

# ROLLING MEADOWS

PART OF SECTION 19, 20, 29 AND 30 OF TOWNSHIP 2 SOUTH,  
RANGE 22 EAST, BAKER COUNTY, FLORIDA

PLAT BOOK 3 PAGE 96

SHEET 1 OF 6 SHEETS

### CAPTION:

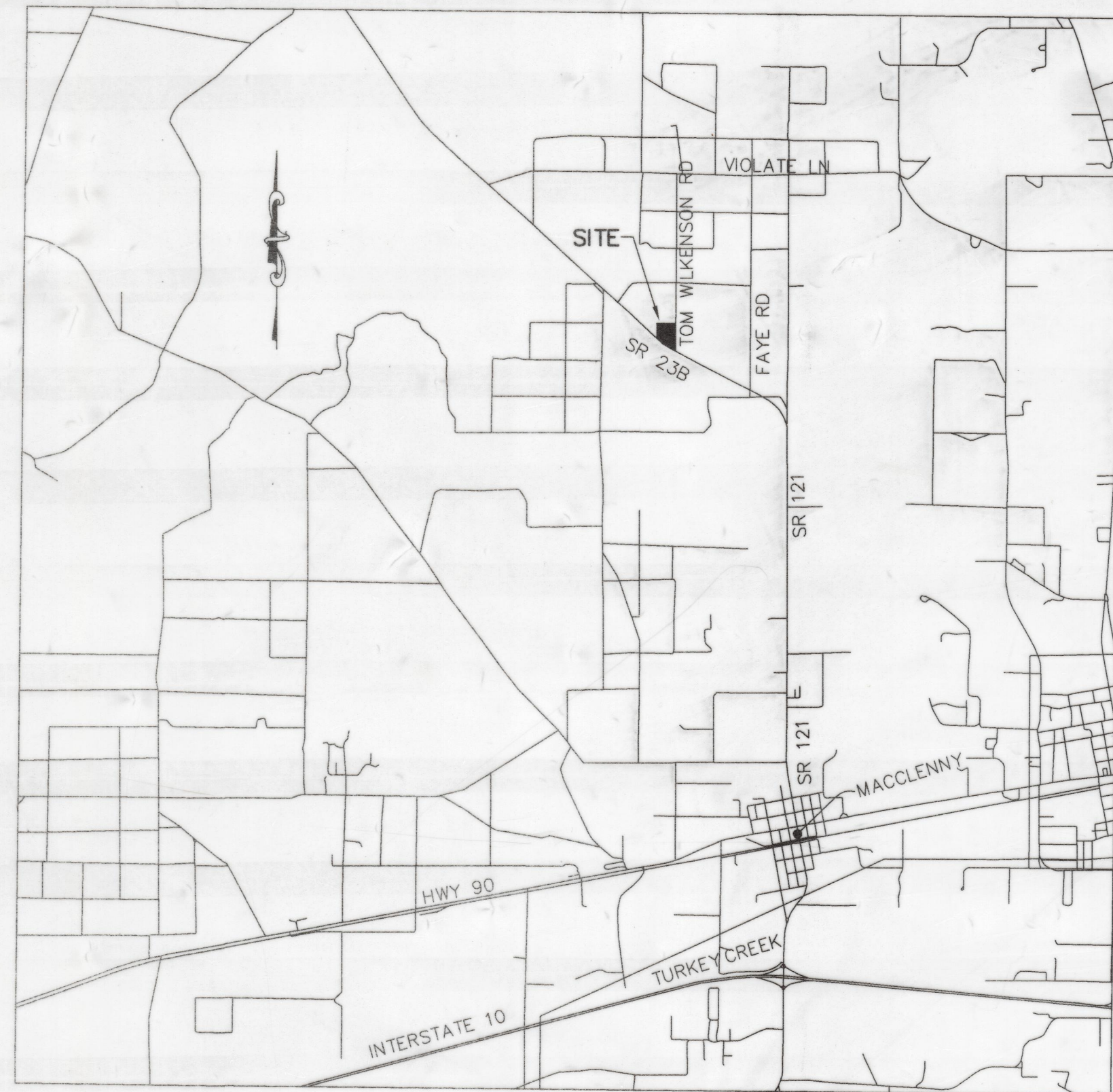
PART OF SECTION 19, 20, 29 AND 30 OF TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, AND THENCE NORTH 88°59'05" WEST, ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 197.39 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 23-B (AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY) AND THE POINT OF BEGINNING;

THENCE NORTH 57°44'08" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 547.97 FEET; THENCE NORTH 00°42'24" WEST, ALONG A LINE APPROXIMATELY FOLLOWING A FENCE LINE, 964.79 FEET TO THE SOUTHERLY OCCUPIED RIGHT-OF-WAY LINE OF A PUBLIC ROAD; THENCE NORTH 88°53'33" EAST, ALONG SAID RIGHT-OF-WAY LINE, 629.02 FEET TO A CONCRETE MONUMENT ON THE WEST LINE OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA; THENCE NORTH 88°48'57" EAST, 575.39 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF A PUBLIC ROAD; THENCE SOUTH 00°36'31" EAST, ALONG SAID WESTERLY LINE, 1268.21 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY LINE OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°36'31" EAST, 451.01 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 23-B, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1869.86 FEET AND A CENTRAL ANGLE OF 10°03'17" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 62°44'55" WEST, AND A CHORD LENGTH OF 327.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 328.14 FEET TO A CONCRETE MONUMENT MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°44'08" WEST, 305.58 FEET TO THE EAST LINE OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA; THENCE CONTINUE NORTH 57°44'08" WEST, 233.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.45 ACRES, MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN BAKER COUNTY, FLORIDA.



VICINITY MAP  
NOT TO SCALE

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTERS 61G17-6.003, FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS 14 DAY OF November A.D., 2005

Thomas P. Hughes, Jr.  
THOMAS P. HUGHES, JR.  
PROFESSIONAL LAND SURVEYOR No. 3507  
1501 COUNTY ROAD 315 SUITE 106  
GREEN COVE SPRINGS, FLORIDA 32043

### ROLLING MEADOWS, LLC

(A FLORIDA LIMITED LIABILITY COMPANY)

WITNESS: Joyce A. Chaires

Joyce A. Chaires

TYPE OR PRINT NAME

WITNESS: Molly S. Mason

Molly S. Mason

TYPE OR PRINT NAME

BY: Kenyon S. Atlee

KENYON S. ATLEE  
MANAGING MEMBER



### NOTARY FOR ROLLING MEADOWS, LLC

(A FLORIDA LIMITED LIABILITY COMPANY)

STATE OF FLORIDA

COUNTY OF BAKER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

14 DAY OF Nov. A.D. 2005 BY KENYON S. ATLEE, MANAGING

MEMBER OF ROLLING MEADOWS, LLC, A FLORIDA LIMITED LIABILITY

COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Roberta K. Bott

TYPE NAME OR PRINT

MY COMMISSION EXPIRES: Feb 18, 2006

### CERTIFICATE OF APPROVAL BY CITY PLANNING AND ZONING

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF Nov. A.D., 2005, THE AFOREGOING PLAT OR PLAN WAS APPROVED BY PLANNING AND ZONING OF THE CITY OF MACCLENNY.

Claude E. Bagwell

CLAUDE E. BAGWELL

CITY OF MACCLENNY

ZONING AND BUILDING OFFICIAL

### CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY THAT ON THIS 22 DAY OF Nov. A.D., 2005, THE AFOREGOING PLAT OR PLAN WAS EXAMINED AND APPROVED BY CITY ENGINEER OF THE CITY OF MACCLENNY.

Frank Darabi

FRANK DARABI, P.E.

CITY OF MACCLENNY

CITY ENGINEERING OFFICE

### CERTIFICATE OF APPROVAL BY CITY OF MACCLENNY ATTORNEY

EXAMINED AND APPROVED BY Frank E. Maloney

FRANK E. MALONEY

### CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF MACCLENNY, FLORIDA THIS 21 DAY OF Nov. A.D., 2005.

David Matz

DIRECTOR OF PUBLIC WORKS

### 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 THIS 28 DAY OF NOVEMBER, 2005 IN PLAT BOOK 3 ON PAGES 96 AND 101

AL FRASER

AL FRASER

CLERK OF CIRCUIT COURT, BAKER COUNTY, FLORIDA

### CERTIFICATE OF APPROVAL BY THE CITY OF MACCLENNY, FLORIDA

THIS IS TO CERTIFY THAT ON 21st Nov. 2005 THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MACCLENNY, FLORIDA.

James Gaerald Dopson

JAMES GAERALD DOPSON, CITY MANAGER

GARY DOPSON, MD., MAYOR

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT ROLLING MEADOWS, LLC, A COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AS ROLLING MEADOWS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT LLC SUNTRUST BANK, IS THE HOLDER OF MORTGAGE ON SAID LANDS. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, UTILITIES, AND NON-ACCESS EASEMENTS, EXCEPT ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNEES AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS.

WATER AND SEWER, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO OKEE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- 1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF MACCLENNY, IT'S SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS;
- 2) THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE OWNER, ITS SUCCESSOR AND ASSIGNS. THE CITY OF MACCLENNY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS.
- 3) THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF MACCLENNY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN ROLLING MEADOWS. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER(S) DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS.

IN WITNESS THEREOF, ROLLING MEADOWS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER.

### SUNTRUST BANK

WITNESS: Zacharia J. Scott

Zacharia J. Scott

TYPE OR PRINT NAME

WITNESS: Vinny Pilecci

VINNY PILECCI

TYPE OR PRINT NAME

Mark Kapelka

MARK KAPELKA

FIRST VICE PRESIDENT

### NOTARY FOR SUNTRUST BANK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF November 2005, A.D., BY MARK KAPELKA, FIRST VICE PRESIDENT OF SUNTRUST BANK. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Louis R. Birchfield

LOUIS R. BIRCHFIELD

NOTARY PUBLIC

STATE OF FLORIDA AT LARGE

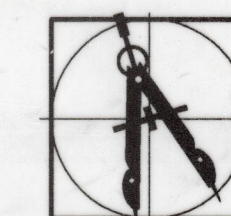
MY COMMISSION EXPIRES: April 25, 2008

SERIAL NO. DD 31349

Keeli L. Birchfield

KEELI L. BIRCHFIELD

TYPE OR PRINT NAME



### PREPARED BY: BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
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GREEN COVE SPRINGS, FL 32043  
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