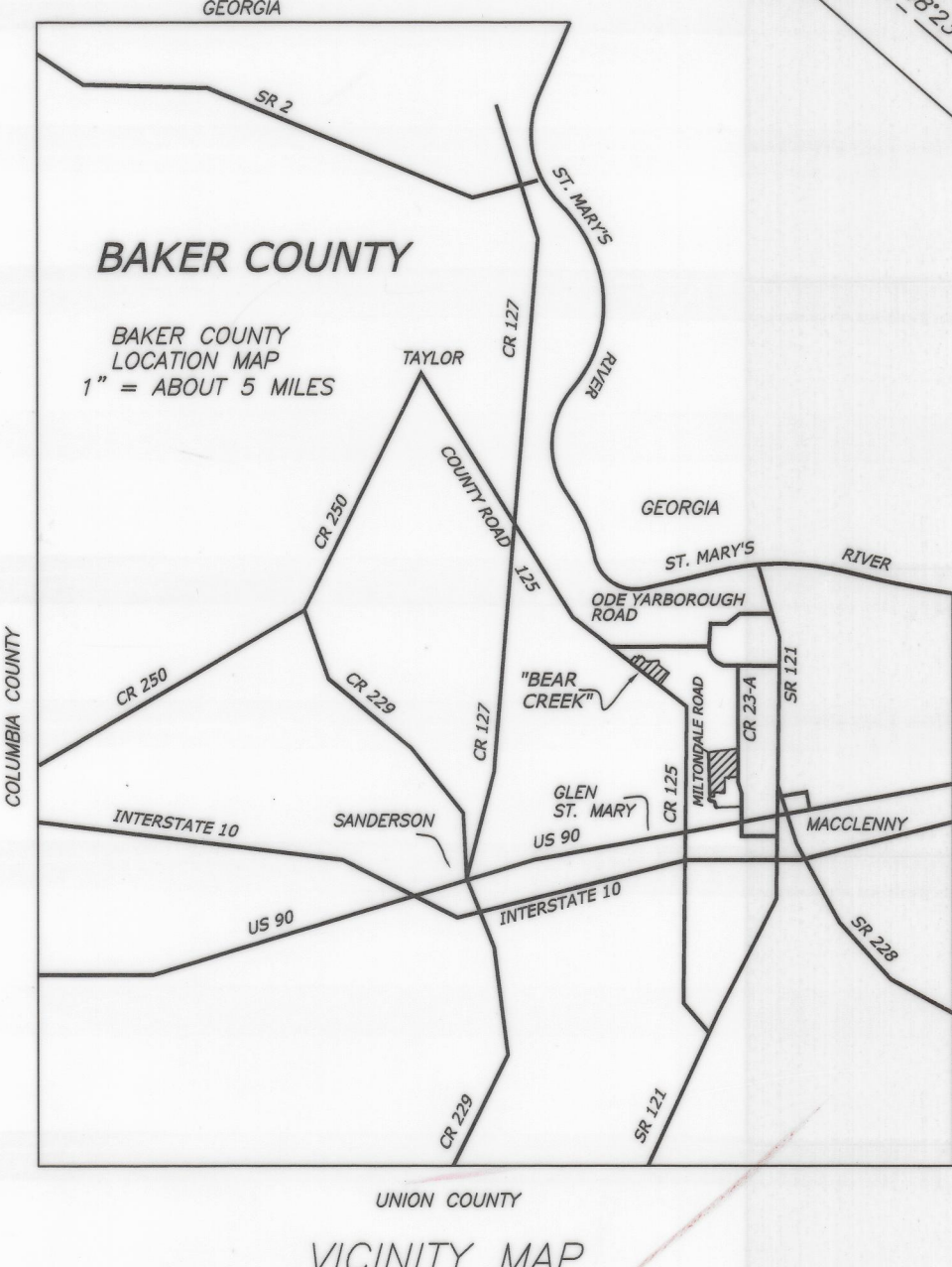
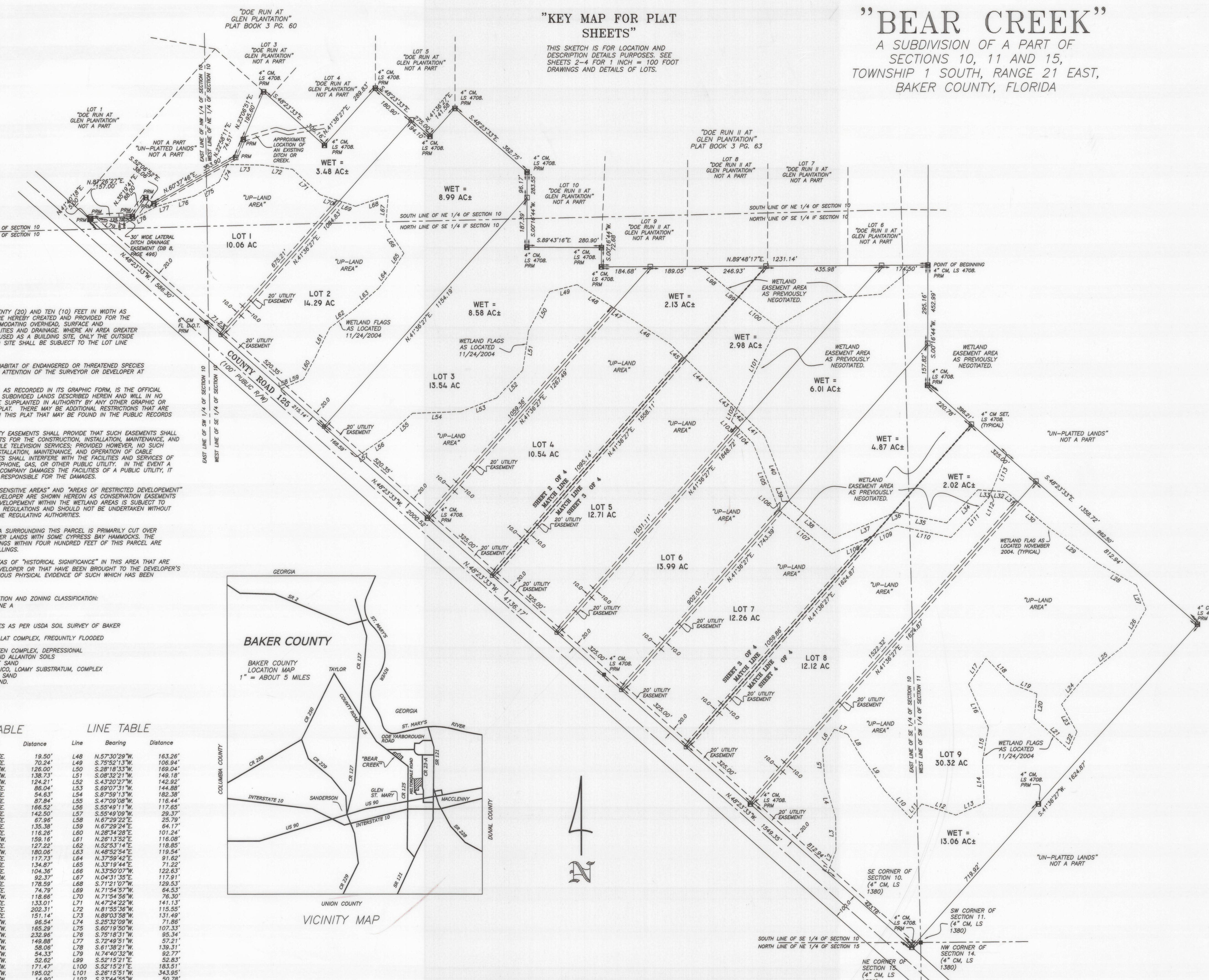


"BEAR CREEK"

A SUBDIVISION OF A PART OF SECTIONS 10, 11 AND 15, TOWNSHIP 1 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA

"KEY MAP FOR PLAT SHEETS"

THIS SKETCH IS FOR LOCATION AND DESCRIPTION DETAILS PURPOSES. SEE SHEETS 2-4 FOR 1 INCH = 100 FOOT DRAWINGS AND DETAILS OF LOTS.



EASEMENTS OF TWENTY (20) AND TEN (10) FEET IN WIDTH AS SHOWN HEREON ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.

NOTE: NO EVIDENCE OF HABITAT OF ENDANGERED OR THREATENED SPECIES HAS COME TO THE ATTENTION OF THE SURVEYOR OR DEVELOPER AT THIS SITE.

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.

"ENVIRONMENTALLY SENSITIVE AREAS" AND "AREAS OF RESTRICTED DEVELOPMENT" KNOWN TO THE DEVELOPER ARE SHOWN HEREON AS CONSERVATION EASEMENTS AND WETLANDS. DEVELOPMENT WITHIN THE WETLAND AREAS IS SUBJECT TO COUNTY AND STATE REGULATIONS AND SHOULD NOT BE UNDERTAKEN WITHOUT APPROVAL FROM THE REGULATING AUTHORITIES.

THE IMMEDIATE AREA SURROUNDING THIS PARCEL IS PRIMARILY CUT OVER AGRICULTURAL TIMBER LANDS WITH SOME CYPRESS BAY HAMMOCKS, THE RESIDENTIAL DWELLINGS WITHIN FOUR HUNDRED FEET OF THIS PARCEL ARE CONVENTIONAL DWELLINGS.

THERE ARE NO AREAS OF "HISTORICAL SIGNIFICANCE" IN THIS AREA THAT ARE KNOWN TO THE DEVELOPER OR THAT HAVE BEEN BROUGHT TO THE DEVELOPER'S ATTENTION OR OBVIOUS PHYSICAL EVIDENCE OF SUCH WHICH HAS BEEN OBSERVED.

LAND USE DESIGNATION AND ZONING CLASSIFICATION:
AG 10 AG ZONE A

EXISTING SOIL TYPES AS PER USDA SOIL SURVEY OF BAKER COUNTY, FLORIDA:
18-SURRENCY-MULLAT COMPLEX, FREQUENTLY FLOODED
23-LEON SAND
24-LEON-EVERGREEN COMPLEX, DEPRESSIONAL
26-KINGSFERRY AND ALLANTON SOILS
29-MASCOTTE FINE SAND
36-PANTOSO-PALMICO, LOAMY SUBSTRATUM, COMPLEX
39-FLOUMER FINE SAND
43-POTTSBURG SAND

LINE TABLE

Line	Bearing	Distance	Line	Bearing	Distance
L1	N.201°10'42"E	19.50'	L48	N.57°30'29"W	163.26'
L2	N.201°04'4"E	20.24'	L49	S.79°52'13"W	106.94'
L3	N.60°36'17"W	126.00'	L50	S.28°18'33"W	169.04'
L4	N.16°49'09"W	138.73'	L51	S.08°32'21"W	149.18'
L5	N.43°35'59"W	124.81'	L52	S.43°20'27"W	142.92'
L6	N.31°15'51"E	86.04'	L53	S.69°07'31"W	144.88'
L7	S.69°22'22"E	56.63'	L54	S.87°39'13"W	182.38'
L8	S.30°14'54"E	67.84'	L55	S.47°09'08"W	116.44'
L9	S.34°42'20"E	166.52'	L56	S.55°49'11"W	117.65'
L10	S.43°02'59"E	142.50'	L57	S.35°49'01"W	29.37'
L11	N.47°39'49"E	67.86'	L58	N.61°29'22"E	33.79'
L12	S.71°49'39"E	133.38'	L59	N.67°29'24"E	64.17'
L13	N.27°15'04"E	113.26'	L60	N.28°34'28"E	101.24'
L14	N.02°12'39"W	159.16'	L61	N.26°13'52"E	116.08'
L15	N.10°05'16"E	127.22'	L62	N.52°53'14"E	118.85'
L16	N.28°25'14"W	180.06'	L63	N.48°52'54"E	119.54'
L17	N.33°47'09"E	117.73'	L64	N.37°59'42"E	91.62'
L18	S.44°32'32"E	134.87'	L65	N.37°19'44"E	71.22'
L19	S.08°11'07"E	104.36'	L66	N.23°00'07"W	122.63'
L20	S.06°15'37"W	92.37'	L67	N.04°31'35"E	117.91'
L21	S.47°34'32"E	178.59'	L68	S.71°21'07"W	129.53'
L22	N.22°07'02"E	74.79'	L69	N.71°54'57"W	64.53'
L23	N.29°05'57"W	118.66'	L70	N.71°54'56"W	76.30'
L24	N.47°04'10"E	133.01'	L71	N.47°24'22"W	141.13'
L25	N.51°14'12"E	202.31'	L72	N.61°56'36"W	115.65'
L26	N.29°23'18"E	151.14'	L73	N.89°03'58"W	131.49'
L27	N.21°19'43"W	86.54'	L74	S.25°32'09"W	71.88'
L28	N.00°18'24"W	163.29'	L75	S.60°18'50"W	107.33'
L29	N.53°38'55"W	232.86'	L76	S.75°18'31"W	93.34'
L30	N.49°11'17"W	149.88'	L77	S.72°49'51"E	57.21'
L31	N.49°11'17"W	58.06'	L78	S.61°38'21"W	139.31'
L32	N.80°11'10"W	54.33'	L79	N.74°40'32"W	92.77'
L33	N.80°11'10"W	52.62'	L80	S.52°52'14"E	52.83'
L34	S.43°34'33"W	171.47'	L100	S.52°15'21"E	183.51'
L35	N.77°47'56"W	195.02'	L101	S.26°15'51"W	343.95'
L36	S.67°20'45"W	14.90'	L102	S.23°44'55"W	60.78'
L37	S.67°20'45"W	238.55'	L103	S.44°11'07"E	35.41'
L38	N.50°28'37"W	214.25'	L104	S.44°11'07"E	81.53'
L39	N.21°11'02"W	8.21'	L105	N.21°11'02"E	269.59'
L40	N.21°11'02"W	259.01'	L106	S.50°28'37"E	3.84'
L41	N.45°25'23"W	84.77'	L107	S.50°28'37"E	263.52'
L42	N.45°25'23"W	104.42'	L108	N.69°06'49"E	150.68'
L43	N.45°25'23"W	104.42'	L109	N.66°17'01"E	112.28'
L44	N.45°48'09"W	170.00'	L110	S.77°47'56"E	207.39'
L45	N.45°48'09"W	74.27'	L111	N.45°34'33"E	209.00'
L46	N.57°12'30"W	208.79'	L112	N.22°08'34"E	25.86'
L47	N.57°30'29"W	45.05'	L113	N.22°08'34"E	145.52'

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACTION OF PREVIOUS SURVEYS IN SECTION 11 AND 14.
- BEARINGS BASED ON AN ASSUMED BEARING OF N.48°23'33"W, USING MONUMENTS FOUND ON THE NORTHEASTERLY LINE OF COUNTY ROAD NO. 125.
- THIS PARCEL IS IN ZONE 74 AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAPS, DATED JUNE 17, 2008, COMMUNITY PANEL NO. 120030200AC AND 120030200BC. FLOOD INSURANCE RATE MAPS DO NOT INDICATE POTENTIAL FLOODING. HOWEVER, DWELLING CONSTRUCTION OR OTHER IMPROVEMENTS SHOULD COMPLY WITH BAKER COUNTY BUILDING AND ZONING REGULATIONS.
- WATER SOURCE TO BE INDIVIDUAL PRIVATE WELLS AND WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
- MINIMUM LOT SIZE IS 10.00 ACRES.
- DEVELOPMENT CONTAINS A TOTAL OF 129.84 ACRES, MORE OR LESS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CLOSURE OF FIELD SURVEY IS 1/16" PER 100 FEET.

DEVELOPER/OWNER:
GLEN PLANTATION LTD
6316 SAN JUAN AVENUE
SUITE 44
JACKSONVILLE, FL 32210

FIELD SURVEY DATE: FEBRUARY 16, 2010
DRAWING DATE: MAY 24, 2010
DRAWING REVISED: JULY 2, 2010

SEE DRAWING FILE: BEAR_CREEK_PLAT_PWS_2_2_2010_REVIEWING_SURVEYOR_REVISION.DWG

STATE OF FLORIDA COUNTY OF BAKER

THIS IS TO CERTIFY, THAT ON 9/10/10 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED TODD L. KNABB, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOURNAL AND CONSENT TO DEDICATION AND GENERALLY 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.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

DESCRIPTION:
PART OF SECTIONS 10, 11, AND 15 OF TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF LOT 6 OF "DOE RUN II AT GLEN PLANTATION", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, AND THENCE S.00 DEGREES 16'44"W, 452.99 FEET TO A CONCRETE MONUMENT, LS 4708, THENCE S.48 DEGREES 23'33"E, 1358.72 FEET TO A CONCRETE MONUMENT, LS 4708, THENCE S.41 DEGREES 36'27"W, 1624.87 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 125, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY AS PRESENTLY ESTABLISHED, THENCE N.48 DEGREES 23'33"E, 4136.17 FEET TO A CONCRETE MONUMENT, LS 4708, THENCE N.87 DEGREES 37'46"E, 353.93 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE APPROXIMATE CENTERLINE OF A CREEK OR DITCH, THENCE N.22 DEGREES 58'11"E, 74.51 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE APPROXIMATE CENTERLINE OF SAID CREEK OR DITCH, THENCE N.23 DEGREES 06'51"E, DEPARTING SAID CREEK OR DITCH, 195.60 FEET TO A CONCRETE MONUMENT, LS 4708, SET ON THE SOUTHWESTERLY LINE OF LOT 3 OF "DOE RUN AT GLEN PLANTATION", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, THENCE S.48 DEGREES 23'33"E, ALONG A LINE COMMON WITH SAID "DOE RUN AT GLEN PLANTATION", 308.16 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SOUTHERLY MOST CORNER OF LOT 4 OF SAID "DOE RUN AT GLEN PLANTATION", THENCE N.41 DEGREES 36'27"E, 289.83 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING A COMMON CORNER WITH LOTS 4 AND 5 OF SAID "DOE RUN AT GLEN PLANTATION", THENCE S.48 DEGREES 23'33"E, 275.00 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 5, THENCE N.41 DEGREES 36'27"E, 141.58 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SOUTHERLY MOST CORNER OF SAID LOT 4 OF SAID "DOE RUN AT GLEN PLANTATION", THENCE N.41 DEGREES 36'27"E, 289.83 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING A COMMON CORNER WITH LOTS 4 AND 5 OF SAID "DOE RUN AT GLEN PLANTATION", THENCE S.48 DEGREES 23'33"E, 275.00 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 5, THENCE N.41 DEGREES 36'27"E, 141.58 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF SAID LOT 10, A DISTANCE OF 283.55 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SW CORNER OF SAID LOT 10, THENCE S.89 DEGREES 43'16"E, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 280.90 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF SAID LOT 10, THENCE S.00 DEGREES 16'44"W, 72.68 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SW CORNER OF SAID LOT 9 OF SAID "DOE RUN II AT GLEN PLANTATION", THENCE N.88 DEGREES 48'17"E, ALONG THE SOUTH LINE OF SAID "DOE RUN II AT GLEN PLANTATION", 1231.14 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS A TOTAL OF 129.84 ACRES, MORE OR LESS.

DEDICATION:
TODD L. KNABB, PRESIDENT OF GLEN PLANTATION, LTD., AS OWNER, HAS CAUSED THE LANDS DESCRIBED HEREON AND SHOWN AS "BEAR CREEK" TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE ALL UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

ATTORNEYS:
Ann Yakobson
WITNESS AS TO OWNER

TODD L. KNABB
TODD L. KNABB AS PRESIDENT OF GLEN PLANTATION, LTD.
WITNESS AS TO OWNER

CERTIFICATE OF APPROVAL BY COUNTY PLANNING AND ZONING DIRECTOR.
THIS IS TO CERTIFY, THAT ON JUNE 8, 2010 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE PLANNING AND ZONING DIRECTOR OF BAKER COUNTY, FLORIDA.
[Signature]
PLANNING AND ZONING DIRECTOR DATE 9/3/2010

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER.
EXAMINED AND APPROVED: [Signature] COUNTY ENGINEER DATE 9/9/2010

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 DAY OF SEPTEMBER, 2010.
[Signature]
CHAIRMAN, COUNTY COMMISSION

CERTIFICATE OF COUNTY HEALTH DEPARTMENT.
"ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS MAY BE PERMITTED AND INSTALLED, SUBJECT TO CONDITIONS, IN ACCORDANCE WITH FLORIDA STATUTE 381, SECTION 0065, ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS; REGULATION, ON-SITE 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."
[Signature]
PUBLIC HEALTH OFFICIAL DATE 9-13-10

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY.
EXAMINED AND APPROVED BY: *[Signature]* COUNTY ATTORNEY
DATED Sept. 13, 2010 A.D.

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 9-28-2010 AT MAC, F.I.A.
FILE NO. ALFR000000

CERTIFICATE OF REVIEWING SURVEYOR
THIS IS TO CERTIFY THAT ON THIS 9th DAY OF SEPT, 2010, A.D., REGISTRATION NUMBER, P.L.S. 8422, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177 PART 1 FOR THE COUNTY OF BAKER COUNTY, FLORIDA.
SIGNED: *[Signature]*

CERTIFICATE OF APPROVAL OF BAKER COUNTY SCHOOL DISTRICT:
EXAMINED AND APPROVED BY FRANKLIN WELLS, DIRECTOR OF FACILITIES/MAINTENANCE/PROPERTY CONTROL, BAKER COUNTY SCHOOL BOARD.
[Signature] 9/10/10
FRANKLIN WELLS, DIRECTOR OF FACILITIES/MAINTENANCE/PROPERTY CONTROL, BAKER COUNTY SCHOOL DISTRICT

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
—	CMP CORRUGATED METAL PIPE
—	ROP REINFORCED CONCRETE PIPE
—	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 IDENTIFICATION
—	FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION
—	C CENTERLINE
—	4"x4" CONCRETE MONUMENT, PRM, LS 4708
—	CONCRETE MONUMENT
—	CM ACRES
—	AC ELEVATION
—	NOV 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
—	© NAD AND DISC, PCP, LS 4708

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# 09-356