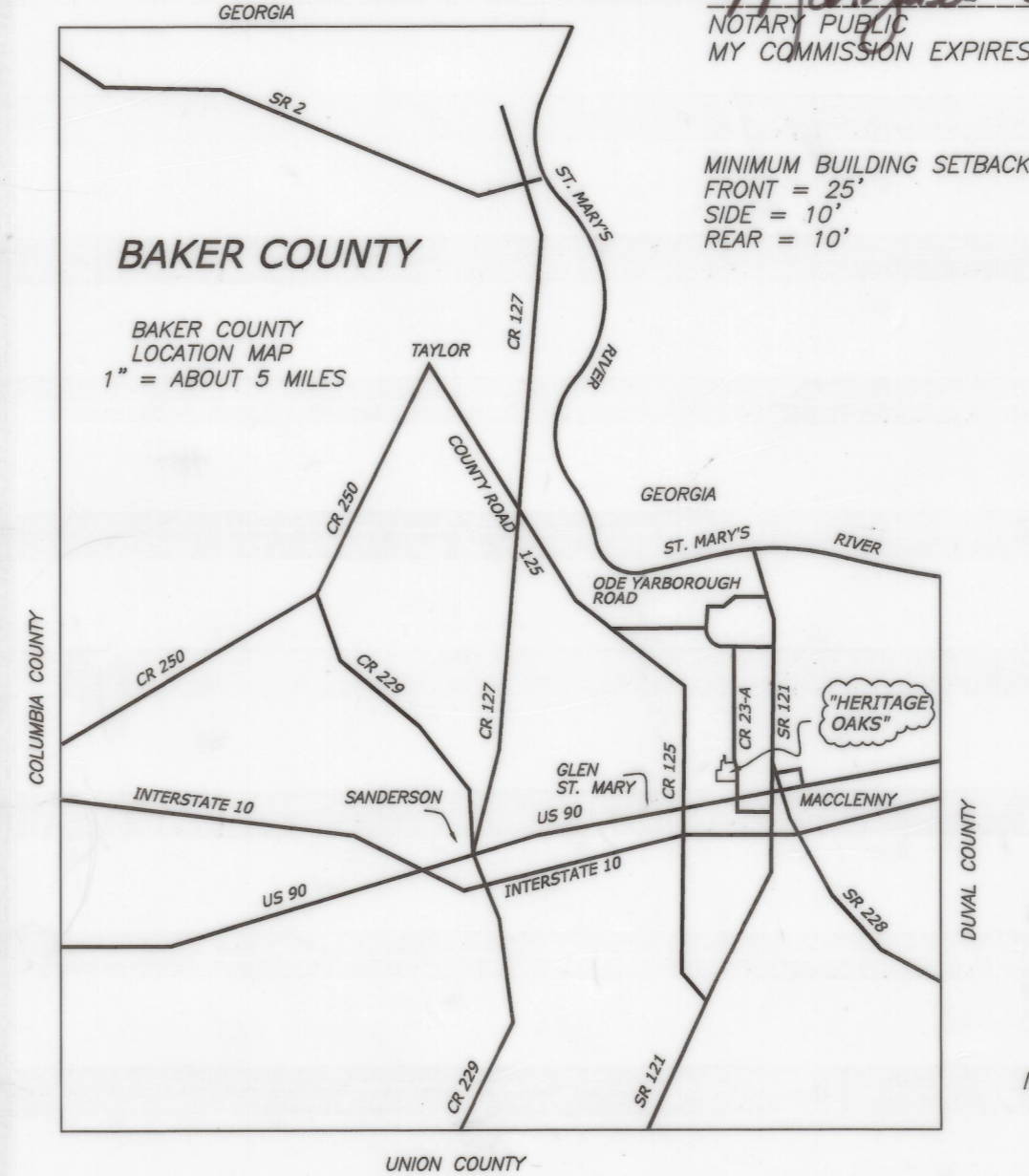
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

STATE OF FLORIDA COUNTY OF BAKER
 THIS IS TO CERTIFY, THAT ON 9-28-05 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED ROBERT W. COMBS, 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 HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.
 (Signature of Margaret D. Craft, Notary Public)

STATE OF FLORIDA COUNTY OF BAKER
 THIS IS TO CERTIFY, THAT ON 9-28-05 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JOHN D. 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 HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.
 (Signature of Margaret D. Craft, Notary Public)

LINE TABLE

Line	Bearing	Distance
L1	N.66°12'28"E	25.00'
L2	S.45°24'37"E	29.97'
L3	S.44°54'03"E	25.54'
L4	N.45°24'37"E	25.63'
L5	S.00°30'58"E	38.62'
L6	N.00°30'58"E	26.72'
L7	N.04°38'29"E	81.65'
L8	N.10°17'15"E	83.41'
L9	N.22°19'27"E	88.44'
L10	S.15°16'11"E	85.16'
L11	S.13°25'46"W	61.38'
L12	S.89°41'02"E	12.88'
L13	N.45°24'37"E	17.29'
L14	S.00°30'58"E	22.00'
L15	N.00°30'58"E	22.00'
L16	S.89°41'02"E	15.00'
L17	S.00°30'58"E	28.40'
L18	N.89°41'02"E	110.63'
L19	S.89°41'02"E	110.63'
L20	S.89°41'02"E	44.39'
L21	S.89°41'02"E	44.39'
L22	N.00°18'58"E	5.00'



- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT = 25'
 SIDE = 10'
 REAR = 10'
- 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
 - AC. ELEVATION
 - NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - NAIL AND DISC, P.C.P., 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# 03272_FP_06_21_05
 SHEET 1 OF 1

CERTIFIED A TRUE, COMPLETE AND CORRECT COPY
 BY AL FRASER
 COUNTY CLERK OF THE COURTS



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 COMPLY WITH BAKER COUNTY SUBDIVISION ORDINANCE AND CHAPTER 7700 OF THE FLORIDA STATUTES.
 DATED 9/26/05 SIGNED (Signature of Mark D. Duren)
 MARK D. DUREN, P.S.M.
 FLORIDA CERT. NO. 4708
 1604 SW SISTERS WELCOME ROAD
 LAKE CITY, FLA. 32025
 (386) 758-9831