

"HERITAGE OAKS TOWNHOMES"

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

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT RETUS GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AS "HERITAGE OAKS TOWNHOMES", HAVING CAUSED THE SAME TO BE SURVEYED AND SUB-DIVIDED, AND THAT FIRST GUARANTY BANK AND TRUST COMPANY OF JACKSONVILLE, A FLORIDA BANKING CORPORATION IS THE HOLDER OF MORTGAGE ON SAID LANDS; ALL STREETS, LANES, ROADWAYS, THE PUBLIC ALLEY, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS ARE IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS.

ALL DRAINAGE EASEMENTS SHALL PERMIT THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID EASEMENTS, ALL WATER WHICH MAY FALL ON OR COME UPON THE PORTIONS OF THIS DEVELOPMENT WHICH ARE DEDICATED TO THE PUBLIC AND/OR HEREBY DEDICATED TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID PUBLICLY DEDICATED PORTIONS OF THIS DEVELOPMENT, FROM ADJACENT LANDS OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID EASEMENTS, 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.

THE DRAINAGE EASEMENTS AND ANY WATER TREATMENT FACILITIES OR STRUCTURES WITHIN IT, OWNED IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF MACCLENNY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID DRAINAGE EASEMENTS AND STORM WATER TREATMENT SYSTEMS.

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, OWNER OR ANY OTHER PERSON WITHIN THE AREA OF LANDS HEREBY PLATTED, OR OF THE PONDS (AND TREATMENT SYSTEMS THEREIN) (IF SUCH ARE TO BE CONSTRUCTED) SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR OR REPLACEMENT OF THE PONDS/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS PLATTED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF MACCLENNY AND SAVE IT HARMLESS FROM ANY SUITS, ACTIONS, DAMAGES, 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 PONDS/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 "HERITAGE OAKS TOWNHOMES". THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNERS(S) DO HEREBY RESERVE UPON THEMSELVES AND ASSIGNS, AN EASEMENT FOR CONSTRUCTION OF SIGNS, LANDSCAPING AND FENCING OVER THE LOTS SHOWN HEREON AND A 10 FOOT WIDE BUFFER ADJACENT TO THE OUTSIDE BOUNDARY OF THIS DEVELOPMENT AS SHOWN AND PLATTED HEREON. THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, RETUS GROUP, LLC HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS MANAGING MEMBER.

OWNER: Max Suter
BY: Max Suter
MANAGING MEMBER
RETUS GROUP, LLC -
A FLORIDA LIMITED LIABILITY COMPANY

Steph J. Glaros
STEPHEN J. GLAROS
WITNESS (PRINT NAME)
John D. Harker
WITNESS (PRINT NAME)

NOTARY FOR: RETUS GROUP, LLC
A FLORIDA LIMITED LIABILITY COMPANY -
STATE OF FLORIDA
COUNTY OF Duval) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF Dec, 2008 A.D., BY MAX SUTER, MANAGING MEMBER OF RETUS GROUP, LLC A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Steph J. Glaros
STEPHEN J. GLAROS
NOTARY PUBLIC STATE OF FLORIDA

NAME: (TYPE OR PRINT) Stephen J. Glaros
MY COMMISSION EXPIRES: Dec 04, 2012
COMMISSION NUMBER: DD0694319

MORTGAGEE: FIRST GUARANTY BANK AND TRUST COMPANY OF JACKSONVILLE
BY: Chris Bouton
CHRIS BOUTON / VICE PRESIDENT
FIRST GUARANTY BANK AND TRUST
COMPANY OF JACKSONVILLE

Theresa Horton
WITNESS (PRINT NAME)
Patricia K. Kneisl
WITNESS (PRINT NAME)

NOTARY FOR: FIRST GUARANTY BANK AND TRUST COMPANY OF JACKSONVILLE
STATE OF FLORIDA
COUNTY OF Duval) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF December 2008 A.D., BY CHRIS BOUTON, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Theresa Horton
NOTARY PUBLIC, STATE OF FLORIDA
Theresa Horton
NAME: (TYPE OR PRINT)
MY COMMISSION EXPIRES: 7/11/2011
COMMISSION NUMBER: DD0694319



CERTIFICATE OF APPROVAL BY CITY OF MACCLENNY PLANNING AND ZONING:
THIS IS TO CERTIFY THAT ON THIS 23 DAY OF DEC. A.D., THE FOREGOING PLAT OR PLAN WAS APPROVED BY PLANNING AND ZONING OF THE CITY OF MACCLENNY, FLORIDA.

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 23 DAY OF December A.D., THE FOREGOING PLAT OR PLAN WAS EXAMINED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF MACCLENNY, FLORIDA.

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, CITY ATTORNEY.

Frank E. Maloney
FRANK E. MALONEY
CITY ATTORNEY
CITY OF MACCLENNY

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS:
THIS IS TO CERTIFY THAT ON THIS 22 DAY OF Dec 2008 A.D., THE FOREGOING PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF MACCLENNY, FLORIDA.

David Mette
DAVID METTE
CITY OF MACCLENNY
DIRECTOR OF PUBLIC WORKS

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 PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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 A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CERTIFICATE OF APPROVAL BY THE CITY OF MACCLENNY:
THIS IS TO CERTIFY THAT ON THIS 23 DAY OF Dec 2008 A.D., THE FOREGOING PLAT WAS EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MACCLENNY, FLORIDA.

James Gerald Dobson
JAMES GERALD DOBSON, CITY MANAGER

CERTIFICATE OF THE CLERK OF THE 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 22 DAY OF JANUARY 2009 A.D., IN PLAT BOOK 4 ON PAGES 1 THROUGH 22 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

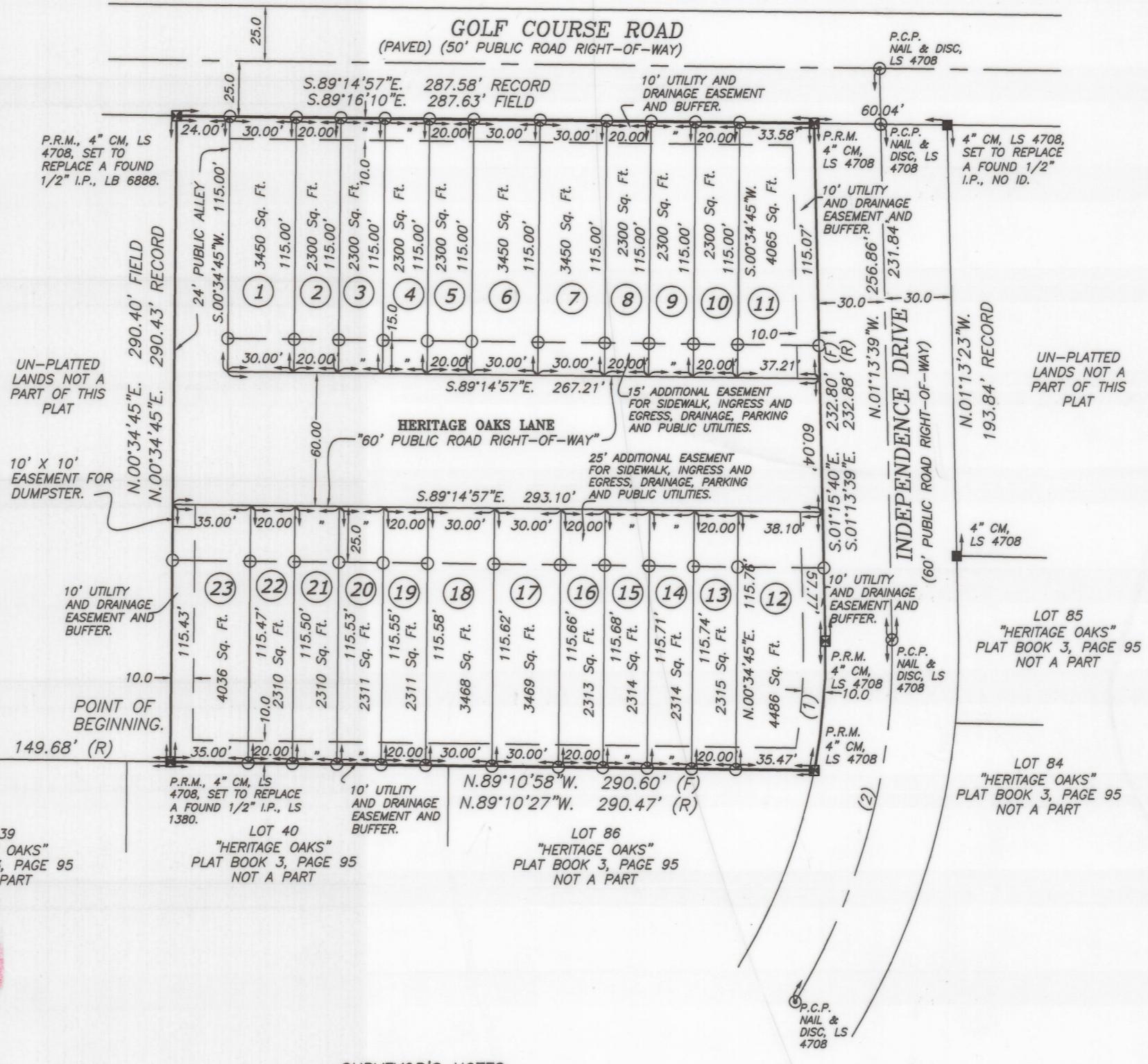
Al Fraser
AL FRASER
CLERK OF THE CIRCUIT COURT
BAKER COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF BAKER COUNTY SCHOOL DISTRICT:
EXAMINED AND APPROVED BY FRANKLIN WELLS, DIRECTOR OF FACILITIES/MAINTENANCE/PROPERTY CONTROL, BAKER COUNTY SCHOOL BOARD.

Franklin Wells
FRANKLIN WELLS, DIRECTOR OF FACILITIES/MAINTENANCE/PROPERTY CONTROL
BAKER COUNTY SCHOOL DISTRICT

CERTIFICATE OF SURVEYOR:
KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT HE HAS SURVEYED THE LANDS AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY WAS MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET, PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177 FLORIDA STATUTES.

SIGNED AND SEALED THIS 12 DAY OF NOVEMBER 2008 A.D.
Mark D. Duren
MARK D. DUREN, P.L.S. #4708



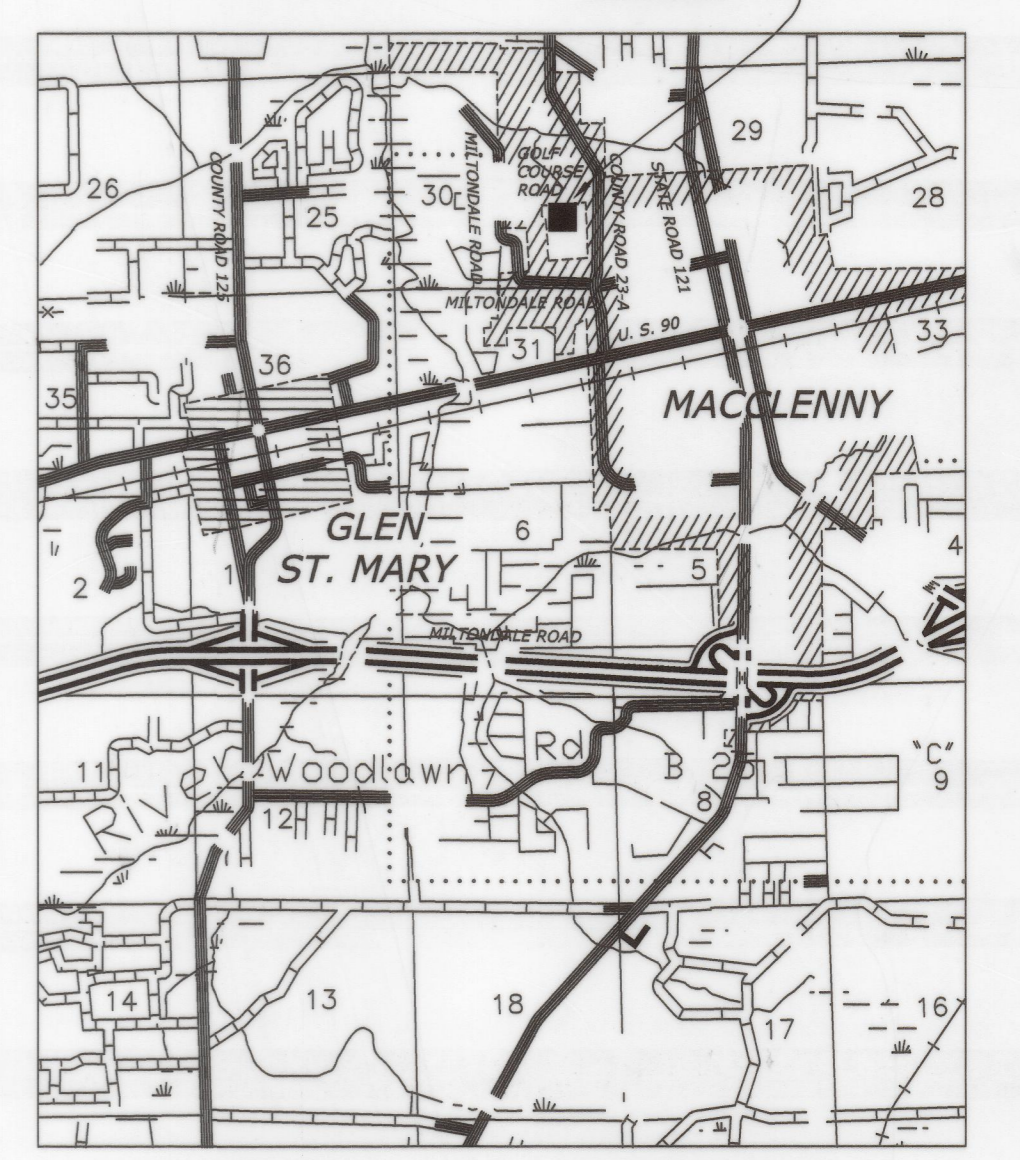
- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF DEED OF RECORD.
 - BEARINGS BASED ON PLAT OF "HERITAGE OAKS", PLAT BOOK 3, PAGE 95, USING MONUMENTS FOUND IN CENTERLINE OF INDEPENDENCE DRIVE.
 - THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE PER YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED JUNE 17, 2008, COMMUNITY PANEL NO. 120030217C.
 - DEVELOPMENT CONTAINS 1.95 ACRES, MORE OR LESS (84788 SQ. FT. ±)
 - THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 - IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 - "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
 - CLOSURE OF FIELD SURVEY IS BETTER THAN 1/10,000.
 - DATE OF FIELD SURVEY DATE: JUNE 23, 2008. DATE DRAWN: AUGUST 5, 2008.

- ADDITIONAL NOTES:**
- BUILDING SETBACKS AND DEVELOPMENT WILL CONFORM TO THE CITY OF MACCLENNY LAND DEVELOPMENT REGULATIONS FOR TOWNHOME TYPE DEVELOPMENTS.
 - LOT AREAS SHOWN HEREON ARE INCLUSIVE OF ALL EASEMENTS AND BUFFERS.

- THE PERMANENT REFERENCE MONUMENTS (PRM) ON THE PERIMETER OF THE SUBDIVISION AND THE PERMANENT CONTROL POINTS (PCP) HAVE BEEN SET AS SHOWN. LOT CORNERS (IRON RODS) SHOWN HEREON HAVE NOT BEEN SET AT THE TIME OF THE PREPARATION OF THIS PLAT. THEY SHOULD BE SET AS DRIVEWAY, SIDEWALKS, DRAINAGE AND MAJOR UTILITY CONSTRUCTION IS COMPLETED AND BEFORE THE SALE OF LOTS AS REQUIRED BY FLORIDA STATUTES. THE LOT CORNER MONUMENTS PROPOSED HEREON ARE TO BE SET ON THE ADDITIONAL EASEMENTS AS SHOWN HEREON TO AVOID CONFLICT WITH SIDEWALK AND DRIVEWAY CONSTRUCTION AS PROPOSED ON THE CONSTRUCTION PLANS. THIS COMPANY IS UNDER CONTRACT ONLY FOR THE PREPARATION OF THIS PLAT AND IS NOT CURRENTLY UNDER CONTRACT FOR MONUMENTING THE LOT CORNERS.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY FOR THIS PARCEL WAS ORIGINALLY COMPLETED BY THIS OFFICE IN 2006. THE SUBDIVISION DESIGN, ROAD AND DRIVEWAY LAYOUT, LOT CONFIGURATION AND LOT SIZES WERE PROVIDED TO THIS OFFICE BY THE DEVELOPER/OWNER AND WERE PREPARED BY: DALE C. JOHNS, P.E.
- STORM WATER RETENTION IS NOT ON SITE AND IS PERMITTED TO USE THE STORM WATER MANAGEMENT FACILITIES CONSTRUCTED IN "HERITAGE OAKS" AS RECORDED IN PLAT BOOK 3, PAGE 95 AND ADDRESSED IN THE WATER MANAGEMENT DISTRICT PERMIT AND SHALL CONFORM TO SAID PERMIT.

Curve number 1 RECORD Radius= 270.00' Delta= 12°22'48" Arc= 58.34' Tangent= 29.28' Chord= 58.23' Chord Brg.= S.04°57'45"W.	Curve number 1 FIELD Radius= 270.00' Delta= 12°24'10" Arc= 58.45' Tangent= 29.34' Chord= 58.33' Chord Brg.= S.04°56'54"W.
	Curve number 2 RECORD Radius= 300.00' Delta= 32°34'21" Arc= 170.55' Tangent= 87.65' Chord= 168.26' Chord Brg.= S.15°03'31"W.

DESCRIPTION:
PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF LOT 11 OF "JERRY W. THOMAS SUBDIVISION, UNIT TWO" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 43 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, AND THENCE N.88°56'25"W., 325.40 FEET TO A 1/2" IRON PIPE; THENCE N.00°30'56"E., 695.75 FEET TO A 1/2" IRON PIPE; THENCE S.89°10'27"E., 149.68 FEET TO A 1/2" IRON PIPE AND THE POINT OF BEGINNING. THENCE N.00°34'45"E., 290.43 FEET TO A 1/2" IRON PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF GOLF COURSE ROAD, A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE S.89°14'57"E., ALONG SAID RIGHT-OF-WAY LINE, 287.58 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A PROPOSED 60 FOOT WIDE ROAD RIGHT-OF-WAY; THENCE S.01°13'39"E., ALONG SAID WEST LINE, 232.88 FEET TO THE POINT OF CURVE TO THE RIGHT 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°57'45"W., AND A CHORD LENGTH OF 58.23 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 58.34 FEET; THENCE N.89°10'27"W., 290.47 FEET TO THE POINT OF BEGINNING. CONTAINS 1.95 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

■	CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET, LS 4708
○	IRON PIN OR PIPE FOUND
●	5/8" IRON ROD SET, LS 4708
-x-	WIRE FENCE
-E-	ELECTRIC UTILITY LINE (OVERHEAD)
-UG-	UNDERGROUND ELECTRIC SERVICE
-ctv-	CABLE TV LINE (OVERHEAD)
-o-	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
U	UTILITY POLE
R/W	RIGHT-OF-WAY
NO ID.	NO IDENTIFICATION
FLA. D.O.T.	FLA. DEPT. OF TRANSPORTATION
C	CENTERLINE
■	4"x4" CONCRETE MONUMENT, PRM, LS 4708.
C.M.	CONCRETE MONUMENT
AC.	ACRES
EL.	ELEVATION
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
○	NAIL AND DISC, PCP, LS 4708.
I.P.	IRON PIPE
I.R.	IRON ROD
SQ. FT.	SQUARE FEET

THIS PLAT PREPARED BY
MARK D. DUREN
AND ASSOCIATES, INC.
LB 7620
120 NW BURK AVE. STE. 103
LAKE CITY, FLA. 32055
(386) 758-9831 OFFICE
(386) 758-8010 FAX
WO# 08-315
SHEET 1 OF 1